



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 October 2017.

For information about completing this form, go to Part IV.

Part I: Site audit identification

Site audit statement no. 0503-2109

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	Andrew Lau		
Company	JBS&G		
Address	Level 1, 50 Margaret St		
	Sydney NSW	Postcode	2000
Phone	02 8245 0300		
Email	alau@jbsg.com.au		

Site details

Address	7 Burroway Road		
	Wentworth Point NSW	Postcode	2127

Property description

(Attach a separate list if several properties are included in the site audit.)

Lot 1 DP 1276305

Local government area

City of Parramatta Council

Area of site (include units, e.g. hectares)

0.95 Ha

Current zoning **B1 Neighbourhood Centre, R4 High Density Residential and RE1 Public Recreation**

Regulation and notification

To the best of my knowledge:

☐ ~~the site is~~ the subject of a declaration, order, agreement, proposal or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985*, as follows: (provide the no. if applicable)

☐ Declaration no.

☐ Order no.

☐ Proposal no.

☐ Notice no.

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

To the best of my knowledge:

☐ ~~the site has~~ been notified to the EPA under section 60 of the *Contaminated Land Management Act 1997*

☒ the site **has not** been notified to the EPA under section 60 of the *Contaminated Land Management Act 1997*.

Site audit commissioned by

Name **Adam Greentree**

Company **Roberts Co**

Address **Level 9, 60 Castlereagh Street**

Sydney NSW

Postcode **2000**

Phone **0447 237 186**

Email adam.greentree@au.roberts.co

Site Audit Statement

Contact details for contact person (if different from above)

Name

Phone

Email

Nature of statutory requirements (not applicable for non-statutory audits)

☐ ~~Requirements under the *Contaminated Land Management Act 1997*
(e.g. management order; please specify, including date of issue)~~

☐ ~~Requirements imposed by an environmental planning instrument
(please specify, including date of issue)~~

☒ Development consent requirements under the *Environmental Planning and Assessment Act 1979* (please specify consent authority and date of issue)
SSD-11802230, determined 14 October 2022, Minister for Planning

☐ ~~Requirements under other legislation (please specify, including date of issue)~~

Purpose of site audit

☐ ~~A1 To determine land use suitability~~

~~Intended uses of the land:~~

OR

☒ **A2 To determine land use suitability subject to compliance with either an active or passive environmental management plan**

Intended uses of the land: **Secondary (high) school with associated recreational/open space playing fields**

OR

(Tick all that apply)

☐ ~~B1 To determine the nature and extent of contamination~~

☐ ~~B2 To determine the appropriateness of:~~

☐ ~~an investigation plan~~

☐ ~~a remediation plan~~

☐ ~~a management plan~~

☐ ~~B3 To determine the appropriateness of a **site testing plan** to determine if groundwater is safe and suitable for its intended use as required by the *Temporary Water Restrictions Order for the Botany Sands Groundwater Resource 2017*~~

☐ ~~B4 To determine the compliance with an approved:~~

☐ ~~**voluntary management proposal** or~~

☐ ~~**management order** under the *Contaminated Land Management Act 1997*~~

☐ ~~B5 To determine if the land can be made suitable for a particular use (or uses) if the site is remediated or managed in accordance with a specified plan.~~

~~Intended uses of the land:~~

Information sources for site audit

Consultancies which conducted the site investigations and/or remediation:

Parsons Brinckerhoff

Zoic

Geosyntec

BGL

Titles of reports reviewed:

Detailed Remediation Action Plan – Infrastructure Delivery Wentworth Point Development, Parsons Brinckerhoff, December 2014 (PB 2014)

Interim Validation Report Early Works Package Headland Park Wentworth Point Development, 7, 9, 11 Burroway Road, Wentworth Point, NSW, Zoic Environmental Pty Ltd, March 2020 (Zoic 2020).

Sampling Analysis and Quality Plan – Sydney Olympic Park High School, 7-11 Burroway Road, Wentworth Point, NSW, November 2021 (Geosyntec 2021)

Remediation Action Plan Addendum, 7-9 Burroway Road, Wentworth Point, NSW, 2127, Geosyntec, March 2022 (Geosyntec 2022a)

Interim Validation Report, Sydney Olympic Park High School, 7-9 Burroway Road, Wentworth Point, NSW, February 2022 (Geosyntec 2022b)

Ground Gas Protection System Design & Verification, 7-11 Burroway Road, Wentworth Point, NSW, Geosyntec, February 2022 (Geosyntec 2022c)

Ground Gas Protection System Technical Specification, Sydney Olympic Park High School, 7-11 Burroway Road, Wentworth Point, NSW, BGL Nominees Pty Ltd, January 2022, (BGL 2022)

Validation Report – Wentworth Point High School, 7 Burroway Road, Wentworth Point, NSW, Geosyntec, June 2024 (Geosyntec 2024a)

Ground Gas Protection System Validation Report, Wentworth Point High School, 7 Burroway Road, Wentworth Point, NSW, Geosyntec, June 2024 (Geosyntec 2024b)

Long Term Environmental Management Plan, Wentworth Point High School, 7 Burroway Road, Wentworth Point, NSW, Geosyntec, June 2024 (Geosyntec 2024c)

Other information reviewed, including previous site audit reports and statements relating to the site:

Wentworth Point Burroway Road Site, Homebush Bay West Conceptual Remedial Action Plan, GHD Pty Ltd, 12 September 2013 (GHD 2013)

Site Audit Statement / Site Audit Report, 0503-1101, Wentworth Point Stage 1 Area, 3-7 Burroway Road, Homebush Bay, NSW, Andrew Lau, JBS&G Australia Pty Ltd, 9 October 2013 (JBS&G 2013)

Site audit report details

Title Wentworth Point High School, 7 Burroway Road, Wentworth Point, NSW, 2127

Report no. Site Audit Report 0503-2109 (JBS&G 60990 – 160883) Date 11/07/2024

Part II: Auditor's findings

Please complete either Section A1, Section A2 or Section B, not more than one section.
(Strike out the irrelevant sections.)

- Use **Section A1** where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land uses **without the implementation** of an environmental management plan.
- Use **Section A2** where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land uses **with the implementation** of an active or passive environmental management plan.
- Use **Section B** where the audit is to determine:
 - (B1) the nature and extent of contamination, and/or
 - (B2) the appropriateness of an investigation, remediation or management plan¹, and/or
 - (B3) the appropriateness of a site testing plan in accordance with the *Temporary Water Restrictions Order for the Botany Sands Groundwater Source 2017*, and/or
 - (B4) whether the terms of the approved voluntary management proposal or management order have been complied with, and/or
 - (B5) whether the site can be made suitable for a specified land use (or uses) if the site is remediated or managed in accordance with the implementation of a specified plan.

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

Section A1

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

~~The site is 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):~~
-

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 A2

I certify that, in my opinion:

Subject to compliance with the **attached** environmental management plan² (EMP), the site is 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):

Secondary high school and associated playing fields as depicted in the reports reviewed as part of this audit

EMP details

Title Long Term Environmental Management Plan, Wentworth Point High School, 7 Burroway Road, Wenworth Point, NSW

Author Geosyntec

Date 12/06/2024 No. of pages 112

EMP summary

This EMP (attached) is required to be implemented to address residual contamination on the site.

The EMP: (Tick appropriate box and strike out the other option.)

- ☐ ~~requires operation and/or maintenance of **active** control systems³~~
- ☒ requires maintenance of **passive** control systems only³.

² Refer to Part IV for an explanation of an environmental management plan.

³ Refer to Part IV for definitions of active and passive control systems.

Purpose of the EMP:

Document the nature and extent of known contamination remaining at the site that requires ongoing environmental management;

Outline controls to be implemented during any future development and/or maintenance works at the site;

Document required monitoring to confirm that landfill gas is not present at concentrations which have the potential to cause harm.

Outline corrective measures to restore the site should the cap or the GGPS be breached, to maintain the site suitability for continued high school activities.

(Geosyntec 2024c)

Description of the nature of the residual contamination:

In the site, potential contaminants of concern in fill include petroleum hydrocarbons, heavy metals, PAHs, asbestos (bonded and friable), hazardous ground gases and the presence of potential or actual acid sulfate soils.

Potential contaminants in groundwater may include any of the above, excluding asbestos. Based on information presented in historical investigation reports conducted between 2015 and 2018, the depth to groundwater was between 2 to 3m below ground level.

Potential gaseous contaminants may include methane, carbon dioxide, carbon monoxide. Hydrogen sulfide and volatile organic compounds (VOCs). However, based on the pre-occupation monitoring results, the key gaseous contaminants include methane and carbon dioxide.

(Geosyntec 2024c)

Summary of the actions required by the EMP:

Inspections, monitoring, maintenance of capping layer and reinstatement if breached, maintenance of ground gas protection system and rectification if not performing as designed.

In addition, specific WHS requirements relating to activities which breach capping layer, along with management of future works.

How the EMP can reasonably be made to be legally enforceable:

Condition E6 (SSD-11802230 requires that the site be managed in accordance with any EMP approved by the Site Auditor. This EMP has been approved by the Site Auditor as part of this Site Audit.

How there will be appropriate public notification:

The EMP recommends that a notification is placed on the s.10.7 Planning Certificate.

Overall comments:

The site assessment activities, remediation and validation works are considered to have met the requirements of the Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd Edition) (EPA 2017).

Remediation and management of the two identified contamination issues at the site – namely impacted historic fill materials and ground gas – has been appropriately implemented through the installation of a site-wide capping system and a ground gas protection system installed on the current site buildings.

The auditor considers that the remediation works were undertaken in a manner consistent with the various plans/specifications reviewed and accepted by the auditor prior to the works commencing. Where there were departures/deviations from the requirements, the consultant adequately considered and justified the adopted alternative course of action.

The conclusions presented by the consultant on the outcomes of the remediation works and installation/verification of the ground gas protection system are considered by the auditor to be supported by the data obtained from the validation processes. The auditor is satisfied that sufficient evidence was included within the reports to verify the conclusions reached by the consultant.

The auditor considers that the pre-determined remediation objective – namely to make the site suitable for the proposed uses – has been achieved as part of the remediation works. The auditor accepts the conclusions presented by the consultant in the validation reports and agrees with the requirement for implementation of an LTEMP including additional ground gas monitoring for 12 months, in order to ensure the ongoing suitability of the site for the intended uses.

There is no evidence of migration of contamination from the site which is considered to pose any unacceptable risks to identified human or ecological receptors.

Based on the information reviewed as part of this site audit, the site is considered suitable for the proposed secondary (high) school and associated recreational/open space playing fields, as defined in NEPC 2013. Any changes to the site levels or the removal/addition of new buildings may affect this conclusion and further site audit(s) must be undertaken in the event of such changes to site conditions.

The suitability of the site for the proposed uses is subject to implementation of the LTEMP (Geosyntec 2024c). The auditor is satisfied that the LTEMP contains appropriate measures to ensure the ongoing suitability of the site, including the requirement for 12 months of additional gas monitoring. Any changes to the LTEMP must be reviewed by an accredited site auditor.

Section B

Purpose of the plan⁴ which is the subject of this audit:

I certify that, in my opinion:

(B1)

- ☐ The nature and extent of the contamination ~~has~~ been appropriately determined
- ☐ The nature and extent of the contamination ~~has not~~ been appropriately determined

AND/OR (B2)

- ☐ The investigation, remediation or management plan ~~is~~ appropriate for the purpose stated above
- ☐ The investigation, remediation or management plan ~~is not~~ appropriate for the purpose stated above

AND/OR (B3)

- ☐ The site testing plan:
- ☐ ~~is~~ appropriate to determine
 - ☐ ~~is not~~ appropriate to determine
- ~~if groundwater is safe and suitable for its intended use as required by the Temporary Water Restrictions Order for the Botany Sands Groundwater Resource 2017~~

AND/OR (B4)

- ☐ The terms of the approved voluntary management proposal* or management order** (strike out as appropriate):
- ☐ ~~have~~ been complied with
 - ☐ ~~have not~~ been complied with.

~~*voluntary management proposal no.~~

~~**management order no.~~

AND/OR (B5)

- ☐ 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~~

⁴ For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

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- ☐ 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 plan (attached):

*Strike out as appropriate

Plan title

Plan author

Plan date

No. of pages

SUBJECT to compliance with the following condition(s):

Overall comments:

Part III: Auditor's declaration

I am accredited as a site auditor by the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997*.

Accreditation no. 0503

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.



Andrew Lau

11/07/2024

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

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

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

The auditor is to complete either Section A1 or Section A2 or Section B of Part II, **not** more than one section.

Section A1

In Section A1 the auditor may conclude that the land is *suitable* for a specified use or uses 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 investigation or remediation or management of the site was needed to render the site fit for the specified use(s). **Conditions must not be** imposed on a Section A1 site audit statement. Auditors may 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.

Section A2

In Section A2 the auditor may conclude that the land is *suitable* for a specified use(s) subject to a condition for implementation of an environmental management plan (EMP).

Environmental management plan

Within the context of contaminated sites management, an EMP (sometimes also called a 'site management plan') means a plan which addresses the integration of environmental mitigation and monitoring measures for soil, groundwater and/or hazardous ground gases throughout an existing or proposed land use. An EMP succinctly describes the nature and location of contamination remaining on site and states what the objectives of the plan are, how contaminants will be managed, who will be responsible for the plan's implementation and over what time frame actions specified in the plan will take place.

By certifying that the site is suitable subject to implementation of an EMP, an auditor declares that, at the time of completion of the site audit, there was sufficient information satisfying guidelines made or approved under the *Contaminated Land Management Act 1997*

(CLM Act) to determine that implementation of the EMP was feasible and would enable the specified use(s) of the site and no further investigation or remediation of the site was needed to render the site fit for the specified use(s).

Implementation of an EMP is required to ensure the site remains suitable for the specified use(s). The plan should be legally enforceable: for example, a requirement of a notice under the 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*.

Active or passive control systems

Auditors must specify whether the EMP requires operation and/or maintenance of active control systems or requires maintenance of passive control systems only. Active management systems usually incorporate mechanical components and/or require monitoring and, because of this, regular maintenance and inspection are necessary. Most active management systems are applied at sites where if the systems are not implemented an unacceptable risk may occur. Passive management systems usually require minimal management and maintenance and do not usually incorporate mechanical components.

Auditor's comments

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.

Section B

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 the appropriateness of a site testing plan in accordance with the *Temporary Water Restrictions Order for the Botany Sands Groundwater Source 2017*, and/or whether the terms of an approved voluntary management proposal or management order made under the CLM Act have been complied with, and/or whether the site can be made suitable for a specified land use or uses if the site is remediated or managed in accordance with the implementation of a specified 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. The condition must not specify an individual auditor, only that further audits are required.

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.

Part III

In **Part III** the auditor certifies their 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

- the **NSW Environment Protection Authority**:
nswauditors@epa.nsw.gov.au or as specified by the EPA

AND

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