



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. MP186

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: Melissa Porter

Company: Senversa Pty Ltd

Address: Level 24, 1 Market Street

Sydney NSW

Postcode: 2000

Phone: [REDACTED]

Email: [REDACTED]

Site details

Address: Captain Cook Drive, Kurnell NSW and Anzac Parade, La Perouse NSW

Postcode: 2231/2036

Property description

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

Identifier: Kurnell: N/A – no lot and DP available; La Perouse Headland: Lot 1 DP9154424, Lot 5113 DP 752015, Lot 7045 DP 1026891. See Attachments 1 and 2.

Local government area: Kurnell: Sutherland Shire Council, La Perouse: Randwick Council.

Area of site (include units, e.g. hectares): Approximately 28.5 ha (Kurnell) and 11.5 ha (La Perouse).

Current zoning: Kurnell: E1 – National Parks and Nature Reserves, E2 – Environmental Conservation, W1 – Natural Waterways and B1 – Neighbourhood Centres. La Perouse: E1 – National Parks and Nature Reserves, RE1 – Public Recreation and SP2 – Infrastructure.

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: Rajun Vutukuri

Company: Transport for NSW (TfNSW)

Address: 130 George Street, Parramatta NSW

Postcode: 2150

Phone: [REDACTED]

Email: [REDACTED]

Contact details for contact person (if different from above)

Name: Chris Williams

Phone: [REDACTED]

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 (SSI 10049, issued on 21 July 2022) was granted by the 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:~~ _____

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.~~

Information sources for site audit

Consultancies which conducted the site investigations and/or remediation:

Environmental Resources Management Australia Pty Ltd (ERM)

Environmental Risk Sciences Pty Ltd (EnRisk) (Assessment of Protected Matters).

McConnell Dowell

Titles of reports reviewed:

'Kamay Wharf Project, Preliminary Site Investigation – La Perouse Site' dated 6 December 2022 by Environmental Resources Management Australia Pty Ltd (ERM) (PSI La Perouse).

'Kamay Wharf Project, Preliminary Site Investigation – Kurnell Site' dated 6 December 2022 by ERM (PSI Kurnell).

'Kamay Wharf Project, Targeted Site Investigation' dated 21 December 2022 by ERM (TSI).

'Kamay Wharf Project - Sediment Investigation, Sampling and Analysis Quality Plan' dated 18 January 2023 by ERM (Sediment SAQP).

'Kamay Wharf Project - Sediment Investigation' dated 30 January 2023 by ERM (Sediment Investigation).

'Re: Response to RFI – Kamay Ferry Wharves' dated 30 January 2023 by Environmental Risk Sciences Pty Ltd (EnRisk) (Assessment of Protected Matters).

'Soil, Water and Contamination Management Plan, Kamay Ferry Wharves' dated June 2023 by McConnell Dowell (SWMP).

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

Site audit report details

Title Site Audit Report, Kamay Wharf, Captain Cook Drive Kurnell and Anzac Parade, La Perouse

Report no. MP186 (Senversa Ref S19956)

Date: 7 July 2023

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 confirm the nature and extent of contamination and to ensure that the identified contamination is appropriately managed.

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.

- 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 nature and extent of contamination has been appropriately determined and that the risk from contaminants, other than asbestos, to human health and the environment associated with construction and operation of Kamay Wharves is low.

Remediation of asbestos contamination is required, and it is recommended that a Remedial Action Plan be prepared in accordance with the guidelines made and approved under section 105 of the Contaminated Land Management Act 1997. This RAP should be reviewed by an EPA-accredited Site Auditor. This process is contemplated and required in Conditions E64 to E69 of the planning consent.

The Soil Water Management Plan is considered suitable for the purposes of gaining planning approval. As the concentrations of chemical contaminants in the soil, sediment and elutriate samples were found to be low or non-detect, the Soil Water Management Plan is not considered directly relevant to the identified contamination from the auditor's perspective. It is considered that the identified contamination can be appropriately dealt with through the proposed remedial action plan.

Part III: Auditor's declaration

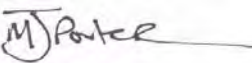
I am accredited as a site auditor by the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997*.

Accreditation no. 0803

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: 7 July 2023

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.



PROJECT BOUNDARY SETOUT TABLE		
POINT	EASTING	NORTHING
KNL-PB1	335237.064	6235672.308
KNL-PB2	335337.100	6235757.485
KNL-PB3	335342.448	6235763.281
KNL-PB4	335375.627	6235827.443
KNL-PB5	335375.287	6235837.776
KNL-PB6	335373.492	6235852.979
KNL-PB7	335373.236	6235875.604
KNL-PB8	335382.275	6235901.679
KNL-PB9	335402.813	6235925.374
KNL-PB10	335384.201	6235960.763
KNL-PB11	335348.934	6236024.673
KNL-PB12	335297.147	6236015.314
KNL-PB13	335197.989	6236197.472
KNL-PB14	335399.072	6236308.598
KNL-PB15	335476.834	6236169.664
KNL-PB16	335502.789	6236118.097
KNL-PB17	335404.893	6236055.391
KNL-PB18	335444.043	6235988.702
KNL-PB19	335426.019	6235978.533
KNL-PB20	335445.045	6235944.774
KNL-PB21	335428.846	6235934.983
KNL-PB22	335426.446	6235932.303
KNL-PB23	335423.087	6235920.999
KNL-PB24	335417.096	6235913.632
KNL-PB25	335393.622	6235906.563
KNL-PB26	335384.585	6235892.827
KNL-PB27	335381.997	6235823.648
KNL-PB28	335379.998	6235814.413
KNL-PB29	335374.706	6235798.188
KNL-PB30	335375.584	6235793.050
KNL-PB31	335369.647	6235773.176
KNL-PB32	335364.944	6235747.963
KNL-PB33	335348.553	6235638.350
KNL-PB34	335357.349	6235620.012
KNL-PB35	335397.049	6235596.361
KNL-PB36	335394.408	6235591.0971
KNL-PB36A	335384.370	6235585.550
KNL-PB36B	335374.028	6235585.061
KNL-PB36C	335338.435	6235607.818
KNL-PB36D	335341.497	6235613.746
KNL-PB37	335249.184	6235668.739
KNL-PB38	335247.152	6235665.424
KNL-TPB1	335247.152	6235665.424
KNL-TPB2	335235.662	6235647.735
KNL-TPB3	335230.141	6235650.405
KNL-TPB4	335234.790	6235667.430
KNL-TPB5	335237.064	6235672.308
KNL-AE1	335219.986	6236157.063
KNL-AE2	335224.593	6236164.063
KNL-AE3	335232.998	6236176.593
KNL-AE4	335239.047	6236185.886
KNL-AE5	335276.993	6236230.190
KNL-AE6	335294.615	6236250.871
KNL-AE7	335396.665	6236307.401
KNL-AE8	335352.666	6236272.600
KNL-AE9	335233.125	6236132.786

CABLE CORRIDOR EASEMENT EXCLUSION ZONE EXTENDS 200M EITHER SIDE OF EASEMENT. CONTRACTOR MUST OBTAIN APPROVAL IN WRITING FROM THE PORT AUTHORITY OF NSW PRIOR TO ANCHORING CONSTRUCTION VESSELS INSIDE THIS EXCLUSION ZONE.

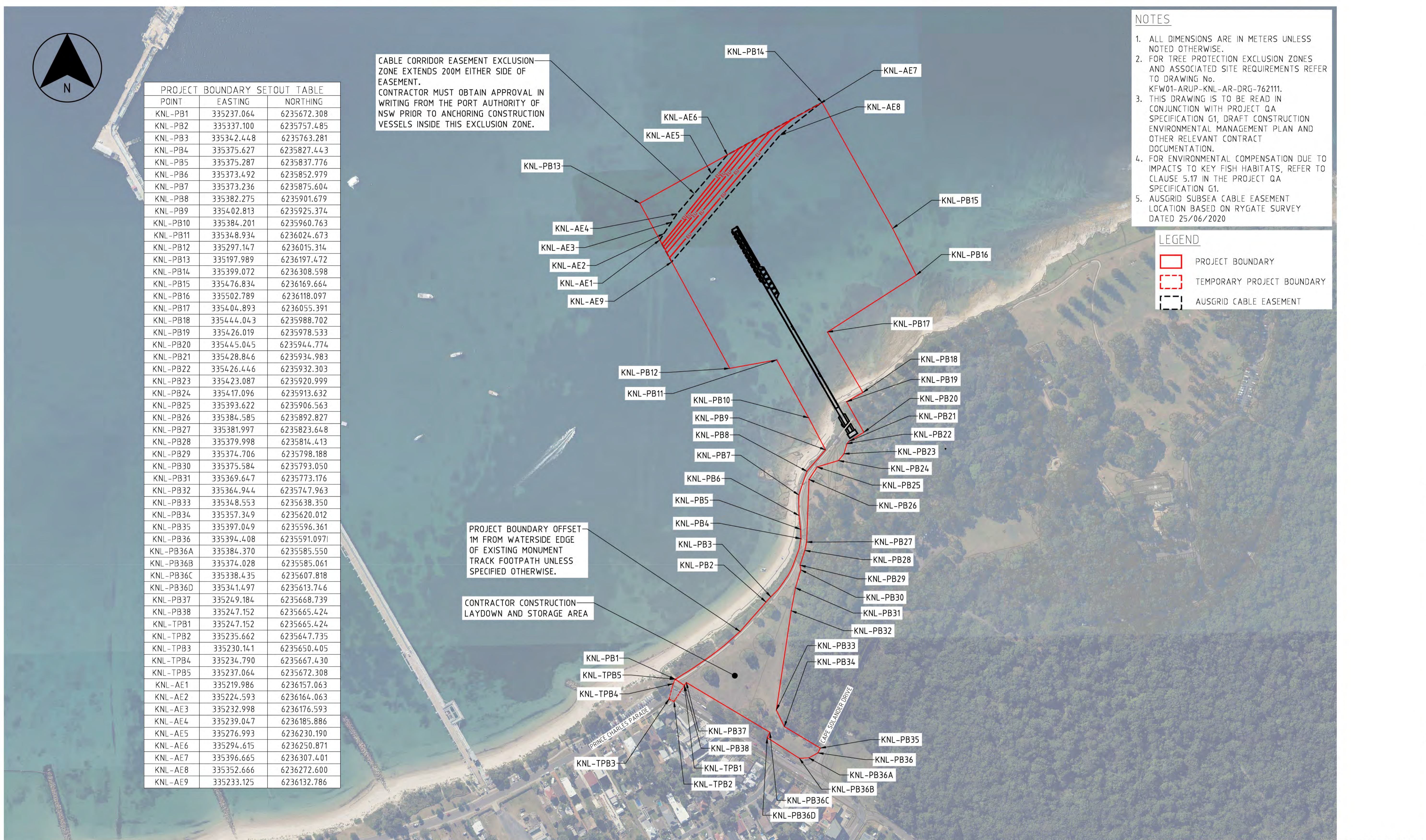
PROJECT BOUNDARY OFFSET 1M FROM WATERSIDE EDGE OF EXISTING MONUMENT TRACK FOOTPATH UNLESS SPECIFIED OTHERWISE.

CONTRACTOR CONSTRUCTION LAYDOWN AND STORAGE AREA

- NOTES**
1. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
 2. FOR TREE PROTECTION EXCLUSION ZONES AND ASSOCIATED SITE REQUIREMENTS REFER TO DRAWING No. KFW01-ARUP-KNL-AR-DRG-762111.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PROJECT QA SPECIFICATION G1, DRAFT CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN AND OTHER RELEVANT CONTRACT DOCUMENTATION.
 4. FOR ENVIRONMENTAL COMPENSATION DUE TO IMPACTS TO KEY FISH HABITATS, REFER TO CLAUSE 5.17 IN THE PROJECT QA SPECIFICATION G1.
 5. AUSGRID SUBSEA CABLE EASEMENT LOCATION BASED ON RYGATE SURVEY DATED 25/06/2020

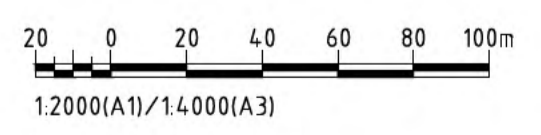
LEGEND

- PROJECT BOUNDARY
- TEMPORARY PROJECT BOUNDARY
- AUSGRID CABLE EASEMENT



SENSITIVE - NSW GOVERNMENT FOR CONSTRUCTION

DRAWING COLOUR CODED - PRINT ALL COPIES IN COLOUR



NO	ISSUED FOR CONSTRUCTION	AC 15.10.21	AC 15.10.21	DD 15.10.21
0	ISSUED FOR CONSTRUCTION	AC 15.10.21	AC 15.10.21	DD 15.10.21
AMD	DESCRIPTION	DESIGNER SIGN/DATE	VERIFIED SIGN/DATE	APPROVED SIGN/DATE

CO-ORDINATE SYSTEM: MGA ZONE 56 HEIGHT DATUM: A.H.D SCALE: 1:2000

This drawing has been prepared by Arup Australia Pty Ltd on behalf of and for the exclusive use of TNSW for the purposes of detailed design in relation to the Kamay Ferry Wharves Project, and is subject to and issued in accordance with the agreement between TNSW and Arup Australia Pty Ltd. Arup Australia Pty Ltd accepts no liability or responsibility to any third party who may rely on this drawing other than in accordance with the purpose for which this drawing has been prepared.

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ARCHITECTURAL DESIGN

DRAWN	ANDREW CROUCH	23.06.21
DESIGNED	ANDREW CROUCH	23.06.21
DRG CHECK	ANDREW CROUCH	15.10.21
DESIGN CHECK	ANDREW CROUCH	15.10.21
APPROVED	DAVID DACK	15.10.21

KAMAY FERRY WHARVES

KURNELL WHARF
 PROJECT BOUNDARY PLAN

FILE No.	SHEET: 1 OF 1	A1
STATUS: ISSUED FOR CONSTRUCTION		
DRG No.	EDMS No.	
KFW01-ARUP-KNL-AR-DRG-762205	0	

