



clarence
VALLEY COUNCIL

2 April 2012

Reference: 18 Coramba Street
Glenreagh PP
Contact: Nick Whitton

The Regional Manager
Department Planning and Infrastructure
Locked bag 9022
GRAFTON NSW 2460



PGF001345

Dear Sir

Planning Proposal - 18 Coramba Street Glenreagh

Your Ref : PP_2011_CLARE_002_00 (11/10769)

Received

3 APR 2012

11/10769

North Coast

I wish to advise that the above mentioned planning proposal will be on public exhibition for 14 days from 6 to 20 April, 2012. In accordance with the Planning Gateway Determination, a preliminary contamination assessment is being advertised with the planning proposal.

Please find the Planning Proposal and all supporting documents attached.

If you require further information please contact me on telephone 66 430 204.

Yours faithfully

David Morrison
Manager Strategic & Economic Planning

PLANNING PROPOSAL

for the rezoning of

**Lot 21 DP 6506
18 Coramba Street
GLENREAGH**

Prepared by:

Clarence Valley Council

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1. PRELIMINARY

1.1. Context

This planning proposal has been drafted in accordance with Section 55 of the Environmental Planning and Assessment Act, 1979 and the Department of Planning's "A guide to preparing planning proposals" (July 2009). A gateway determination under Section 56 of the Act is requested.

1.2. Subject Land

This planning proposal applies to Lot 21 DP6506 being 18 Coramba Street, Glenreagh.

The subject land is situated on the corner of Coramba Street and Tallawudjah Creek Road at the northern end of the Glenreagh Village, as shown in Figure 1.

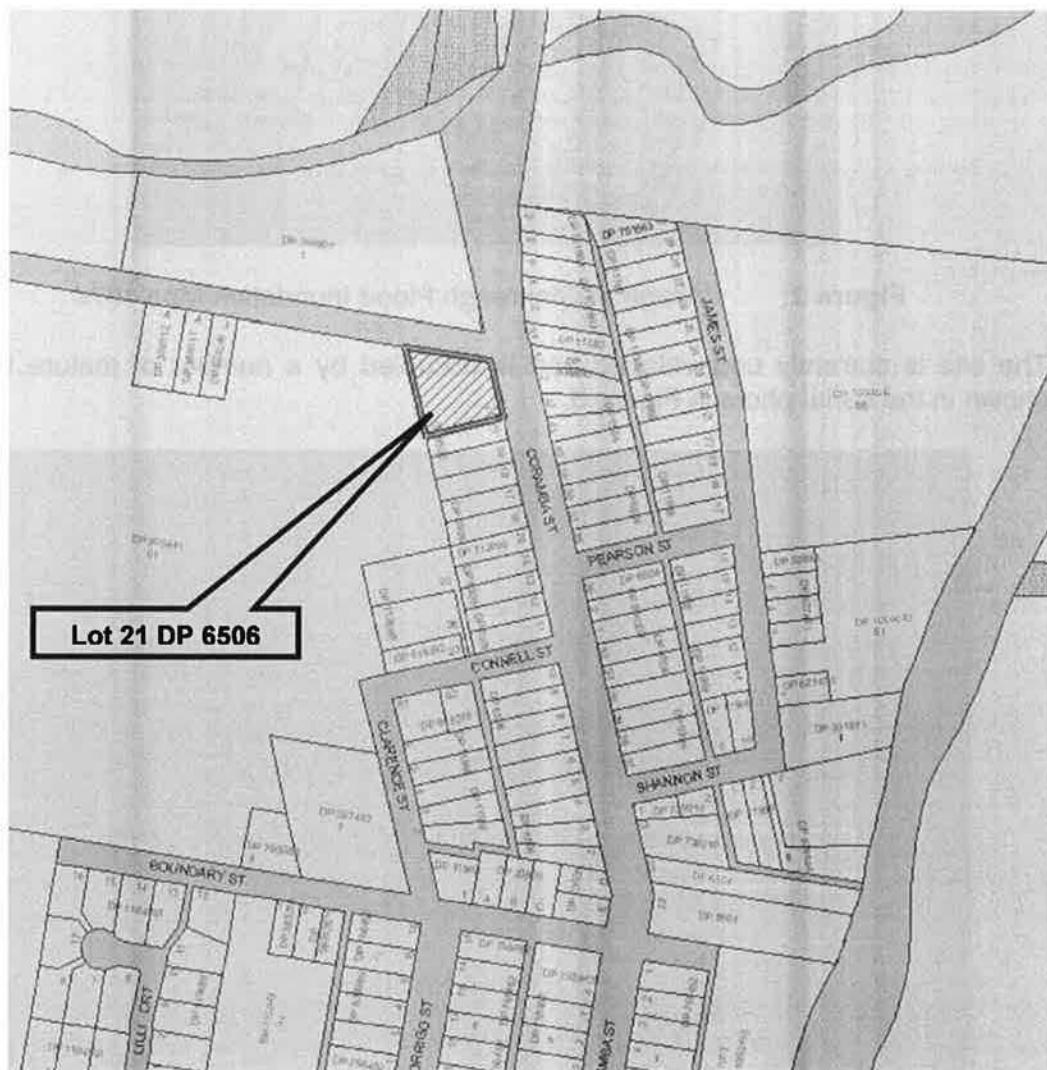


Figure 1: Locality Sketch of Lot 21 DP 6506

The site has an area of approximately 3,404 m² and considered flood prone as shown in Figure 2.

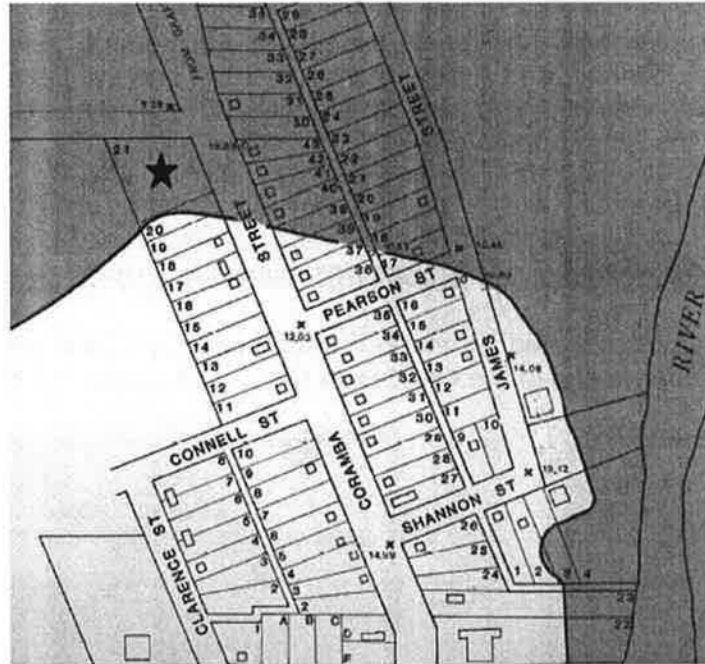


Figure 2: Village of Glenreagh Flood Inundation Map 1974.

The site is currently undeveloped and is occupied by a number of mature trees as shown in the aerial photo in Figure 3.



Figure 3: Aerial Photograph of Lot 21 DP 6506

1.3 Current Zoning & Use

The land is currently zoned 2 (v) (Village) under the *Ulmarra Local Environment Plan (LEP) 1992*. Figure 4 provides an extract from the relevant LEP zoning map.

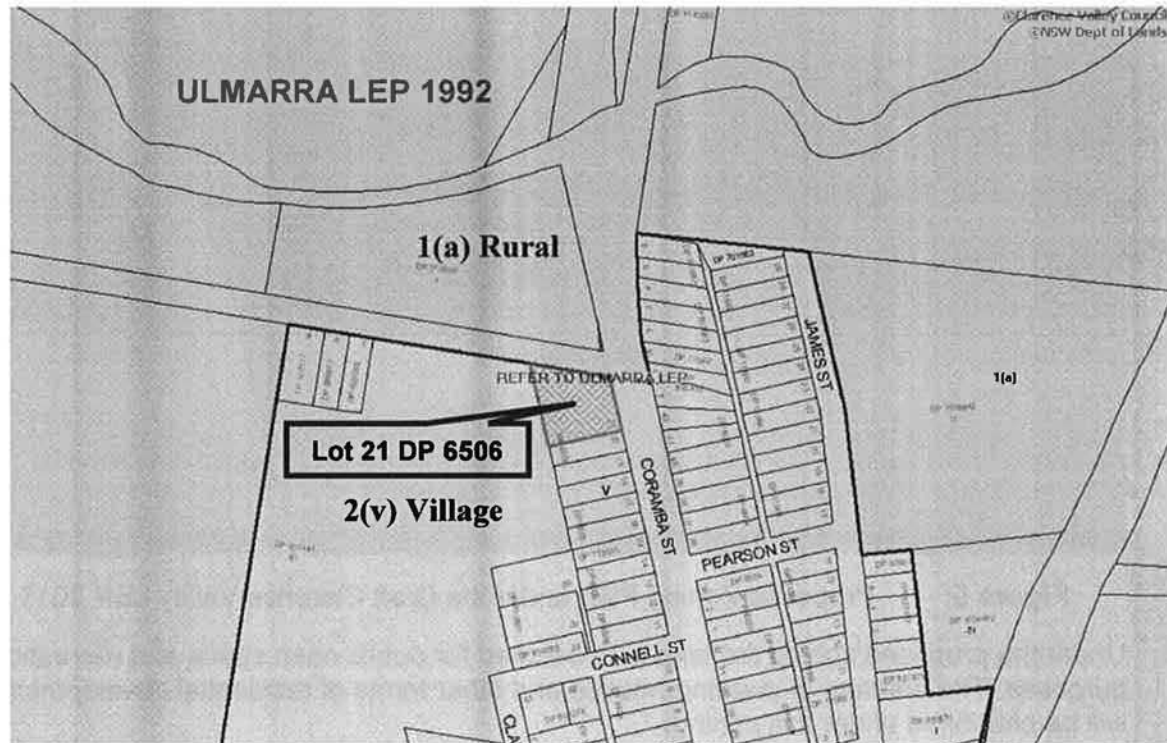


Figure 4: Existing Zoning Map – Ulmarra LEP 1992

No minimum lot size applies under the current Ulmarra LEP for the 2(v) village zoning.

The lot has the potential (theoretically) to be subdivided in to 2 lots subject to the requirements of the Clarence Valley Council's *Development Control Plan for Development in Residential Zones* and the outcome of a Wastewater Consultant's Report as to the site's suitability for effluent disposal areas, as required under the Clarence Valley Council's *On-site Wastewater Management Strategy 2005*. The proposed erection of any future dwelling houses on the site would have to the flood prone nature of the land.

The proposed zoning for the subject land under the new LEP will be *RE1 Public Recreation*, as indicated in the proposed zoning map in Figure 5.

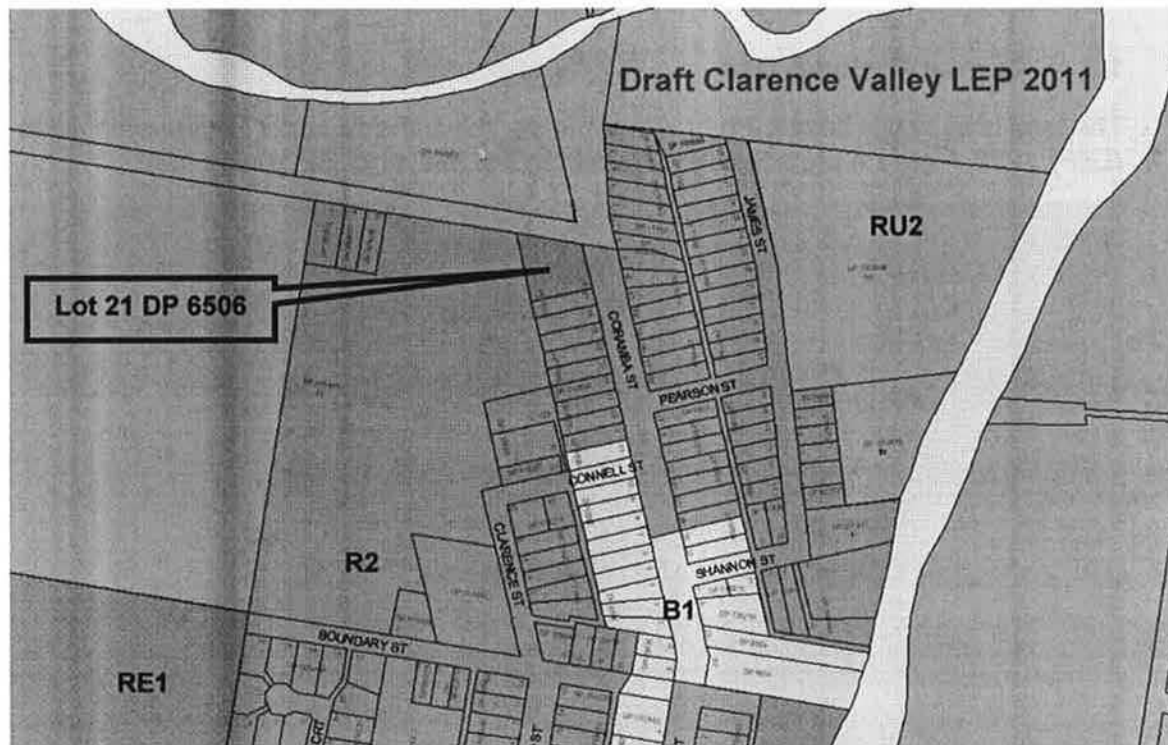


Figure 5: Proposed Zoning Plan under the Draft Clarence Valley LEP 2011

Under the proposed zoning the land is to be used for public open space and recreational purposes. The erection of dwelling houses and other forms of residential development will be prohibited under this zoning.

The draft *Clarence Valley LEP 2011* is now with Parliamentary Counsel for legal opinion, which is the last step before it is sent to the Minister's office for final approval. Advice from the Department of Planning suggests that Gazettal of the plan is expected by the end of June 2011. At that time, Ulmarra LEP will cease to exist and the provisions of the new LEP will apply.

1.4 Background

A recent planning enquiry relating to the subdivision of the subject land has highlighted a potential zoning anomaly in the incoming Clarence Valley Local Environment Plan (CVLEP) 2011.

The subject allotment was created by a 21 lot subdivision under the Dorriggo Shire Council in registered under the DP 6506 in 1982. The subject land has been in public ownership under the former Dorriggo, Ulmarra and Pristine Waters Shire Councils prior to being taken over by the Clarence Valley Council.

It was officially classified as 'operational' land by a resolution of the Ulmarra Shire Council on the 29 June 1994, which included the site on a Public Land Management List.

In late 2007 a Draft LEP and new proposed zonings were prepared and put to the Department of Planning (DoP) for consideration. The Council records used to prepare the draft zonings indicated that the land was interpreted as a crown reserve under

Council management and as such the subject site was proposed for rezoning for the purpose of public recreation from the current.

At this time the site was being used under license as a bus parking area by the Glenreagh Bus Service. This business was operated by the owners of the adjacent property, No. 20 Coramba St, Glenreagh and used a small area at the southern end of the site for the parking of buses used for the local school bus service.

A Development application DA2009/0484 was lodged by the Glenreagh Bus Service (Hugh MacAdam) and approved by Council subject to conditions of consent on 8 September 2009. The approval required the applicant to construct a shed for the storage of buses upon the subject site.

The MacAdam's submitted a proposal to Council to purchase 1000m² of the subject site for the purpose of erecting the shed required by DA2090/0484. The proposal was put to a Meeting of the Clarence Valley Council on the 10 November 2009 and it was resolved that the entire subject site should be put to auction.

The subject site was sold at auction by Clarence Valley Council to Waehaua Pty Ltd, with settlement taking place on 9 April 2010.

In the period between late 2007 and early 2010, the subject site was marketed and sold to a private owner under the current residential zoning. During the final stages of preparing in 2010 the LEP has not been amended to reflect this sale and now a rezoning of the land is required to correct this anomaly.

2. OBJECTIVE OR INTENDED OUTCOME

The objective of this planning proposal is to enable the development of the subject site for residential purposes.

The intended outcome is for the zoning of the site under the incoming Clarence Valley Council LEP 2011 to reflect similar provisions to those applicable to the current zoning under the Ulmarra LEP as low-density residential. This will enable the landholder to develop or sell the land for residential purposes in accordance with the existing potential.

3. EXPLANATION OF PROVISIONS

The objective of the Proposal will be achieved by the amendment of the relevant zoning map under the Clarence Valley LEP 2011 to zone the subject site as R2 Low density residential.

4. JUSTIFICATION

4.1 Is the Proposal a result of any strategic study or report?

The proposal is not the subject of any strategic study or report. The allotment is located within a village zone recognised by the Clarence Valley Settlement Strategy 1999 as a suitable area for residential development.

4.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is considered the most effective means of achieving the stated objectives and outcomes. The alternative of retaining the zoning of this privately owned lot as a Public Recreation zone is not considered a suitable outcome.

4.3 Is there a net community benefit?

The land may be used for the provision of additional residential development within the recognised village area, with flow on effects for local contractors, business and the housing market. The Glenreagh Village already has a number of suitably zoned public recreational areas and the provision of residentially zoned land within the village is considered to benefit the local community.

5. RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

5.1 Applicable Regional Strategy – Mid North Coast Regional Strategy (MNCRS)

The Mid North Coast Regional Strategy (March 2009) is the applicable regional strategy.

Glenreagh is recognised as an inland village by the regional strategy. The proposal site is located within the existing village of Glenreagh and is proximate to local public bus transport routes and shops. The site is not affected by significant hazard (subject to more detailed flooding analysis) or environmental values. Accordingly, the proposal is considered to be consistent with the Mid North Coast Regional Strategy.

5.2 Consistency with Council's Community Strategic Plan, or other local strategic plan

Valley Vision 2020, July 2008, is Council's adopted corporate strategic plan. This planning proposal is consistent with that plan's vision for human habitat, being;

"to live in sustainable communities, including a healthy natural environment, supported by efficient and effective essential services and transport systems ...".

This planning proposal seeks to retain the residential zoning density in a location that can best integrate with the surrounding settlement hierarchy based on Glenreagh being the recognised inland village for the area under the MNCRS. It is intended to retain the existing local settlement pattern based on Glenreagh as the primary village servicing the surrounding area in a manner that seeks to accommodate the identified population growth needs in a way that minimizes the overall urban footprint. Reducing the available residential land in Glenreagh may potentially result in demand of residential development outside of the village area.

Therefore, the proposal is considered consistent with the Valley Vision Plan.

5.3 Consistency with applicable state environmental planning policies

The proposal is generally consistent with applicable state environmental planning policies. More detailed analysis of flood levels needed. Refer to the checklist against these policies at Appendix 1.

5.4 Consistency with applicable Ministerial Directions (s.117 Directions)

The proposal is consistent with applicable Section 117 Directions. Refer to the checklist against these Directions at Appendix 2.

6. ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

6.1 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No adverse impacts upon critical habitat or threatened species, populations or ecological communities are considered likely as a result of this proposal.

6.2 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No adverse impacts on the surrounding environment are considered likely as a result of this proposal.

6.3 How has the planning proposal adequately addressed any social and economic effects?

No significant matters are considered to be likely. The proposed RE1 zoning would place constraints over the potential uses for the subject site. This may impact upon the development potential of the site and impact upon the owners of the property economically. The planning proposal addresses this matter through the rezoning of this land as R2, thus enabling the land to retain its current potential. The proposal is not considered likely to have any adverse social impacts upon the Glenreagh community.

7. STATE AND COMMONWEALTH INTERESTS

7.1 Is there adequate public infrastructure for the planning proposal?

As the subject site is located within the Village of Glenreagh, the existing public infrastructure is considered adequate to accommodate the proposed development.

7.2 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

A gateway determination has not yet been issued.

8. COMMUNITY CONSULTATION

It is considered that the proposal is a "low impact planning proposal" under Section 4.5 of *"A guide to preparing local environmental plans"*.

On this basis, it is intended that the planning proposal be advertised for 14 days in accordance with Section 4.5 of *"A guide to preparing local environmental plans"*.

A public hearing is not, at this stage, considered necessary.

9. GATEWAY DETERMINATION REQUIREMENTS

Due to the potential impacts of flooding and bushfire on the subject site, the Department of Planning and Infrastructure (DoPI) through the Gateway Determination listed a number of conditions that must be adhered to in order for the Planning Proposal to go ahead.

Two of the conditions set forth by the DoPI state that advice must be sought from the Office of Environment and Heritage (OEH) and the Commissioner of the NSW Rural Fire Service and any comments made by these parties relation to the flood or bushfire issues respectively had to be taken into consideration when preparing the Planning Proposal. Appendix 3 contains the Gateway Determination for this Planning Proposal.

Consultation with the OEH and Commissioner of the NSW Rural Fire Service has been carried out, and comments made by both parties taken into account. Appendix 4 shows the response to a letter of enquiry from the OEH. Appendix 5 shows the response to a letter of enquiry from the Commissioner of the NSW Rural Fire Service.

The response received from the OEH acknowledges that the proposed rezoning is consistent with the previous 2(V) Village zoning under the Ulmarra LEP 1992. While not objecting to the draft Planning Proposal, the OEH advice suggests that Council may consider preparing a flood study and floodplain risk management plan for Glenreagh Village. Council has sought and received funding to commence the preparation of a flood model and study, anticipated to commence in 2012/2013. timing however is dependant on CIDAR aerial photography. The overall floodplain risk management plan which will inform flooding based land use decisions in Glenreagh is unlikely to be completed before the end of 2014, in accordance with the Floodplain Development Manuals requirements. Given the sites previous zoning and the fact that land with similar ground levels in the village have had dwellings approved in recent years consistent with Councils flood based development standards, exhibition of the draft Planning Proposal is not inconsistent with the Gateway Determination.

Based on engineering assessment in relation to a Development Application for adjoining land Council has accepted 1% AEP flood level for Glenreagh as 66.30 metres, and this requires the floor height to be 66.80 metres AHD. Information regarding the ground levels of the subject site provided with that application (Lots 61 and 2 DP 805441 and 34500) suggests that the height of the subject site is between 63 and 64 metres. Taking this into account, for a dwelling to be approved on the site, the floor height would have to be between 3.5 and 3.8 metres above ground level depending on the location on the site. This is reasonable, and does not give enough reason to not zone the site R2 Low Density Residential.

More information regarding the potential flooding of the site and required floor heights would need to be acquired if a Development Application for a dwelling is submitted for the site, but is not essential to the Gateway Determination requirements.

Flood controls would be included in a Development Application if there was to be a dwelling built on the site in the future.

The response received from the NSW Rural Fire Service stated that there are no issues objections providing proposed development complies with a number of controls, listed in Appendix 5.

The controls put forward by the NSW Rural Fire Service are generic regulations put on any development in bushfire prone areas. These controls for the subject site are only applicable if a Development Application is lodged.

The response from the NSW Rural Fire Service gives no indication that the proposed rezoning of the subject site should be modified due to potential bushfires.

The Gateway Determination also required a Preliminary Contamination Report to be carried out on the subject site. The report has been prepared in accordance with the *Managing Land Contamination Guidelines State Environmental Planning Policy 55 – Remediation of Land*. It concludes that based on site history of land uses that it is unlikely to have had potentially contaminating land uses on the site, as defined by the Guidelines, but the site has been previously used for potentially contaminating activities.

Due to the potential contamination of the subject site Council engaged Coffey Geotechnics Pty Ltd to conduct a preliminary site contamination assessment. The report gave no indication that there is a significant problem, and the site meets current guidelines for the assessment and management of contaminated lands. The land has been deemed suitable for residential purposes.

The preliminary site contamination assessment is attached to this document.

APPENDIX 1 : STATE ENVIRONMENTAL PLANNING POLICY CHECKLIST

STATE ENVIRONMENTAL PLANNING POLICY	COMPLIANCE	COMMENTS
SEPP 1 Development Standards.	Not applicable	Not Relevant
SEPP 2 Minimum Standards for Residential Flat Buildings. Repealed by SEPP 20.	Repealed.	
SEPP 3 Castlereagh Liquid Waste Depot. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 4 Development Without Consent and Miscellaneous Complying and Exempt Development.	Not applicable	Not Relevant
SEPP 5 Housing for Older People with a Disability. Repealed by Seniors Living SEPP.	Repealed.	
SEPP 6 Number of Storeys in a Building	Not applicable	Not Relevant
SEPP 7 Port Kembla Coal Loader. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 8 Surplus Public Land. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 9 Group Homes. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 10 Retention of Low Cost Rental Accommodation.	Not applicable	Not Relevant
SEPP 11 Traffic Generating Developments. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 12 Public Housing (dwelling houses). Repealed by SEPP 53	Repealed.	
SEPP 13 Sydney Heliport. Repealed by Sydney REP 26.	Repealed.	
SEPP 14 Coastal Wetlands.	Not applicable	Not Relevant
SEPP 15 Multiple Occupancy of Rural Land. Repealed by SEPP 42. SEPP 15 Rural Land-Sharing Communities.	Not applicable	Not Relevant
SEPP 16 Tertiary Institutions. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 17 Design of Buildings In Certain Business Centres.	Did not Proceed	
SEPP 18 Public Housing.	Did not proceed	
SEPP 19 Bushland in Urban Areas.	Not applicable	Not Relevant
SEPP 20 Minimum Standards for Residential Flat Buildings. Repealed by SEPP 53.	Repealed.	
SEPP 21 Caravan Parks.	Not applicable	Not Relevant
SEPP 22 Shops and Commercial Premises.	Not applicable	Not Relevant
SEPP 23	Not allocated.	
SEPP 24 State Roads.	Did not proceed	
SEPP 25 Residential Allotment Sizes. Repealed by SEPP 53.	Repealed.	
SEPP 26 Littoral Rainforests.	Not applicable	Not Relevant
SEPP 27 Prison Sites. Repealed by Infrastructure SEPP.	Repealed.	

STATE ENVIRONMENTAL PLANNING POLICY	COMPLIANCE	COMMENTS
SEPP 28 Town Houses & Villa Houses. Repealed by SEPP 25 Amendment 4.	Repealed.	
SEPP 29 Western Sydney Recreation Area.	Not applicable	
SEPP 30 Intensive Agriculture	Not applicable	Not Relevant
SEPP 31 Sydney (Kingsford Smith) Airport. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 32 Urban Consolidation (Redevelopment of Urban Land).	Not applicable	Not Relevant
SEPP 33 Hazardous & Offensive Development.	Not applicable	Not Relevant
SEPP 34 Major Employment Generating Industrial Development. Repealed by Major projects SEPP.	Repealed.	
SEPP 35 Maintenance Dredging of Tidal Waterways. Repealed by Infrastructure SEPP.	Repealed/	
SEPP 36 Manufactured Home Estates.	Not applicable	Not Relevant
SEPP 37 Continued Mines & Extractive Industries Repealed by Mining, Petroleum Production and Extractive Industries SEPP.	Repealed.	
SEPP 38 Olympic games & Related Projects. Repealed by Major Projects SEPP.	Repealed.	
SEPP 39 Split Island Bird Habitat.	Not Applicable	
SEPP 40 Sewerage Works.	Did not proceed.	
SEPP 41 Casino/Entertainment Complex.	Not Applicable	
SEPP 42 Multiple Occupancy & Rural Land.	Repealed by SEPP 15	
SEPP 43 New Southern Railway. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 44 Koala Habitat Protection.	Not applicable	Not Relevant
SEPP 45 Permissibility of Mining. Repealed by Mining, Petroleum Production and Extractive Industries SEPP.	Repealed.	
SEPP 46 Protection & Management of Native Vegetation. Repealed by Native Vegetation Conservation Act 1997.	Repealed.	
SEPP 47 Moore Park Showground.	Not Applicable	
SEPP 48 Major Putrescible Landfill Sites. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 49 Tourism Accommodation in Private Homes.	Draft only.	
SEPP 50 Canal Estate Development.	Not applicable	Not Relevant
SEPP 51 Eastern Distributor. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 52 Farm Dams & Other Works in Land & Water Management Plan Areas.	Not Applicable	
SEPP 53 Metropolitan Residential Development	Not Applicable	
SEPP 54 Northside Storage Tunnel. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 55 Remediation of Land.	Complies	No known contamination on this site
SEPP 56 Sydney Harbour Foreshores & Tributaries. Repealed by Major Projects SEPP Amendment.	Repealed.	

STATE ENVIRONMENTAL PLANNING POLICY	COMPLIANCE	COMMENTS
SEPP 57	Not allocated.	
SEPP 58 Protecting Sydney's Water Supply. Repealed by Drinking Water Catchments REP No 1.	Repealed.	
SEPP 59 Central Western Sydney Economic & Employment Area.	Not Applicable	
SEPP 60 Exempt & Complying Development.	Not Applicable	
SEPP 61 Exempt & Complying Development for White Bay & Glebe Island Ports. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 62 Sustainable Aquaculture.	Not applicable	Not Relevant
SEPP 63 Major Transport Projects. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 64 Advertising & Signage.	Not applicable	Not applicable to rezoning
SEPP 65 Design Quality of Residential Flat Buildings.	Not applicable	Not Relevant
SEPP 66 Integration of Land Use & Transport. Draft.	Complies	Site close to public bus transport route.
SEPP 67 Macquarie Generation Industrial Development Strategy. Repealed by Infrastructure SEPP.	Repealed	
SEPP 68	Not allocated.	
SEPP 69 Major Electricity Supply Projects. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 70 Affordable Housing (Revised Schemes).	Not Applicable	
SEPP 71 Coastal Protection	Not Applicable	Not within coastal zone.
SEPP 72 Linear Telecommunications Development - Broadband. Repealed by Infrastructure SEPP.	Repealed.	
SEPP 73 Kosciuszko Ski Resorts Repealed by SEPP Kosciuszko National Park – Alpine Resorts.	Repealed.	
SEPP 74 Newcastle Port & Employment Lands Repealed by Major Projects SEPP.	Repealed.	
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent.	Rezoning may enable development generally consistent with this SEPP on the land.
SEPP Building Sustainability Index: BASIX 2004	Complies.	Relevant to development application stage.
SEPP (ARTC Rail Infrastructure) 2004 Repealed by Infrastructure SEPP.	Repealed.	
SEPP (Sydney Metropolitan Water Supply) 2004 Repealed by Infrastructure SEPP.	Repealed.	
SEPP (Development on Kurnell Peninsula) 2005	Not applicable	
SEPP (Major Projects) 2005	Not applicable	Not Relevant
SEPP (Sydney Regional Growth Centres) 2006	Not applicable	
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.	
SEPP (Temporary Structures) 2007	Not applicable	Not Relevant
SEPP (Infrastructure) 2007	Not applicable	Not Relevant
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	Not applicable.	
SEPP (Rural Lands) 2008	Not applicable	

STATE ENVIRONMENTAL PLANNING POLICY	COMPLIANCE	COMMENTS
SEPP (Exempt and Complying Development Codes) 2008	Consistent.	Rezoning may enable development generally consistent with this SEPP on the land.
SEPP (Western Sydney Parklands) 2009	Not applicable	
SEPP (Affordable Rental Housing) 2009	Consistent.	Rezoning may enable development generally consistent with this SEPP on the land.
SEPP (Western Sydney Employment Area) 2009	Not applicable	
SEPP (Rural Lands) 2008	Not applicable	
SEPP – North Coast Regional Environmental Plan 1988 (NCREP)	Applicable	This document now has the status of a SEPP – specific relevant provisions are addressed below.
NCREP <i>clause 45 – Plan Preparation – Hazards</i> 45(1)(b) requires that rezoning of land for urban purposes should not occur on land subject to flooding or poor drainage unless an assessment has been made of the extent of the hazard and provisions to minimize adverse impacts.	Inconsistent	The site has been traditionally zoned residential and available for residential development. Council has applied to DECCW for funding to undertake a Floodplain Risk Management Plan for Glenreagh but has been unsuccessful
NCREP <i>clause 45A – Plan Preparation – flood liable land</i> A draft LEP should not rezone flood liable land zoned, inter alia, open space unless consistent with an adopted floodplain risk management plan.	Inconsistent	The site has been traditionally zoned residential and available for residential development. Council has applied to DECCW for funding to undertake a Floodplain Risk Management Plan for Glenreagh but has been unsuccessful
NCREP <i>Plan Preparation – servicing urban areas</i> Draft LEPs should ensure that ensuing development will make economic use of existing services.	Consistent	Site is serviced by all normal urban services and additional residential development will add to efficiency of service provision.
NCREP – <i>Clause 61 – Plan Preparation – health and education facilities</i> Requires that such facilities are located with good access to other complimentary developments and services	Consistent	Glenreagh village is accessible to health and education facilities in Grafton.
NCREP – <i>Clause 65 – Plan Preparation- provision of community, welfare and child care services</i> Land should not be rezoned for residential purposes unless adequately serviced by welfare services etc.	Consistent	Local transport provides access to relevant services in Grafton.
NCREP – <i>Plan Preparation – existing zones for public open space</i> A draft LEP should not substantially reduce zones for public open space	Consistent.	The proposal is not considered to adversely impact on the provision of public open space as the village has access to an acceptable number of public reserves.

APPENDIX 2 : SECTION 117 DIRECTION CHECKLIST

SECTION 117 DIRECTION	COMPLIANCE	COMMENTS
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	Not applicable	
1.2 Rural Zones	Not applicable	
1.3 Mining, Petroleum Production and Extractive industries	Not applicable	
1.3 Oyster Aquaculture	Not applicable	
1.5 Rural Lands	Not applicable	
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental protection Zones	Not applicable	
2.2 Coastal protection	Not applicable	
2.3 Heritage Conservation	Not applicable	
2.4 Recreation Vehicle Areas	Not applicable	
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Complies	Will provide the lot remains available for residential development as was the case under the current Ulmarra LEP.
3.2 Caravan Parks and Manufactured Home Estates	Not applicable	
3.3 Home Occupations	Not applicable	
3.4 Integrated Land Use and Transport	Complies	Subject site in an existing residential area with appropriate access to transport.
3.5 Development Near Licensed Aerodromes	Not applicable	
3.6 Shooting Ranges	Not applicable	
4. HAZARD AND RISK		
4.1 Acid Sulphate Soils	Not applicable	
4.2 Mine Subsidence and Unstable land	Not applicable	
4.3 Flood Prone Land	Inconsistent	The land is considered flood prone. The lot has been residentially zoned for many years and available for development. The proposed rezoning aims to correct an

SECTION 117 DIRECTION	COMPLIANCE	COMMENTS
		anomaly that has arisen through the creation of the incoming Clarence Valley LEP 2011.
4.4 Planning for Bushfire Protection	Complies	The subject site is adjacent an identified bushfire prone area. Rezoning of the land is not considered to offend this direction.
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	Consistent (Proposed rezoning is of minor significance)	No accurate floodplain risk management plan has been prepared for the area. The land has traditionally been zoned residential and the proposal seeks to correct an anomaly created during the development of a new LEP. Council has applied to DECCW for funding to undertake a Floodplain Risk Management Plan for Glenreagh but has been unsuccessful
5.2 Sydney Drinking Water Catchments	Not applicable.	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	Not applicable.	
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable.	
5.6 Sydney to Canberra Corridor	Not applicable.	
5.7 Central Coast	Not applicable.	
5.8 Second Sydney Airport: Badgerys Creek	Not applicable.	
6. LOCAL PLAN MAKING		
6.1 Approval and Referral Requirements	Complies.	No additional planning provisions are intended.
6.2 Reserving Land for Public Purposes	Consistent	
6.3 Site Specific Provisions	Consistent	

APPENDIX 3 : GATEWAY DETERMINATION.



Planning &
Infrastructure



qB171860
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Department Generated Correspondence (Y)

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Our ref: PP_2011_CLARE_002_00 (11/10769)
Your ref: 736851

Mr Stuart McPherson
General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Dear Mr McPherson,

Re: Planning Proposal to rezone land at 18 Coramba Street, Glenreagh from RE1 Public Recreation to R2 Low Density Residential

I am writing in response to your Council's letter dated 20 June 2011 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the draft Clarence Valley LEP 2011 to rezone land at 18 Coramba Street, Glenreagh from RE1 Public Recreation to R2 Low Density Residential.

As delegate of the Minister for Planning and Infrastructure, I have now determined that the planning proposal should proceed subject to the conditions in the attached Gateway Determination.

It is noted that the historical use of the site was for the purpose of parking and storing of buses by the local bus company. Council is to consider contamination implications as a result of this use through a preliminary contamination assessment and include this information in the planning proposal for the purposes of public consultation.

It is noted that the planning proposal is inconsistent with s117 Directions 4.3 Flood Prone Land and 5.1 Implementation of Regional Strategies, in regards to flooding. Council is therefore to consult with the Office of Environment and Heritage prior to undertaking community consultation in regards to flood affectation, and take into consideration any comments in regards to the impact of flooding on the site. Council is required to demonstrate consistency, or satisfy the Director General that any inconsistency is of minor significance and include this in the planning proposal following public authority consultation.

In regards to the planning proposal's inconsistencies with s117 Direction 4.4 Planning for Bushfire Protection, Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation, and take into account any comments made as per the requirements of the Local Planning Direction.

The amending Local Environmental Plan (LEP) is to be finalised within 6 months of the week following the date of the Gateway Determination. Council should aim to commence the exhibition of the Planning Proposal within four (4) weeks from the week following this determination. Council's request for the Department to draft and finalise the LEP should be made six (6) weeks prior to the projected publication date.

The State Government is committed to reducing the time taken to complete LEPs by tailoring the steps in the process to the complexity of the proposal, and by providing clear and publicly available justification for each plan at an early stage. In order to meet these commitments, the

Bridge Street Office: 23-33 Bridge Street, Sydney NSW 2000 GPO Box 39 Sydney NSW 2001 DX 22 Sydney
Telephone: (02) 9228 6111 Facsimile: (02) 9228 6455 Website: www.planning.nsw.gov.au

Minister may take action under s54(2)(d) of the EP&A Act if the time frames outlined in this determination are not met.

Should you have any queries in regard to this matter, please contact Carlie Boyd of the Regional Office of the Department on 02 6641 6600.

Yours sincerely,



14/7/11

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal



Gateway Determination

Planning Proposal (Department Ref: PP_2011_CLARE_002_00): to rezone land at 18 Coramba Street, Glenreagh from RE1 Public Recreation to R2 Low Density Residential

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning and Infrastructure, have determined under section 56(2) of the EP&A Act that an amendment to the draft Clarence Valley LEP 2011 to rezone land at 18 Coramba Street, Glenreagh from RE1 Public Recreation to R2 Low Density Residential should proceed subject to the following conditions:

1. Council is to consult with the Commissioner of the NSW Rural Fire Service prior to undertaking community consultation, and take into account any comments made as per the requirements of S117 Direction 4.4 Planning for Bushfire Protection.
2. Council is to consult the Office of Environment and Heritage prior to undertaking community consultation, and take into account any comments made in regards to the impact of flooding on the site.
3. Council is to consider contamination implications as a result of this use through a preliminary contamination assessment and include this information in the planning proposal for the purposes of public consultation.
4. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:
 - (a) the planning proposal is classified as low impact as described in *A Guide to Preparing LEPs (Department of Planning 2009)* and must be made publicly available for **14 days**; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 4.5 of *A Guide to Preparing LEPs (Department of Planning 2009)*.
5. Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act:
 - NSW Rural Fire Service
 - Office of Environment and Heritage

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material. Each public authority is to be given at least 21 days to comment on the proposal, or to indicate that they will require additional time to comment on the proposal. Public authorities may request additional information or additional matters to be addressed in the planning proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Clarence Valley PP_2011_CLARE_002_00 (11/10769)



**Planning &
Infrastructure**

7. The timeframe for completing the LEP is to be **6 months** from the week following the date of the Gateway determination.

Dated 14th day of July 2011.

A handwritten signature in black ink, appearing to read 'Tom Gellibrand', written over a horizontal line.

**Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning and
Infrastructure**

Clarence Valley PP_2011_CLARE_002_00 (11/10760)

APPENDIX 4 : LETTER OF RESPONSE – OFFICE OF ENVIRONMENT AND HERITAGE.



**Office of
Environment
& Heritage**

The General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Your reference:
Our reference: 300049
Contact: Toong Chin, 66270233

Attention: Mr David Morrison

5 August 2011

Dear David

Planning Proposal to Rezone 18 Coramba St, Glenreagh

I refer to your letter of 28 July 2011 seeking comments from the Office of Environment and Heritage (OEH) concerning potential impact of flooding on the subject site.

It is understood that Council intends to rezone 18 Coramba St, Glenreagh (Lot 21 DP 6506), to R2 Low Density Residential under the incoming Clarence Valley Council LEP 2011, which will be enable the development of the subject land for residential purposes. This planning proposal will also be in line with the current zoning of the subject land, 2(V) Village, under the Ulmarra LEP 1992.

To OEH's knowledge Council wants to commence a flood study for Glenreagh in order that the village receive floodplain management planning. But in the absence of such a study or plan it would be difficult to comment on the potential impact of flooding on the subject site and whether residential development on the subject land would be appropriate.

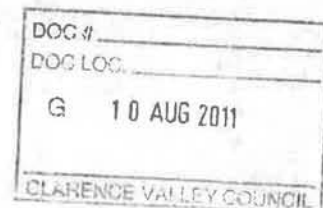
Council is encouraged to institute the floodplain management process for Glenreagh as soon as practicable.

Should you wish to discuss this letter further please call me on the contact number above.

Yours sincerely

TOONG CHIN
Senior Natural Resource Officer
Urban and Coastal Water Programs, North Coast
Environment and Heritage Policy and Programs

SCANNED



C/- PO Box 856 Alstonville NSW 2477
Tel: (02) 6627 0200 Fax: (02) 6628 3937
ABN 30 841 387 271
www.environment.nsw.gov.au

APPENDIX 5 : LETTER OF RESPONSE – COMMISSIONER NSW RURAL FIRE SERVICE.

All communications to be addressed to:

Headquarters
NSW Rural Fire Service
Locked Mail Bag 17
Granville NSW 2142

Telephone: (02) 8741 5555
e-mail: csc@rfs.nsw.gov.au

Headquarters
NSW Rural Fire Service
15 Carter Street
Homebush Bay NSW 2127

Facsimile: (02) 8741 5550



The General Manager
Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Attention: David Morrison

Your Ref: 757463

Our Ref:

LEP/0175
DA11080979127 MH

DOC #	
DOC LOC	
G	28 SEP 2011
CLARENCE VALLEY COUNCIL	

14 September 2011

Dear Sir/Madam,

Planning Instrument for Referral For Comment: Planning Proposal To Rezone 18 Coramba Street Glenreagh

I refer to your letter dated 28 July 2011 seeking advice for the above Planning Instrument.

The NSW Rural Fire Service (RFS) notes that parts of the subject area are identified as bush fire prone on the Clarence Valley Bush Fire Prone Land map. Any future development on land identified as bush fire prone will be required to comply with either section 79BA or section 91 of the *Environmental Planning and Assessment Act 1979* and may require the issue of a bush fire safety authority as per section 100B of the *Rural Fires Act 1997*.

As such the requirements of *Planning for Bush Fire Protection 2006* should be considered in the planning stages of future development in bush fire prone areas. The RFS raises no issues with the proposed rezoning subject to the following bush fire protection measures:

- Asset protection zones in accordance with Appendix 2 of *Planning for Bush Fire Protection 2006*.
- Public access in accordance with section 4.1.3 of *Planning for Bush Fire Protection 2006*. This includes the provision of perimeter roads.
- Water supply for fire fighting purposes in accordance with section 4.1.3 of *Planning for Bush Fire Protection 2006*.
- Construction of future dwellings in accordance with Appendix 3 of *Planning for Bush Fire Protection 2006* and AS3959 – *Construction of Buildings in Bush Fire Prone Areas*.

- Construction of future dwellings in accordance with Appendix 3 of *Planning for Bush Fire Protection 2006* and AS3959 – *Construction of Buildings in Bush Fire Prone Areas*.
- Landscaping in accordance with Appendix 5 of *Planning for Bush Fire Protection 2006*.
- Emergency evacuation measures in accordance with section 4.2.7 of *Planning for Bush Fire Protection 2006*.

For any enquiries regarding this correspondence please contact Mark Hawkins on 8741 5175.

Yours sincerely



Nika Fomin
Team Leader - Development Assessment

The RFS has made getting additional information easier. For general information on *Planning for Bush Fire Protection 2006*, visit the RFS web page at www.rfs.nsw.gov.au and search under *Planning for Bush Fire Protection 2006*.

APPENDIX 6 : PRELIMINARY CONTAMINATION REPORT.

**Preliminary Contaminated Land Report- 18
Coramba Street Glenreagh.**

8/2/2012

Prepared by Clarence Valley Council.

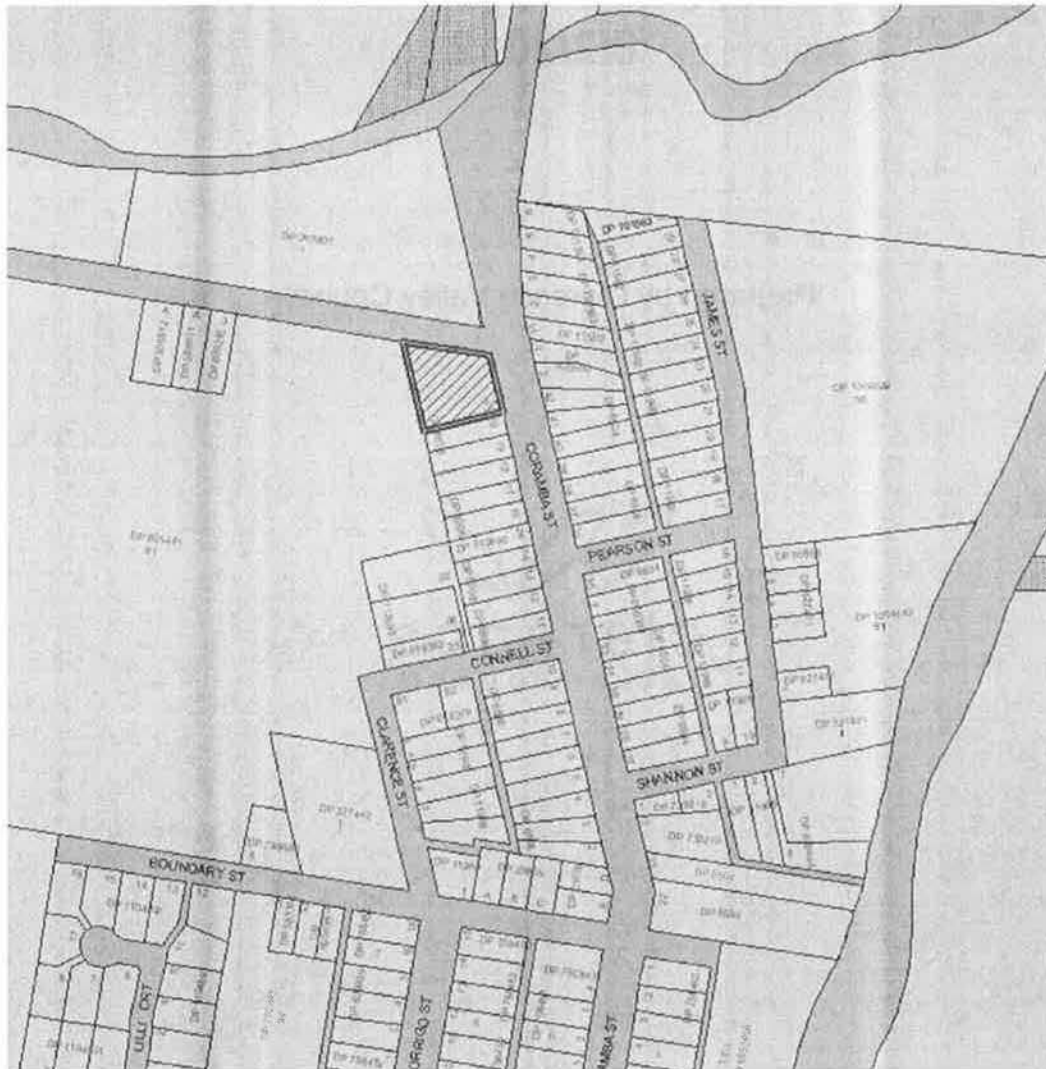


1. Introduction.

The site under scrutiny in this preliminary contamination report is 18 Coramba Street, Glenreagh Lot 21 DP 6506. Illustration 1 below shows the subject site in blue hatching.

This Preliminary Contaminated Land Report has been prepared in accordance with Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land, in particular Parts 1.1, 1.3 1.5, 3.2, 3.2.1, 3.3, 3.5, 3.51 and 4.1.
This document can be found on the

Illustration 1.



The planning proposal put forth for this site by Clarence Valley Council to amend a zoning irregularity in the Clarence Valley LEP 2011 has been given a Gateway Determination by the Department of Planning with the condition that a Preliminary Contaminated Land Report is to be carried out on the site and exhibited with the Planning Proposal.

1.1 Context.

The subject site was created in a 21 lot sub development by Dorriggo Shire Council in 1982 under DA 6506. Since then the land has been under public ownership through Dorriggo, Ulmarra and Pristine Waters Shire Council before being taken over by Clarence Valley Council.

The site had been classified 'operational' by Ulmarra Shire Council on 29 June 1994.

In 2007, while new zonings were being prepared for the Draft Clarence Valley LEP, the land was being used under licence by Glenreagh Bus Service as a bus parking bay. DA 2009/0484 was put forward by Glenreagh Bus Services owner and operator Hugh MacAdam, who wished to purchase the land.

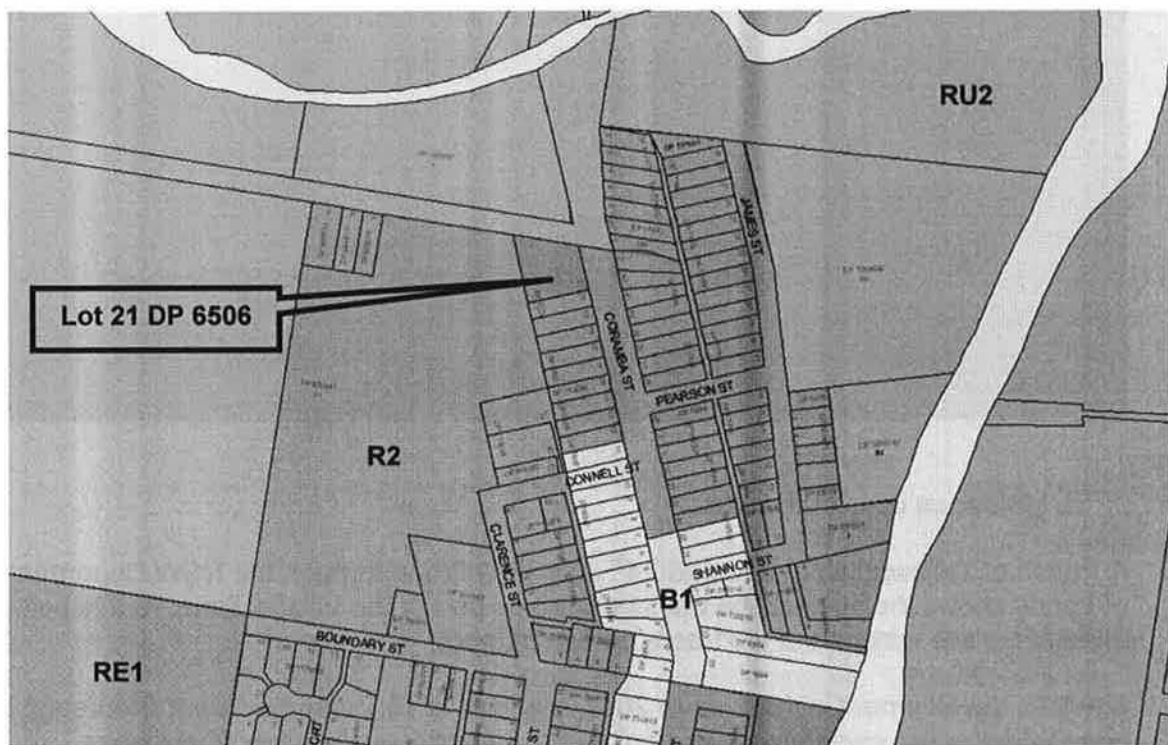
The proposal was put to Council and the issue was resolved on 10th November 2009 by agreeing to put the whole site up for auction. The site was sold through public auction, with the settlement date being 9th June 2010.

The issue as presented in the Planning Proposal is that the land is listed as RE1 Public Recreation in the Clarence Valley LEP 2011.

2. Site Zoning.

The block was zoned 2(v) Village under the Ulmarra LEP 1992. Under the current Clarence Valley LEP 2011 the land is zoned RE1, as shown in Illustration 2.

Illustration 2 – Clarence Valley LEP 2011 Zoning.



2.1 Site Constraints.

As mentioned in the Planning Proposal, the site is prone to bushfires and flooding. These issues have been dealt with through the Planning Proposal Gateway Determination. The site also has a number of large, mature trees.

3. Land Uses.

The subject land has been used for a limited number of different activities since its development in 1982.

The activities and potentially contaminating uses of the subject site are investigated below. Illustration 3 below shows the site in its current state.

Illustration 3 – Current photograph of 18 Coramba Street.



3.1 Previous uses of the site.

A Parish of Tallawudjah map dated 24th July 1962 found through the NSW Department of Lands shows the subject site the site listed as part of the Village Zone. At this point the subject site was part of a 31 acre portion of land.

Since its development in 1982 up to 2007, the land at 18 Coramba Street Glenreagh has been under public ownership through Dorriggo, Ulmarra and Pristine Water Shire Councils, and more recently Clarence Valley Council.

In December 1993 DA93/215 was put forward by the Glenreagh Volunteer Bushfire Brigade indicated that there was a small shed on the site that was used for the purpose of storing fire fighting equipment, namely a fire fighting vehicle. According to Brian Williams, Operations manager for the Grafton (Region North) branch of the NSW Rural Fire Service, the shed had been transported to the subject site in 1976-1977 suggesting the shed was used for approximately 18-20 years. This shed has since been removed. Illustration 4 below shows the proposed shed and approximate location of the old existing shed.

Illustration 4 – DA Plan.

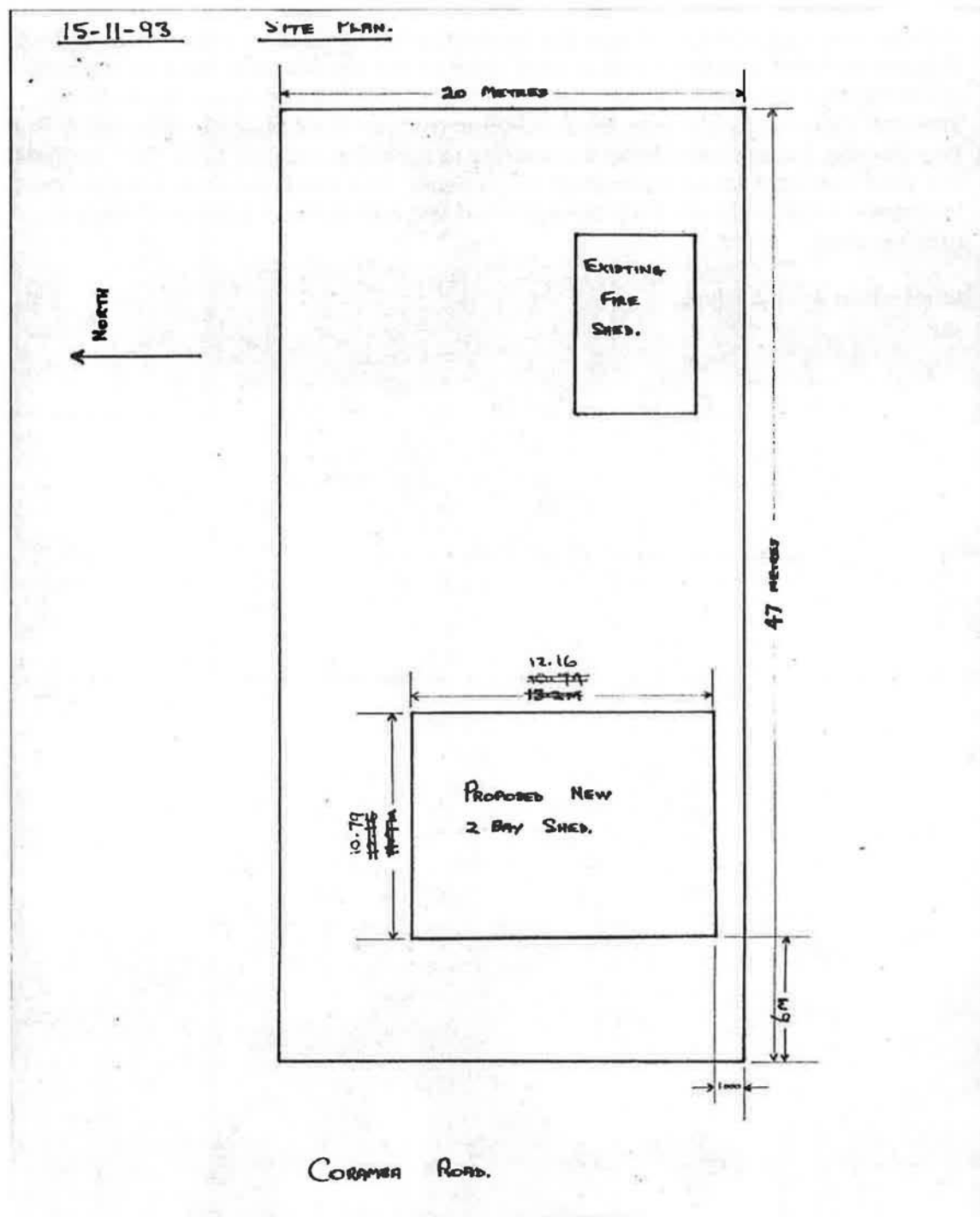


Illustration 4 above shows the approximate location of the fire shed that was previously located on the site.

Illustration 5 shows the approximate location of the shed in relation to the subject site and its surrounding lots.

Illustration 5 – Approximate Location of Old Fire Shed.



The red rectangle in Illustration 5 indicates the approximate location of the old Glenreagh Volunteer Rural Fire Brigade storage shed.

To help understand and determine the former uses of the subject site and surrounding land, Council planning staff viewed aerial photos of Glenreagh and surrounds from 1994, 1984 and 1974 at the NSW Government Department of Land and Property Information Grafton Office on 21st February 2012.

Each aerial photo showed the subject site cleared of significant vegetation. The 1994 photo also showed a shed used by the Glenreagh Volunteer Bushfire Brigade. None of the photos give any indication of potentially contaminating activities, in particular intensive agriculture/horticulture.

Council planning staff contacted long time Glenreagh resident and local historian Elizabeth (Bessy) Webb to attempt to obtain a history of the subject site. Council planning staff spoke with Ms Webb on 20th February 2012, when she was able to inform us that there has been no other documented use of the land available other than for stock (pound) yards which can still be seen and for a shed (a shed used by Glenreagh Volunteer Bushfire Brigade). She also stated that she had not been aware of any issues with the subject site in the past.

3.2 Recent uses of the site.

More recently, just preceding its sale in April 2010 the subject site was being used as a bus parking area by Glenreagh Bus Company. Hugh MacAdam who owns and operates the Glenreagh Bus Company was contacted by Council on 10th and 20th of February 2012. Mr MacAdam was able to inform Council that he used the site as bus parking in approximately 2003, suggesting the site was used for 6-7 years. According to Mr MacAdam the buses were not serviced on site and there were no significant oil or fuel spills. Mr MacAdam also stated that there was no fuel or oil stored on the subject site. The preliminary site inspection carried out by Council supported this claim, as no stains or patches of dead grass were discovered.

After the sale and settlement of the site on 9th April 2010, there have been no further activities including bus parking taking place on the site.

It must be noted that there seems to be an old set of stock yards located on the southern boundary of the subject site. Illustration 6 below shows the yards.

Illustration 6 – Stock Yards.

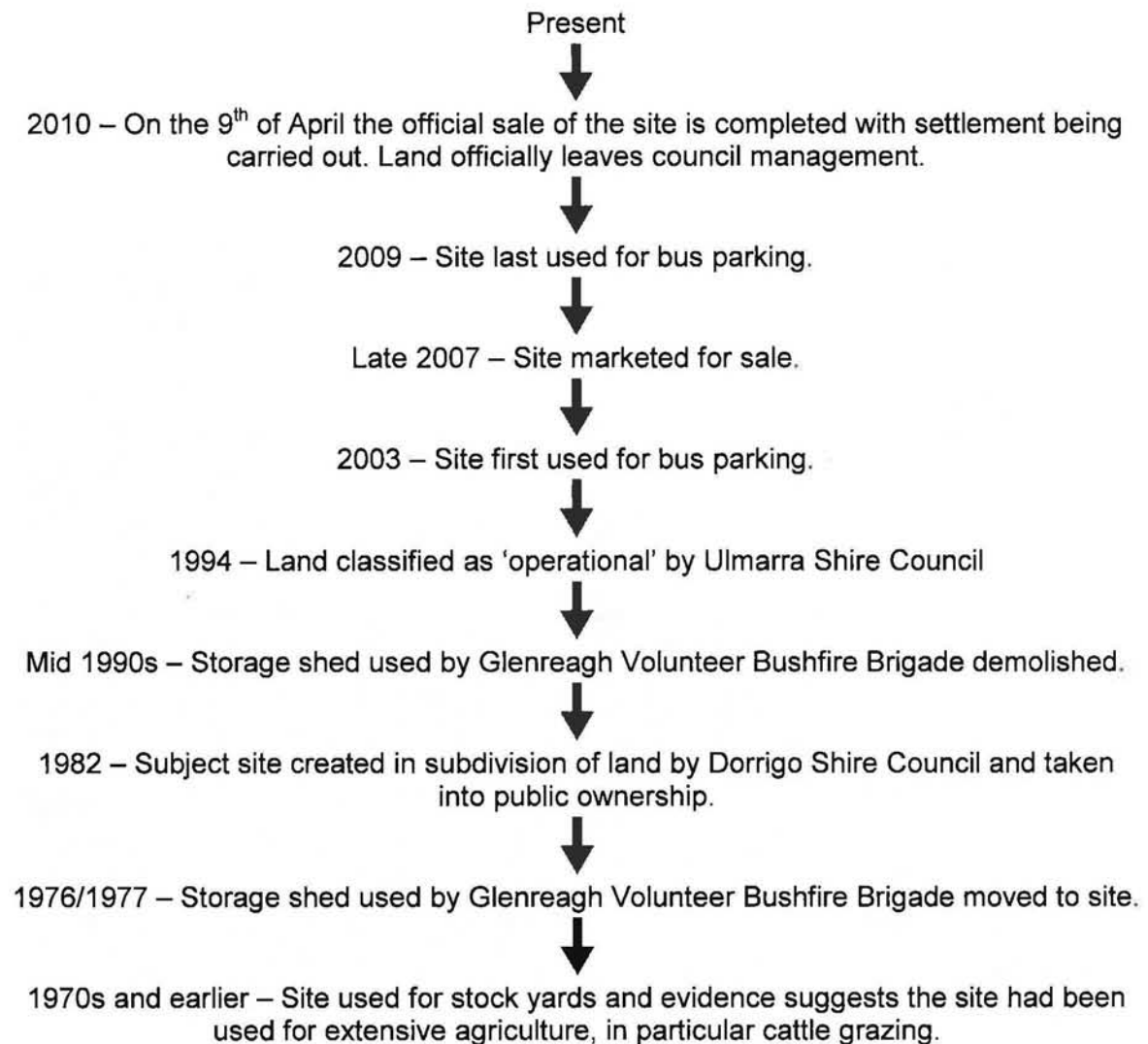


The stock yards shown in Illustration 6 seem to be very poorly maintained giving the impression they are disused and have not been used for a number of years. Council spoke to Mr MacAdam, whose property is adjacent to the southern boundary of the subject site. When Mr MacAdam moved to his current residence in 2003, the yards were

in a state of disrepair. Mr MacAdam stated that he cleared a number of camphor laurel saplings off the site including within the yards. This suggests a period of disuse extending further back than 2003.

Ms Webb, an old resident and local historian stated that the site had indeed been used as the Glenreagh pound yard but had not been in use since the 1960s. This suggests that if there was potential contamination of the site the issues may have arisen by this time.

The timeline below shows the uses of the site from the present time.



3.3 Previous and Current Use of Adjoining Lands.

The Parish Map of Tallawudjah mentioned previously shows the site at the northern tip of the 'Village Area' and this area extending south, closely resembling the land currently zoned for residential purposes within Glenreagh. As mentioned previously, Council planning staff viewed aerial photos from 1994, 1984 and 1974 of the Glenreagh village district. These photos showed the land surrounding the subject site as being mostly cleared of vegetation, with the exception of a number of larger trees. The photos also do

not show any 'rows' of plants, which is indicative of intensive horticulture which, particularly in the past, is a potentially contaminating land use because of the chemical treatments used on plants.

When interviewed, Ms Webb also suggested that there was the possibility that there may have been a bakery near the subject site at some point in the past, which would pose no significant potential contamination issues.

The evidence found from the preliminary site inspection carried out by Council suggest land to the north, east and west of the subject site in the past has been used for agriculture, namely grazing of cattle, due to the infrastructure (namely fences) in the area. Illustration 7 below shows the northern boundary of the subject site on the left and the adjacent land north of Tallawudjah Road to the right.

Illustration 7 – View from Corner of Tallawudjah Creek Road and Coramba Street.

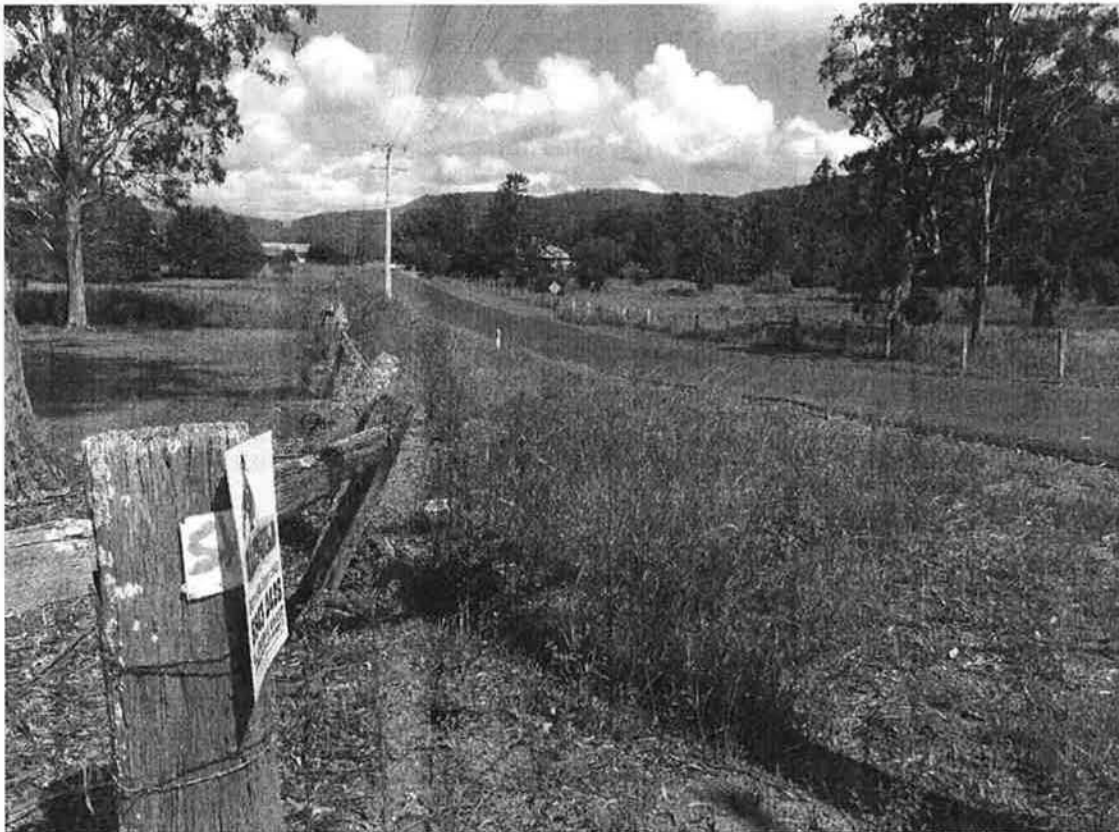
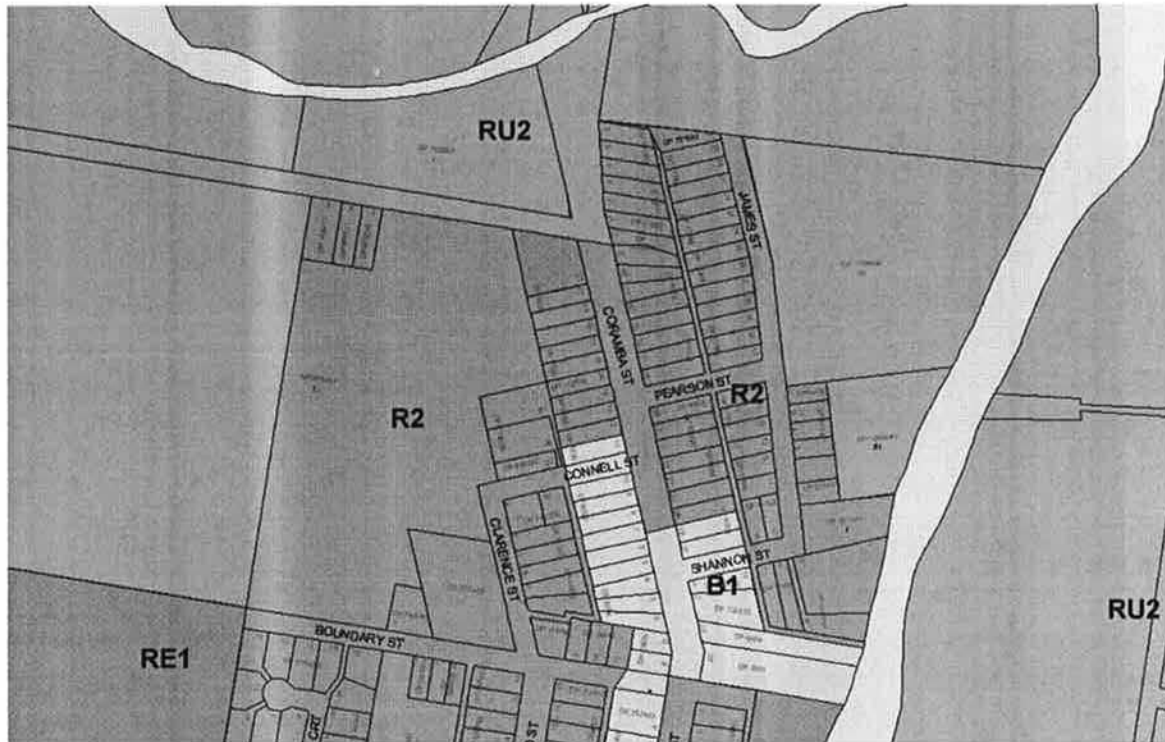


Illustration 8 below shows the current zonings of the land surrounding the subject site.

Illustration 8 – Adjoining Land Zonings.



As shown in Illustration 8, the eastern and northern boundaries of the site are adjacent to Coramba Street and Tallawudjah Road respectively. The land adjacent to the northern boundary of this site is zoned RU2 Rural Landscape and appears to be currently used as cattle grazing land.

The remainder of the adjoining boundaries is land that is zoned R2 Low Density Residential, suggesting that there is a very remote chance minimal chance of any activities taking place in the area around the site that could potentially contaminate the subject site.

It must be noted that part of the lot directly to the west of the subject site, Lot 61 DP 805441 zoned R2 Low Density Residential and RU2 Rural landscape, is currently being used for the grazing of cattle. Although this is a potentially contaminating land use, the low concentration of this form of agriculture suggests the potential for contamination of the site is low.

As shown in Illustration 8 there is a portion of land zoned B1 Neighbourhood Centre within the village of Glenreagh. On inspection of the area there appears to be one significant potentially contaminating land use, which was the Glenreagh General Store. The General Store, located approximately 290 metres from the subject site is a potential contamination issue because it uses underground tanks for the storage of diesel and unleaded fuel products.

Illustration 9 below shows the Glenreagh General Stores location in relation to the subject site.

[illegible]

The preliminary site inspection suggests that there is no groundwater reaching or breaking through the surface of the subject site. The groundwater on the subject site could potentially hold some levels of contamination obtained from the underground fuel tanks used for fuel storage at the Glenreagh General Store. There is no evidence that suggests that the groundwater on the subject site is contaminated but there is a possibility that the groundwater could be contaminated from the General Store fuel tanks or any other surrounding land use.

Clarence Valley Council
Glenreagh Planning Proposal, ver 1.0, 27 Feb 2012
Lot 21 DP 6506, No. 18 Coramba Street, Glenreagh NSW

4. Potential Contamination.

The low impact and low contamination potential of the uses carried out on the subject site suggest that there is a negligible or very low risk of land contamination at the site.

4.1 Use by Glenreagh Volunteer Rural Fire Service.

There is a small chance of potential contamination due to the storage of fire fighting equipment on the site by Glenreagh Volunteer Rural Fire Service. The storage of equipment such as fire fighting vehicles and drip torches from 1976-1977 to the mid 1990s had the potential to contaminate the study site. Brian Williams, Operations Manager from the NSW Rural Fire Service Grafton (Region North), stated that there was no reported leakage of potential contaminants when the storage shed on the subject site was in use. The storage shed has since been removed.

4.2 Use by Glenreagh Bus Company.

As mentioned previously, Council has engaged Hugh MacAdam, who had previously held a license to use the site for bus parking. While bus parking is a potentially contaminating activity, after discussing these potential contaminating activities such as fuel storage, mechanical servicing and fuel or oil leaks, there seems to be no evidence suggesting potential contamination of the site.

It is likely that the buses did not leave significant quantities of oil or fuel residue on the land. This is further reinforced by the information indicating that no servicing of bus vehicles occurred on the land. Further, there is no evidence of oil or fuel stains or dead grass where the buses parked on the land between approximately 2009 June 2010.

4.3 General Use.

According to Mr MacAdam, who discussed the use of this site for bus parking also stated that the stock yards have not been operational since at least 2003 when he moved next door. This statement is confirmed and supported by Ms Webb, who stated the yards had not been in use since the 1960's.

Mr MacAdam also stated he cleared a number of camphor laurel saplings from the yards when he acquired the subject site for use as a bus parking area. The small size of the stock yards also suggests that the site was never used for large scale agriculture, which lowers its potential for contamination.

Because the land has been under Council control since 1982, this suggests that there has been limited opportunity for contamination since then.

While there has been activities carried out on the site that could potentially contaminate the site, there seems to be no evidence that suggests that there could be contamination at the site.

5. Issues for consideration.

When dealing with potentially contaminated land the main legislation which provides guidelines is the State Environmental Planning Policy 55 – Remediation of Land 1998 (SEPP 55) Section 3.5.2 Stage 1 – Preliminary Investigation.

SEPP 55 is the legislation which applies to preliminary contaminated land reports, and if there is sufficient information to satisfy the planning authority that the site is suitable for the proposed use, the planning process should proceed in the normal way.

5.1 Activities included in SEPP 55 Table 1 – Some activities that may Cause Contamination.

There are indications that there has been agriculture practiced within the subject site; the stock yards mentioned previous give indication to that. While agriculture/horticulture is listed in SEPP 55 Table 1, the actual situation at the site suggest that the agriculture carried out at the subject site was extensive animal grazing rather than intensive farming. The poor condition of the stock yards and lack of existing agriculture infrastructure suggests that the site has not been used in a significant period of time. Although the stock yards have some contamination potential, the small size of the yards and lack of use according to Mr MacAdam suggests that the potential contamination of the site from the stock yards is limited.

5.2 History of the site.

The site has been considered and at least listed as part of the Glenreagh Village Area since 1962 through the mapping of the area found through the NSW Department of Lands. Before this time there is limited documented history of the site.

Information gathered by interviewing Glenreagh residents and neighbours to the subject site gives insight about the previous uses of the site. While this is not a 'hard copy' recollection of the history of the site, it provides a history of the site. Ms Webb, Mr MacAdam and Mr Williams have provided a significant amount of information about the previous uses of the site, suggesting that while the site had been used for handling stock up until the 1960s and for the storage of a fire fighting vehicle from the mid 1970s until the mid 1990s, there has been no use or significant event that suggests that there could be any substantial amount of contamination of the site from previous land or surrounding use or surrounding.

There are no gaps in the history of the site since its sub development by Dorrigo Shire Council in 1982, suggesting the site has been used for only activities listed previously in Section 3 – Uses in this document. This indicates that while the site has been used for potentially contaminating uses, there is no evidence suggesting the actual contamination of the land. The subject site is not currently accommodating any potentially contaminating activities according to SEPP 55 Table 1 that are known to Council.

6. Recommendations.

The evidence supplied through the interviews has with Elizabeth Webb, long time resident and local historian, the Glenreagh Bus Service operator and neighbour to the

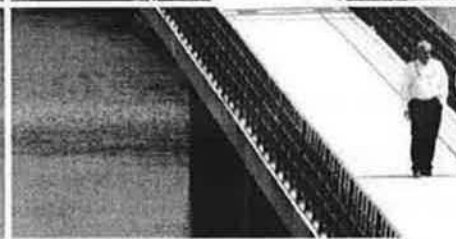
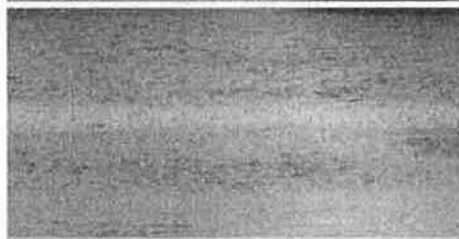
subject site Hugh MacAdam and Operations Manager from the NSW Rural Fire Service Grafton (Region North) Brian Williams gives a reasonable insight into the history of the recent uses of the site. These recollections along with other information obtained by Council suggest that while there has been potentially contaminating land uses carried out at the site, there is a low or negligible actual potential for contamination at the subject site.

Prepared by: Matt Adams – Development Services
Nick Whitton – Strategic Planning

PRELIMINARY SITE CONTAMINATION ASSESSMENT

18 Coramba Street, Glenreagh NSW
Clarence Valley Council

GEOTGOFH02999AA-AB
28 March 2012



28 March 2012

Clarence Valley Council
Locked Bag 23
GRAFTON NSW 2460

Sent via email: Nick.Whitton@clarence.nsw.gov.au

Dear Nick,

RE: Preliminary Site Contamination Assessment - 18 Coramba Street, Glenreagh NSW

1 INTRODUCTION

The following report presents the results of the preliminary Site Contamination Assessment (SCA) undertaken by Coffey Geotechnics Pty Ltd (Coffey) for the proposed residential use of Lot 21 DP6506, 18 Coramba Street, Glenreagh NSW, the Site.

The SCA objective was to provide a preliminary assessment of site contamination and, if necessary, to provide a basis for a more detailed investigation.

The potential contaminants of concern are those associated with former use of this site as a bus parking area and a small disused stock yard, they include; metals, arsenic, cadmium, chromium (total) copper, lead, nickel, mercury and zinc and petroleum hydrocarbons, total recoverable hydrocarbons (TRH) and benzene, toluene, ethylbenzene and xylene (BTEX) compounds).

This letter report presents the laboratory analysis results from soil samples collected from within the proposed residential area and compares the test results to NSW Health-based investigation levels for residential use.

The work was carried out with reference to the following guidelines:

- NSW DEC Guidelines for the NSW Site Auditor Scheme (2nd ed), 2006
- DUAP EPA Managing Land Contamination Planning Guidelines, SEPP 55 – Remediation of Land, 1998;
- NSW EPA Guidelines for Consultants Reporting on Contaminated Sites, 1997
- NSW EPA Sampling Design Guidelines, 1995
- NSW EPA Guidelines for Assessing Former Orchards and Market Gardens, 1995

2 SCOPE OF WORKS

The site observations and scope of work carried out for the SCA is summarised below.

A site walkover and photographs were taken by a Coffey Environmental Scientist on 19 March 2012.

The site is cleared land containing several large eucalypt trees within a grass lawn. The land was fenced along its frontage with Coramba Street and Tallawudjah Creek Road. A small stockpile of gravel was observed adjacent to Coramba Street. The southern site boundary was a gravel driveway used by the adjoining residential property and school bus depot.

The rear boundary of the block, to the west, was overgrown long grass and a small disused stock yard was located in the south west corner of the site, see Photo 1. A pile of green waste and tree limbs was observed to the north of the stock yard.



Photo 1, View of the disused timber stock yards. Soil sample SS01 was collected from the foreground. Samples SS02 and SS03 were collected in a transect parallel to the yards to the north.

During the site walkover an area of compacted bare earth was observed adjacent to the gravel driveway and in the south east of the site. Areas of dark surface staining were also observed in this area, see Photo 2.

In discussion with Mr Hugh Macadam, neighbour and operator of the bus depot, he advised that this area had previously been used for secure parking of earthmoving plant by a contractor working on flood

repairs to local roads to the west of Glenreagh. Mr Macadam has lived nearby to the site for more than 10 years and had previously leased the site from Council for bus parking.

Mr Macadam advised that the small stockyard was the former Council pound yard for the Glenreagh village. The yards were now in disrepair but once had included two small timber rail pens and raceway. Mr Macadam also mentioned that a water well, now permanently closed, was located to the north of the yards near the Tallawudjah Creek road and was likely used for getting water for stock held at the yard. No evidence of a cattle tick dip or associated structures was observed nearby to the stock yard.



Photo 2, View of former vehicle parking area and bare patches with surface staining. Soil samples SS05, SS06 and SS07 were collected from the foreground in a transect parallel to the surface staining.

The site is understood to have an area of about 800m². Table A of the NSW EPA Sampling Design Guidelines requires a minimum of 6 sampling locations for site characterisation purposes. Two sampling transects were marked out in a north-south direction nearby to the stockyard and in the former bus parking area on this site. A total of six surface soil samples, depth of 0-0.15m, were collected using hand tools for screening purposes, see Figure 1.

Upon collection soil samples were immediately placed in a chilled insulated container and couriered under chain of custody to the NATA accredited laboratory. Each soil sample was collected using a clean pair of nitrile gloves and sampling equipment was decontaminated between each sample location to avoid cross contamination.

The laboratory composited the soil samples to create two composite samples (SS04 and SS08) for testing. Primary samples SS01, SS02 and SS03 (stockyard) were composited to create sample SS04 and primary samples SS05, SS06 and SS07 (parking area) were composited to create sample SS08.

The composited samples were analysed for metals (arsenic, cadmium, chromium (total), copper, lead, mercury, and nickel), TRH and BTEX compounds.

The adopted soil investigation levels (SILs) were based on NEHF A criteria for residential with gardens and accessible soil (home-grown produce contributing <10% fruit and vegetable intake; no poultry), including children's day-care centres, preschools, primary schools, town houses, villas (DEC 2006).

NSW DEC (2006) does not provide levels for volatile petroleum hydrocarbon compounds. The *Guidelines for Assessing Service Station Sites* (NSW EPA, 1994) provide threshold levels for sensitive land use, such as residential sites, which have been adopted as SILs for petroleum hydrocarbon compounds.

As composite soil samples were analysed the SILs were adjusted using the formula provided in *Guidelines for Assessing Former Orchards and Market Gardens* (EPA 1995). Any results which exceed the adjusted investigation levels have been highlighted and discussed in Section 3 of this report.

3 ANALYSIS RESULTS

3.1 Quality Assurance/Quality Control (QA/QC)

Samples were transported under chain of custody conditions to mgt LabMark Environmental Pty Ltd laboratory which is NATA accredited for the analysis performed. A copy of the chain of custody is included with the laboratory test results attached to this report.

The laboratory conducted internal quality control using laboratory duplicates, spikes and method blanks. The results are shown with laboratory report sheets attached to this report. Analytical methods used for the laboratory testing are also indicated on the laboratory report sheets. The results of laboratory quality control testing are considered to be within acceptable limits.

3.2 Comparison of Laboratory Results to Soil Investigation Levels

The laboratory test results for the soil sampling undertaken on the 19 March 2012 are summarised in Table LR1 and laboratory reports are attached to this report. The following points are noted in Table LR1:

- Concentrations of metals were all below the adjusted SIL in the samples analysed.
- Concentrations of TRH were below the adopted criteria or the laboratory's LOR in the samples analysed.
- Concentrations of volatile BTEX compounds were below the adopted criteria and the laboratory's LOR in the samples analysed.

4 CONCLUSIONS

Coffey was engaged by Clarence Valley Council to carry out a preliminary site contamination assessment of the vacant land at 18 Coramba Street, Glenreagh to assess if the land was suitable for residential use. The investigation objective was to provide a preliminary assessment of site contamination and, if necessary, to provide a basis for a more detailed investigation.

Based upon observations made during our site walkover and discussions held with Mr Hugh Macadam, neighbour, we understand that this site was previously used for parking of earthmoving equipment during local road works and for parking of school buses. An area of bare soil with dark surface staining was observed in the vicinity of this parking area. At the rear of the site was a disused timber stockyard which is understood to have been the former Council pound yard for the Glenreagh village.

Coffey collected six surface soil samples (0-0.15m depth) from two transects on the site. The soil samples from each transect were composited in the laboratory to create two samples, SS04 and SS08, for analysis. Composite sampling was used for this preliminary assessment to screen for the presence of potential contaminants of concern on this site. The laboratory analysis results were assessed against adjusted soil investigation levels in accordance with NSW EPA contaminated site guidelines.

The laboratory results for the soil samples collected from within the site show that the levels of contaminants are all below the adjusted SIL and are within residential guideline criteria.

Based on the site observations and laboratory analysis findings it is considered that the site at 18 Coramba Road, Glenreagh, is suitable for the proposed residential use.

5 LIMITATIONS

The findings contained in this report are the result of discrete/specific methodologies used in accordance with normal practices and standards. To the best of our knowledge, they represent a reasonable interpretation of the past and present uses of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

In preparing this report, current guidelines for assessment and management of contaminated land were followed. This work has been conducted in good faith in accordance with Coffey Geotechnics understanding of the client's brief and general accepted practice for geotechnical consulting.

This report was prepared for Clarence Valley Council with the objective to provide a preliminary assessment of site contamination and, if necessary, to provide a basis for a more detailed Investigation for the property at Lot 21 DP6506, 18 Coramba Street, Glenreagh NSW. No warranty, expressed or implied, is made as to the information and professional advice included in this report. The report is not intended for other parties or other uses. Anyone using this document does so at their own risk and should satisfy themselves concerning its applicability and, where necessary, should seek expert advice in relation to the particular situation.

This report does not address issues relating to potentially hazardous building materials or services which may be present on the site. This report does not address geotechnical issues at the site.

Please note that this report may not be reproduced except in full and must be read in conjunction with the attached 'Important Information about your Coffey Environmental Site Assessment.'

For and on behalf of Coffey Geotechnics Pty Ltd



Andrew Ballard

Associate Environmental Scientist
Environmental Team Leader – Coffs Harbour

Distribution: Original held by Coffey Geotechnics Pty Ltd
1 electronic pdf copy to Clarence Valley Council

Attachments: Important Information about your Coffey Environmental Site Assessment
Table LR1: Summary of Laboratory Results for Soil Samples
Figure 1: Site Sampling Plan
Laboratory Certificate of Analysis
Chain of Custody

Important information about your **Coffey** Environmental Site Assessment

Uncertainties as to what lies below the ground on potentially contaminated sites can lead to remediation costs blow outs, reduction in the value of the land and to delays in the redevelopment of land. These uncertainties are an inherent part of dealing with land contamination. The following notes have been prepared by Coffey to help you interpret and understand the limitations of your environmental site assessment report.

Your report has been written for a specific purpose

Your report has been developed on the basis of a specific purpose as understood by Coffey and applies only to the site or area investigated. For example, the purpose of your report may be:

- To assess the environmental effects of an on-going operation.
- To provide due diligence on behalf of a property vendor.
- To provide due diligence on behalf of a property purchaser.
- To provide information related to redevelopment of the site due to a proposed change in use, for example, industrial use to a residential use.
- To assess the existing baseline environmental, and sometimes geological and hydrological conditions or constraints of a site prior to an activity which may alter the sites environmental, geological or hydrological condition.

For each purpose, a specific approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible, quantify risks that both recognised and unrecognised contamination pose to the proposed activity. Such risks may be both financial (for example, clean up costs or limitations to the site use) and physical (for example, potential health risks to users of the site or the general public).

Subsurface conditions can change

Subsurface conditions are created by natural processes and the activity of man and may change with time. For example, groundwater levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of the subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project and/or on the property.

Interpretation of factual data

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from indirect field measurements and sometimes other reports on the site are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how well qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of Coffey through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other problems encountered on site.

Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered with redevelopment or on-going use of the site. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

Important information about your **Coffey** Environmental Site Assessment

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. In particular, a due diligence report for a property vendor may not be suitable for satisfying the needs of a purchaser. Your report should not be applied for any purpose other than that originally specified at the time the report was issued.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other professionals who are affected by the report. Have Coffey explain the report implications to professionals affected by them and then review plans and specifications produced to see how they have incorporated the report findings.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel), field testing and laboratory evaluation of field samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Contact Coffey for additional assistance

Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to land development and land use. It is common that not all approaches will be necessarily dealt with in your environmental site assessment report due to concepts proposed at that time. As a project progresses through planning and design toward construction and/or maintenance, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

Responsibility

Environmental reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.

Table LR1: Summary of Laboratory Results for Soil Samples

All results in mg/kg unless otherwise stated

All results in mg/kg unless otherwise stated

Sample ID	NEFH A Residential Criteria	Adjusted SILs for Composite Samples	SS04	SS08
Material			Soil	Soil
Date of Sampling			19-Mar-12	19-Mar-12
Depth (m)			0-0.15	0-0.15
Metals				
Arsenic	100 ¹	37 ³	3.5	3.2
Cadmium	20 ¹	8 ³	0.3	0.3
Chromium	100 ¹	33 ³	7.7	12
Copper	1,000 ¹	349 ³	25	13
Lead	300 ¹	117 ³	110	94
Mercury	15 ¹	5 ³	0.07	0.09
Nickel	600 ¹	200 ³	5.2	4.9
Zinc	7,000 ¹	2375 ³	250	190
Total Recoverable Hydrocarbons				
C ₆ -C ₉	65 ²	22 ³	< 10	< 10
C ₁₀ -C ₁₄			< 50	< 50
C ₁₅ -C ₂₈			< 100	< 100
C ₂₉ -C ₃₆			< 100	140
Total C ₁₀ -C ₃₆	1000 ²	333 ³	< 100	140
BTEX				
Benzene	1 ²	0.33 ³	< 0.5	< 0.5
Toluene	1.4 ²	0.47 ³	< 0.5	< 0.5
Ethylbenzene	3.1 ²	1.03 ³	< 0.5	< 0.5
Xylenes(ortho.meta and para)	14 ²	4.67 ³	< 1.5	< 1.5

Notes:

VALUE

Concentration exceeds the adjusted SIL

¹ Based on NSW DEC (2006), Guidelines for the NSW Site Auditor Scheme (2nd ed) and NEPM (1999) (Residential with gardens and accessible soil - NEHF A)

² Based on NSW EPA (1994), Guidelines for Assessing Service Station Sites

³ Adjusted SILs for composite samples based on NSW DEC (2005), Guidelines for Assessing Former Orchards and Market Gardens



Composite Sample SS04 = SS01, SS02, SS03

Composite Sample SS08 = SS05, SS06, SS07

drawn	JP
approved	AB
date	28-March-2012
scale	NTS
original size	A4



client:	Clarence Valley Council	
project:	Preliminary Site Contamination Assessment – 18 Coramba Street, Glenreagh NSW	
title:	Site Sampling Plan	
project no:	GEOTCOFH02999AA-AB	figure no: Figure 1

Certificate of Analysis

Coffey Geotechnics Pty Ltd
Unit 1 18 Hurley Dve
Coffs Harbour
NSW 2450

Attention: Andrew Ballard



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025.
The results of the tests, calibrations and/or
measurements included in this document are traceable
to Australian/national standards.

Report 331061-S
Client Reference GEOTCOFH02999AA
Received Date Mar 21, 2012

Client Sample ID			SS01	SS02	SS03	COMPOSITE
Sample Matrix			Soil	Soil	Soil	Soil
mgt-LabMark Sample No.			S12-Ma13185	S12-Ma13186	S12-Ma13187	S12-Ma13188
Date Sampled			Mar 19, 2012	Mar 19, 2012	Mar 19, 2012	Mar 19, 2012
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons - 1999 NEPM Fractions						
TRH C6-C9	10	mg/kg	-	-	-	< 10
TRH C10-C14	50	mg/kg	-	-	-	< 50
TRH C15-C28	100	mg/kg	-	-	-	< 100
TRH C29-C36	100	mg/kg	-	-	-	< 100
TRH C10-36 (Total)	100	mg/kg	-	-	-	< 100
BTEX						
Benzene	0.5	mg/kg	-	-	-	< 0.5
Toluene	0.5	mg/kg	-	-	-	< 0.5
Ethylbenzene	0.5	mg/kg	-	-	-	< 0.5
Total m+p-Xylenes	1	mg/kg	-	-	-	< 1
o-Xylene	0.5	mg/kg	-	-	-	< 0.5
Xylenes(ortho.meta and para)	1.5	mg/kg	-	-	-	< 1.5
Total BTEX	1.5	mg/kg	-	-	-	< 1.5
4-Bromofluorobenzene (surr.)	1	%	-	-	-	90
Total Recoverable Hydrocarbons - Draft 2010 NEPM Fractions *						
Naphthalene ^{N02}	0.5	mg/kg	-	-	-	< 0.5
TRH C6-C10	20	mg/kg	-	-	-	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	-	-	-	< 20
TRH >C10-C16	50	mg/kg	-	-	-	< 50
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	-	-	-	< 50
TRH >C16-C34	100	mg/kg	-	-	-	< 100
TRH >C34-C40	100	mg/kg	-	-	-	< 100
Heavy Metals						
Arsenic	1	mg/kg	-	-	-	3.5
Cadmium	0.1	mg/kg	-	-	-	0.3
Chromium	2	mg/kg	-	-	-	7.7
Copper	2	mg/kg	-	-	-	25
Lead	2	mg/kg	-	-	-	110
Mercury	0.05	mg/kg	-	-	-	0.07
Nickel	1	mg/kg	-	-	-	5.2
Zinc	5	mg/kg	-	-	-	250
% Moisture	0.1	%	-	-	-	5.9

Client Sample ID			SS05	SS06	SS07	COMPOSITE SS08
Sample Matrix			Soil	Soil	Soil	Soil
mgt-LabMark Sample No.			S12-Ma13189	S12-Ma13190	S12-Ma13191	S12-Ma13192
Date Sampled			Mar 19, 2012	Mar 19, 2012	Mar 19, 2012	Mar 19, 2012
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons - 1999 NEPM Fractions						
TRH C6-C9	10	mg/kg	-	-	-	< 10
TRH C10-C14	50	mg/kg	-	-	-	< 50
TRH C15-C28	100	mg/kg	-	-	-	< 100
TRH C29-C36	100	mg/kg	-	-	-	140
TRH C10-36 (Total)	100	mg/kg	-	-	-	140
BTEX						
Benzene	0.5	mg/kg	-	-	-	< 0.5
Toluene	0.5	mg/kg	-	-	-	< 0.5
Ethylbenzene	0.5	mg/kg	-	-	-	< 0.5
Total m+p-Xylenes	1	mg/kg	-	-	-	< 1
o-Xylene	0.5	mg/kg	-	-	-	< 0.5
Xylenes(ortho.meta and para)	1.5	mg/kg	-	-	-	< 1.5
Total BTEX	1.5	mg/kg	-	-	-	< 1.5
4-Bromofluorobenzene (surr.)	1	%	-	-	-	97
Total Recoverable Hydrocarbons - Draft 2010 NEPM Fractions *						
Naphthalene ^{N02}	0.5	mg/kg	-	-	-	< 0.5
TRH C6-C10	20	mg/kg	-	-	-	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	-	-	-	< 20
TRH >C10-C16	50	mg/kg	-	-	-	< 50
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	-	-	-	< 50
TRH >C16-C34	100	mg/kg	-	-	-	160
TRH >C34-C40	100	mg/kg	-	-	-	< 100
Heavy Metals						
Arsenic	1	mg/kg	-	-	-	3.2
Cadmium	0.1	mg/kg	-	-	-	0.3
Chromium	2	mg/kg	-	-	-	12
Copper	2	mg/kg	-	-	-	13
Lead	2	mg/kg	-	-	-	94
Mercury	0.05	mg/kg	-	-	-	0.09
Nickel	1	mg/kg	-	-	-	4.9
Zinc	5	mg/kg	-	-	-	190
% Moisture	0.1	%	-	-	-	5.1

Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported.

Description	Testing Site	Extracted	Holding Time
mgt-LabMark Suite 6			
BTEX	Sydney	Mar 22, 2012	14 Day
- Method: E026/E016 BTEX			
Metals M8	Sydney	Mar 22, 2012	28 Day
- Method: E022 Acid Extractable metals in Solis & E026 Mercury			
Total Recoverable Hydrocarbons - Draft 2010 NEPM Fractions *	Sydney	Mar 22, 2012	14 Day
- Method: LM-LTM-ORG2010			
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	Sydney	Mar 22, 2012	14 Day
- Method: E004 Petroleum Hydrocarbons (TPH)			
% Moisture	Sydney	Mar 22, 2012	28 Day
- Method: E005 Moisture Content			

Company Name: Coffey Geotechnics Pty Ltd COFFS
Address: Unit 1 18 Hurley Dve
Coffs Harbour
NSW 2450

Order No.:
Report #: 331061
Phone: 02 6651 3213
Fax: 02 6651 5194

Received: Mar 21, 2012 9:00 AM
Due: Mar 28, 2012 4:00 PM
Priority: 5 Day
Contact name: Andrew Ballard

Client Job No.: GEOTCOFH02999AA

mgt-LabMark Client Manager: Onur Mehmet

Sample Detail					% Moisture	HOLD	mgt-LabMark Suite 6
Laboratory where analysis is conducted							
Melbourne Laboratory - NATA Site # 1254 & 14271							
Sydney Laboratory - NATA Site # 18217					X	X	X
Brisbane Laboratory - NATA Site # 20794							
External Laboratory							
Sample ID	Sample Date	Sampling Time	Matrix	LAB ID			
SS01	Mar 19, 2012		Soil	S12-Ma13185		X	
SS02	Mar 19, 2012		Soil	S12-Ma13186		X	
SS03	Mar 19, 2012		Soil	S12-Ma13187		X	
COMPOSITE SS04	Mar 19, 2012		Soil	S12-Ma13188	X		X
SS05	Mar 19, 2012		Soil	S12-Ma13189		X	
SS06	Mar 19, 2012		Soil	S12-Ma13190		X	
SS07	Mar 19, 2012		Soil	S12-Ma13191		X	
COMPOSITE SS08	Mar 19, 2012		Soil	S12-Ma13192	X		X

mgt-LabMark Internal Quality Control Review

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Actual PQLs are matrix dependant. Quoted PQLs may be raised where sample extracts are diluted due to interferences.
4. Results are uncorrected for matrix spikes or surrogate recoveries.
5. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
6. Samples were analysed on an 'as received' basis.
7. This report replaces any Interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001)

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the Sample Receipt Acknowledgment

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

****NOTE:** pH duplicates are reported as a range NOT as an RPD

UNITS

mg/kg:milligrams per Kilogram	mg/L:milligrams per litre
µg/L:micrograms per litre	ppm:Parts per million
ppb:Parts per billion	%:Percentage
org/100mL:Organisms per 100 millilitres	NTU:Nephelometric Turbidity Units
MPN/100mL:Most Probable Number of organisms per 100 millilitres	

TERMS

Dry:	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
LOR:	Limit Of Reporting.
SPIKE:	Addition of the analyte to the sample and reported as percentage recovery.
RPD:	Relative Percent Difference between two Duplicate pieces of analysis.
LCS:	Laboratory Control Sample - reported as percent recovery.
CRM:	Certified Reference Material - reported as percent recovery.
Method Blank:	In the case of solid samples these are performed on laboratory certified clean sands. In the case of water samples these are performed on de-ionised water.
Surr - Surrogate:	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate:	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
Batch Duplicate:	A second piece of analysis from a sample outside of the client's batch of samples but run within the laboratory batch of analysis.
Batch SPIKE:	Spike recovery reported on a sample from outside of the client's batch of samples but run within the laboratory batch of analysis.
USEPA:	U.S Environmental Protection Agency
APHA:	American Public Health Association
ASLP:	Australian Standard Leaching Procedure (AS4439.3)
TCLP:	Toxicity Characteristic Leaching Procedure
COC:	Chain Of Custody
SRA:	Sample Receipt Advice
CP:	Client Parent - QC was performed on samples pertaining to this report
NCP:	Non-Client Parent - QC was performed on samples not pertaining to this report, however QC is representative of the sequence or batch that client samples were analysed within

QC - ACCEPTANCE CRITERIA

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

Surrogate Recoveries : Recoveries must lie between 50-150% - Phenols 20-130%.

QC DATA GENERAL COMMENTS

1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
3. Organochlorine Pesticide analysis - where reporting LCS data, Toxophene & Chlordane are not added to the LCS.
4. Organochlorine Pesticide analysis - where reporting Spike data, Toxophene is not added to the Spike.
5. Total Recoverable Hydrocarbons - where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
6. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt
7. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
8. Polychlorinated Biphenyls are spiked only using Arochlor 1260 in Matrix Spikes and LCS's.
9. For Matrix Spikes and LCS results a dash "-" in the report means that the specific analyte was not added to the QC sample
10. Duplicate RPD's are calculated from raw analytical data thus it is possible to have two sets of data below the LOR with a positive RPD - eg: LOR 0.1, Result A = <0.1 (raw data is 0.02) & Result B = <0.1 (raw data is 0.03) resulting in a RPD of 40% calculated from the raw data.

Quality Control Results

Test	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Method Blank						
Total Recoverable Hydrocarbons - 1999 NEPM Fractions E004 Petroleum Hydrocarbons (TPH)						
TRH C6-C9	mg/kg	< 10		10	Pass	
TRH C10-C14	mg/kg	< 50		50	Pass	
TRH C15-C28	mg/kg	< 100		100	Pass	
TRH C29-C36	mg/kg	< 100		100	Pass	
Method Blank						
BTEX E029/E016 BTEX						
Benzene	mg/kg	< 0.5		0.5	Pass	
Toluene	mg/kg	< 0.5		0.5	Pass	
Ethylbenzene	mg/kg	< 0.5		0.5	Pass	
Total m+p-Xylenes	mg/kg	< 1		1	Pass	
o-Xylene	mg/kg	< 0.5		0.5	Pass	
Xylenes(ortho.meta and para)	mg/kg	< 1.5		1.5	Pass	
Total BTEX	mg/kg	< 1.5		1.5	Pass	
Method Blank						
Total Recoverable Hydrocarbons - Draft 2010 NEPM Fractions * LM-LTM-ORG2010						
Naphthalene	mg/kg	< 0.5		0.5	Pass	
TRH C6-C10	mg/kg	< 20		20	Pass	
TRH C6-C10 less BTEX (F1)	mg/kg	< 20		20	Pass	
TRH >C10-C16	mg/kg	< 50		50	Pass	
TRH >C16-C34	mg/kg	< 100		100	Pass	
TRH >C34-C40	mg/kg	< 100		100	Pass	
Method Blank						
Metals M8 E022 Acid Extractable metals in Soils & E026 Mercury						
Arsenic	mg/kg	< 1		1	Pass	
Cadmium	mg/kg	< 0.1		0.1	Pass	
Chromium	mg/kg	< 2		2	Pass	
Copper	mg/kg	< 2		2	Pass	
Lead	mg/kg	< 2		2	Pass	
Mercury	mg/kg	< 0.05		0.05	Pass	
Nickel	mg/kg	< 1		1	Pass	
Zinc	mg/kg	< 5		5	Pass	
LCS - % Recovery						
Total Recoverable Hydrocarbons - 1999 NEPM Fractions E004 Petroleum Hydrocarbons (TPH)						
TRH C6-C9	%	101		70-130	Pass	
TRH C10-C14	%	90		70-130	Pass	
TRH C15-C28	%	92		70-130	Pass	
LCS - % Recovery						
BTEX E029/E016 BTEX						
Benzene	%	102		70-130	Pass	
Toluene	%	103		70-130	Pass	
Ethylbenzene	%	104		70-130	Pass	
Total m+p-Xylenes	%	101		70-130	Pass	
o-Xylene	%	103		70-130	Pass	
Xylenes(ortho.meta and para)	%	102		70-130	Pass	
LCS - % Recovery						
Total Recoverable Hydrocarbons - Draft 2010 NEPM Fractions * LM-LTM-ORG2010						
Naphthalene	%	105		70-130	Pass	
TRH C6-C10	%	100		70-130	Pass	
LCS - % Recovery						
Metals M8 E022 Acid Extractable metals in Soils & E026 Mercury						
Arsenic	%	91		70-130	Pass	

Test	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Cadmium	%	99	70-130	Pass	
Chromium	%	103	70-130	Pass	
Copper	%	102	70-130	Pass	
Lead	%	104	70-130	Pass	
Mercury	%	98	70-130	Pass	
Nickel	%	95	70-130	Pass	
Zinc	%	95	70-130	Pass	

Test	Lab Sample ID	QA Source	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1			
TRH C6-C9	N12-Ma11149	NCP	%	89	70-130	Pass	
TRH C10-C14	S12-Ma12512	NCP	%	70	70-130	Pass	
Spike - % Recovery							
BTEX				Result 1			
Benzene	N12-Ma11149	NCP	%	92	70-130	Pass	
Toluene	N12-Ma11149	NCP	%	96	70-130	Pass	
Ethylbenzene	N12-Ma11149	NCP	%	98	70-130	Pass	
Total m+p-Xylenes	N12-Ma11149	NCP	%	90	70-130	Pass	
o-Xylene	N12-Ma11149	NCP	%	98	70-130	Pass	
Xylenes(ortho.meta and para)	N12-Ma11149	NCP	%	92	70-130	Pass	
Spike - % Recovery							
Total Recoverable Hydrocarbons - Draft 2010 NEPM Fractions *				Result 1			
Naphthalene	N12-Ma11149	NCP	%	88	70-130	Pass	
TRH C6-C10	N12-Ma11149	NCP	%	88	70-130	Pass	
TRH >C10-C16	S12-Ma12512	NCP	%	91	70-130	Pass	
Spike - % Recovery							
Metals M8				Result 1			
Arsenic	S12-Ma14629	NCP	%	91	70-130	Pass	
Cadmium	S12-Ma14629	NCP	%	97	70-130	Pass	
Chromium	S12-Ma14629	NCP	%	108	70-130	Pass	
Copper	S12-Ma14629	NCP	%	103	70-130	Pass	
Lead	S12-Ma14629	NCP	%	109	70-130	Pass	
Mercury	S12-Ma13822	NCP	%	80	70-130	Pass	
Nickel	S12-Ma14629	NCP	%	99	70-130	Pass	
Zinc	S12-Ma13824	NCP	%	94	70-130	Pass	
Duplicate							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1	Result 2	RPD	
TRH C6-C9	S12-Ma12596	NCP	mg/kg	< 10	< 10	18	30% Pass
TRH C10-C14	S12-Ma12512	NCP	mg/kg	< 50	< 50	<1	30% Pass
TRH C15-C28	S12-Ma12512	NCP	mg/kg	< 100	< 100	<1	30% Pass
TRH C29-C36	S12-Ma12512	NCP	mg/kg	< 100	< 100	<1	30% Pass
Duplicate							
BTEX				Result 1	Result 2	RPD	
Benzene	S12-Ma12596	NCP	mg/kg	< 0.5	< 0.5	<1	30% Pass
Toluene	S12-Ma12596	NCP	mg/kg	< 0.5	< 0.5	<1	30% Pass
Ethylbenzene	S12-Ma12596	NCP	mg/kg	< 0.5	< 0.5	<1	30% Pass
Total m+p-Xylenes	S12-Ma12596	NCP	mg/kg	< 1	< 1	<1	30% Pass
o-Xylene	S12-Ma12596	NCP	mg/kg	< 0.5	< 0.5	<1	30% Pass
Xylenes(ortho.meta and para)	S12-Ma12596	NCP	mg/kg	< 1.5	< 1.5	<1	30% Pass
Total BTEX	S12-Ma12596	NCP	mg/kg	< 1.5	< 1.5	<1	30% Pass
Duplicate							
Total Recoverable Hydrocarbons - Draft 2010 NEPM Fractions *				Result 1	Result 2	RPD	
Naphthalene	S12-Ma12596	NCP	mg/kg	< 0.5	< 0.5	<1	30% Pass
TRH C6-C10	S12-Ma12596	NCP	mg/kg	< 20	< 20	16	30% Pass
TRH C6-C10 less BTEX (F1)	S12-Ma12596	NCP	mg/kg	< 20	< 20	16	30% Pass
TRH >C10-C16	S12-Ma12512	NCP	mg/kg	< 50	< 50	<1	30% Pass
TRH >C16-C34	S12-Ma12512	NCP	mg/kg	< 100	< 100	<1	30% Pass
TRH >C34-C40	S12-Ma12512	NCP	mg/kg	< 100	< 100	<1	30% Pass

Test	Lab Sample ID	QA Source	Units	Result 1	Result 2	RPD	Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
Metals M8				Result 1	Result 2	RPD			
Mercury	S12-Ma13356	NCP	mg/kg	< 0.05	< 0.05	13	30%	Pass	
Duplicate									
Metals M8				Result 1	Result 2	RPD			
Arsenic	S12-Ma13192	CP	mg/kg	3.2	2.7	16	30%	Pass	
Cadmium	S12-Ma13192	CP	mg/kg	0.3	0.4	40	30%	Fail	Q15
Chromium	S12-Ma13192	CP	mg/kg	12	8.8	32	30%	Fail	Q15
Copper	S12-Ma13192	CP	mg/kg	13	12	11	30%	Pass	
Lead	S12-Ma13192	CP	mg/kg	94	100	10	30%	Pass	
Nickel	S12-Ma13192	CP	mg/kg	4.9	3.4	35	30%	Fail	Q15
Zinc	S12-Ma13192	CP	mg/kg	190	240	21	30%	Pass	

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Organic samples had Teflon liners	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within Holding Time	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QA/QC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
Q15	The RPD reported passes mgt-LabMark's Acceptance Criteria as stipulated in SOP 05. Refer to Glossary Page of this report for further details

Authorised By

Onur Mehmet	Client Services
James Norford	Senior Analyst-Metal (NSW)
Laura Schofield	Senior Analyst-Volatile (NSW)
Ryan Hamilton	Senior Analyst-Organic (NSW)



Dr. Bob Symons

Laboratory Manager

Final report - this Report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Uncertainty data is available on request

mgt-LabMark shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall mgt-LabMark be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.

Sample Receipt Advice

Company name: Coffey Geotechnics Pty Ltd COFFS
Contact name: Andrew Ballard
Client job number: GEOTCOFH02999AA
COC number: 7590
Turn around time: 5 Day
Date/Time received: Mar 21, 2012 9:00 AM
MGT lab reference: 331061

Sample information

- ☒ A detailed list of analytes logged into our LIMS, is included in the attached summary table.
- ☒ All samples have been received as described on the above COC.
- ☒ COC has been completed correctly.
- ☒ Attempt to chill was evident.
- ☒ Appropriately preserved sample containers have been used.
- ☒ All samples were received in good condition.
- ☒ Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.
- ☒ Organic samples had Teflon liners.
- ☒ Some samples have been subcontracted.
- N/A Custody Seals intact (if used).

Contact notes

If you have any questions with respect to these samples please contact:

Onur Mehmet on Phone : (+61) (3) 9564 7055 or by e.mail: onur.mehmet@mgtlabmark.com.au

Results will be delivered electronically via e.mail to Andrew Ballard - Andrew_Ballard@coffey.com.

mgt Labmark Sample Receipt



Environmental Laboratory
Air Analysis
Water Analysis
Soil Contamination Analysis

NATA Accreditation
Stack Emission Sampling & Analysis
Trade Waste Sampling & Analysis
Groundwater Sampling & Analysis

35Years of Environmental Analysis & Experience – fully Australian Owned



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