



**Site audit commissioned by**

Name: Mr Anthony Vardas      Company: Karimbla Construction Services (NSW) Pty Ltd c/-  
Meriton Group

Address: Level 11, Meriton Tower, 528 Kent Street, Sydney      Postcode: 2000

Phone: 02 9287 2888      Fax :

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]*)

*Multi-level residential apartment blocks with up to two-level basement car park, roads and landscaped area.*

**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

Coffey Services Australia

Title(s) of report(s) reviewed:

- Coffey (1 December 2014) Preliminary Site Contamination Assessment - 5-13 Rosebery Avenue & 25-55 Rothschild Avenue Rosebery, (Ref: GEOTLCOV25209AB-AC Final2) (referred to as PSI).
- Coffey (16 February 2017) Detailed Site Investigation (Potential for Soil Contamination) - Phase 2 & Phase 4 Development - 5-13 Rosebery Avenue Roseberry (referred to as DSI), (Ref: ENAURHOD04836AD-R02b).
- Coffey (9 May 2017) Virgin Excavated Natural Material (VENM) Assessment of Phase 2 Development Area - 5-13 Rosebery Avenue, Rosebery NSW, (Ref: ENAURHOD04836AD-L03).
- Coffey (2 June 2017) Revised Contamination Management Plan: 5-13 Rosebery Avenue Rosebery, (Ref: ENAURHOD04836AD-R03a (REV1) (referred to as CMP).
- Coffey (28 June 2017) Assessment of Fill to be Retained On-site at Rosebery Redevelopment, 5-13 Rosebery Avenue, Rosebery NSW (Ref: ENAURHOD04836AD-L04 (REV1)).

**\*Strike out as appropriate**

- Coffey (28 July 2017a) Assessment of Fill Material to be Retained On-site at Rosebery Redevelopment, 5-13 Rosebery Avenue, Rosebery, NSW (Phase 4 Development Area) (Ref: ENAURHOD04836AD-L05).
- Coffey (28 July 2017b) Waste Classification for Impacted Fill in the Vicinity of BH103 Rosebery Redevelopment, 5-13 Rosebery Avenue, Rosebery, NSW (Ref: ENAURHOD04836AD-L06).
- Coffey (22 August 2017) Assessment of Fill Material Excavated from North Western Corner (SP7) to be Retained On-site at Rosebery Redevelopment, 5-13 Rosebery Avenue, Rosebery, NSW (Phase 4 Development Area) (Ref: ENAURHOD04836AD-L07).
- Coffey (25 August 2017) Addendum to Detailed Site Investigation (Potential for Soil Contamination) - Phase 2 & 4 Development 5-13 Rosebery Avenue Rosebery NSW, (Ref: ENAURHOD04836AD-R06a).
- Coffey (14 September 2017) Validation Report - Phase 4-1 Development 5-13 Rosebery Avenue, Rosebery NSW, (Ref: ENAURHOD04836AD-R07) (referred to as Validation Report).

~~Other information reviewed:~~

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.....  
.....

**Site audit report**

Title: Site Audit Report Phase 4-1 Development Area 5-13 Rosebery Avenue, Rosebery, NSW

Report no. 17080 SAR105

Date: 21 September 2017

## 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 site 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)~~

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

.....  
.....  
.....

~~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 B**

~~Purpose of the plan<sup>1</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):~~

~~.....  
.....  
.....~~

<sup>1</sup> For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

\* Strike out as appropriate

**Overall comments**

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**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. 0802**).

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: 21 September 2017

## 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:

#### EPA (NSW)

Contaminated Sites Section  
PO Box A290, SYDNEY SOUTH NSW 1232  
nswauditors@epa.nsw.gov.au

AND

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



**JBW SURVEYORS PTY LTD**  
 CLIENT: MERITON GROUP  
 PROJECT: ROTHSCILD AVENUE, CREWE PLACE & DALMNEY AVENUE - ROSEBERY  
 AUTOCAD MODEL: 12451 ROSEBERY ROTHSCILD AVE PHASE 4-1 SITE R01  
 PLAN: 12451 - 1:1 SCALE IN METRES  
 ISSUED DATE: 05/09/17  
 REVISION: 1

**GENERAL NOTES**  
 CAD DIGITAL DATA : JBW SURVEYORS PTY LTD  
 THE INFORMATION SUPPLIED IN THIS DATA FILE IS SUPPLIED ON THE CONDITION THAT THESE GENERAL NOTES ARE ALWAYS STORED WITH THE SUPPLIED CAD DRAWINGS. & IF THE DATA IS PROVIDED TO ANY PARTY IN ANY FORM OF HARD COPY OR COMPUTER MEDIA THEN THESE GENERAL NOTES WILL ALSO BE A PART OF THAT HARD COPY OR COMPUTER MEDIA DATA.  
 THE GRID SYSTEM SHOWN RELATES TO THE MAPPING GRID OF AUSTRALIA (MGA), THE ORIGIN OF WHICH IS:  
 50M 4936 E 334377.28 N 4424760.340 CLASS 8 ORDER 2  
 50M 125058 E 334329.254 N 4424555.953 CLASS 8 ORDER 2  
 AS SUPPLIED BY SCMS DATED 02/09/2014.  
 THE SUBJECT PROPERTY BOUNDARIES HAVE BEEN SURVEYED AND ARE SUBJECT TO LOGGEMENT AND REGISTRATION AT THE LPT OF A PLAN OF REDEFINITION OR SUBDIVISION.  
 THE BOUNDARIES SHOULD BE SURVEYED AND MARKED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK.  
 NO EXISTING OR PROPOSED EASEMENTS, RESTRICTIONS OR COVENANTS BENEFITING OR BURDENING THE SUBJECT LAND HAVE BEEN SHOWN ON THIS PLAN. THIS PLAN HAS BEEN PREPARED AS INSTRUCTED SOLELY FOR THE PURPOSE OF SHOWING THE PERIMETER AND PROPOSED INTERNAL BOUNDARIES WITHIN THE DEVELOPMENT RELATED TO THE MGA COORDINATE SYSTEM.  
 WITH THE EXCEPTION OF LOT 101 "PHASE 1" THE BOUNDARIES AND LOT NUMBERS SHOWN HAVE BEEN DERIVED FROM THE FOUR PHASE PLAN REFERENCE NUMBER "12449-1000001-1000151-1000001-1000001" DATED 22/12/2015 AS INSTRUCTED. BEARINGS HAVE BEEN ROUNDED TO THE NEAREST 5" & DISTANCES HAVE BEEN ROUNDED TO 5mm.

■ DENOTES PHASE 4-1 SITE AUDIT AREA AS ADVISED 5/09/2017.

DATE	REVISION	AUTH.

**JBW Surveyors Pty Ltd.**  
 ACN 001619373  
 Level 7, 374 Bay Street Brighton-Le-Sands NSW 2216  
 Phone: (02) 9335 9100 Fax: (02) 9556 3100  
 www.jbw.com.au  
 Liability limited by a scheme approved under Professional Standards Legislation.

**CLIENT**  
 MERITON GROUP

THIS DOCUMENT IS THE PROPERTY OF JBW SURVEYORS PTY LTD AND SHALL ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED. UNAUTHORISED USE OF THIS DOCUMENT IS PROHIBITED.

PLAN SHOWING DIMENSIONED PROPOSED BOUNDARY LAYOUT WITH MGA COORDINATES AT BOUNDARY CORNERS

PROJECT: ROTHSCILD AVENUE, CREWE PLACE & DALMNEY AVENUE - ROSEBERY

LOCALITY: ROSEBERY LOCAL GOVERNMENT AREA: SYDNEY

SCALE: 1:400 @ A0	PLAN REF.
DATUM: N/A	124517
DATE: 05/09/17	PHASE 4-1 SITE
DESIGNED: WDT	DRAWN: JT