

## STATEMENT OF ENVIRONMENTAL AUDIT

I, John Michael Nash, of Douglas Partners Pty Ltd, a person appointed by the Environment Protection Authority of Victoria under the Environment Protection Act 1970 ("the Act") as an environmental auditor for the purpose of the Act as recognised in the Northern Territory, having:-

1. been requested by Department of Lands, Planning and Environment and Exact Pty Ltd to issue a statement of environmental audit in relation to the site located at the 11 Frances Bay Drive, Darwin ("the site"), other wise known as Lot 5671 Town of Darwin and proposed Lots 7090-7098 subdivision of Lot 5761 under development permit DP99/0445, owned/occupied by Exact Pty Ltd;
2. had regard to, amongst other things;
  - (i) relevant guidelines issued by the Victorian EPA and endorsed by the Department of Lands, Planning and Environment, Northern Territory, including guidelines issued by the National Environment Protection Council;
  - (ii) the beneficial uses that may be made of the above site; and
  - (iii) relevant environment protection policies and related waste management policies;

in making a total assessment of the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to, any beneficial use made of the site by any industrial processes or activity, waste or substance (including any chemical substance);

and

3. completed an environmental assessment and audit in general accordance with Section 57 of the above Act, copies of which reports and statement of environmental audit have been sent to the Department of Lands, Planning and Environment, Northern Territory.

HEREBY STATE that I am of the opinion that:

1. The site is suitable for the following beneficial use(s) subject to the recommended conditions noted below :-

*Commercial, corporate and high rise residential apartments land use with minimal opportunities for soil access; including dwellings with fully and permanently paved (private) yard spaces such as apartments and flats and where landscaped gardens are generally in communal title.*

Recommended conditions of the audit are :

- *Prevention of the abstraction or use of groundwater from the site;*
- *The majority of the site to be built over or permanently paved, particularly any private courtyards which may exist; and*
- *Landscaped areas to be under communal title.*

2. I have not issued the equivalent of an unconditional certificate of environmental audit for the site. The reasons for which are presented in the site reports and are summarised as follows:
- *Residual hydrocarbon contamination remains on site at depth and below the water table;*
  - *Some residual potential exists for the on-site presence and off-site migration of ground-water which contains certain hydrocarbon compounds at levels which may exceed published guidelines for the protection of ecosystem or drinking water abstraction, in this context it should be noted that these factors are not anticipated to have any impact on the proposed residential development of the site, or on the health and well being of any future site occupants or users;*
  - *It should be further noted that there is no reasonable likelihood of the groundwater in, or immediately down-gradient of the site being developed or used as a viable potable resource, this is due to natural salinity, low formation transmissivity, seasonally ephemeral nature of the groundwater flow and likely presence of similar contamination from neighbouring sites; and*
  - *As the site is zoned CBD in the Darwin Town Plan and the development at proposed Lots 7090-7098 will be multi-storey high rise offices and apartments, there will be no difficulty in complying with the above conditions.*

This statement of environmental audit should be read in conjunction with the various environmental reports prepared in regard to the site including:

- *Report on Site Remediation and Rehabilitation, Darwin Rail Terminal Site, Darwin Northern Territory, Project 26514, dated January 2001,*
- *Bioremediation Pilot Study Darwin Rail Terminal, Project No 23109-1, dated March 2000,*
- *Remediation Action Plan, Darwin Rail Terminal Site, Darwin Northern Territory, Project No 23109, dated January 2000,*
- *Review of Report by Woodward Clyde Pty Ltd on Darwin National Rail Yard, Project No 23109, dated November 1999*
- *Phase IIA Site Investigation of the former Darwin Rail Yard, Lot 6761 Darwin NT, dated April 1997.*

Further details regarding the condition of the site may be found in the above reports.

DATED: 29 March 2001