

Property Contamination Assessment Sign-off & Recommendations form

Sydney
WATER

Site (title)	Open space adjacent stormwater channel in Mona Vale		
Location (address) Lot & DP	15-17 Mona Street, Mona Vale NSW Lot 1 DP89128 & Lot 1 744458		
Date	05/02/2020	Asset Number	N/A
SWEMS0034.02 No.	CHLST1133	Property Number	3435492
Source/Purpose	Acquisition / Disposal / Lease / Licence / On-Going Sydney Water use (strike out whichever is not applicable)		
Type of Land Use	Residential / Public Open Space / Commercial-Industrial (strike out whichever is not applicable)		

1.0 ASSESSMENT CONCLUSION (FURTHER WORK REQUIRED)

Discussion

Refer Discussion within Section 2.0 ASSESSMENT CONCLUSION (NO FURTHER WORK REQUIRED).

Recommendation

Refer Recommendation within Section 2.0 ASSESSMENT CONCLUSION (NO FURTHER WORK REQUIRED).

2.0 ASSESSMENT CONCLUSION (NO FURTHER WORK REQUIRED)

Discussion

PRM were engaged to complete a contamination assessment of the open space area located adjacent an open stormwater channel near the intersection of Mona Street and Bassett Street, Mona Vale. The site is currently vacant and vegetated and is proposed to be rezoned from SP2 Infrastructure – Water Supply System to R2 Low Density Residential to facilitate a more sensitive land use. Refer **Attachment 1** for a figure of the land.

The site soils were assessed from a contamination perspective to determine land suitability, where it was concluded that remediation of asbestos contamination is required prior to being suitable for a more sensitive land use¹.

Sydney Water engaged a NSW EPA accredited Site Auditor to oversee the process and to provide independent verification via a non-statutory Site Audit Statement (SAS). A Section B1

¹ Contamination Assessment, Cranebrook Reservoir, 4A Irruka Place, Cranebrook NSW Ref. P033806, Version B (PRM, April 2019)

SAS certifying the nature and extent of contamination has been appropriately determined for the purpose stated above was issued for the site (refer **Attachment 2**)².

In conclusion, the site can be made suitable for the proposed residential land use via remediating the identified contamination and applying a contingency for potential acid sulfate soils (ASS) at depth.

The site is suitable in its current form for ongoing use as open space. A Contaminated Land Management Plan (CLMP) is not required.



Recommendation

The contamination status of the site is well understood and has been verified by the independent Site Auditor as being suitably assessed. Property Environmental have reviewed available information, inspected the site, and agree with this conclusion.

Prior to development, a Remediation Action Plan (RAP) will be required and is considered best undertaken by the purchaser / land developer once the plans for the site are determined.

It is recommended the site is sold with full environmental disclosure including the SAS (Ramboll, 2019). Wording in the contract of sale must indemnify Sydney Water of liability for the disclosed contamination.

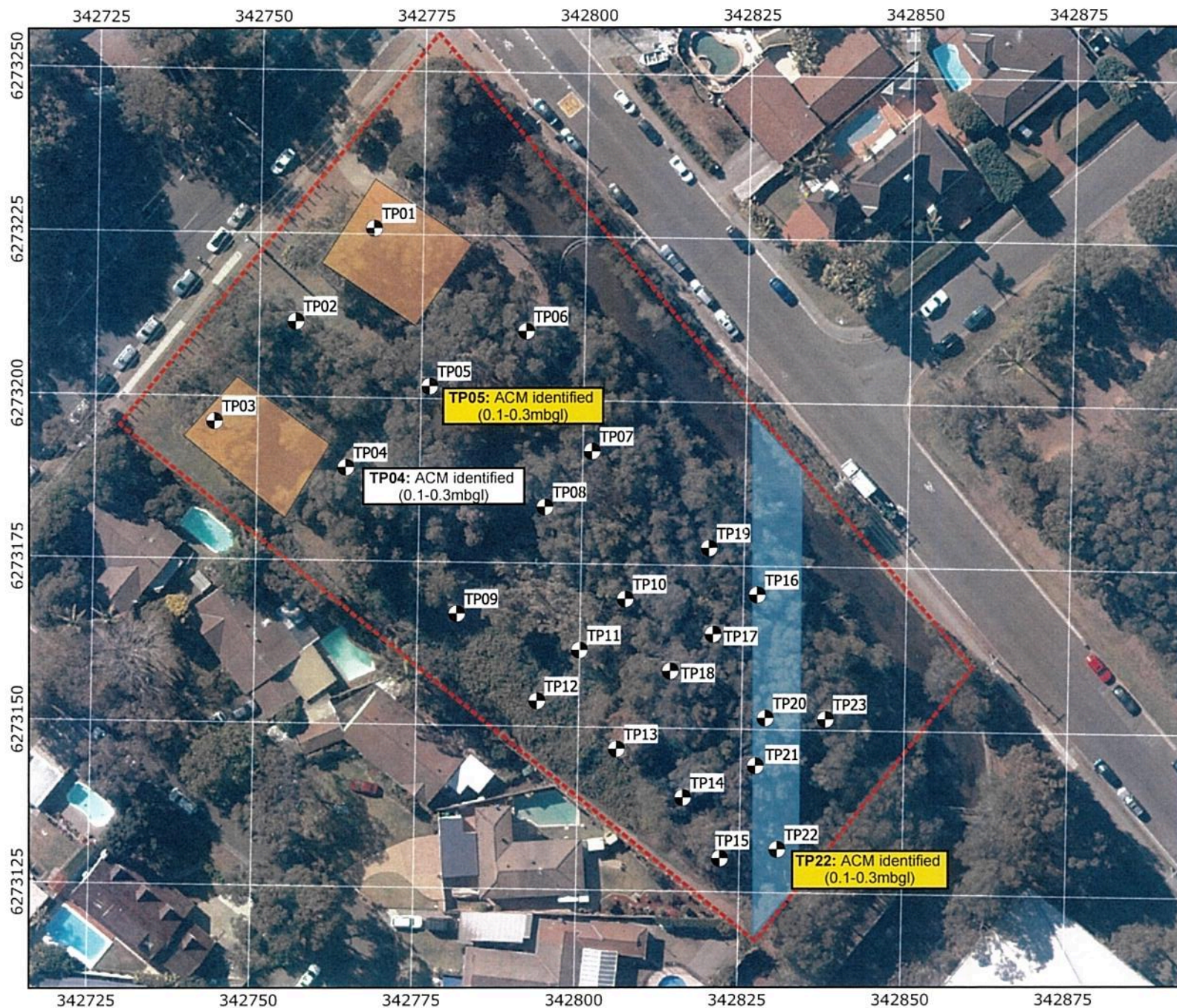
Based on the information provided from the investigations undertaken at the site, further works (contamination investigations or civil work) **ARE NOT** required prior to ~~Acquisition / Disposal / Lease Licence / On-Going Use~~ by Sydney Water (strike out whichever is not applicable) for ~~Residential / Public Open Space / Commercial Industrial~~ use (strike out whichever is not applicable).

Signature	Title	Date
	Amy Dobson Senior Project Manager Property Environmental Services	6/2/20
	Lewis Fogerty Team Manager Property Environmental Services	6/2/2020

Attachment 1: Site Figure

Attachment 2: Site Audit Statement

² Site Audit Report, 15-17 Mona Street, Mona Vale (JBS&G Australia, February 2020)



Project Reference	P033803.002
Report Name	Contamination Assessment
Client	Sydney Water

15-17 Mona Street, Mona-Vale NSW

**Sample Location Diagram
Figure 2**



Scale: 1:1000

Coor. Sys: GDA 1994 MGA Zone56

Legend

- Approximate Test Pit Locations
- Former Building Footprint
- Former Drainage Channel
- Approximate Site Boundary
- HSL-A ACM Exceedance



10 0 10 20 m

Image Source: Sixmaps (2017)



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. **0503-1906**

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 Street**

Sydney **NSW**

Postcode **2000**

Phone **02 8245 0300**

Email **alau@jbsg.com.au**

Site details

Address **15 – 17 Mona Street**

Mona Vale NSW

Postcode **2103**

Property description

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

Lot 1 in DP 89128 and Lot 1 in DP 744458

Local government area **Northern Beaches**

Area of site (include units, e.g. hectares) **8,207 m² (approximately)**

Current zoning **Zone SP2 – Infrastructure: Water Supply System**

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 **Amy Dobson**

Company **Sydney Water Corporation**

Address **Level 13, 1 Smith Street**

Parramatta NSW

Postcode **2150**

Phone **0411 306 656**

Email **amy.dobson@sydneywater.com.au**

Contact details for contact person (if different from above)

Name As Above

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)~~

☐ ~~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:~~ _____

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:

Progressive Risk Management Pty Ltd (PRM)

Site Audit Statement

Titles of reports reviewed:

- *Sampling, Analysis and Quality Plan, 15 - 17 Mona Street, Mona Vale NSW, P033803.001/C0151, January 2019. Version B (Progressive Risk Management 2019a);*
- *Contamination Assessment, Mona Vale (MS000286), 15 – 17 Mona Street, Mona Vale NSW, Sydney Water, Version B, November 2019. P033803.002/C0151. (Progressive Risk Management 2019b).*

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

NIL

Site audit report details

Title **Site Audit Report 0503-1906, 15 – 17 Mona Street, Mona Vale NSW**

Report no. **55539/126628 (Rev 0)**

Date **5 February 2020**

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):~~
-

EMP details

Title

Author

Date

No. of pages

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.

Site Audit Statement

Purpose of the EMP:

Description of the nature of the residual contamination:

Summary of the actions required by the EMP:

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

How there will be appropriate public notification:

Overall comments:

Section B

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

Determine the contamination status of the site and assess suitability for proposed low density residential land use.

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.

Site Audit Statement

- ☐ ~~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:

- The soil investigations identified asbestos as bonded ACM fragments in fill material at concentrations exceeding the HSL. The asbestos impact poses a low risk to current and future users of the site. Remediation and/or management of asbestos impact is required to render the site suitable for proposed residential with garden/accessible soil land use.
- Potential Acid Sulfate Soils exists within the soil profile at the site and further quantification and consideration is required as part of future development of the site.
- Consideration of aesthetic issues including staining, odours, anthropogenic contaminants and presence of asbestos has been adequately addressed in the assessment of soils at the site.
- There is no evidence of migration of contaminants from the site which is likely to result in any unacceptable risks to surrounding human or ecological receptors.
- The site investigation works (PRM 2019b) are considered to have met the requirements of the *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (3rd Edition)* (EPA 2017). The nature and extent of contamination of soil at the site are considered to have been adequately assessed.

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.

Signed 

Date 5 February 2020

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.