



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. MP169_03_R1

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:

[REDACTED]

Company: Senversa Pty Ltd

Address: Level 24, 1 Market Street, Sydney NSW

Postcode: 2000

Phone:

[REDACTED]

Email:

[REDACTED]

Site details

Address: Remaining Site Area, Former Schofields Aerodrome, off Nirimba Drive,

Quakers Hill NSW

Postcode: 2762

Property description

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

Part Lot 4100 DP1261628

Lot 217 to Lot 218 DP1241538

Lot 2447 DP1252017

Lot 2191 and Lot 2192 DP1262955

[Refer to attached audit site survey plan.]

Local government area: Blacktown City Council

Area of site (include units, e.g. hectares): Approximately 101.9 hectare

Current zoning: Low density residential (R2), Public recreation (RE1), Private recreation (RE2), Infrastructure (SP2), Local Centre (B2), Environmental Conservation (E2), Environmental Living (E4)

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: [REDACTED]

Company: Defence Housing Australia

Address: Suite 2, Level 2/287 Elizabeth Street, Sydney NSW

Postcode: 2000

Phone: 02 8836 5730

Email: [REDACTED]

Contact details for contact person (if different from above)

Name: [REDACTED]

Phone: 02 8836 5725

Email: [REDACTED]

~~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)
- Development Consent (DA 20-00149) dated 16 February 2021 (also referred to as stages 4C) for proposed subdivision.
 - Development Consent (DA 20-001496) dated 29 June 2020 (also referred to as stages 5A) for proposed subdivision.
 - Development Consent (DA 19-01714) dated 25 June 2020 (also referred to as stages 5B) for proposed subdivision.
 - Development Consent (DA 20-001282) dated 23 December 2020 (also referred to as stages 5C) for subdivision works.
 - Development Consent (DA-20-00224) dated 2 December 2021 (also referred to as stages 7A) for subdivision works.
 - Development Consent (DA-20-01199) dated 25 January 2022 (also referred to as stages 7B) for subdivision works.
 - Development Consent (DA-22-00665) dated 17 July 2023 (also referred to as stages 7C) for subdivision works.
 - Development Consent (DA-20-01220) dated 01 March 2021 (also referred to as stages 8B) for subdivision works.
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☐ ~~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:

Ramboll Australia Pty Ltd (Ramboll)

JBS Environmental Pty Ltd (JBS)

ENVIRON Australia Pty Ltd (Environ)

Geotechnique Pty Ltd (Geotechnique)

Titles of reports reviewed:

PFAS Assessment Overview Letter - Former Schofields Aerodrome/Nirimba Fields, Quakers Hill NSW, draft D2, prepared by Ramboll dated 16 March 2021.

PFAS Assessment Overview Letter - Former Schofields Aerodrome/Nirimba Fields, Quakers Hill NSW, draft D3, prepared by Ramboll dated 31 March 2021.

PFAS Assessment Overview Letter - Former Schofields Aerodrome/Nirimba Fields, Quakers Hill NSW, draft D4, prepared by Ramboll dated 6 May 2021.

PFAS Assessment Overview Letter - Former Schofields Aerodrome/Nirimba Fields, Quakers Hill NSW, draft D5, prepared by Ramboll dated 21 May 2021.

Nirimba Drive, Schofields: Contamination Assessment, Management & Remediation of Stockpiles, draft, prepared by Geotechnique dated 25 May 2021.

Sampling and Analysis Quality Plan, Remaining Site Area PFAS Validation, Former Schofields Aerodrome, draft D1, prepared by Ramboll dated 18 June 2021.

Remedial Action Plan, Part Lot 4100 in DP1261628, Nirimba Drive, Schofields, draft 1, prepared by Geotechnique dated June 2021.

Part Lot 4100 in DP1261628 - Nirimba Drive, Schofields: Sampling, Analysis and Quality Plan (SAQP) for Proposed Data Gap Assessment, prepared by Geotechnique dated July 2021.

Sampling and Analysis Quality Plan, Remaining Site Area PFAS Validation, Former Schofields Aerodrome, draft D3, prepared by Ramboll dated 14 July 2021.

Sampling and Analysis Quality Plan, Remaining Site Area PFAS Validation, Former Schofields Aerodrome, draft D4, prepared by Ramboll dated 21 July 2021.

Nirimba Drive, Schofields: Revised Contamination Assessment, Management & Remediation of Stockpiles, prepared by Geotechnique dated July 2021.

Revised Remedial Action Plan, Part Lot 4100 in DP1261628, Nirimba Drive, Schofields, prepared by Geotechnique dated August 2021.

Proposed Residential Development, Part Lot 4100 in DP1261628 – Nirimba Drive, Schofields, Validation of Footprints of Former Asbestos Contaminated Stockpiles, prepared by Geotechnique dated October 2021.

PFAS Validation Report - Former Schofields Aerodrome/Nirimba Fields, Quakers Hill NSW, draft D3, prepared by Ramboll dated 9 September 2021.

PFAS Validation Report - Former Schofields Aerodrome/Nirimba Fields, Quakers Hill NSW, draft D4, prepared by Ramboll dated 28 September 2021.

PFAS Validation Report - Former Schofields Aerodrome/Nirimba Fields, Quakers Hill NSW, draft D5, prepared by Ramboll dated 13 October 2021.

PFAS Validation Report - Former Schofields Aerodrome/Nirimba Fields, Quakers Hill NSW, final, prepared by Ramboll dated 21 October 2021.

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

Site Audit Report – Part of Former Schofields Aerodrome, Lot 400 in DP1171596, audit number GN481, prepared by ENVIRON Australia Pty Ltd (Environ) dated September 2013.

Site Audit Report, PFAS MEA, Former Schofields Aerodrome, off Mariner Avenue, Schofields, NSW 2762 and Site Audit Statement dated 22 June 2021 (reference: MP169_01).

Site Audit Report, No Scrape Area, North of Swale, Former Schofields Aerodrome, off Mariner Avenue, Schofields NSW 2762 and Site Audit Statement dated 25 June 2021 (reference: MP169_02).

Site Contamination Due Diligence Assessment, Former Schofields Aerodrome, Schofields NSW, prepared by JBS Environmental Pty Ltd (JBS) dated October 2012.

Site audit report details

Title Site Audit Report, Remaining Site Area

Report no. MP169_03 (Senversa Ref: S18612_006_SAR_Rev1) Date 22 October 2021

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.

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:

To assess whether the Remaining Site Area is suitable for the future residential and public open space land use with respect to PFAS contamination.

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

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

- ☐ ~~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 Remaining Site Area is suitable for the following uses with respect to PFAS contamination:

- ☒ 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): SP2-drainage.

Part III: Auditor's declaration

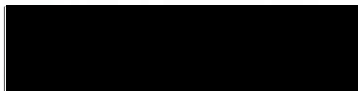
I am accredited as a site auditor by the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997*.

Accreditation no. 

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: 24 September 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.

