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Ms Kirsten Williams
Department of Lands,
Planning and Environment
Northern Territory Government
GPO Box 1680
DARWIN NT 0801

17 April 2000
ME01630:L04RAGDG.DOC

Dear Kirsten

ENVIRONMENTAL SITE AUDIT REPORT: FORMER COMMONWEALTH AND NT
GOVERNMENT DEPOT SITES, PARAP, DARWIN

As an Environmental Auditor (Contaminated Land) appointed by the Victorian Environment Protection Authority under Section 57 of the Environment Protection Act 1970, I was engaged by Mr Brian Colless of Colless and O'Neill in November 1998 and May 1999 to undertake an environmental audit of two adjacent parcels of land at Stuart Highway, Parap, Darwin:

- Lot 5234 (incorporating Lot 5235), being the former Commonwealth DASFLEET depot site; and
- Lot 4990 (incorporating Lot 5720), being the former NT Government depot site.

The environmental audit of this site has been completed, based on information obtained from the staged environmental assessment, remediation and validation program undertaken for the site.

The findings of the environmental audit are summarised below.

- (a) Previous site uses had resulted in localised contamination of soil, particularly due to storage of a range of materials including hydrocarbon fuels, workshop operations and on-site use or storage of pesticides.
- (b) A preliminary site assessment was undertaken for the two Lots comprising the total site, followed by a further more detailed

assessment, which together adequately characterised the soil quality conditions on the site and provided the basis for remedial planning. Principal contaminants of concern were localised elevated concentrations of some heavy metals (including arsenic, lead, copper and zinc), OC pesticides, and petroleum hydrocarbons.

- (c) A remediation and validation program was conducted which demonstrated that contaminated soil was removed from the site to the extent that remaining soils comply with acceptance criteria protective of human health, amenity and environmental quality under any feasible future site use, including sensitive uses such as low or medium density residential. The design of the site assessment and validation program was considered adequate to give a high degree of confidence that unacceptable contamination does not remain on site.
- (d) Contaminant concentrations exceed the thresholds of potential concern for environmental quality protection at isolated locations for TPH, arsenic, chromium, zinc, aldrin, dieldrin and chlordane. These exceedences are not considered significant, and are not representative of typical or average contaminant concentrations remaining on-site. In addition, the concentrations of all contaminants remaining on-site are below the relevant Australian health based guidelines for sensitive site uses including residential.
- (e) The past operation of underground fuel storage tanks (USTs) on the site presented a potential risk of contamination of groundwater. The UST remediation and validation program demonstrated that the UST operation had resulted in minimal soil contamination in the vicinity of the USTs and low risk of contamination of deeper soils or groundwater. There are no actual or likely uses of groundwater in the vicinity or on the site. A limited investigation of groundwater quality at the site found no contamination of groundwater except for the presence of trace concentrations of heavy metals. On this basis, the Auditor is satisfied that groundwater contamination is unlikely and is not a constraint on future site use. Further groundwater investigation or remediation is not required.
- (f) The aesthetic conditions of site soils are suitable for any feasible uses and the proposed use of the site. The past use of the site and its current (post-remediation) conditions do not present a significant risk to air quality or of contamination of surface waters.

Outcome of Environmental Audit

On the basis of my evaluation of site contamination conditions, as described in the Environmental Site Audit Report (a copy of which has been provided to the Department), I am of the opinion that the condition of the site is suitable for feasible uses, including the low density residential subdivision proposed by the Blake Property Group, without further investigation, assessment or remedial action.

SINCLAIR KNIGHT MERZ

The current environmental conditions of the site do not present a constraint on the future development of the site or its long term management.

Should you require further information, please call me on (03) 9248 3393.

Yours sincerely

Rick Graham
Environmental Auditor
(Contaminated Land)