

TEMORA SHIRE COUNCIL

SEPP 55 Report

Stage 1 Contamination Assessment Report

Proposed rezoning of land at Ariaiah Park

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SEPP 55 Report Stage 1 Contamination Assessment Report

Proposed rezoning of land at Ariaiah Park to R5 Large Lot Residential zone, RU5 Village zone and RU1 Primary Production zone

Introduction

The site is located on the northern and western fringe of the existing Ariaiah Park village.

In support of the draft planning proposal, a preliminary assessment of the site has been prepared in response to State Environmental Planning Policy 55 Remediation of Land.

The purpose of this report is to provide a Stage 1 Contamination Assessment Report of the subject land.

Scope of Work

Land involved in this assessment consists of the following lots:

Lot & DP	Address	Current zone	Proposed zone
117 & 120/750852	2 Mirrool Road Ariaiah Park	RU1 Primary Production	R5 Large Lot Residential
175/750852	19 Rees Street Ariaiah Park	RU1 Primary Production	R5 Large Lot Residential
176/750852	13 Rees Street Ariaiah Park	RU1 Primary Production	R5 Large Lot Residential
177/750852	115 Mary Gilmore Way Ariaiah Park	RU1 Primary Production	R5 Large Lot Residential
178/750852	99 Mary Gilmore Way Ariaiah Park	RU1 Primary Production	R5 Large Lot Residential
134/750852	118-120 Coolamon Street Ariaiah Park	RU1 Primary Production	RU5 Village
135/750852	114-116 Coolamon Street Ariaiah Park	RU1 Primary Production	RU5 Village
136/750852	110A-112 Coolamon Street Ariaiah Park	RU1 Primary Production	RU5 Village
137/750852	3 Mandamah Street Ariaiah Park	RU1 Primary Production	RU5 Village
138 & 139/750852	7 Mandamah Street Ariaiah Park	RU1 Primary Production	RU5 Village
141/750852	15 Mandamah Street Ariaiah Park	RU1 Primary Production	RU5 Village
142&143/750852	19 Mandamah Street Ariaiah Park	RU1 Primary Production	RU5 Village
144/750852	2 Common Road Ariaiah Park	RU1 Primary Production	RU5 Village
145/750852	29 Mandamah Street	RU1 Primary	RU5 Village

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	Ariah Park	Production	
181&182/750852	3 Common Road Ariah Park	RU1 Primary Production	RU5 Village
183/750852	4 Common Road Ariah Park	RU1 Primary Production	RU5 Village
184/750852	20 Rees Street Ariah Park	RU1 Primary Production	RU5 Village
185/750852	33 Mandamah Street Ariah Park	RU1 Primary Production	RU5 Village
1/870224	122 Coolamon Street Ariah Park	RU1 Primary Production	RU5 Village
1/1206023	1 Rees Street Ariah Park	RU1 Primary Production	RU5 Village
2/1206023	124 Coolamon Street Ariah Park	RU1 Primary Production	RU5 Village
Part Lot 7/750852 & Part Lot 1/709245	189 Davidson Street Ariah Park	R5 Large Lot Residential	RU1 Primary Production
47/750852	Davidson Street Ariah Park	R5 Large Lot Residential	RU1 Primary Production
89/750852	Davidson Street Ariah Park	R5 Large Lot Residential	RU1 Primary Production
Part Lot 132/750852	3632 Burley Griffin Way Ariah Park	R5 Large Lot Residential	RU1 Primary Production
2/709245	141 Davidson Street Ariah Park	R5 Large Lot Residential	RU1 Primary Production

The scope of works requires an investigation of the land included in the proposed rezoning to determine whether contaminated land is present and if so, whether this land requires remediation or is acceptable when considering the intended land use.

The proposal for the investigation is to initially carry out a 'Preliminary Site Investigation' in accordance with NSW Office of Environment and Heritage guidelines. If contamination was found to exist at a level that was considered unsuitable for the intended land use, the study should include remediation and validation of the site.

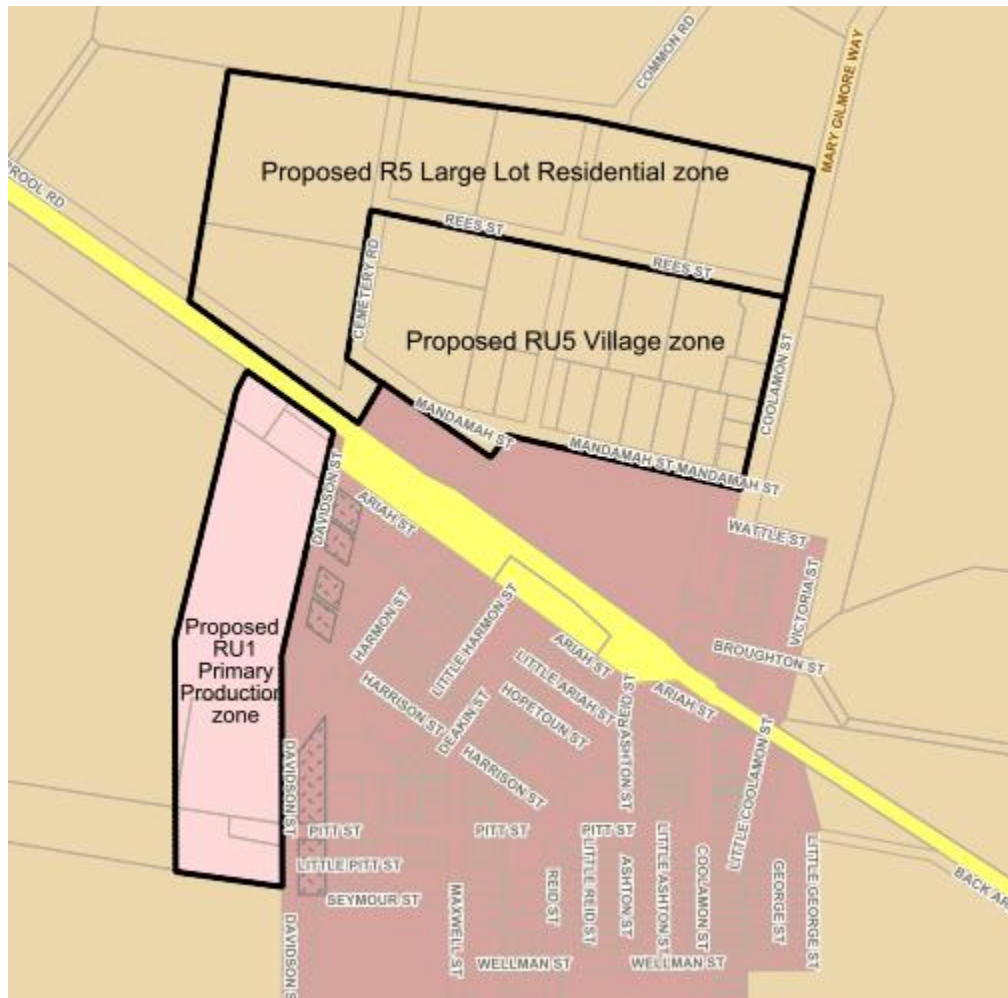
Site Details

The boundary of the subject land is shown by Map 1.



Map 1: Boundary of subject land

The existing zoning of the subject land is shown by Map 2.



Map 3: Proposed Zoning Map

Subject land: The subject land totals approximately 81.4 hectares.

Existing development located on the subject land includes dwellings, commercial uses, agricultural uses, sheds, and public roads. Other features of the site include dams, gardens, scattered vegetation and cleared land used for low intensity grazing and cropping. The site is used for residential, rural residential lifestyle purposes, farm services and low intensity broad acre farming.

The site is relatively flat.

Surrounding lands: Land to the north, east and west is zoned RU1 Primary Production is used for mixed farming, including cropping and grazing. Land to the south comprises the existing Arianh Park village and is used for residential, commercial and light industrial purposes.

Historical Land Use

The subject land is located on the western and northern fringe of the Ariaiah Park village. The land has historically been used for low intensity agricultural purposes, including cropping and grazing, light industrial uses, as well as low density residential purposes. The fragmented ownership and proximity to residential land uses has avoided the use of this land for intensive agricultural uses.

Sampling and Analysis Plan

In accordance with NSW Office of Environment and Heritage guidelines, a Preliminary Site Investigation was undertaken.

The survey involved an assessment of previous land use and identification of potential contamination.

The object of the investigation was to determine whether contaminated areas existed on the property and whether these sites may impact on the proposed or future land use. The preliminary inspection includes an assessment of historical land use, sites observed where vegetation was impacted by unidentifiable issues or areas that are impacted from offsite run-on.

Soil sampling would be required if potential contamination was identified. The sampling procedure would be undertaken in accordance with guideline criteria to assess the site on a preliminary basis. The information obtained from the preliminary analysis is to be sufficient to enable the design of a more detailed site investigation to target contaminated areas for potential remediation purposes.

The results of the investigation are to be prepared in a format as outlined in NSW Contaminated Site Guidelines.

Results

The preliminary assessment revealed that the land has been historically used for agricultural and low density residential uses purposes. There is an existing farm services business that is used for supply of farming chemicals, fertiliser and other farming supplies.

There are no records on file where the inspections of the property have revealed any areas of concern for Council officers relating to potential land contamination, such as unauthorised waste disposal or unauthorised industrial uses.

A review of the previous Temora Local Environmental Plan 1987 indicates that the land was previously predominantly zoned Rural zone 1A zone, with the exception of land within 200m of Coolamon Street which had a Rural Road 1B zone. In the Rural Road 1B zone, potential contaminating uses, including car repair stations, industries, junk yards, liquid fuel depot, motor showrooms, offensive or hazardous industries and transport terminals are all prohibited. This historic zoning allowed the construction of rural dwellings, leading to many homes being constructed on the urban fringe, close to Ariaiah Park village. In the subject

Rural 1A zoned land, the many small lots historically led to construction of many dwellings close to the Aria Park village.

The subject land is not identified on any contaminated land register.

An examination of available aerial images of the site has revealed that the subject land has been used for similar rural lifestyle and low level cropping purposes prior to 2007. There is no evidence in the aerial images of any other uses occurring at the site. Only minor additional development has occurred during this time, such as construction of additional sheds. Given the multiple small lots that are in place at the site, the subject land is too small to support any commercial agricultural purposes that could potentially create land contamination, such as sheep dips or fuel storage.

The proximity to other residential developments would also have discouraged any potentially contaminating land uses, due to likely complaints from neighbouring residents relating to potential odours and noise. This all indicates that it is unlikely that the site has had a potentially contaminating land use.

Discussion

The investigation of the site has identified that the subject land included in this assessment was historically utilised for low intensity agricultural and rural lifestyle purposes. This usage has continued to present time. This land use is not considered to pose a risk of land contamination. No other high risk contamination issues were located onsite. No evidence of chemical or fuel spills was observed.

As no high risk land contamination issues were identified as part of the investigation, no soil sampling was conducted. It is concluded that there is minimal potential for contamination of the subject land.

Summary and Recommendations

A preliminary contaminated site investigation has been carried out in accordance with the requirements of SEPP 55 and Guidelines published by the Office of Environment and Heritage.

The investigation indicated that the site had not been utilised for any contaminant generating land use and no visible sign of contamination was present. The subject land has been used for low intensity agricultural and rural lifestyle purposes. No land contamination issues as a result of this land use are expected or have been identified.

No related high risk land contamination issues have been identified on the subject land.

The risk of land contamination on the subject land is concluded to be low. Therefore no further analysis of the site is required.

It is concluded that risk of land contamination is not a reason to withhold support for the future planning proposal rezoning.