

TEMORA SHIRE COUNCIL

SEPP 55 Report

Stage 1 Contamination Assessment Report

Proposed rezoning of land at Temora West

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Introduction

The site, known as 149 Burley Griffin Way, 23 Lawson Road, 1 Britannia Street, 10-12 Britannia Street, 18 Britannia Street and 12 Cedar Road Temora.

The initial review of the draft planning proposal recommended that a preliminary assessment of the site be undertaken 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:

Lots 1, 3, 4 DP 1119795, Lots 79, 89, 90, 93, 165, 194, 195, 208, 215, 224, Part Lot 94, Part Lot 179 DP 750587, Part Lot 1, Lot 2 DP 513497

These lots are all zoned RU1 Primary Production by Temora Local Environmental Plan 2010 with a minimum lot size of 40 hectares.

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.

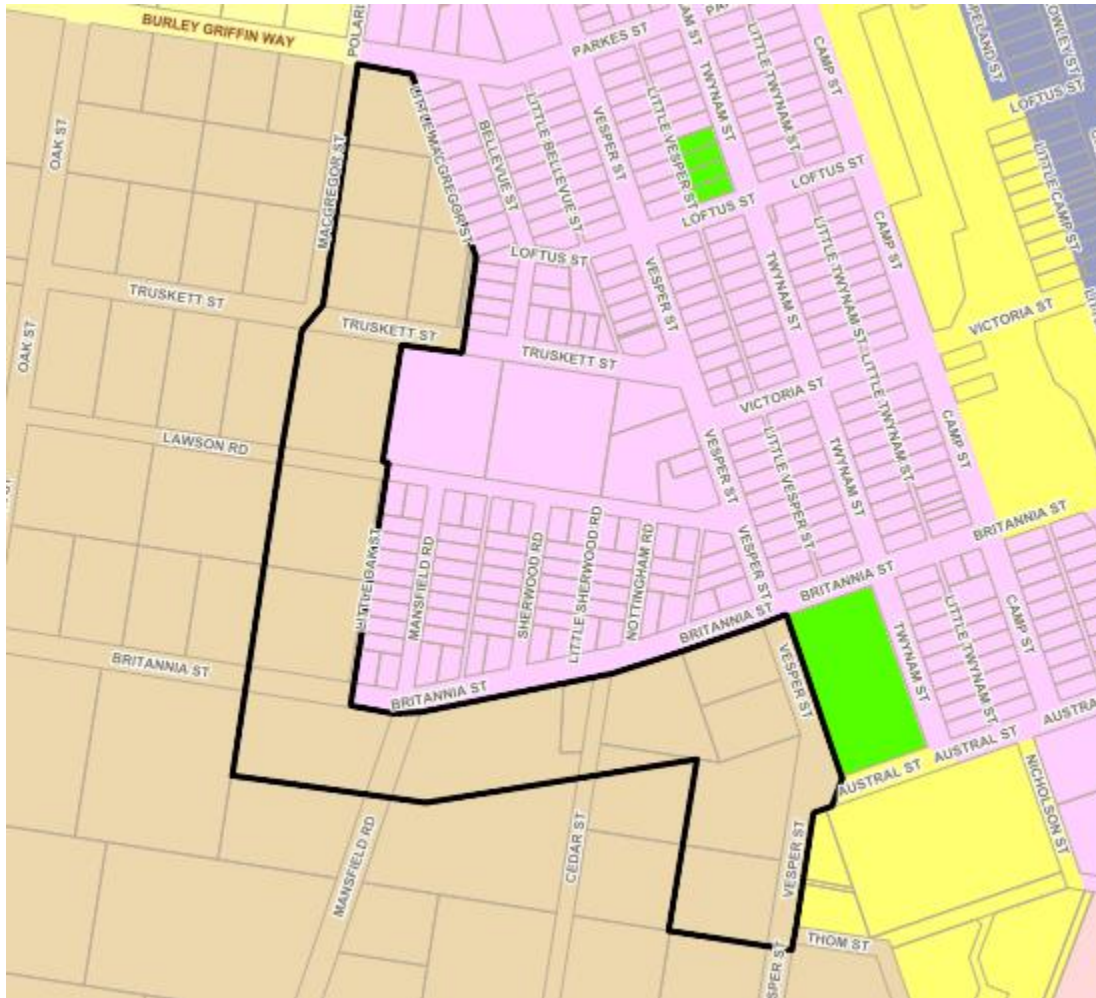
Site Details

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



Map 1: Boundary of subject land

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



Map 2: Zoning Plan

Subject land: The subject land totals approximately 20.9 hectares.

Existing development located on the subject land includes four existing dwellings, sheds, public roads and private driveways. 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 rural residential lifestyle purposes, with some low intensity broad acre farming.

The site is moderately sloping, generally towards the west and north of the site.

Surrounding lands: Land to the north and east is zoned R1 General Residential and is used for residential purposes, including a primary school. There is a section of adjoining land to the east that is zoned RE1 Public Recreation, and is used as a soccer field, and another section of land zoned SP2 Infrastructure that is used for cemetery purposes. The land to the west and immediate of the site is zoned RU1 Primary Production and is used for grazing and cropping purposes. Land further south is zoned R5 Large Lot Residential and is currently in the process of being developed for rural residential purposes.

Historical Land Use

The subject land is located on the western fringe of the Temora township. The land has historically been used for low intensity agricultural purposes, including cropping and grazing. 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 purposes.

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. Council officers have inspected the subject properties on several occasions over the past 30 years for the purposes of new development inspections, including dwelling, garage and stables construction at 149 Burley Griffin Way and shed inspection at 10-12 Britannia Street. On no occasions have Council officers observed land uses that may be potentially contaminating and there are no records of any order for land clean up being issued in this area.

A review of the previous Temora Local Environmental Plan 1987 indicates that the land was previously zoned Rural zone 1A zone, south of Truskett Street and Rural Road 1B zone, between Truskett Street and Burley Griffin Way. 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 Temora's urban centre. In the subject Rural 1A zoned land, the proximity of long standing urban uses, including an adjoining primary school in operation since 1959, has retained this land for low level agricultural purposes.

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 structures or uses occurring at the site. 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.

In addition, given that the site is moderately sloping, it is less desirable for use for commercial or industrial purposes than other nearby, relatively flat land. 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 landuse 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.