

## STATEMENT OF ENVIRONMENTAL AUDIT

I, John Michael Nash, of Douglas Partners Pty Ltd, a person appointed by the Environment Protection Authority of Victoria ("the Authority") 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 the Department of Infrastructure, Planning and Environment, and Hammer JV Pty Ltd to issue a statement of environmental audit in relation to the site located at 21 Goyder Road, Parap ("the site"), known as 'Stage 1' or Part Lot 4669, 'Hastings Over Mindil', Town of Darwin, (part of proposed Lot 7462) owned/occupied by Hammer JV Pty Ltd;
2. had regard to, amongst other things;
  - (i) relevant guidelines issued by the Victorian EPA and endorsed by the Department of Infrastructure, 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, related waste management policies, and planning instruments;

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 53X of the above Act so far as it applies to the Northern Territory, a copy of which report and statement of environmental audit have been sent to the Department of Infrastructure, 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 :-
  - Standard residential (land use) with gardens and accessible soil as defined as Human (Health) Exposure Setting 'A' in the *National Environment Protection Measure (Assessment of Site Contamination) Measure*, National Environment Protection Council, 1999); and
  - Other less sensitive uses as defined by human (health) exposures settings 'D', 'E' and 'F' of the same document.

Recommended conditions of the audit are:

- Groundwater should not be abstracted from the site for drinking supply purposes; and
- A suitably worded agreement to this effect should be made between the relevant parties and be issued in the appropriate form and under the relevant Authority to implement this restriction.

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:

- Concentrations of the heavy metals cadmium, copper, lead and zinc are present in groundwater beneath the site at trace levels and in some samples analysed were above the trigger levels for the protection of 95% of species published in the *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*, (Australian and New Zealand Environment and Conservation Council & Agriculture and Resource Management Council of Australia and New Zealand, 2000). These levels of metals are however within the *Australian Drinking Water Guideline* levels published by the National Health and Medical Research Council and Agriculture and Resource Management Council of Australia and New Zealand, 1996).
- In one sample of groundwater lead was detected at a concentration above the published drinking water level (although it is noted that this exceedance was not replicated in a subsequent repeat sample taken from the same test location).
- The actual source of these contaminants is not clear and may be derived either from contaminants in urban runoff or from on-site sources, or from both sources. The reported levels of metals in groundwater will attenuate rapidly down gradient by dilution and dispersion and are also expected to decline to background concentrations over time, within the site particularly noting that the potential sources of contamination on the site have now been removed. The reported levels of heavy metals in groundwater will not, however, affect the future utility of the land subject to the conditions of audit.

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

- EcOz (2001). Phase One Audit Report Hastings Deering Darwin, Report No R001a, dated 20 August 2001.
- Douglas Partners (2002). Report on Phase 2 Contamination Assessment Proposed Redevelopment Under SU57 Zoning, Project No, 26601, dated August 2002.
- PPK Environment & Infrastructure (2002). Site Audit Report – Former Hastings Deering Site, dated 28 August 2002.
- Douglas Partners (2004). Remediation Action Plan Proposed Redevelopment of Lot 4669 Goyder Road Parap, Project No 26601A, dated March 2004 Rev2.
- Osborne Family Holdings (2004). Proposed Redevelopment of Lot 4669 Goyder Road Parap Procedural Document for Remediation Component, dated March 2004 Revision A.
- Douglas Partners (2004). Report on Additional Contamination Assessment, Site Remediation and Rehabilitation Proposed Redevelopment Hastings Over Mindil, Part Lot 4669 21 Goyder Road, Parap, Project No 26601B, dated August 2004.

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

This statement forms part of environmental audit report No DP/NT/102 Douglas Partners Report No 36951, dated 24 August 2004. Further details of the condition of the site may be found in the environmental audit report.

DATED: 30 August 2004

Signed:



J. M. Nash  
ENVIRONMENTAL AUDITOR (CONTAMINATED SITES)