



Statement of Environmental Audit

This Statement provides a summary of the findings of an Environmental Audit of the Site referred to as **Areas 1 and 2 of the Berrimah Farm and Prison Site** located at **Stuart Highway, Berrimah**, Northern Territory in accordance with Section 47d of the *Waste Management and Pollution Control Act (NT)*.

Name of Auditor	Dr Peter Nadebaum
Term of appointment of Auditor (under the Victorian Environment Protection Act 1970)	16 May 1990 to 25 September 2015
Date Audit requested	March 2009
Owners of the site	Northern Territory Government under the Administration of Department of Construction and Infrastructure.
Person requesting a Certificate	Graham Clarke of the Northern Territory Government Department of Construction and Infrastructure.
Municipality	Located on unincorporated land.
Title Information	Portion 001168 Hundred of Bagot Plan OP001274, Section 04195 Hundred of Bagot Plan S 86/226C, Section 04989 Hundred of Bagot Plan S97/293B (CUFT 611 881 Order 1)
Area of the Site	62.5 hectares
Zoning	Community Purpose, Future Development, General Industry, Light Industry and Utilities

The audit has had regard to, amongst other things:

- The Waste Management and Pollution Control Act (NT),
- The National Environment Protection (Assessment of Site Contamination) Measure (NEPM 1999),
- Water Act (NT),
- Advice provided by the Northern Territory Environment Heritage & Arts Division, Department of Natural Resources Environment & the Arts (EHA/DNRETA), and
- Guidance provided by the Victorian Environment Protection Authority.

Summary of findings

The Site is historically an undeveloped area that was utilized for farming and agricultural purposes. No remediation works have been carried out at the site.

The proposed use of the site is not well defined at this time and is likely to include a range of uses including residential, commercial, industrial, and open space. With respect to these uses, the audit has reached the following conclusions:

- The condition of the site is consistent with its prior use of the land for farming and agricultural purposes. The results of soil sampling and analysis has noted minor exceedences of TPH, zinc and vanadium; however, the exceedences are localised and not representative of conditions that would adversely affect the use of the site. No asbestos has been observed.



- No aesthetic impacts of soil were identified at the site.
- The potential for UXO to be present has been the subject of investigation, and it has been concluded that UXO are very unlikely to be present at the site and UXO poses a very low risk at the site.
- The quality of the groundwater is consistent with the background conditions expected for the area, noting the prior historical use of the area for farming purposes (including the use of the land for grazing of cattle and the application of fertilisers) and the natural mineralisation. While nutrients (nitrogen and phosphorus) and metals are present at low concentrations and some minor exceedences of acceptance criteria are observed, the quality of groundwater is not expected to preclude the use of groundwater assuming that treatment normally applied in such use is adopted.

Suitability of the Site

On the basis of the work undertaken, the auditor is of the opinion that the site is suitable for the intended purpose, that being a development with mixed use for residential, commercial, industrial, and open space.

Other related information:

Groundwater quality at the site is consistent with the background conditions in the area, which includes a low pH which is typically observed in tropical environments and nutrients typically observed in farming areas. Low pH waters can corrode buildings and structures, therefore design provisions for structures in tropical environments should apply. Where water is used for irrigation or drinking purposes, appropriate treatment and management practices should apply. The reader should refer to Section 7.5 of this report for further information.

An assessment has been carried out to confirm the absence of UXO. This did not identify UXO, and it has been concluded that there is a very low potential for UXO to be present at the site. Should any UXO be encountered at the site, the item should be left alone and the appropriate authorities contacted.

Note that this audit considers only contamination of the soil and groundwater by potentially hazardous substances, and does not consider or advise on geotechnical conditions, suitability of soil and fill for planting from the perspective of nutrient content and physical form, and other aspects of the suitability of the land for development that are not related to hazardous substances.

The Disclaimers are outlined at the end of this report should be referred to.

DATED: 4 July 2011

SIGNED:

PETER NADEBAUM

Environmental Auditor (Appointed Pursuant to the Victorian Environmental Protection Act 1970) and recognised in the Northern Territory under section 68 of the *Waste Management and Pollution Control Act (NT)*.