



NSW Site Auditor Scheme

Site Audit Statement

A site audit statement summarises the findings of a site audit. For full details of the site auditor's findings, evaluations and conclusions, refer to the associated site audit report.

This form was approved under the *Contaminated Land Management Act 1997* on 12 October 2017. For information about completing this form, go to Part IV.

Part I: Site audit identification

Site audit statement no. **326**

This site audit is a:

statutory audit

~~non-statutory audit~~

within the meaning of the *Contaminated Land Management Act 1997*.

Site auditor details

(As accredited under the *Contaminated Land Management Act 1997*)

Name **Dr Ian C Swane**

Company **Ian Swane & Associates Pty Ltd**

Address **PO Box 359, Mortdale NSW**

Postcode **2223**

Phone **0418 867 112**

Email iswane@bigpond.com

Site details

Address **Stage 1 Development at William Clarke College, 10 Morris Grove, Kellyville NSW (Figures 1 to 3)**

Postcode **2155**

Property description

(Attach a separate list if several properties are included in the site audit.)

Part of Lot 10 DP 1169003

Local government area **The Hills Shire Council**

Area of site (include units, e.g. hectares) **Stage 1 site 10,370 m² (1.037 ha) comprising: Bryson Building (6,860 m²), school carpark (3,060 m²), waste collection facility (450 m²)**

Current zoning **R2: Low density residential and R3: Medium density residential**

Regulation and notification

To the best of my knowledge:

~~the site is the subject of a declaration, order, agreement, proposal or notice under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985, as follows: (provide the no. if applicable)~~

~~Order no.~~

~~Proposal no.~~

~~Notice no.~~

the site is not the subject of a declaration, order, proposal or notice under the *Contaminated Land Management Act 1997* or the *Environmentally Hazardous Chemicals Act 1985*.

To the best of my knowledge:

~~the site has been notified to the EPA under section 60 of the Contaminated Land Management Act 1997~~

the site **has not** been notified to the EPA under section 60 of the *Contaminated Land Management Act 1997*.

Site audit commissioned by

Name **Joshua Gosling – Junior Contracts Administrator**

Company **Rohrig Constructions**

Address **Level 9, Suite 6, 241A O’Riordan Street, Mascot NSW**

Postcode **2020**

Phone **0481 975 705**

Email joshuag@rohrig.com.au

Contact details for contact person (if different from above)

Name **Not applicable**

Phone **Not applicable**

Email **Not applicable**

Nature of statutory requirements (not applicable for non-statutory audits)

~~Requirements under the *Contaminated Land Management Act 1997* (e.g. management order; please specify, including date of issue)~~

~~Requirements imposed by an environmental planning instrument (please specify, including date of issue)~~

Development consent requirements under the *Environmental Planning and Assessment Act 1979* (please specify consent authority and date of issue)

Development consent for State Significant Development SSD-35715221 dated 20 October 2023 (Ref [20]) and Modification 2 (SSD-35715221-MOD-2) dated 11 July 2025 (Ref [22])

~~Requirements under other legislation (please specify, including date of issue)~~

Purpose of site audit

A1 To determine land use suitability

Intended uses of the land: **Primary and secondary school (NEPM Residential A land use criteria)**

~~OR~~

~~**A2** To determine land use suitability subject to compliance with either an active or passive environmental management plan (EMP)~~

~~Intended uses of the land: _____~~

~~OR~~

~~(Tick all that apply)~~

~~**B1** To determine the nature and extent of contamination~~

~~**B2** To determine the appropriateness of:~~

~~an investigation plan~~

~~a remediation plan~~

~~a management plan~~

~~**B3** To determine the appropriateness of a site testing plan to determine if groundwater is safe and suitable for its intended use as required by the *Temporary Water Restrictions Order for the Botany Sands Groundwater Resource 2017*~~

~~**B4** To determine the compliance with an approved:~~

~~voluntary management proposal or~~

~~management order under the *Contaminated Land Management Act 1997*~~

~~B5 To determine if the land can be made suitable for a particular use (or uses) if the site is remediated or managed in accordance with a specified plan.~~

~~Intended uses of the land:~~

Information sources for site audit

Consultancies which conducted the site investigations and/or remediation:

JK Environmental (JKE), EI Australia (EIA), Neo Consulting, WSP

Titles of reports reviewed:

1. JK Environments (8 August 2022) “*Preliminary (Stage 1) Site Investigation for Proposed Hub Building at 10 Morris Grove, Kellyville, NSW*”. Document No: E34953BTrptRev1 prepared for Willian Clarke College
2. JK Environments (8 August 2022) “*Review of Environmental Sensitive Areas, Including Soil, Riparian and Water Resources Proposed Hub Building, 10 Morris Grove, Kellyville, NSW*”. Document No: E34953BTrptRev1 prepared for Willian Clarke College
3. EI Australia (19 September 2022) “*Detailed Site Investigation, William Clarke College, 10 Morris Grove, Kellyville NSW*”. Document No: E25768.E02_Rev0 prepared for Willian Clarke College
4. EI Australia (29 May 2023) “*Preliminary Site Investigation, Concept Plan and Stage 1, William Clarke College, 10 Morris Grove, Kellyville NSW*”. Document No: E25768.E01_Rev2 prepared for Willian Clarke College
5. Neo Consulting (26 November 2025) “*Construction Environmental Management Plan, William Clarke College, 1 Morris Grove, Kellyville NSW 2155*”. Document No: M20533 prepared for Ozzbuild
6. WSP (27 January 2026) “*William Clarke College: Construction Environmental Management Plan*”. Revision 7 prepared for Rohrig Constructions
7. Rohrig Constructions (7 April 2026) “*Site Audit Close-out Report, William Clarke College Bryson Building, 1 Morris Grove, Kellyville 2155 NSW*”
8. Ozzbuild (10 April 2026) “*Close Out Report, William Clarke College, Adjacent Stage 1 Works*”

Additional environmental reports reviewed for this SAR were (in chronological order):

20. Planning NSW (20 October 2023) “*Development Consent for Application Number SSD-35715221*”. 39 pages
21. PMDL (24 June 2025) WCC Masterplan + Stage 1 Works, William Clarke College, Stamped Plans. Dwg Nos. DA101F, DA102G, A0212B, A0220A, SD-13C, SD-16C and SD-17C
22. Planning NSW (11 July 2025) Modification 2 “*Development Consent for Application Number SSD-35715221-MOD-2*”. 41 pages
23. WSP (27 January 2026) “*Rohrig Constructions, William Clarke College: Construction Environmental Management Plan*”. Prepared for Rohrig Constructions, revision F
24. Neo Consulting (26 November 2025) “*Construction Environmental Management Plan, Ozzbuild, Proposed Development at: William Clarke College, 1 Morris Grove, Kellyville NSW 2155*”. Prepared for Ozzbuild, revision V1

Site audit report details

Title **Site Audit Report 326 by Dr Ian Swane, Stage 1 Development at William Clarke College, 10 Morris Grove, Kellyville NSW 2155**

Report no. **326**

Date **15 April 2026**

Part II: Auditor's findings

Please complete either Section A1, Section A2 or Section B, not more than one section.
(Strike out the irrelevant sections.)

- Use **Section A1** where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land uses **without the implementation** of an environmental management plan.
- Use **Section A2** where site investigation and/or remediation has been completed and a conclusion can be drawn on the suitability of land uses **with the implementation** of an active or passive environmental management plan.
- Use **Section B** where the audit is to determine:
 - (B1) the nature and extent of contamination, and/or
 - (B2) the appropriateness of an investigation, remediation or management plan¹, and/or
 - (B3) the appropriateness of a site testing plan in accordance with the *Temporary Water Restrictions Order for the Botany Sands Groundwater Source 2017*, and/or
 - (B4) whether the terms of the approved voluntary management proposal or management order have been complied with, and/or
 - (B5) whether the site can be made suitable for a specified land use (or uses) if the site is remediated or managed in accordance with the implementation of a specified plan.

Section A1

I certify that, in my opinion:

The **site is suitable** for the following uses:

(Tick all appropriate uses and strike out those not applicable.)

~~Residential, including substantial vegetable garden and poultry~~

~~Residential, including substantial vegetable garden, excluding poultry~~

Residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry

Day care centre, preschool, primary school

Residential with minimal opportunity for soil access, including units

¹ For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

- Secondary school
- Park, recreational open space, playing field
- Commercial/industrial
- ~~Other (please specify):~~

OR

~~I certify that, in my opinion, the site is not suitable for any use due to the risk of harm from contamination.~~

Overall comments:

1. This Section A1 site audit statement ('SAS') only applies to the part of William Clarke College defined by the Stage 1 development specified by the Mod-2 development consent (Ref [22]) at the time this SAS was issued (the 'Site'). The Site covered 1.037 ha and consisted of three areas shown in Figure 2, comprising:
 - Bryson Building (6,860 m²)
 - School carpark (3,060 m²)
 - Waste collection facility (450 m²)

The Site covered 11 % of the 9.64 ha College property.
2. This SAS should be read in conjunction with the site audit report (SAR).
3. Landscaping materials imported to the Site should be suitable for the proposed development and meet NSW EPA and Council requirements for Residential A land use.

~~Section A2~~

~~I certify that, in my opinion:~~

~~Subject to compliance with the attached environmental management plan² (EMP), the site is suitable for the following uses:~~

~~(Tick all appropriate uses and strike out those not applicable.)~~

- ~~Residential, including substantial vegetable garden and poultry~~
- ~~Residential, including substantial vegetable garden, excluding poultry~~
- ~~Residential with accessible soil, including garden (minimal home grown produce contributing less than 10% fruit and vegetable intake), excluding poultry~~
- ~~Day care centre, preschool, primary school~~
- ~~Residential with minimal opportunity for soil access, including units~~
- ~~Secondary school~~
- ~~Park, recreational open space, playing field~~
- ~~Commercial/industrial~~

² Refer to Part IV for an explanation of an environmental management plan.

~~Other (please specify):~~

EMP details

Title _____

Author _____

Date _____ No. of pages _____

EMP summary

.....

The EMP: (Tick appropriate box and strike out the other option.)

~~requires operation and/or maintenance of active control systems³~~

~~requires maintenance of passive control systems only³.~~

Purpose of the EMP:

Description of the nature of the residual contamination:

Summary of the actions required by the EMP:

How the EMP can reasonably be made to be legally enforceable:

How there will be appropriate public notification:

Overall comments:

Section B

Purpose of the plan⁴ which is the subject of this audit:

~~I certify that, in my opinion:~~

~~(B1)~~

~~The nature and extent of the contamination has been appropriately determined~~

~~The nature and extent of the contamination **has not** been appropriately determined~~

~~AND/OR (B2)~~

~~The investigation, remediation or management plan is appropriate for the purpose stated above~~

~~The investigation, remediation or management plan **is not** appropriate for the purpose stated above~~

³ Refer to Part IV for definitions of active and passive control systems.

⁴ For simplicity, this statement uses the term 'plan' to refer to both plans and reports.

~~AND/OR (B3)~~

~~The site testing plan:~~

~~is appropriate to determine~~

~~is not appropriate to determine~~

~~if groundwater is safe and suitable for its intended use as required by the Temporary Water Restrictions Order for the Botany Sands Groundwater Resource 2017~~

~~AND/OR (B4)~~

~~The terms of the approved voluntary management proposal* or management order** (strike out as appropriate):~~

~~have been complied with~~

~~have not been complied with.~~

~~*voluntary management proposal no. _____~~

~~**management order no. _____~~

~~AND/OR (B5)~~

~~The site can be made suitable for the following uses:~~

~~(Tick all appropriate uses and strike out those not applicable.)~~

~~Residential, including substantial vegetable garden and poultry~~

~~Residential, including substantial vegetable garden, excluding poultry~~

~~Residential with accessible soil, including garden (minimal home grown produce contributing less than 10% fruit and vegetable intake), excluding poultry~~

~~Day care centre, preschool, primary school~~

~~Residential with minimal opportunity for soil access, including units~~

~~Secondary school~~

~~Park, recreational open space, playing field~~

~~Commercial/industrial~~

~~Other (please specify)~~

~~IF the site is remediated/managed* in accordance with the following plan (attached):~~

~~*Strike out as appropriate~~

~~Plan title _____~~

~~Plan author _____~~

~~Plan date _____~~

~~No. of pages _____~~

~~SUBJECT to compliance with the following condition(s):~~

~~Overall comments:~~

Part III: Auditor's declaration

I am accredited as a site auditor by the NSW Environment Protection Authority (EPA) under the *Contaminated Land Management Act 1997*.

Accreditation no. **9821**

I certify that:

- I have completed the site audit free of any conflicts of interest as defined in the *Contaminated Land Management Act 1997*, and
- with due regard to relevant laws and guidelines, I have examined and am familiar with the reports and information referred to in Part I of this site audit, and
- on the basis of inquiries I have made of those individuals immediately responsible for making those reports and obtaining the information referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete, and
- this statement is, to the best of my knowledge, true, accurate and complete.

I am aware that there are penalties under the *Contaminated Land Management Act 1997* for wilfully making false or misleading statements.



Signed

Date **15 April 2026**

Part IV: Explanatory notes

To be complete, a site audit statement form must be issued with all four parts.

How to complete this form

Part I

Part I identifies the auditor, the site, the purpose of the audit and the information used by the auditor in making the site audit findings.

Part II

Part II contains the auditor's opinion of the suitability of the site for specified uses or of the appropriateness of an investigation, or remediation plan or management plan which may enable a particular use. It sets out succinct and definitive information to assist decision-

making about the use or uses of the site or a plan or proposal to manage or remediate the site.

The auditor is to complete either Section A1 or Section A2 or Section B of Part II, **not** more than one section.

Section A1

In Section A1 the auditor may conclude that the land is *suitable* for a specified use or uses OR *not suitable* for any beneficial use due to the risk of harm from contamination.

By certifying that the site is *suitable*, an auditor declares that, at the time of completion of the site audit, no further investigation or remediation or management of the site was needed to render the site fit for the specified use(s). **Conditions must not be** imposed on a Section A1 site audit statement. Auditors may include **comments** which are key observations in light of the audit which are not directly related to the suitability of the site for the use(s). These observations may cover aspects relating to the broader environmental context to aid decision-making in relation to the site.

Section A2

In Section A2 the auditor may conclude that the land is *suitable* for a specified use(s) subject to a condition for implementation of an environmental management plan (EMP).

Environmental management plan

Within the context of contaminated sites management, an EMP (sometimes also called a 'site management plan') means a plan which addresses the integration of environmental mitigation and monitoring measures for soil, groundwater and/or hazardous ground gases throughout an existing or proposed land use. An EMP succinctly describes the nature and location of contamination remaining on site and states what the objectives of the plan are, how contaminants will be managed, who will be responsible for the plan's implementation and over what time frame actions specified in the plan will take place.

By certifying that the site is suitable subject to implementation of an EMP, an auditor declares that, at the time of completion of the site audit, there was sufficient information satisfying guidelines made or approved under the *Contaminated Land Management Act 1997* (CLM Act) to determine that implementation of the EMP was feasible and would enable the specified use(s) of the site and no further investigation or remediation of the site was needed to render the site fit for the specified use(s).

Implementation of an EMP is required to ensure the site remains suitable for the specified use(s). The plan should be legally enforceable: for example, a requirement of a notice under the CLM Act or a development consent condition issued by a planning authority. There should also be appropriate public notification of the plan, e.g. on a certificate issued under s.149 of *the Environmental Planning and Assessment Act 1979*.

Active or passive control systems

Auditors must specify whether the EMP requires operation and/or maintenance of active control systems or requires maintenance of passive control systems only. Active management systems usually incorporate mechanical components and/or require monitoring and, because of this, regular maintenance and inspection are necessary. Most active management systems are applied at sites where if the systems are not implemented an

unacceptable risk may occur. Passive management systems usually require minimal management and maintenance and do not usually incorporate mechanical components.

Auditor's comments

Auditors may also include **comments** which are key observations in light of the audit which are not directly related to the suitability of the site for the use(s). These observations may cover aspects relating to the broader environmental context to aid decision-making in relation to the site.

Section B

In Section B the auditor draws conclusions on the nature and extent of contamination, and/or suitability of plans relating to the investigation, remediation or management of the land, and/or the appropriateness of a site testing plan in accordance with the *Temporary Water Restrictions Order for the Botany Sands Groundwater Source 2017*, and/or whether the terms of an approved voluntary management proposal or management order made under the CLM Act have been complied with, and/or whether the site can be made suitable for a specified land use or uses if the site is remediated or managed in accordance with the implementation of a specified plan.

By certifying that a site *can be made suitable* for a use or uses if remediated or managed in accordance with a specified plan, the auditor declares that, at the time the audit was completed, there was sufficient information satisfying guidelines made or approved under the CLM Act to determine that implementation of the plan was feasible and would enable the specified use(s) of the site in the future.

For a site that *can be made suitable*, any **conditions** specified by the auditor in Section B should be limited to minor modifications or additions to the specified plan. However, if the auditor considers that further audits of the site (e.g. to validate remediation) are required, the auditor must note this as a condition in the site audit statement. The condition must not specify an individual auditor, only that further audits are required.

Auditors may also include **comments** which are observations in light of the audit which provide a more complete understanding of the environmental context to aid decision-making in relation to the site.

Part III

In **Part III** the auditor certifies their standing as an accredited auditor under the CLM Act and makes other relevant declarations.

Where to send completed forms

In addition to furnishing a copy of the audit statement to the person(s) who commissioned the site audit, statutory site audit statements must be sent to

- the **NSW Environment Protection Authority**:
nswauditors@epa.nsw.gov.au or as specified by the EPA

AND

- the **local council** for the land which is the subject of the audit.

Site Audit Statement

Figure 1 NSW SixMaps Aerial View of William Clarke College and Surrounding Land

(Source: NSW SixMaps, 4/02/26)



Figure 2 Site Layout Plan Showing Stage 1 Development Areas

(Source: Figure 2, Figure 4)



Site Audit Statement

Figure 3 Concept Masterplan of Stage 1 Development Areas

(Source: Appn B, Ref [4])

