



Our reference: DOC17/465804-02; EF14/502

Ms Jessica Franklin
Senior Strategic Planner
Port Stephens Council
PO Box 42
RAYMOND TERRACE NSW 2324

Dear Ms Franklin,

Planning Proposal - George Street and Coxs Lane, Fullerton Cove
Rezoning of Land from RU2 Rural Landscape (currently operating as a sand quarry) to R5
Large Lot Residential Zone
Lot 991 DP627179; Lot 201 DP39968; Lot 1910 DP557701; Lot 1 DP1142113; Lot 1 DP794575;
Lot 3 DP111519; Lot 1 DP1006307

Reference is made to the above development application, which was referred to the Environment Protection Authority (EPA) on 11 September 2017

Having undertaken a limited review of the documentation provided, the EPA notes that the sites to which the Development Application relates are located outside the Williamstown RAAF Base Per-and-Poly-Fluoroalkyl Substances (PFAS) Investigation Area (IA). The Department of Defence and their contractors are currently undertaking a Data Gap Analysis to update the previously released Environmental Site Assessment (ESA) and Human Health Risk Assessment (HHRA). It is likely that these documents will include further information relating to the PFAS contamination plume. The EPA understands the updated ESA and HHRA are likely to be available in November/December this year.

Notwithstanding the above, the site was previously used for mineral sand mining as well as extractive activities. Activities such as these have the potential to be associated with legacy contamination. The development application proposes a land use change that has the potential to increase the risk of exposure to any contamination that might be on-site. The EPA therefore recommends that a detailed site investigation should be undertaken as part of the development assessment process. The objectives of the detailed site investigation should be to: define the nature, extent and degree of any contamination; to assess potential risk posed by contaminants to health and the environment; and to obtain sufficient information to develop a remedial action plan (RAP), if required.

Considering the location of the site near to the IA and the fact that the mining industry has in the past used PFAS-based fire-fighting foams, Port Stephens Council should consider including PFAS as a contaminant of concern for the detailed site investigation, as well as any other contaminants associated with mineral sand processing and sand quarrying activities.

If you require any further information regarding this matter please contact Sam Waskett on (02) 4908 6865 or e-mail hunter.region@epa.nsw.gov.au

Yours sincerely



3-10-17

PETER JAMIESON
Head Regional Operations Unit - Hunter
Environment Protection Authority

Contact officer: SAM WASKETT
(02) 4908 6865