

# NSW Site Auditor Scheme SITE AUDIT STATEMENT



**A site audit statement summarises the findings of a site audit. For full details of the site auditor's findings, evaluations and conclusions, refer to the associated site audit report.**

**This form was approved under the Contaminated Land Management Act 1997 on 12 May 2011. For more information about completing this form, go to Part IV.**

## PART I: Site audit identification

**Site audit statement no.** ...KJL050

This site audit is a **statutory audit** within the meaning of the *Contaminated Land Management Act 1997*.

**Site auditor details** (as accredited under the *Contaminated Land Management Act 1997*)

Name ...Kylie Lloyd

Company ...Zoic Environmental Pty Ltd

Address ...PO Box 723

...Northbridge

Postcode ...1560

Phone ...0414 343 502

Fax ...9958 2487

### Site details

Address ...8-10 Brighton Street

...Croydon

Postcode ...2132

Property description (*attach a list if several properties are included in the site audit*)

...Lot 4 1073577

Local Government Area ...Burwood Council

Area of site (e.g. hectares) ...12,045 m2

Current zoning ...5a Special Uses

To the best of my knowledge, the site **is not** the subject of a declaration, order, agreement, proposal or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985*.

**Declaration/Order/Proposal/Agreement/Notice\* no(s) ...**

### Site audit commissioned by

Name ...Andrew Braddock

Company ...Catholic Healthcare Services Ltd

Address ...16-18 Bridge Street

...Epping

Postcode ...2121

Phone ...8876 2100

Fax ...8876 2150

Name and phone number of contact person (if different from above) ...

### Purpose of site audit

☐ ~~A. To determine land use suitability (please specify intended use[s])~~

~~...~~

~~OR~~

☐ ~~B(i) To determine the nature and extent of contamination, and/or~~

☐ ~~B(ii) To determine the appropriateness of an  
investigation/remedial action/management plan\*, and/or~~

☒ B(iii) To determine if the land can be made suitable for a particular use or uses by  
implementation of a specified **remedial action plan** (please specify intended use[s])

...

### Information sources for site audit

Consultancy(ies) which conducted the site investigation(s) and/or remediation

...Douglas Partners Pty Ltd and CES Pty Ltd

Title(s) of report(s) reviewed ...

Douglas Partners (2002a) Report on Geotechnical Investigation Proposed Inner West Health Centre,  
24 Liverpool Road Croydon (Ref: 20289A, April 2002)

Douglas Partners (2002b) Report on Contamination Assessment Inner West Health Centre, 24  
Liverpool Street, Croydon (Ref: 20289B, May 2002)

Douglas Partners (2011) Letter Report – Site Inspection Record, Seniors Housing Croydon Project,  
Croydon Avenue, Croydon, DP 2011 (Ref: 20289.09)

Douglas Partners 2012 Draft Report on Supplementary Contamination Assessment, Seniors Housing  
Croydon Project, Croydon Avenue Croydon, DP 2012 (Ref 20289.10)

CES (2012a) Remediation Action Plan Seniors Housing Project, Croydon, Ref (CES 120209-CHC-  
01-D)

CES (2012b) Letter Response to Auditor's Interim Advice No. 1 (Ref CES120209-CHC-L260312)

CES (2012c) Letter Clarification with Regards to Validation of Identified Hotspot Affected Area (Ref  
CES120209-CHC-L030412)

Other information reviewed (including previous site audit reports and statements relating to  
the site) ...

SN(2002) Site Audit Statement, Lot 1 in DP 868784 (Stage 1 Development). (Ref Ian Swane, Audit

\* Select as appropriate

Number 62).

(BBC 2011) Statement of Environmental Effects to Accompany a Development Application for a Community Health Centre and Nursing Home and Hostel, Inner West Health Centre, BBC Planners (Ref Job No. 10205)

## Site audit report

Title ... Site Audit Report 8-10 Brighton Street, Croydon NSW

Report no. ...12022.08\_SAR Final 3 April 2012      Date ...3 April 2012

## PART II: Auditor's findings

Please complete either Section A or Section B, **not** both. (*Strike out the irrelevant section.*)

Use Section A where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land use(s).

Use Section B where the audit is to determine the nature and extent of contamination and/or the appropriateness of an investigation or remedial action or management plan and/or whether the site can be made suitable for a specified land use or uses subject to the successful implementation of a remedial action or management plan.

### ~~Section A~~

☐ ~~I certify that, in my opinion, the site is SUITABLE for the following use(s) (tick all appropriate uses and strike out those not applicable):-~~

- ☐ ~~Residential, including substantial vegetable garden and poultry~~
- ☐ ~~Residential, including substantial vegetable garden, excluding poultry~~
- ☐ ~~Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry~~
- ☐ ~~Day care centre, preschool, primary school~~
- ☐ ~~Residential with minimal opportunity for soil access, including units~~
- ☐ ~~Secondary school~~
- ☐ ~~Park, recreational open space, playing field~~
- ☐ ~~Commercial/industrial~~
- ☐ ~~Other (please specify) ....~~

~~subject to compliance with the following environmental management plan (insert title, date and author of plan) in light of contamination remaining on the site: ....~~

~~OR~~

☐ ~~I certify that, in my opinion, the site is NOT SUITABLE for any use due to the risk of harm from contamination.~~

~~Overall comments ....~~

~~-~~

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## Section B

Purpose of the plan<sup>1</sup> which is the subject of the audit ...

The objective of the RAP is to provide a strategy for the remediation of the site to a standard suitable for the proposed residential land use (residential land use with minimal access to soils) and seeks to ensure that works will have a minimal impact on the surrounding environment with minimal human exposure to contaminants during the remediation works

**I certify that, in my opinion:**

- ☐ ~~the nature and extent of the contamination HAS/HAS NOT\* been appropriately determined~~

**AND/OR**

- ☐ ~~the investigation/remedial action/management plan\* IS/IS NOT\* appropriate for the purpose stated above~~

**AND/OR**

- ☒ **the site CAN BE MADE SUITABLE for the following uses** (*tick all appropriate uses and strike out those not applicable*):

- ☐ ~~Residential, including substantial vegetable garden and poultry~~
- ☐ ~~Residential, including substantial vegetable garden, excluding poultry~~
- ☐ ~~Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry~~
- ☐ ~~Day care centre, preschool, primary school~~
- ☒ Residential with minimal opportunity for soil access, including units
- ☐ ~~Secondary school~~
- ☐ ~~Park, recreational open space, playing field~~
- ☐ ~~Commercial/industrial~~
- ☐ ~~Other (please specify) ...~~

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**if the site is remediated in accordance with the following remedial action plan** (*insert title, date and author of plan*)

...

CES (2012) Remediation Action Plan Seniors Housing Project, Croydon, Ref (CES 120209-CHC-01-D) dated March 2012

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**subject to compliance with the following condition(s):**

...

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<sup>1</sup> For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

## Overall comments

...

This site audit was conducted to provide an independent review of the suitability and appropriateness of environmental investigation and the remediation action plan for the property known as Lot 4 in DP1073577, described as 8-10 Brighton Avenue Croydon.

The Auditor concludes that the remedial works proposed to be conducted and validated in accordance with the Remedial Action Plan (CES 2012) are appropriate and that the investigation and assessment works reviewed are considered to have generally met the requirements of NSW DEC (2006) and other relevant guidelines endorsed under s.105 of the CLM Act and the objectives of the Site Audit. Where deviations have occurred these have been reviewed and assessed as appropriate to enable the above conclusions to be met.

## PART III: Auditor's declaration

I am accredited as a site auditor by the NSW Environment Protection Authority under the *Contaminated Land Management Act 1997* (Accreditation No. ...0302).

I certify that:

- I have completed the site audit free of any conflicts of interest as defined in the *Contaminated Land Management Act 1997*, and
- with due regard to relevant laws and guidelines, I have examined and am familiar with the reports and information referred to in Part I of this site audit, and
- on the basis of inquiries I have made of those individuals immediately responsible for making those reports and obtaining the information referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete, and
- this statement is, to the best of my knowledge, true, accurate and complete,.

I am aware that there are penalties under the *Contaminated Land Management Act 1997* for wilfully making false or misleading statements.

Signed ...



Date ...3 April 2012

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## PART IV: Explanatory notes

*To be complete, a site audit statement form must be issued with all four parts.*

### How to complete this form

**Part I** identifies the auditor, the site, the purpose of the audit and the information used by the auditor in making the site audit findings.

**Part II** contains the auditor's opinion of the suitability of the site for specified uses or of the appropriateness of an investigation, or remedial action or management plan which may enable a particular use. It sets out succinct and definitive information to assist decision-making about the use(s) of the site or a plan or proposal to manage or remediate the site.

The auditor is to complete either Section A or Section B of Part II, **not** both.

In **Section A** the auditor may conclude that the land is *suitable* for a specified use(s) OR *not suitable* for any beneficial use due to the risk of harm from contamination.

By certifying that the site is *suitable*, an auditor declares that, at the time of completion of the site audit, no further remediation or investigation of the site was needed to render the site fit for the specified use(s). Any **condition** imposed should be limited to implementation of an environmental management plan to help ensure the site remains safe for the specified use(s). The plan should be legally enforceable: for example a requirement of a notice under the *Contaminated Land Management Act 1997* (CLM Act) or a development consent condition issued by a planning authority. There should also be appropriate public notification of the plan, e.g. on a certificate issued under s.149 of the *Environmental Planning and Assessment Act 1979*.

Auditors may also include **comments** which are key observations in light of the audit which are not directly related to the suitability of the site for the use(s). These observations may cover aspects relating to the broader environmental context to aid decision-making in relation to the site.

In **Section B** the auditor draws conclusions on the nature and extent of contamination, and/or suitability of plans relating to the investigation, remediation or management of the land, and/or whether land can be made suitable for a particular land use or uses upon implementation of a remedial action or management plan.

By certifying that a site *can be made suitable* for a use or uses if remediated or managed in accordance with a specified plan, the auditor declares that, at the time the audit was completed, there was sufficient information satisfying guidelines made or approved under the CLM Act to determine that implementation of the plan was feasible and would enable the specified use(s) of the site in the future.

For a site that *can be made suitable*, any **conditions** specified by the auditor in Section B should be limited to minor modifications or additions to the specified plan. However, if the auditor considers that further audits of the site (e.g. to validate remediation) are required, the auditor must note this as a condition in the site audit statement.

Auditors may also include **comments** which are observations in light of the audit which provide a more complete understanding of the environmental context to aid decision-making in relation to the site.

In **Part III** the auditor certifies his/her standing as an accredited auditor under the CLM Act and makes other relevant declarations.

### Where to send completed forms

In addition to furnishing a copy of the audit statement to the person(s) who commissioned the site audit, statutory site audit statements must be sent to:

Environment Protection Authority, Department of Premier and Cabinet

Contaminated Sites Section

PO Box A290, SYDNEY SOUTH NSW 1232

Fax: (02) 9995 5930

AND

the **local council** for the land which is the subject of the audit.