

## 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 Natural Resources, Environment, the Arts and Sport, 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 2' or Part Lot 7468 Salonika Street, Parap, Northern Territory (formerly part Lot 4669 (No. 21) Goyder Road, Parap.
2. had regard to, amongst other things;
  - (i) relevant guidelines issued by the Victorian EPA and endorsed by the Department of Natural Resources, Environment, the Arts and Sport, and Department of Planning and Infrastructure, 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 Planning and Infrastructure, 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 :-
  - Residential (land use) with minimal opportunities for soil access: includes dwellings with fully and permanently paved yard space such as high rise apartments and flats, as defined as Human (Health) Exposure Setting 'D' 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 setting 'F' as defined in 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. An unconditional Certificate of Environmental Audit is not issued for the site. The reasons for which are presented in the site reports and are summarised as follows:
- Concentrations of the heavy metals copper and zinc are present in soil within the site which exceed the EIL/PPIL for those substances.
  - Trace levels of the same metals were found in groundwater samples which 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).
  - Lead as noted in the Environmental Audit Report for the adjacent site (Stage 1) was in one sample above 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, 2004).

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

- EcOz Pty Ltd (2001). Phase One Audit. Hastings Deering Darwin prepared for Hastings Deering (Australia) Ltd;
- Douglas Partners Pty Ltd (2002). Report on Phase 2 Contamination Assessment. Proposed Redevelopment Under SU57 Zoning prepared for Osborne Family Holdings;
- PPK Environment and Infrastructure (2002). Site Audit Report. Former Hastings and Deering Site prepared for Osborne Family Holdings;
- Douglas Partners (2004). Remediation Action Plan Proposed Redevelopment of Lot 4669 Goyder Road Parap, Project No 26601A, dated March 2004 Rev2; and
- Osborne Family Holdings (2004). Proposed Redevelopment of Lot 4669 Goyder Road Parap Procedural Document for Remediation Component, dated March 2004 Revision A.
- Report on Additional Contamination Assessment Proposed Commercial and Residential Development, Part Lot 7468, Salonika Street, Parap, Northern Territory, Douglas Partners, dated 29 July 2009, Project 26601B (report cover dated October 2009).
- Report on Additional Contamination Assessment, Site Remediation and Rehabilitation Proposed Commercial and Residential Development, Part Lot 7468, Salonika Street, Parap, Northern Territory, Douglas Partners, dated October 2009, Project 26601B.

Additional material referenced or taken into account in the environmental audit includes:

- PPK E&I (2002). Site Audit Report – Former Hastings Deering Site, dated 28 August 2002;
- Environmental Audit Report No DP/NT/102, Environmental Audit Report on “Hastings over Mindil” Part Lot 4669 (No. 21) Goyder Road, Parap, NT dated August 2004.

- Relevant correspondence between the auditor and other parties which is included at Appendix B of this report; and
- Osbourne Family Holdings (2009). Architectural Layout Plans, Project 'The Avenue', dated 26 March 2009.

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/104 Douglas Partners Report No 36951.01, dated 5 March 2010. Further details of the condition of the site may be found in the environmental audit report.

DATED: 5 March 2010

Signed:

A handwritten signature in black ink, appearing to be 'J. M. Nash', written over a light blue horizontal line.

J. M. Nash  
ENVIRONMENTAL AUDITOR (CONTAMINATED SITES)