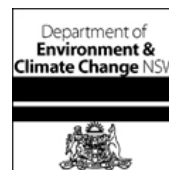


# NSW Site Auditor Scheme SITE AUDIT STATEMENT



**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 26 March 2009. For more information about completing this form, go to Part IV.**

## PART I: Site audit identification

Site audit statement no. **149B** .....

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 **Dr Ian C Swane** ..... Company **Sinclair Knight Merz** .....

Address **100 Christie Street, St Leonards NSW** .....

..... Postcode **2065** .....

Phone **02 9928 2126** ..... Fax **02 9928 2224** .....

### Site details

Address **Fort Wallace, Fullerton Street, Stockton, NSW** .....

..... Postcode **2295** .....

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

**Lot 1 DP 547183 at Stockton, Newcastle (Certificate of Title attached – Figure 1)** .....

Local Government Area **Newcastle City Council** .....

Area of site (e.g. hectares) **31.78 ha** .....

Current zoning **Zone 5(a) Special Uses (Defence)** .....

To the best of my knowledge, the site **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)~~ .....

A handwritten signature in blue ink that reads 'Ian C Swane'.

**Site audit commissioned by**

Name **Ms Vicki Pearce** ..... Company **Australian Government,  
Department of Defence** .....

Address **Property Disposal Unit, BP3-2-A024, Brindabella Park, Canberra ACT** .....  
..... Postcode **1225** .....

Phone **(02) 6266 8024** ..... Fax **(02) 6266 8276** .....

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

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**Purpose of site audit**

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

**For the purpose of this audit, Defence has divided the Site into two types of areas referred to as “unrestricted landuse” and “non-development landuse”<sup>1</sup>. The “unrestricted landuse” category refers to those areas where the most sensitive landuse would be “standard” residential (HIL A). The “non-development landuse” includes heritage or ecologically constrained areas where the most sensitive landuse would be open space/parkland (HIL E). A plan showing the location of these two area types across the site is provided in Figure 2 (attached).**

~~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]*)~~

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**Information sources for site audit**

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

**GHD, SMEC, WSP, GETEX, Alpha Geoscience & Gibson Nominees** .....

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<sup>1</sup> SMEC email 22 July 2008



**Title(s) of report(s) reviewed**

1. GHD. July 2004. *"Preliminary Contamination Assessment, Fort Wallace Disposal Study"*. Prepared for CSIG – Canberra
2. SMEC. March 2008. *"Fort Wallace Contamination Assessment Final"*. Prepared for the Department of Defence (2 volumes)
3. SMEC. March 2008. *"Fort Wallace Remedial Action Plan, Final"*. Prepared for the Department of Defence
4. SMEC. 8 September 2008. *"Fort Wallace Delineation Sampling, June 2008"*, 8 pages plus attachments. Prepared for the Department of Defence
5. SMEC. 6 November 2008. *"Remediation Specification Fort Wallace"*, 32 pages. Prepared for the Department of Defence
6. SMEC. June 2009. *"Fort Wallace – Validation Sampling Analysis and Quality Plan"*, Version 3. Prepared for the Department of Defence
7. SMEC. 22 September 2009. *"Fort Wallace Validation Report"*. Prepared for the Department of Defence
8. SMEC. 22 December 2009. *"Final Fort Wallace Site Environmental Management Plan"*. Prepared for the Department of Defence. 36 pages

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

9. Newcastle City Council. October 2005. *"Development Control Plan 2005"*
10. Department of Defence. 14 March 2007. *"Fort Wallace Property Report"*. 8 pages
11. GHD. June 2004. *"Building Condition Assessment, Former Fort Wallace, Stockton"*. Preliminary Draft. Prepared for Corporate Services & Infrastructure
12. Gibson Nominees. December 2006. *"Review of Ordnance-Related Contamination Issues Relating to the Former Stockton Rifle Range and Fort Wallace, New South Wales"*. Prepared for the Department of Defence
13. Alpha Geoscience. August 2007. *"Geophysical Survey EM-61, Stockton Rifle Range and Fort Wallace, Stockton"*. Prepared for WSP Environmental and the Department of Defence. 17 pages
14. SKM (17 September 2008) *"Site Audit Report on a Remedial Action Plan for Fort Wallace, Fullerton Street, Stockton, NSW"*. Prepared for the Department of Defence
15. SKM (17 September 2008) Site Audit Statement 149 for Fort Wallace, Fullerton Street, Stockton, NSW. Prepared for the Department of Defence. 9 pages
16. SMEC (6 October 2009) Letter *"3001625.001 Fort Wallace Validation Report Addendum 1 Letter Report"*. Prepared for the Department of Defence. 8 pages
17. SMEC (26 November 2009) Letter *"Site Auditor Review Comments on Final Fort Wallace Validation Report"*. Prepared for the Department of Defence. 21 pages plus attachments
18. Gibson Nominees (3 December 2009) Letter *"Fort Wallace Land Use Options: Ordnance-Related Contamination Issues"*. 5 pages
19. SMEC (9 December 2009) *"Fort Wallace Pavement Investigation Report"*. Prepared for the Department of Defence. 8 pages

**Site audit report**

Title **Site Audit Report for the Remediation of Fort Wallace, Fullerton Street, Stockton, NSW, Site Audit 149B by Dr Ian Swane** .....

Report no. **149B** ..... Date **23 December 2009** .....



## 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 **“unrestricted landuse”** portion of the site (refer Figure 2) 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*) **Defence uses** .....

**AND**

I certify that, in my opinion, the **“non-development landuse”** portion of the site (refer Figure 2) 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*) **Defence uses** .....



**subject to compliance with the following environmental management plans  
(insert title, date and author of plan) in light of contamination remaining on the  
site:**

- SMEC (22 December 2009) "Final Fort Wallace Site Environmental Management Plan"
- SMEC (9 December 2009) "Fort Wallace Pavement Inspection Report"

~~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**

1. This site audit statement should be read in conjunction with the site audit report. ....
2. This site audit statement applies to the condition of the site at the time the last assessment was undertaken by SMEC in December 2009. The property owner is responsible for ensuring the site remains in a suitable condition. ..
3. All known areas of contaminated soil have been remediated and contaminant levels remaining in old bitumen pavements have been characterised and assessed as posing a low risk. Visible and identified ACM fragments, Defence waste and all known UXO waste have been removed from the Site. ....
4. Sufficient investigations, remediation work and validation testing have been undertaken to conclude that any unknown contamination or waste material that may remain at the site poses a low risk to future users and the environment. ....
5. A pavement investigation report prepared by SMEC (Ref [19]) assessed the bitumen pavements to have a short to medium life of 2 to 5 years, and provided recommendations on maintenance actions for the pavement. ....
6. The purpose of the EMP is to manage contamination risks posed by unexpected findings, old bitumen pavements and hazardous building materials remaining in structures and buried services. ....
7. Groundwater should not be extracted from the Fort Wallace site if groundwater at the Hunter Water Sewerage Treatment Plant located to the south of the site is contaminated at unacceptable levels and if there is a risk that such extraction could cause contaminated groundwater to migrate onto the site. ....
8. One approach to notify future owners of the need to comply with the SEMP and the requirements of the site audit statement would be to place a positive covenant on the land title. A registered survey plan prepared by a licensed surveyor could also be obtained to accurately define the two types of areas referred to as "unrestricted landuse" and "non-development landuse". ....



**Section B**

~~Purpose of the plan<sup>2</sup> 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): .....~~

~~Overall comments .....~~

<sup>2</sup> For simplicity, this statement uses the term 'plan' to refer to both plans and reports.



### 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. 9821).

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 **23 December 2009** .....

## 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 Climate Change (NSW)

Contaminated Sites Section  
PO Box A290, SYDNEY SOUTH NSW 1232  
Fax: (02) 9995 5930

AND

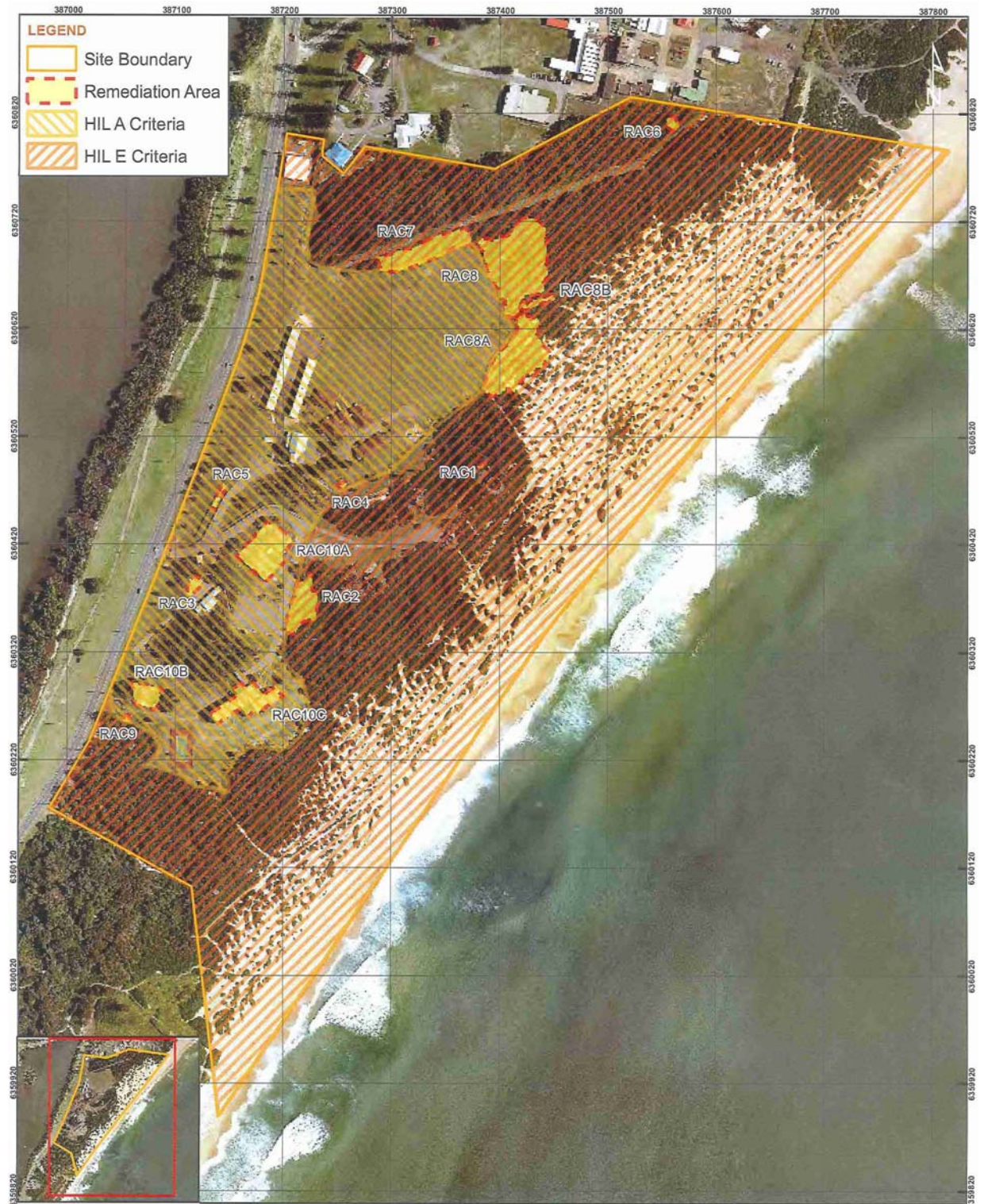
the **local council** for the land which is the subject of the audit.







**Figure 2 Location of Proposed Landuse Areas**



*Ian Swane*