

## 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:

**Department of Environment and Conservation (NSW)**  
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.

ORIGIN OF MGA CO-ORDINATES FROM PM 147113 AND PLANE DISTANCES HAVE BEEN USED.



AREA RECENTLY  
COMPLETED



C	28-8-08	HATCH COLOUR & REMOVE TXT
B	23-8-06	ADD AUDIT NUMBER
A	30-6-06	HATCH SITES & TEXT CHANGES
No.	DATE	REVISION DETAILS

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 111–117

THE UNIVERSITY OF CHICAGO PRESS  
530 N. Dearborn St., Chicago, IL 60610-5708  
Tel: (773) 707-7000 Fax: (773) 707-0850  
http://www.press.uchicago.edu

On the basis of the above, we have concluded that the proposed model is a reasonable approximation of the actual situation. The model is simple and easy to use, and it can be used to predict the effect of various factors on the performance of the system. The model is also flexible and can be modified to suit different situations. The model is a good starting point for further research and development.

www.elsevier.com/locate/jmb



# Whelans

15200 E. Hwy. 113,  
Fort Collins, CO 80525

**POSTAGE AND FEES PAID**

Handwritten: *Handwritten text, possibly a signature or name, written vertically.*

1999-2000

[www.mhhe.com](http://www.mhhe.com)

Contour Map  
Eastern Regional Park  
St Marys Development Project  
Ropes Crossing

A3

DATE	1-6-00
TIME	MDA 1800
FROM	JAN 06
TO	JMW
REMARKS	
STATUS	C257 RND
LOCATION	C257-030c.dwg
PROJECT	1-06-1999

# **REPORT**

## **Eastern Regional Park Contamination Management Plan**

*Prepared for*

**St Marys Land Limited**

Private Road  
Off Forrester Road  
St Marys 2760


October 2006

4321 7287

S168-08-E46

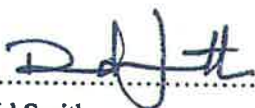
# **URS**

Project Director:

  
.....  
Seth Molinari  
Senior Principal

URS Australia Pty Ltd  
Level 3, 116 Miller Street  
North Sydney, NSW 2060 Australia  
Tel: 61 2 8925 5500  
Fax: 61 2 8925 5555

Author:

  
.....  
David Smith  
Principal

Date: October 2006  
Reference: 4321 7287  
Status: Final



# Contents

<b>1</b>	<b>Introduction</b>	<b>1-1</b>
1.1	General Introduction	1-1
1.2	Introduction to Eastern Regional Park Contamination Management Plan	1-4
1.3	Eastern Regional Park Contamination Management Plan Objectives	1-4
<b>2</b>	<b>Contamination Management Plan</b>	<b>2-1</b>
2.1	Potential Explosive Ordnance Materials	2-1
2.2	Potential Chemical Contamination	2-2
2.3	Implementation of the ERPCMP	2-3
<b>3</b>	<b>Summary of Roles and Responsibilities</b>	<b>3-1</b>
<b>4</b>	<b>Limitations</b>	<b>4-1</b>

## Figures

Figure 1	Aerial photograph of the St Marys Property	1-1
Figure 2	Eastern Regional Park	1-3
Figure 3	Eastern Regional Park Contamination Management Plan - Flowchart	

### 1.1 General Introduction

The proposed Eastern Regional Park, comprising an area of approximately 63 hectares (ha), forms part of the former Australian Defence Industries (ADI) Property at St Marys, NSW.

The former ADI Property was endorsed by the NSW Government for inclusion in the Urban Development Program (UDP) in 1993. The Property was seen to present an opportunity to provide housing for Sydney's growing population within an environmentally sustainable framework.

The St Marys Property is located approximately 45 kilometres (km) west of the Sydney CBD, 5 km north-east of the Penrith City Centre and 12 km west of the Blacktown City Centre. The main western railway is located approximately 2.5 km south of the Property. The Great Western Highway is located another 1 km south and the M4 Motorway a further 1.5 km south.

The overall former ADI Property has an area of 1,545 ha, and stretches roughly 7 km from east to west and 2 km from north to south, from Forrester Road, St Marys in the east to The Northern Road, Cranebrook in the west, and is bounded by Llandilo and Willmot in the north and Cambridge Gardens/Werrington County and the Dunheved Industrial Area in the south. The following Figure illustrates the Property.



**Figure 1 Aerial photograph of the St Marys Property**

Because the Property straddled the boundary between two local government areas (Blacktown and Penrith), the NSW Government decided that a regional environmental plan should be prepared for the Property. Technical investigations into the environmental values and development capability of the land were commenced in 1994, and the Regional Environmental Plan for St Marys (Sydney Regional Environmental Plan No. 30 (SREP 30)) was gazetted in January, 2001. SREP 30 zoned the land for a combination of "urban", "employment", "regional open space" and "regional park" uses.

A package of documents was prepared to guide and control development, comprising SREP 30 (maps and a written instrument) and an Environmental Planning Strategy (EPS) which set out performance objectives and strategies to address key aspects associated with the Property, including conservation, cultural heritage, water and soils, transport, urban form, energy and waste, human services, employment and land contamination.

In December 2002, a Deed of Agreement was entered into between the landowner and developer of the land (a Joint Venture comprising ComLand and Lend Lease Development) and the NSW Government setting out the developer's and State Government's responsibilities in providing services and infrastructure.

SREP 30 identified six development "precincts" known as the Western Precinct, Central Precinct, North and South Dunheved Precincts, Ropes Creek Precinct and Eastern Precinct.

SREP 30 requires that a Precinct Plan be adopted by Council prior to any development taking place.

Planning for each precinct is required to address all of the issues in SREP 30 and the EPS, including preparation of management plans for a range of key issues.

In March 2002, the Commonwealth Government advised that those areas of the Property listed on the Register of the National Estate should be excluded from urban development and be vested in the NSW National Parks and Wildlife Service (NPWS) as a Regional Park. This had the effect of changing the boundaries of the areas to be set aside for conservation. The amended Eastern Regional Park precinct is shown in the following figure.

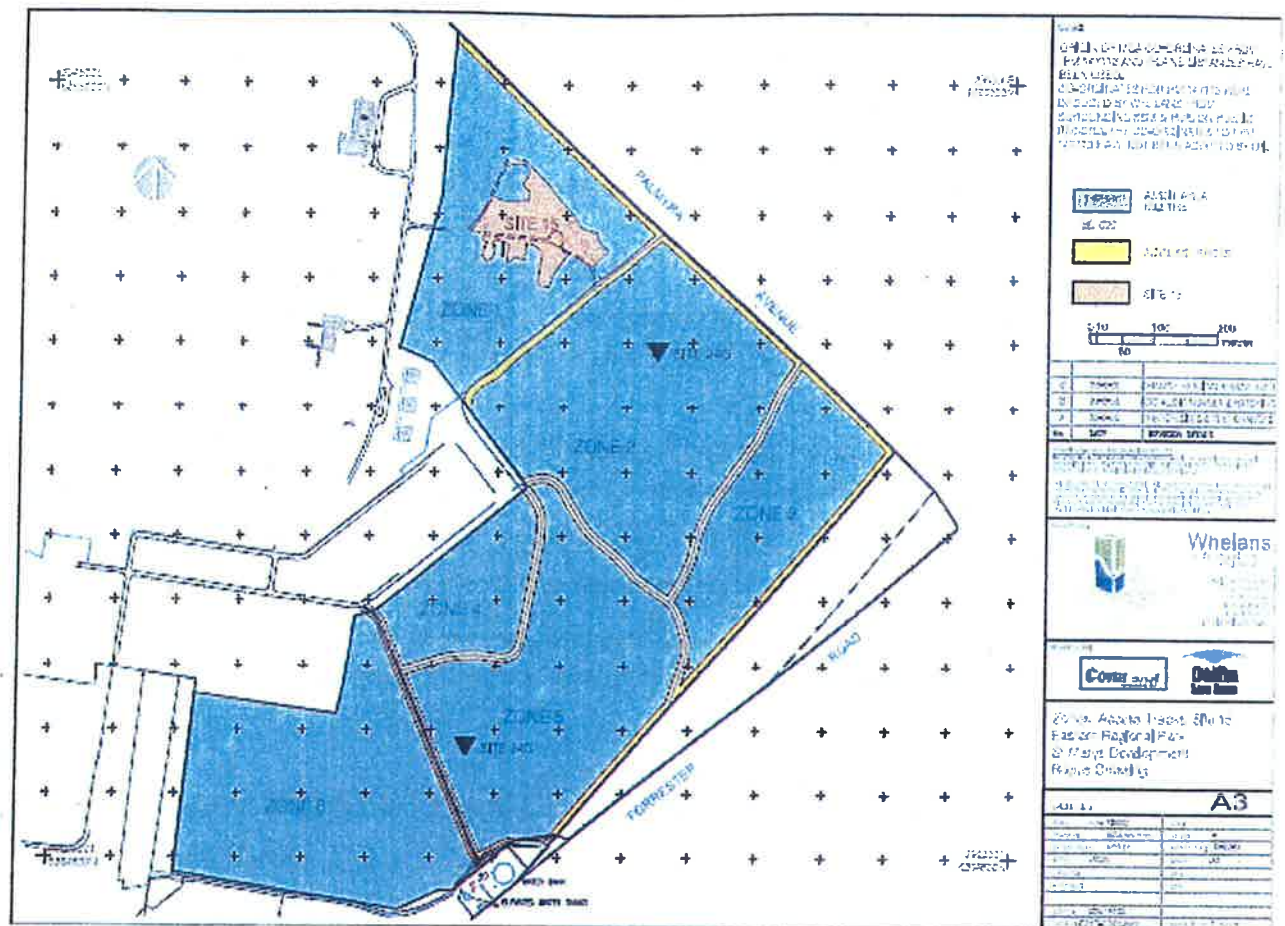
On 16 June 2003, the NSW Minister for Planning declared the Eastern Precinct a Release Area, paving the way for the preparation of a Precinct Plan for this area.

In addition, the NSW Environment Protection Authority (now incorporated within the Department of Environment and Conservation (DEC)) has provided advice to Site Auditors that "*auditors should be able to rely on expert opinion [Department of Defence Unexploded Ordnance panel personnel] to form a view about site suitability [with respect to ordnance]*".

Accordingly, this Eastern Regional Park Contamination Management Plan (ERPCMP) has been prepared for the Eastern Regional Park to take account of current site knowledge and DEC guidance.



### Figure 2 Eastern Regional Park





### 1.2 Introduction to Eastern Regional Park Contamination Management Plan

The St Marys Eastern Precinct has been the subject of an extensive investigation and remediation programme which commenced in 1990 with the objective of assessing the extent of contamination and remediating the site to a standard suitable for a variety of land uses including residential.

The early work was undertaken with the full involvement of the then NSW EPA (now DEC) and later an independent NSW EPA accredited Site Auditor who has issued Site Audit Statements for the St Marys property.

The majority of the site has been remediated to a standard which is considered to pose a negligible risk to the public or the environment with regard to chemical contamination and/or explosive ordnance.

However, due to the extent of vegetative cover and flora protection constraints, not all areas of the Eastern Regional Park (the Site) could be comprehensively assessed.

This ERPCMP has been prepared after consideration of the conclusions of the Validation Assessment, Eastern Regional Park, St Marys, NSW (ComLand Limited, August 2006) and earlier remediation and validation reports for the St Marys site.

### 1.3 Eastern Regional Park Contamination Management Plan Objectives

The objective of this ERPCMP is to provide the Site Manager with a framework for addressing any future discovery of potential chemical contamination or potentially explosive ordnance so as to make possible a safe environment for Site staff, visitors to the Eastern Regional Park and workers during development works within the Eastern Regional Park. It is anticipated implementation of the ERPCMP will be included within the Site Management hierarchy of park management plans.

Such unexpected finds may occur in areas which may contain remnant materials which were obscured by the local topography or vegetation, the type of surface cover or were at a depth preventing detection. The ERPCMP is designed to cater for the exposure of potential contamination as a consequence of bushfire, land clearing, earthworks or incidental activities or occurrences.

The implementation of the ERPCMP will require the briefing of Site staff and/or sub-contractors engaged by Site Manager who may uncover potential chemical and/or explosive ordnance contamination. Figure 3 provides a schematic representation of decisions and actions described in this ERPCMP.

The procedures included in this ERPCMP should be included in the safety induction for all Site staff and others engaged in intrusive works in the Eastern Regional Park and are relevant to the long-term operation of the Eastern Regional Park. The provision of advisory information (e.g. signage) for visitors to the Eastern Regional Park is recommended.

Where potential contamination, possibly outside the scope normal Regional Park waste management procedures, is uncovered the ERPCMP requires the Site Manager to restrict access to the relevant area of concern, while the area is assessed and, if necessary, remediated and validated in order that unrestricted access can be re-established in a safe manner.

Two classes of potential contamination are discussed separately:

- Ordnance; and
- Chemical (including potential asbestos containing materials).

Figure 3 describes the decision steps required in the implementation of the ERPCMP.

### 2.1 Potential Explosive Ordnance Materials

Potential ordnance material may be indicated in the field as:

- Munitions shells;
- Flares;
- Ammunition packaging;
- Grenade components; or
- Metal debris (but excluding scrap metal).

Should potential ordnance material be uncovered current activities will be ceased immediately and the Site Manager informed. Access to the area should be restricted by means of an appropriate barrier. The potential ordnance item will not be disturbed in any manner.

The Site Manager will inspect the find to assess whether it is miscellaneous debris, a fragment of ordnance or potential explosive munitions. Where the Site Manager can positively identify the item as non-munitions debris or a harmless fragment of debris, the material should be removed from the site and disposed of appropriately.

Where it is considered to be potential explosive ordnance (hereafter called Munitions), the Site Manager shall, in accordance with Department of Defence Policy, report the find to the NSW Police.

The NSW Police will implement their procedures regarding potential Munitions finds and will, if considered safe, remove the item(s) from the site. If appropriate, the Police may seek assistance from the Department of Defence Regional Explosive Ordnance Services for the identification and safe disposal of the item(s).

Once the area has been declared safe by the NSW Police or Department of Defence, the Site Manager may remove access restrictions on the area and normal activities resumed.

Based on the nature of the find, the Site Manager, Department of Defence or the Police may recommend that a geophysical survey of the surrounding area be undertaken to assess the extent of ordnance

materials. The Site Manager would commission an appropriately qualified Ordnance Contractor to conduct the survey. Such surveys are mandatory where the identified explosive ordnance is considered a Category A<sup>1</sup> item or more than three readily identifiable Category B<sup>2</sup> items are found at one location. Where Category A items are encountered and disposed of, the excavation will also be assessed for potential chemical contamination by an Environmental Consultant in accordance with 2.2.

Should ordnance contamination be identified that may materially affect the validity or appropriateness of conclusions in the relevant Site Audit Statement, the Site Auditor shall be informed.

The Ordnance Contractor will prepare a report on the investigations undertaken, the remediation works undertaken and the validation surveys completed. Subject, if required by the Site Auditor, to review of the Ordnance Contractor's report by an independent ordnance expert (Ordnance Consultant), being a member of the Department of Defence UXO Panel (DUXOP), the access restrictions on the area can be removed and normal activities resumed.

## 2.2 Potential Chemical Contamination

Potential chemical contamination may be indicated in the field by:

- Potentially asbestos containing sheeting, fragments or insulation materials;
- Discoloured or odorous soils; or
- The presences of other foreign materials, such as drums, waste dumps or other rubble which could be a source of contamination.

Should suspected asbestos waste be identified activities will cease immediately and the Site Manager will be informed. Access to the area should be restricted by means of an appropriate barrier. The Site Manager shall engage an appropriately licensed asbestos contractor to remove the asbestos waste and dispose of it in accordance with NSW legislation.

Should the Site Manager consider material identified in the Eastern Regional Park to potentially be chemical contamination and outside the scope of Eastern Regional Park waste management procedures, a suitably qualified Environmental Consultant will be engaged. The Environmental Consultant will be responsible for assessing the findings, and, where appropriate, taking samples to characterise and delineate the extent of the potential contamination, defining appropriate remedial actions and reporting on the assessment and the conclusions of the investigation.

---

<sup>1</sup> **Category A items** An item clearly of a military nature and which might readily be recognized by a member of the public as such (e.g. in effect complete in appearance as a projectile of 20 mm calibre or greater, hand grenade, mortar, bomb, etc) and containing explosive filling, but excluding small arms ammunition.

<sup>2</sup> **Category B items** An item clearly of a military nature and which might readily be recognized by a member of the public as such (e.g. in effect complete in appearance as a projectile of 20 mm calibre or greater, hand grenade, mortar, bomb, etc) and not containing explosive filling, but excluding small arms ammunition.



If considered necessary by the Environmental Consultant, the contamination will be removed for disposal at a suitably licensed facility in accordance with *Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-liquid Wastes* (NSW DEC, 2004). A report on the investigation, remediation and subsequent validation should be completed by the Environmental Consultant.

Should contamination be identified that may materially affect the validity or appropriateness of conclusions in the Site Audit Statement (see Attachment A) the Site Auditor shall be informed.

Upon receipt of advice from the Environmental Consultant and, if appropriate, the Site Auditor, that the area is suitable for Regional Park land use the access restrictions can be removed by the Site Manager.

If the area is determined by the Environmental Consultant to not be contaminated or the analyses meet the relevant site validation criteria, the Environmental Consultant should notify the Site Manager that the access restrictions on the area can be lifted and that normal activities may resume. The Environmental Consultant will prepare a report on the investigation and the conclusions drawn.

### 2.3 Implementation of the ERPCMP

The ERPCMP shall be implemented by the Site Manager in accordance with the Occupational Health and Safety Act 2000 and the ultimately the NPWS Visitor Safety Policy made under the National Parks and Wildlife Act 1974 and associated Management Plans and regulations.

## Summary of Roles and Responsibilities

### SECTION 3

The key roles and responsibilities with respect to this ERPCMP are as follows:

Site Management and Site sub-contractors	During Regional Park operations, the role of Site staff and/or Site sub-contractors is to be vigilant for potential contamination and/or ordnance. Where potential contamination and/or ordnance is identified, Site staff will restrict access to the area and inform the Site Manager.
Site Manager	<p>The person appointed by Land Owner as being responsible for Eastern Regional Park operations. Responsible for the induction of staff and provision of advisory information for visitors, the preliminary assessment of potential contamination and assessing whether further action is required. The Site Manager is responsible for assessing the adequacy of access restriction measures and contacting, as appropriate, the NSW Police and Environmental and/or an Ordnance Consultants/Contractors.</p> <p>Once the area is declared free of the contamination, the Site Manager's role will be to remove the access restriction and allow normal site activities to resume.</p>
Environmental Consultant	Once called to the site, the Environmental Consultant will be responsible for assessing the potential chemical find, undertaking necessary sampling and delineation, developing any necessary remedial scope and validating any remediation necessary to render the site suitable for Regional Park land use. The Environmental Consultant may, as appropriate, have expertise in asbestos assessment or environmental assessment.
Ordnance Contractor	If called to the site, the Ordnance Contractor will be responsible for assessing potential ordnance finds, undertaking any surveying, sampling and delineation, developing necessary remedial scopes and validating any remediation necessary to render the site suitable for Regional Park land use. The Ordnance Contractor shall complete a report on each area investigated and/or remediated and provide a copy for review by the Ordnance Consultant.
Ordnance Consultant	Responsible for reviewing the survey and assessment of areas contaminated by suspected ordnance which is undertaken as a consequence of discovery of suspect materials. The Ordnance Consultant, who will be independent of the Ordnance Contractor and be a member of DUXOP, will, when satisfied with information provided by the Ordnance Contractor, provide Ordnance Clearances which confirm the site is suitable for Regional Park land use.
Site Auditor	Responsible for reviewing the remediation and assessment of areas contaminated by chemicals which is undertaken as a consequence of discovery of significant contamination. The Site Auditor, who will be independent of the Environmental Consultant and be accredited by the NSW DEC, will, when satisfied by the information provided and relying on clearance reports provided by the Environmental and/or Ordnance Consultant(s), if necessary, issue a further Site Audit Statement which certifies the suitability of the site for the Regional Park land use.
NSW Police	Responsible for responding to report by Site Manager of potential explosive ordnance. If appropriate, the NSW Police will seek advice/assistance from Department of Defence.

URS Australia Pty Ltd (URS) has prepared this report for the use of Maryland Development Company in accordance with the usual care and thoroughness of the consulting profession. It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. It is prepared in accordance with the scope of work and for the purpose outlined in St Marys Land Limited Order No. 00537 dated 16 February 2006.

The sources of information used by URS are outlined in this report. URS has made no independent verification of this information beyond the agreed scope of works and URS assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained provided to URS was false.

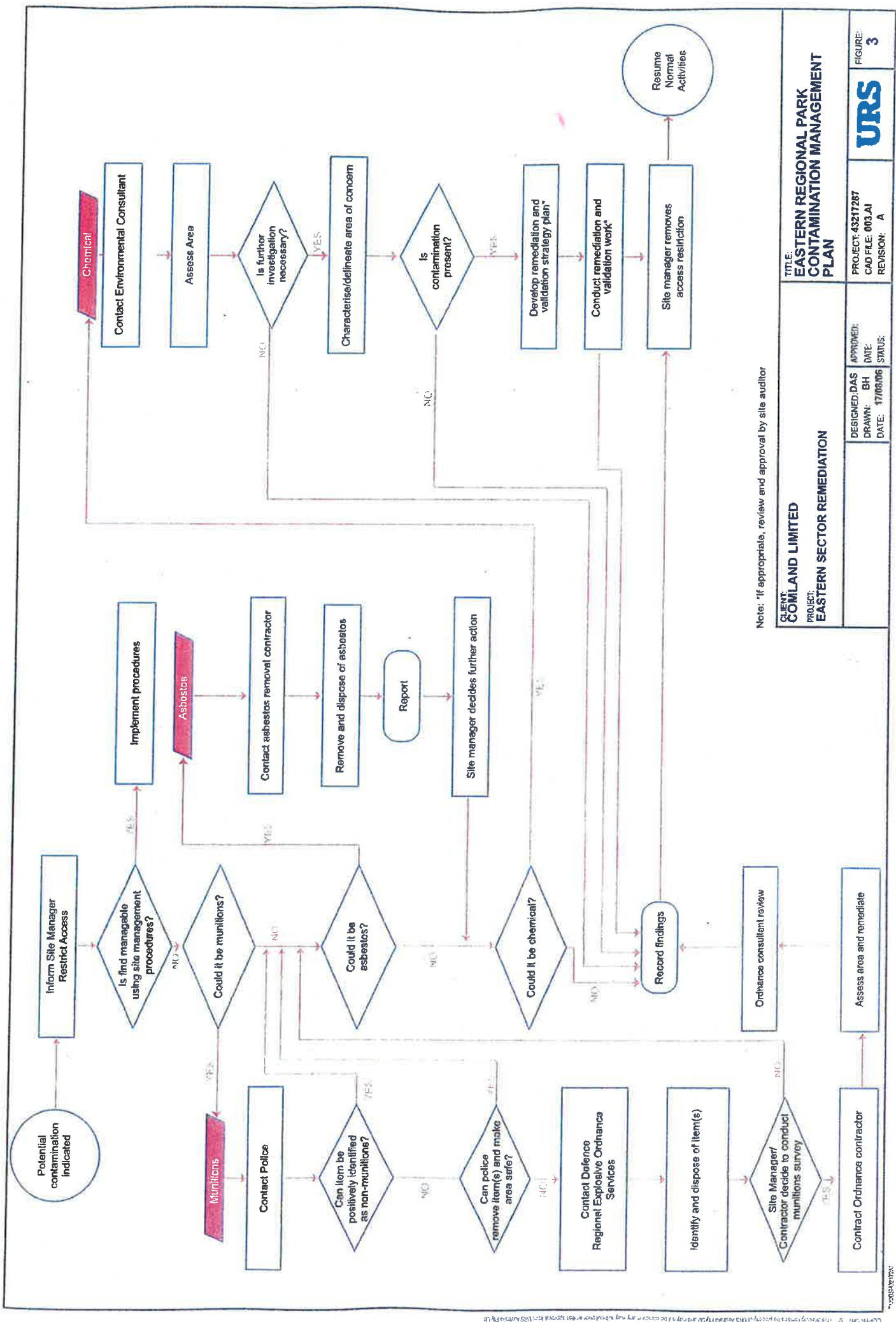
This report was prepared between February and October 2006 and is based on the information reviewed at the time of preparation. URS disclaims responsibility for any changes that may have occurred after this time.

This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners.



---

**Figure 3**  
**Eastern Regional Park**  
**Contamination Management Plan - Flowchart**



Note: "If appropriate, review and approval by site auditor"

CLIENT: <b>COMLAND LIMITED</b>		TITLE: <b>EASTERN REGIONAL PARK          CONTAMINATION MANAGEMENT          PLAN</b>		PROJECT: 43217287 CAD FILE: 003.AI REVISION: A	URS FIGURE: 3
PROJECT: <b>EASTERN SECTOR REMEDIATION</b>		DESIGNED: DAS DRAWN: BH DATE: 17/03/06	APPROVED: DATE: STATUS:		

# 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 21 February 2005. For more information about completing this form, go to Part IV.*

## PART I: Site audit identification

Site audit statement no. BE090/1

This site audit is a **statutory audit** ~~non-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 Brad Eismen Company HLA-Envirosciences Pty Limited

Address PO Box 726, Pymble, NSW

Postcode 2073

Phone (02) 8484 8999

Fax (02) 8484 8989

### Site details

Address Forrester Road, St Marys

Postcode 2760

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

part Lot 1 in DP 1079444 (see attached plan)

Local Government Area Blacktown City Council

Area of site (e.g. hectares) approx 63.5 ha Current zoning urban uses and parklands  
under Sydney Regional Environmental Plan (SREP) 30

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

Declaration/Order/Agreement/Notice\* no(s) \_\_\_\_\_

\* Strike out as appropriate



Site Audit Statement – 2

Site audit commissioned by

Name Bill Mitchell..... Company ComLand Limited.....

Address Links and Forrester Roads, St Marys, NSW.....

..... Postcode 2760.....

Phone (02) 9673 8800..... Fax (02) 9673 8888.....

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

David Aynsley (02) 9673 8842.....

Purpose of site audit

- ☒ A. To determine land use suitability (*please specify intended use[s]*)

Park, recreational open space, playing field.....

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/management plan\* (*please specify intended use[s]*)

Information sources for site audit

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

ComLand, G-tek, Geotechnique and URS Australia.....

Title(s) of report(s) reviewed

1. ComLand. 2002. Remediation Action Plan for ComLand's Eastern Sector and QEL Area. September.
2. ComLand. 2006. Validation Assessment Eastern Regional Park, Ropes Crossing, NSW. October.
3. CSG. 2006. Review of UXO Investigation and Remediation Component Validation Report for Eastern Region Park, Ropes Crossing, St Marys, New South Wales. 13 November.
4. URS. 2006. Eastern Regional Park Contamination Management Plan. October.
5. ComLand. 2007. Eastern Regional Park Validation Report (BE090). 24 January.

\* Strike out as appropriate

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

1. ADI. 1997. Validation Report for the Central Sector East of the ADI St Marys Property.
2. ComLand. 2004. Eastern Precinct Roadways Sampling and Analysis Plan. 29 October.
3. ComLand. 2005. Proposed Residential Subdivision Development, Part Eastern Sector, Zone 6 (1E) – Validation Report. 08 November.
4. DIPNR. 2004. Report on the Assessment of Development Application No. 03-3988 Pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979 – Proposal by St Marys Land Limited to Remediate the Eastern Sector of the Former ADI St Marys Site, Blacktown Local Government Area. July.
5. EXAT, 2001. Explosive Ordnance Investigation Eastern Sector Works, Site 15 Line Sampling, ComLand Limited, St Marys. April.
6. HLA. 1999. Stage 2 Decontamination Audit of ADI St Marys Munitions Factory. 7 June.
7. HLA. 2001. Auditors Review of Eastern Sector Works, Site 15 Line Spacing. 27 June.
8. HLA. 2005a. Site Audit Report, Sales Centre and Road 101, Eastern Precinct Stage 1, St Marys, NSW. 1 June.
9. HLA. 2005b. Site Audit Report, U Shaped Road, Eastern Precinct Stage 1, St Marys, NSW. 7 June.
10. HLA. 2005c. Site Audit Report, Proposed Residential Subdivision Development, Part Eastern Sector and QEL Areas – Zone 7 (1f), St Marys, NSW. 14 September.
11. HLA. 2006a. Site Audit Report, Proposed Residential Subdivision Development, Part Eastern Sector – Zone 6 (1e), St Marys, NSW. 9 January.
12. HLA. 2006b. Site Audit Report, Village Centre and Priority Areas, Eastern Precinct Stage 2, St Marys, NSW. 6 February.
13. HLA 2006c. Site Audit Report, Carpark and Adjacent Road Area, Eastern Precinct Stage 2, St Marys, NSW. 15 May.
14. HLA 2006d. Site Audit Report, Eastern Sector Stage 2 Boundary, St Marys, NSW. 13 June.
15. HLA 2006e. Site Audit Report, Eastern Sector Easement Area, St Marys, NSW. 10 August.
16. HLA 2006f. Site Audit Report, Stage 1C1 and Builders' Display Village within former QEL Boundary St Marys, NSW. 11 September.

Site Audit Statement – 4

17. HLA, 2006g. Site Audit Report, Part of Stage 2A and 2B Buildings and Roads, Ropes Crossing, NSW. 20 September.
18. HLA. 2006h. Site Audit Report, Eastern Regional Park, Ropes Crossing (St Marys), NSW. 14 December
19. URS. 2003. St Marys Eastern Precinct Contamination Management Plan. 24 June.
20. URS. 2005. Sampling Action Plan, Roadways and Buildings for the Eastern Precinct, St Marys NSW. 15 December.
21. WC. 1999. Qualitative Assessment of Risk – ADI St Marys. 23 March.

**Site audit report**

Title Site Audit Report BE090/1, Eastern Regional Park, Ropes Crossing, NSW

Report no. J195803 SAR 31JAN07.doc Date 31 January 2007



## 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:

URS. 2006. Eastern Regional Park Contamination Management Plan. October  
(attached to this SAS)

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

Following the issue of BE090, ComLand requested that a revised SAS be provided  
stating that the site was suitable for "Park, recreational open space, playing field". The  
Auditor notes that ComLand (2006) did not specifically conclude the site was suitable  
for "Park, recreational open space, playing field", however the report recommended

the SAS reflect this. The Auditor required that the consultant conclude the site is suitable for the specific land use and confirm that the contamination management plan (CMP – URS 2006) is adequate.

Based on a review of ComLand (2007), the Auditor concurs that the site is suitable for "Park, recreational open space, playing field" and that the CMP is adequate should the site be redeveloped as a playing field.

The Auditor also notes that the site audit report described above (J195803 SAR 31JAN07.doc) does not replace the site audit report produced for BE090 (HLA 2006h) and supplements that report. HLA (2006h) is therefore part of this site audit statement as well.

## 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:

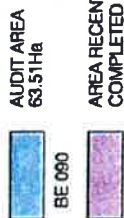
**Department of Environment and Conservation (NSW)**  
Contaminated Sites Section  
PO Box A290, SYDNEY SOUTH NSW 1232  
Fax: (02) 9995 5930

AND

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



ORIGIN OF MGA CO-ORDINATES FROM PM 147113 AND PLANE DISTANCES HAVE BEEN USED.



C	28-8-08	HATCH COLOUR & REMOVE TXT
B	23-8-08	ADD AUDIT NUMBER
A	30-6-08	HATCH SITES & TEXT CHANGES
No.	DATE	REVISION DETAILS

[illegible]

THIS DOCUMENT IS NOT ELECTRONIC AND INFORMATION CONTAINED HEREIN IS THE PROPERTY OF AMERICAN OVERSIGHT, INC. THE INFORMATION MAY ONLY BE USED FOR THE PURPOSE FOR WHICH WAS COURTESIED AND NOT ACCORDING TO ANY OTHER TERMS OF ENGAGEMENT FOR THE COURTESY. ANY INFORMATION OF ANY NATURE OR ANY FORM WHATSOEVER IS PROHIBITED.

**STAYING POWER**



## Whelans

Wholesale Operations Pay Ltd  
ACN: 089 140 742

Level 5: 50% of the total

0002 MSN 1/04/92  
Sydney, NSW 2000

1. 02 0234 0200

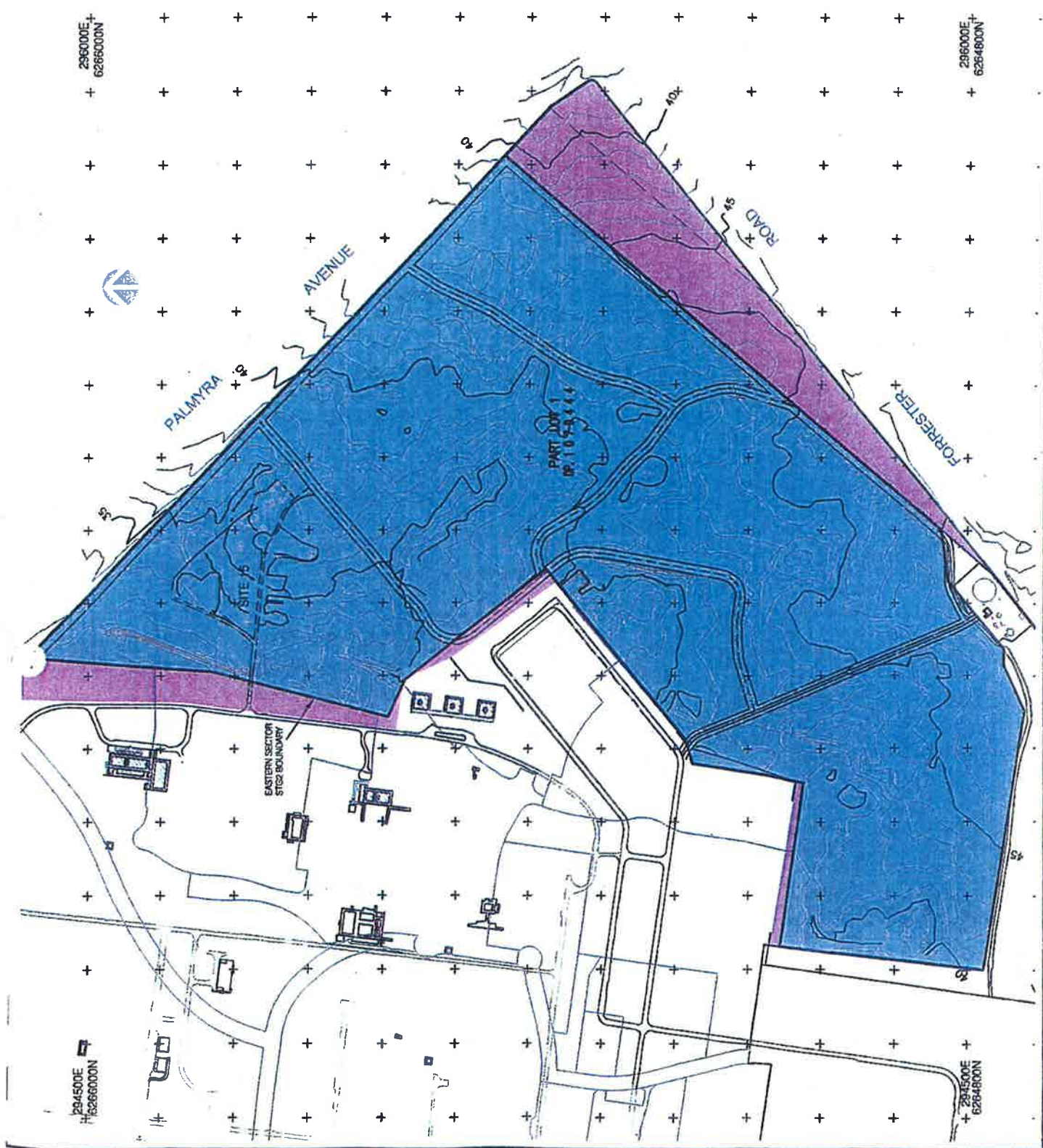
Whitehall, 12/12/03  
whitehall@whitehall.com.au

--



Contour Map  
Eastern Regional Park  
St Marys Development Project  
Ropes Crossing

A3

[illegible]



# Deed of Variation

Allens > < Linklaters

EXECUTED and delivered as a Deed in Sydney.

Signed Sealed and Delivered by The  
Minister for Planning and Infrastructure  
in the presence of:



Witness



Print Name



Minister for Planning and Infrastructure



Print Name

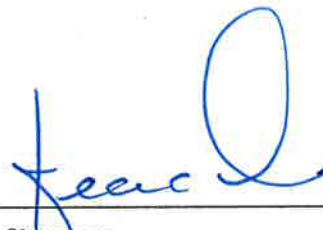
Signed Sealed and Delivered for and on  
behalf of Roads and Maritime Services in  
the presence of:



Witness



Print Name



Signature



Print Name

Executed as a deed in accordance with  
section 127 of the *Corporations Act 2001* by  
affixing the common seal of **St Marys Land  
Limited** in the presence of:





Director Signature



Print Name



Director/Secretary Signature



Print Name

**Executed** as a deed in accordance with section 127 of the *Corporations Act 2001* by affixing the common seal of **Lend Lease Development Pty Limited** in the presence of:



Director Signature

*[Signature]*  
**George Spiropoulos**

Print Name

~~Director/Secretary~~ Signature

*[Signature]*  
**Kenneth Leslie James**

Print Name

**Executed** as a deed in accordance with section 127 of the *Corporations Act 2001* by affixing the common seal of **ComLand Limited** in the presence of:



Director Signature

*[Signature]*  
**Simon Dennis Basheer**

Print Name

~~Director/Secretary~~ Signature

*[Signature]*  
**Kenneth Leslie James**

Print Name

**Executed** as a deed in accordance with section 127 of the *Corporations Act 2001* by **Lend Lease Corporation Limited:**

Director Signature

*[Signature]*  
**Stephen McCann**

Print Name

~~Director/Secretary~~ Signature

*[Signature]*  
**Wendy Won-Yi Lee**

Print Name