

NSW Site Auditor
Scheme
**SITE AUDIT
STATEMENT**



Environment,
Climate Change
& Water

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 1st June 2010. For more information about completing this form, go to Part IV.

PART I: Site audit identification

Site audit statement no. 0301-1013-3

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 **James Davis** Company **Noel Arnold & Associates**

Address **Level 2, 11 Khartoum Road**

NORTH RYDE NSW Postcode **2113**

Phone **02 9889 1800** Fax **02 9889 1811**

Site Details

Address **Stage 6 McCauley's Beach Estate**

Thirroul NSW Postcode **2515**

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

Stage 6 redevelopment area, Portion of Lot 2 in DP 595478 (Proposed Lots 601 to 607 and proposed roadways adjacent to the boundaries of the lots– see attached plan)

Local Government Area **Wollongong City Council**

Area of Site (eg. hectares) **1.07ha** Current zoning **Residential - SEPP Sandon Point**

To the best of my knowledge, the site is ~~is~~ **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/Agreement/Proposal/ Notice* no(s) N/A

.....

***Strike out as appropriate**

Site audit commissioned by

Name **Michael Braithwaite** Company **Stockland Development Pty Ltd**
Address **Level 25, 133 Castlereagh Street**
SYDNEY NSW Postcode **2000**
Phone **02 9035 2000** Fax **02 8988 2000**
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])**

Residential with accessible soil including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry

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:

Earth Air Water Consulting and Monitoring; Douglas Partners; JBS Environmental

Title(s) of report(s) reviewed:

JBS Environmental Pty Ltd (2010) *Sampling Analysis and Quality Plan – Validation Assessment Preliminary Draft, 'Sandon Point' Sturdee Ave, Bulli NSW*. Reference JBS 41451-16062. November 2010.

JBS Environmental Pty Ltd (2010) *Remediation Action Plan – Preliminary Draft, 'Sandon Point' Sturdee Ave, Bulli NSW*. Reference JBS 41451-16077. November 2010.

JBS Environmental Pty Ltd (2010) *Health Risk Assessment, Asbestos in Soil, 'Sandon Point' Sturdee Ave, Bulli NSW*. Reference JBS 41451-16021. December 2010.

JBS Environmental Pty Ltd (2011) *Contamination Assessment and Soil Validation, Stage 1A Redevelopment Area, McCauley's Beach Estate, Bulli NSW*. Reference JBS 41451-16993 Rev 2. August 2011.

JBS Environmental Pty Ltd (2011) *Contamination Assessment and Soil Validation, Stage 1B Redevelopment Area, McCauley's Beach Estate, Bulli NSW*. Reference JBS 41451-17286 Rev 1. October 2011.

JBS Environmental Pty Ltd (2011) *Contamination Assessment and Soil Validation, Stage 6 Redevelopment Area, McCauley's Beach Estate, Bulli NSW*. Reference JBS 41451-18414 Rev 1. December 2011.

***Strike out as appropriate**

Douglas Partners (2010) *Response to Development Approval Conditions Stages 1-4 and 6, Sandon Point Estate, Bulli*. Reference 48694.04. 5 August 2010.

Douglas Partners (2010) *Report on Acid Sulphate Soil Assessment, Stages 1, 4 and 6, Sandon Point North Estate Bulli*. Reference 48694.05. August 2010.

Douglas Partners (2010) *Report on Supplementary Acidic Soil Assessment, Stages 1-4 & 6 McCauley's Beach Estate Bulli*. Reference 48694.10. October 2010.

Douglas Partners (2010) *Asbestos Management Plan, Stages 1-4 & 6 McCauley's Beach Estate, Bulli*. Reference 48694.13. October 2010.

Menai Civil Contractors (2010) *Project Environmental Management Plan, McCauley's Beach*. September 2010.

Earth Air Water Consulting and Monitoring Pty Limited (2007) *Provision of Review and Investigation Services, Sandon Point North Residential Subdivision, Thirroul NSW*. Reference J927. May 2007.

HLA Envirosiences Pty Limited (2006) *Environmental Assessment Scoping Report, Sandon Point*. Reference S6039901-FinalRpt_1March06.doc. 1 March 2006.

Earth Air Water Consulting and Monitoring Pty Limited (2001) *Validation Site Assessment, Carpark Landfill, BHP Refractory Site, Thirroul NSW*. Reference 152Area1VALIDATIONRPT. January 2001.

Earth Air Water Consulting and Monitoring Pty Limited (2001) *Validation Site Assessment, Area 2 – Former Farmhouse Site, BHP Refractory Site, Thirroul NSW*. Reference 152Area2rpt. April 2001.

Earth Air Water Consulting and Monitoring Pty Limited (2001). *Validation Site Assessment, Area 3, Farmhill Landfill, BHP Refractory Site, Thirroul NSW*. Reference 152Area3rpt. September 2001.

Earth Air Water Consulting and Monitoring Pty Limited (2001). *Validation Site Assessment, Area 4, BHP Refractory Site, Thirroul NSW*. Reference 152Area4report. July 2001.

Earth Air Water Consulting and Monitoring Pty Limited (2001) *Validation Site Assessment, Area 5, BHP Refractory Site, Thirroul NSW*. Reference 152Area5report. September 2001.

Earth Air Water Consulting and Monitoring Pty Limited (2000) *Remedial Action Plan for Refractory Site Thirroul, Carpark and Farmhill Landfills*. 14 May 2000.

Earth Air Water Consulting and Monitoring Pty Limited (1999) *Contaminated Site Assessment - BHP Refractory Site, Thirroul NSW*. Reference 100rpt1. 13 July 1999.

Site audit report

Title	Site Audit Report, Stockland Development Pty Ltd, McCauley's Beach Estate, Sandon Point, Thirroul NSW Stage 6 Redevelopment Area	
Report no.	SS0287:90220	Date. 12 December 2011

***Strike out as appropriate**

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 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:

Section B

Purpose of the plan¹ which is the subject of the audit

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 plan/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)

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

.....

subject to compliance with the following condition(s):

.....

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

***Strike out as appropriate**

Overall comments

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. **0301**).

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.

A handwritten signature in blue ink, appearing to be 'J. A. D.', with a long horizontal stroke extending to the right.

Signed:

Date: 12 December 2011

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, Climate Change & Water (NSW)

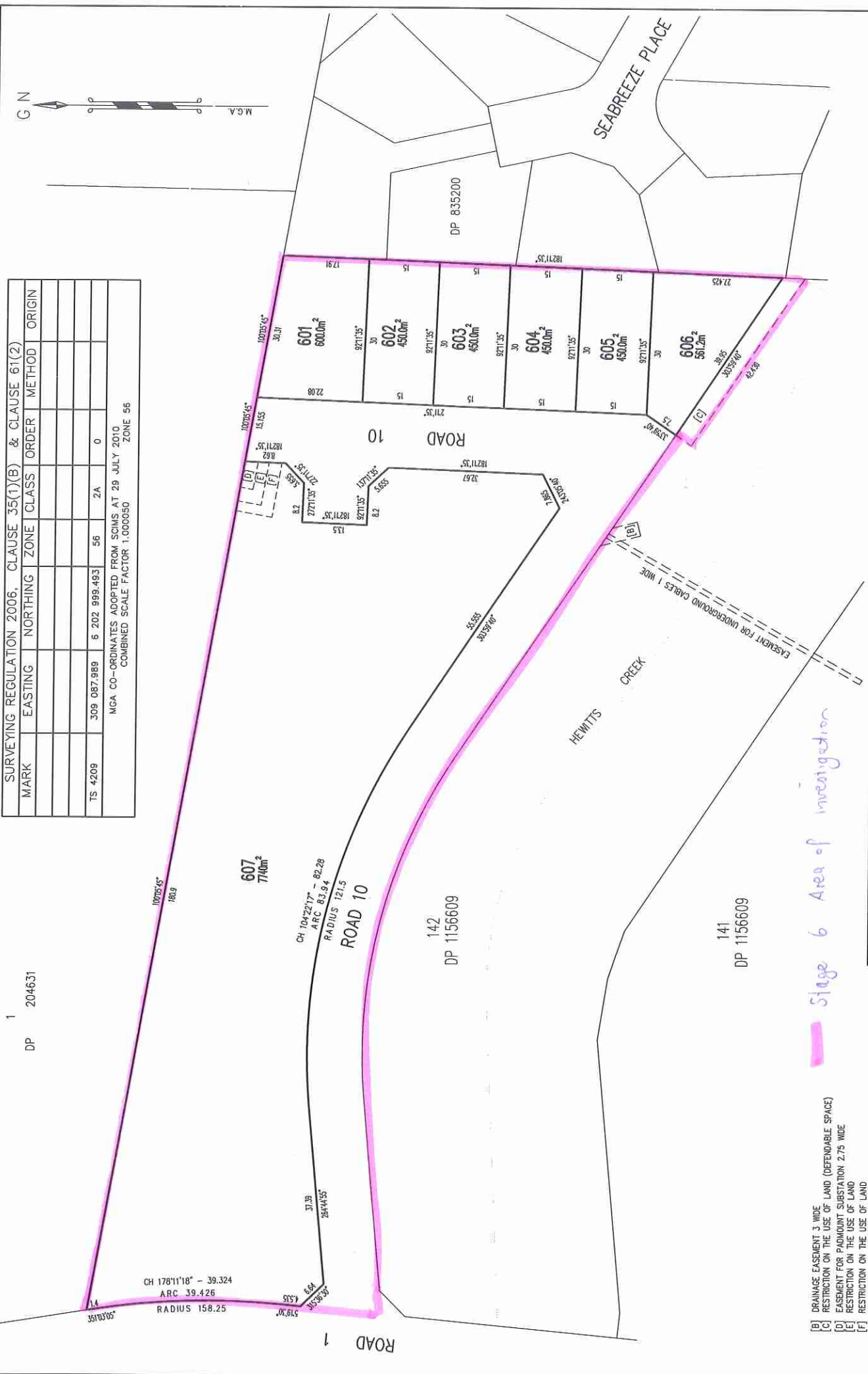
Contaminated Sites Section

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.



- [B] DRAINAGE EASEMENT 3 WIDE
- [C] RESTRICTION ON THE USE OF LAND (DEFENDABLE SPACE)
- [D] EASEMENT FOR PADMOUNT SUBSTATION 2.75 WIDE
- [E] RESTRICTION ON THE USE OF LAND
- [F] RESTRICTION ON THE USE OF LAND

Surveyor: CRAIG ROBSON Date of Survey: 13/8/2010 Surveyor's Ref: 10373-6	PLAN OF SUBDIVISION OF LOT 144 DP1156609	LGA: WOLLONGONG Locality: THIRROUL Subdivision No: Lengths are in metres. Reduction Ratio 1:500	REGISTERED DRAFT COPY	DP 1156738
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