



## 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. 0301-2404

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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	Enviroview Pty Ltd		
Address	PO Box 327		
	GLADESVILLE NSW	Postcode	2110
Phone	0467 375 481		
Email	james.davis@enviroview.com.au		

#### Site details

Address	Proposed Childcare Centre		
	4 – 8 Inman Road		
	CROMER	NSW	Postcode 2099

**Property description**

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

Part Lot 1 in DP 1282038 (proposed Childcare Centre – see attached plan)

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Local government area	Northern Beaches Council
Area of site (include units, e.g. hectares)	780 m <sup>2</sup>
Current zoning	E4 – General Industrial

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**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. 20161101
  - Order no.
  - Proposal no. 20221712
  - 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	Grant Flannigan
Company	EG Funds Management Pty Ltd
Address	Level 21, Governor Phillip Tower, 1 Farrer Place
	SYDNEY NSW Postcode 2000
Phone	02 9220 7000
Email	gflannigan@eg.com.au

**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)  
\_\_\_\_\_  
\_\_\_\_\_
- 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: Childcare Centre

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OR

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

Intended uses of the land:

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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:

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### Information sources for site audit

Consultancies which conducted the site investigations and/or remediation:

Environmental Resources Management Australia (ERM), Trace Environmental, Terravale

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Titles of reports reviewed:

Environmental Resources Management Australia (ERM). Phase 1 Environmental Site Assessment, 4-10 Inman Road, Dee Why NSW. (Report Ref: 0297050\_Phase 1) dated 21 July 2015.

ERM. Phase 2 Environmental Site Assessment, 4-10 Inman Road, Dee Why NSW. Report Ref: 0315053\_Ph2ESA\_Final V2. dated 3 December 2015.

ERM. Supplementary Phase 2 Environmental Site Assessment, 4-10 Inman Road, De Why NSW. Report Ref: 0315053\_Ph2ESA\_Final V2, dated 11 December 2015.

ERM. Part B Unregulated Area Environmental Site Assessment, 4-10 Inman Road, Dee Why NSW. Report Ref: 0330752 Final, dated 20 December 2017.

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ERM. Air Quality Assessment– Unregulated Area 4-10 Inman Road, Dee Why, NSW. Report Ref: 0371068\_Air Quality Assessment\_Unregulated Area\_Final, dated 19 January 2018.

ERM. Part B Unregulated Area Validation Report, 4-10 Inman Road, Dee Why NSW. Report Ref: 0410233\_VR02/Final, dated 14 July 2020.

Trace Environmental. Soil Vapour Assessment, 4-10 Inman Road, Cromer, NSW. (Report Ref. 26.01). 14 July 2021.

Terravale Consulting. Vapour Intrusion Risk Assessment, 100 South Creek Road, Cromer, NSW. (Report Ref. 20015\_1x\_draft). 30 September 2021.

ERM. Groundwater Plume Duration Assessment, Part B Unregulated Area, 4-10 Inman Rd Dee Why. Report Ref: 0537390\_Unregulated Area PDA\_Final ,dated 8 November 2021.

ERM. Post Remediation Monitoring Report, Part B Unregulated Area. Report Ref: 0537390\_PRMP Rpt\_Final v2, dated 3 December 2021.

Trace Environmental. Remedial Action Plan – Proposed Commercial Building, 4-10 Inman Road, Cromer, NSW. (Report Ref.: 26.01\_Rev0). 9 December 2021.

ERM. Summary of Validation – Part B Unregulated Area, 4-10 Inman Road, Dee Why, New South Wales. Report Ref: 0537390\_Validation Summary\_V02, dated 25 January 2022.

Trace Environmental. Proposed Ambient Air Sampling Strategy, Northern Beaches Business Park Heritage Building, 4-8 Inman Road, Cromer, NSW. (Report Ref.: 26.01 NBBP Heritage Bldg Air Sampling draft). 16 November 2022.

Trace Environmental. Indoor Ambient Air Sampling Report, Northern Beaches Business Park Heritage Building, 4-8 Inman Road, Cromer, NSW. (Report Ref.: 26.01 NBBP Cromer Heritage Bldg Ambient Air Report draft). 22 February 2023.

Trace Environmental. Data Gap Investigation, 4-8 Inman Road, Cromer, NSW. (Report Ref.: 26.01\_DGI\_draft\_Rev1). 5 September 2022.

Trace Environmental. Validation Report – Soil Vapour Intrusion Management, Northern Beaches Business Park, 4-8 Inman Road, Cromer, NSW. Report Ref.: 26.01 Rev0, dated 11 September 2023.

Trace Environmental. Long-Term Environmental Management Plan, Soil Vapour Intrusion Management, Northern Beaches Business Park, 4-8 Inman Road, Cromer, NSW. Report Ref.: 26.01 Rev 0, dated 15 September 2023.

Trace Environmental. Soil Vapour and Ambient Air Sampling Report - September 2023 Monitoring Round Northern Beaches Business Park 4-8 Inman Road, Cromer, NSW. Report Ref.: 26.01 dated 14 November 2023.

Trace Environmental. Soil Vapour and Ambient Air Sampling Report - January 2024 Monitoring Round Northern Beaches Business Park 4-8 Inman Road, Cromer, NSW. Report ref.: 26.01 dated 28 February 2024.

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

AECOM/Paul Steinwede (Site Auditor) Site Audit Statement (no. PS65) and Site Audit Report, Part B Unregulated Area, 4-10 Inman Road, Dee Why, NSW. Report no. 60484586\_Part B Unreg\_SAR\_A, dated 28 March 2022

Enviroview/James Davis (Site Auditor) Site Audit Statement (no. 0301-2017) and Site Audit Report, 4-8 Inman Road, Cromer, NSW. Report no. 600182\_0301-2017, dated 20 September 2023

### Site audit report details

Title Site Audit Report, Proposed Childcare Centre, 4 – 8 Inman Road, Cromer NSW

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Report no. 600235\_0301-2404

Date 21 May 2024

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## 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 plan<sup>1</sup>, 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.

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<sup>1</sup> 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):~~
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**OR**

- ~~I certify that, in my opinion, the **site is not suitable** for any use due to the risk of harm from contamination.~~

Overall comments:

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## Section A2

### I certify that, in my opinion:

Subject to compliance with the ~~attached~~ environmental management plan<sup>2</sup> (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):~~
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### EMP details

Title:

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Author:

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Date:

No. of pages (incl. cover)

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### 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 systems<sup>3</sup>~~
- ~~requires maintenance of passive control systems only<sup>3</sup>.~~

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<sup>2</sup> Refer to Part IV for an explanation of an environmental management plan.

<sup>3</sup> Refer to Part IV for definitions of active and passive control systems.



**Purpose of the EMP:**

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**Description of the nature of the residual contamination:**

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**Summary of the actions required by the EMP:**

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

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**How there will be appropriate public notification:**

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**Overall comments:**

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**Section B**

Purpose of the plan<sup>4</sup> which is the subject of this audit:

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**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~~

<sup>4</sup> 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):

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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):

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Overall comments:

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## 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. 0301

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### 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

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Date 21 May 2024

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## Part IV: Explanatory notes

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

### How to complete this form

#### Part I

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.

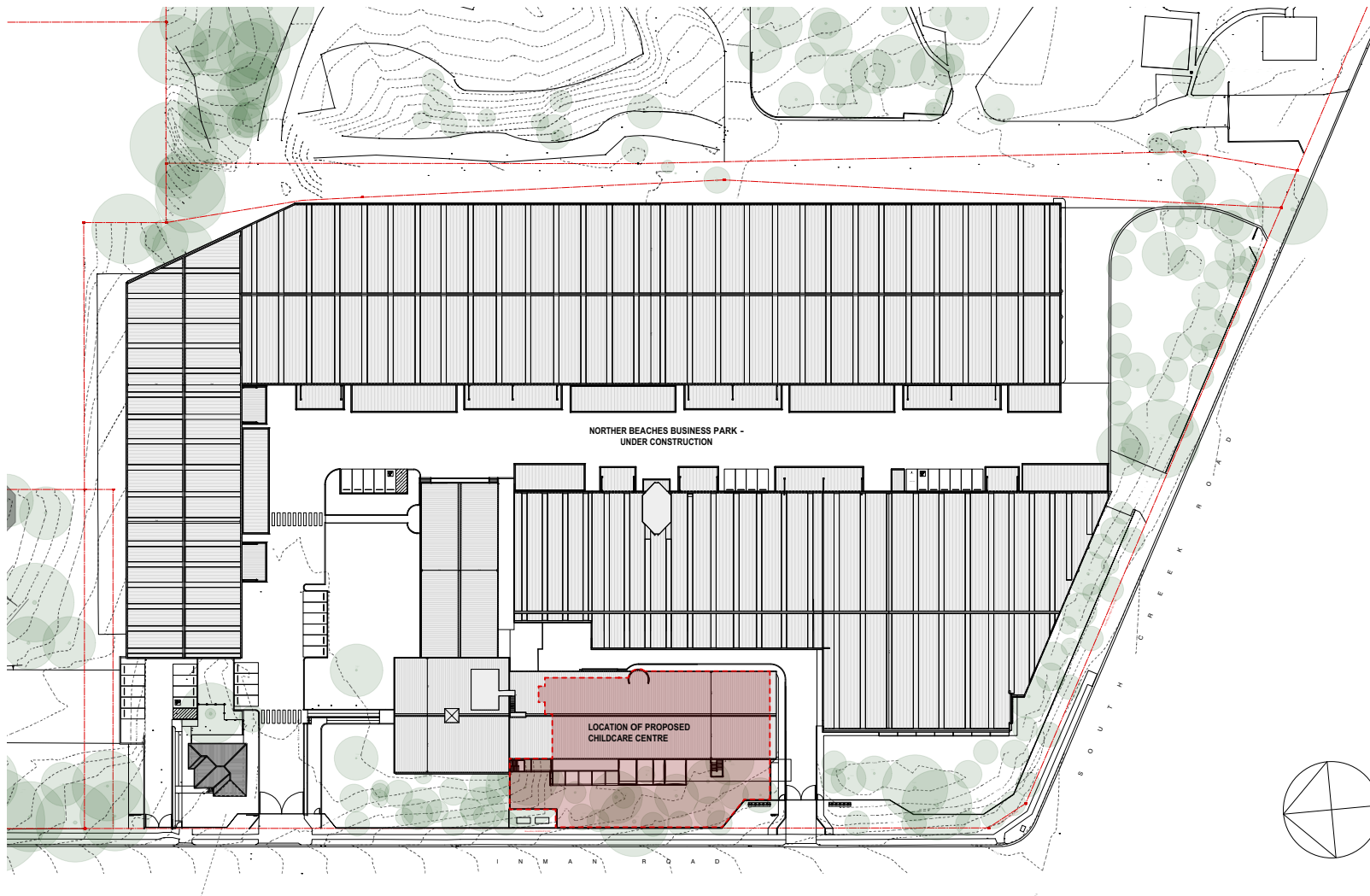
### **Where to send completed forms**

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](mailto: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.

KEY:

-  SITE BOUNDARY
-  SITE CONTOUR
-  EXISTING TREES & MAIN VEGETATION
-  LOCATION OF PROPOSED DEVELOPMENT SITE AREA



GENERAL NOTES:

1. ALL DIMENSIONS, FFL AND PCL SHOULD BE VERIFIED ON SITE PRIOR TO CONSTRUCTION, DESIGNER/PROJECT MANAGER TO BE MADE AWARE OF ANY DISCREPANCIES FOR RESOLUTION.
2. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH MECHANICAL, HYDRAULIC, ELECTRICAL SERVICES ENGINEERS AND CONSULTANT DETAILS DRAWINGS AND SPECIFICATIONS.
3. ALL WORKS TO BE IN LINE WITH NCC AND AUSTRALIAN STANDARDS & SPECIFICATIONS.
4. ALL EXISTING STATUTORY SIGNAGE TO REMAIN UNLESS NOTED OTHERWISE. ANY NEW REQUIRED STATUTORY SIGNAGE TO COMPLY WITH GOVERNING BODY REQUIREMENTS.
5. REFER TO ENGINEERING SERVICES DRAWINGS FOR ANY RE-USE AND RE-LOCATION OF EXISTING SERVICES.
6. DESIGN DOCUMENTATION TO BE READ IN CONJUNCTION WITH ENGINEERING SERVICES DESIGN PACKAGE & DA CONSENT CONDITIONS.
7. ALLOW TO REPAIR ANY DAMAGE TO BASE BUILDING CORE, COLUMNS & EXISTING IT WALLS, NEW FINISH TO MATCH EXISTING OR AS SPECIFIED.

COMPLIANCE NOTES:

1. ALL SAFETY GLAZING IN BUILDINGS WILL COMPLY WITH AS2208. PRACTITIONER TO ALLOW FOR COMPLYING THICKNESS OR UPGRADE SOLUTION.
2. WHERE REQUIRED, ALL PROPOSED GLAZING WILL COMPLY WITH AS1288.
3. ALL TRADES, WHERE APPLICABLE, MUST COMPLY TO CURRENT NCC, AS1428 PART-1-2003, LOCAL GOVERNING BODY REQUIREMENTS AND AUSTRALIAN STANDARDS.
4. ALL DOCUMENTATION IS PRELIMINARY AND TO BE REVIEWED BY CERTIFIED PCA / AND CONSULTANT TEAM PRIOR TO FINAL UPDATE / COORDINATION.

**D** ID FITOUTS PTY LTD  
 ABN: 52 611 112 373  
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SIT SURVEY / ROOF PLAN

Project: Learn & Play Childcare	Scale: 1:500 @ A1
Address: 4 Binnard Crown NSW 2099	Date: 22.03.24

**A**