

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 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 3' or Part Lot 4669, 'Salvation Army Land Swap Site', Town of Darwin, (proposed Lot 7463) 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:
Not Applicable

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:

- Surficial soils in one sampled location contain concentrations of cadmium and zinc which exceed the Provisional Phyto-toxicity Investigation Levels (*Guidelines for the NSW Site Auditor Scheme* (NSW EPA, 1998), and Interim Environmental Investigation Levels *National Environment Protection Measure (Assessment of Site Contamination) Measure*, (National Environment Protection Council, 1999) for those metals.
- The reported levels are however well within the corresponding Human Health Exposure (investigation) Levels published in the above documents and accordingly in the Auditor's opinion do not represent any risk to human health or well being. The vertically and laterally isolated occurrences of cadmium and zinc in soil, although in excess of the published Provisional Phyto-toxicity Investigation Levels and Interim Environmental Investigation Levels, are not considered likely to adversely impact plants which may be cultivated on the site, or to impact the local environment in any significant way.

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 Salvation Army Land Swap 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/103 Douglas Partners Report No 36951-1 dated 19 August 2004. Further details of the condition of the site may be found the environmental audit report.

DATED: 20 August 2004

Signed:



J. M. Nash
ENVIRONMENTAL AUDITOR (CONTAMINATED SITES)