

ANNEXURE 4

Contamination Assessment

prepared by

Strategic Environmental & Engineering Consulting



SEEC

Stage 1: Contamination Assessment

Part Lot 20, Old Saddleback Road, Kiama NSW

Prepared by:

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SEEC Reference 13000047-CA-01

Date: 5th April 2013



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Document Certification

This report has been developed based on agreed requirements as understood by SEEC at the time of investigation. It applies only to a specific task on the nominated lands. Other interpretations should not be made, including changes in scale or application to other projects.

Any recommendations contained in this report are based on an honest appraisal of the opportunities and constraints that existed at the site at the time of investigation, subject to the limited scope and resources available. Within the confines of the above statements and to the best of my knowledge, this report does not contain any incomplete or misleading information.

Mark Passfield
Director
SEEC
5th April 2013

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1 Scope of Work

Strategic Environmental and Engineering Consulting (SEEC) have been commissioned by Weriton Properties Pty Ltd (owner) to prepare this Stage 1 Preliminary Contamination Assessment. It is required to accompany an application to rezone Part of Lot 20 DP1151501, 43 Old Saddleback Road, Kiama (The 'Subject Site', Figure 1) to become zone R2 (to permit residential development).

The aim of this Stage 1 Preliminary Contamination Assessment is to:

- Identify any past and present potentially contaminating activities;
- Describe the site condition;
- Identify potential contamination types;
- Provide a preliminary assessment of site contamination; and
- Assess the need for further investigation(s).

This Assessment has been undertaken and documented following the requirements set out in *Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2000).



Figure 1 - Site Location

2 Site Identification and Zoning

The subject site is identified as Part of Lot 20 DP1151501. It forms a thin triangular sliver of land in the far south of the whole property. It is zoned RU2 (Rural Landscape) but the remainder of Lot 20 is zoned R2 (low density residential). It is considered this a zoning anomaly and it is proposed to re-zone the sliver to R2 so that the whole of Lot 20 is zoned the same.

3 Site History

3.1 Sources of information

A summary of the site's history has been compiled below. This information has been sourced from:

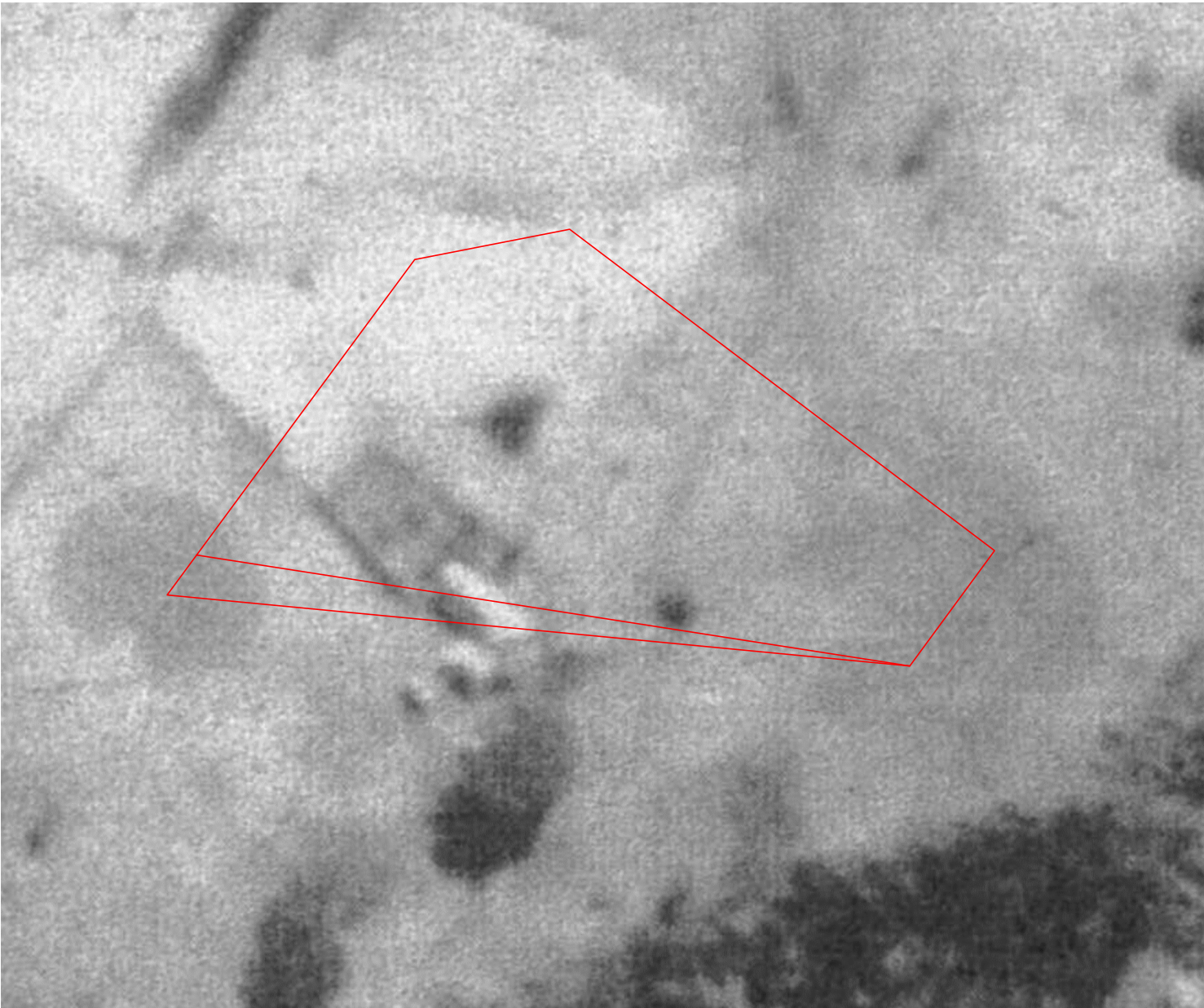
- Historical aerial photography available from the NSW Government: *Land and Property Information* (A division of the Department of Finance and Services).
- Recent aerial photography available from Department of Lands' *Six Viewer*.
- Section 149 Council Certificate.
- Verbal information from the current owner.

3.2 Documented History

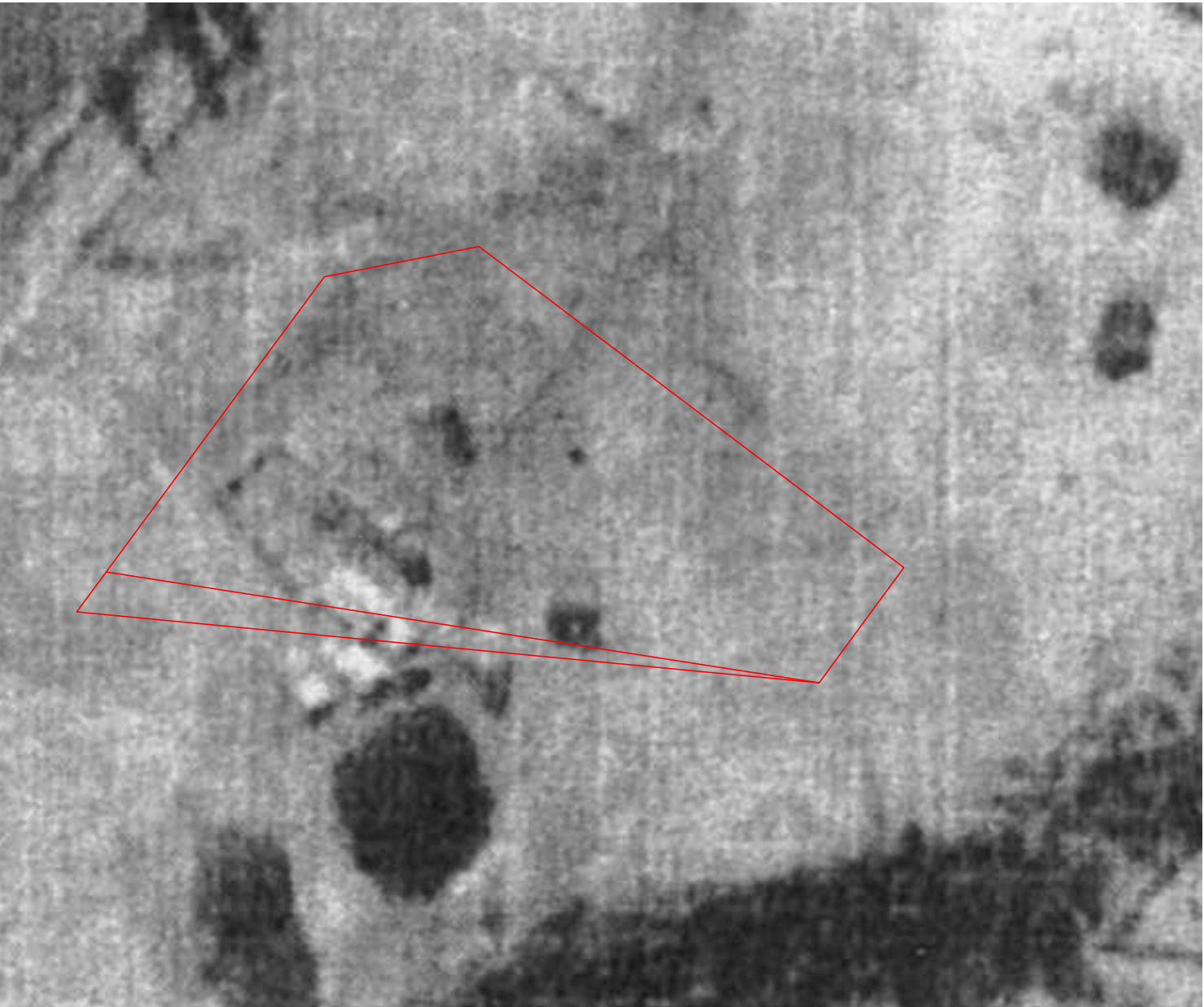
A Section 149 certificate was obtained for the site. From that certificate it is determined that Council is not aware of the land being significantly contaminated and the land is not subject of a Management Order under the Contaminated Land Management Act (1997).

3.3 Aerial Photography

Figures 2 to 4 are extracts from aerial photographs taken in (1949, 1963, 1974, 1984 and 1997). The photographs were supplied by the NSW Government: *Land and Property Information* (a division of the Department of Finance and Services). Figure 1 is a recent aerial photograph of the site from 'Six Viewer' (NSW Dept. Lands).

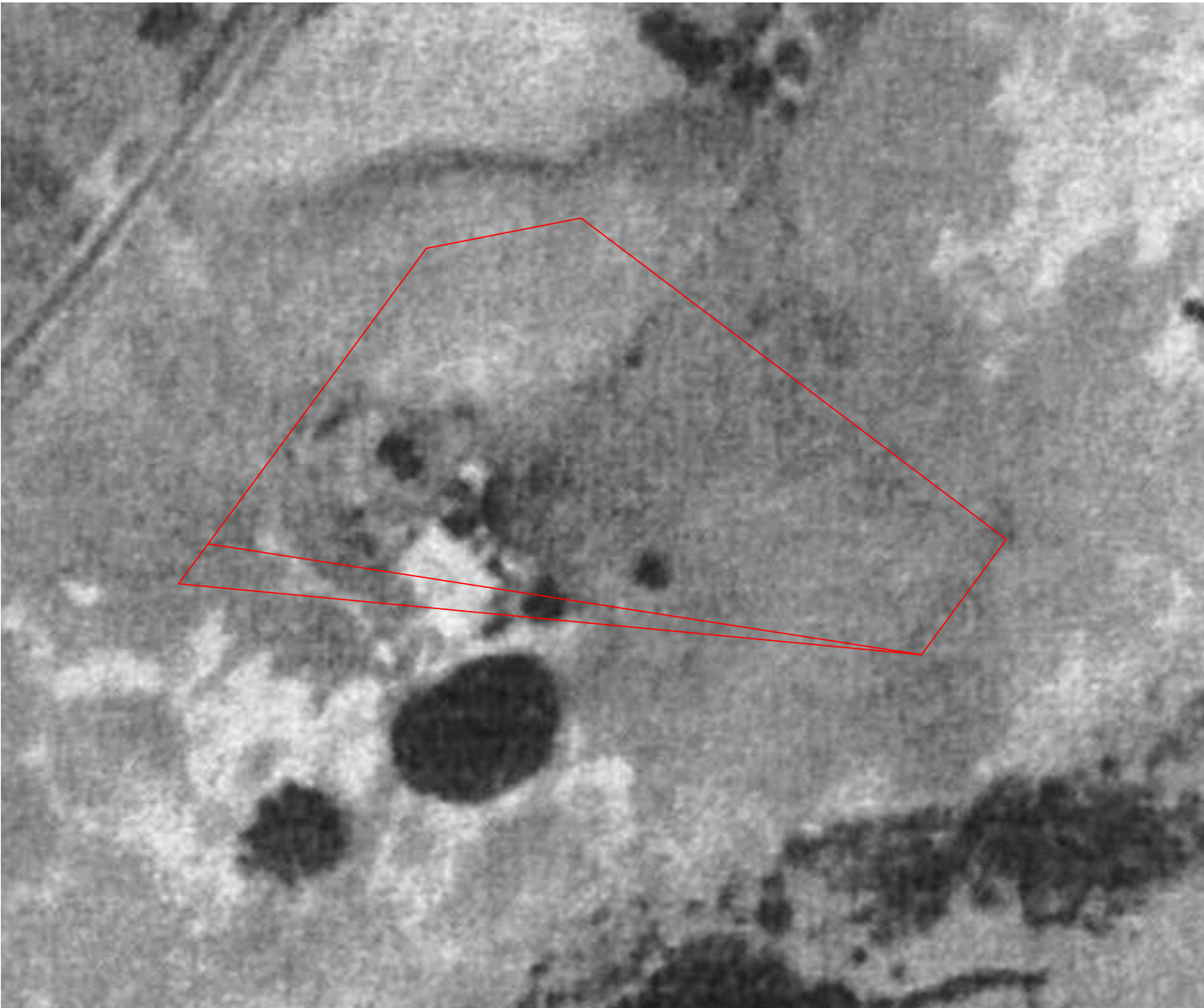


1949

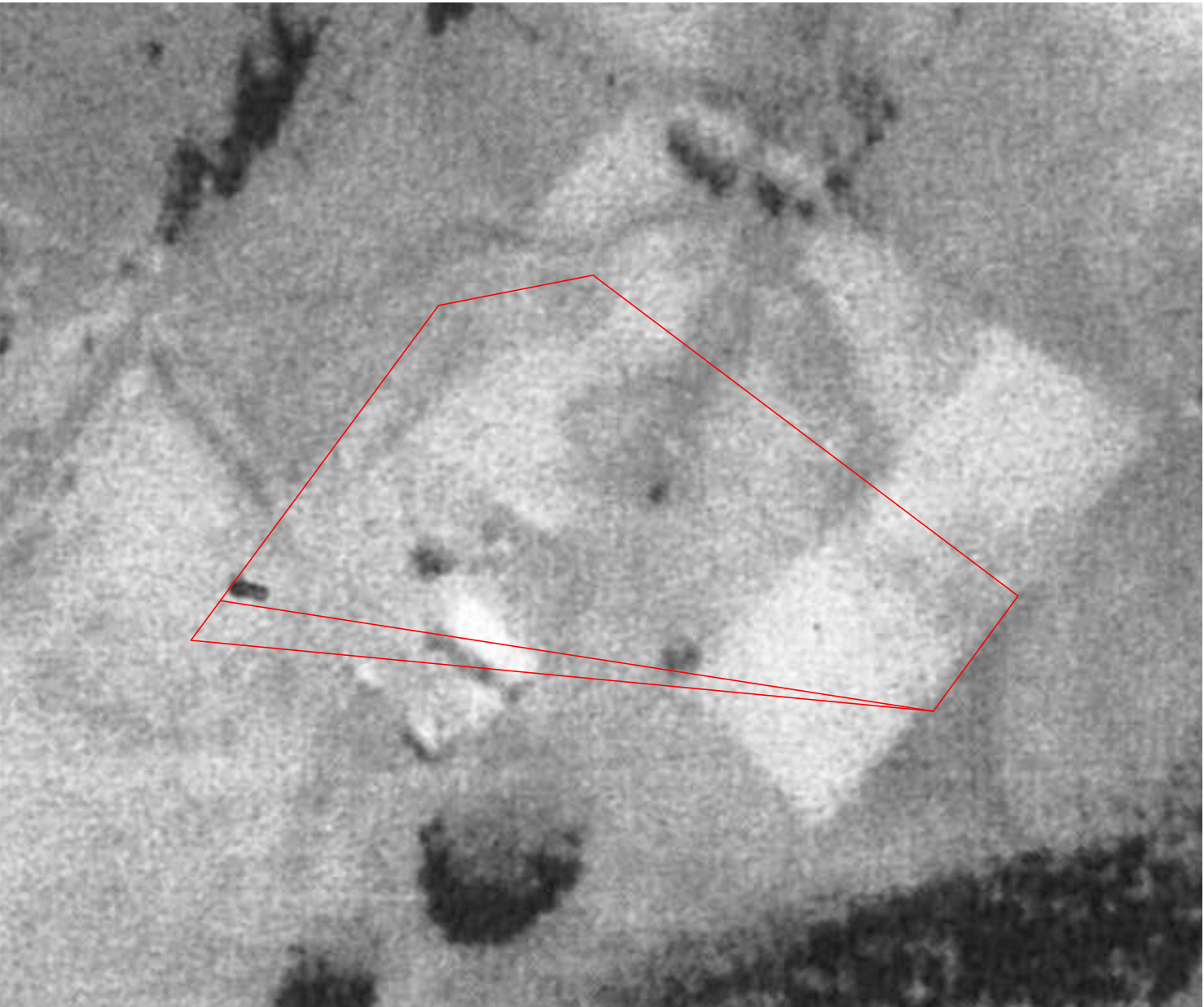


1963

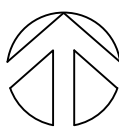
REV					REVISION		DETAILS		DRAWING STATUS		North 	CLIENT	 SEEC PO Box 1098, Bowral, NSW 2576 Suites 9 & 10, Bowral Mall Cnr. Bowley & Station Streets, Bowral. (t) 02 4862 1633 (f) 02 4862 3088 email: reception@seec.com.au www.seec.com.au	PROJECT TITLE		DRAWING TITLE			
DATE	DES.	DRN.	APP.		DESIGN BY	M.P.	PART LOT 20 DP1151501 OLD SADDLEBACK ROAD KIAMA NSW		HISTORICAL AERIAL PHOTOGRAPHY										
					DRAWN BY	S.C.A.													
					FINAL APPROVAL	M.P.													
					SCALE:	N.T.S.													
					(on A3 Original)														
B	08/04/13	M.P.	S.C.A.	M.P.	TITLE BLOCK INFORMATION REVISED		FOR INFORMATION												
A	02/04/13	M.P.	S.C.A.	M.P.	ISSUED FOR INCLUSION IN REPORT														



1974



1984

REV	DATE	DES.	DRN.	APP.	REVISION DETAILS	DRAWING STATUS		North 	CLIENT	 PO Box 1098, Bowral, NSW, 2576 Suites 9 & 10, Bowral Mall Cnr. Bowley & Station Streets, Bowral. (t) 02 4862 1633 (f) 02 4862 3088 email: reception@seec.com.au www.seec.com.au	PROJECT TITLE		DRAWING TITLE				
						DESIGN BY	M.P.										
						DRAWN BY	S.C.A.										
						FINAL APPROVAL	M.P.										
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1997

REV	DATE	DES.	DRN.	APP.	REVISION DETAILS	DRAWING STATUS		North 	CLIENT	 PO Box 1098, Bowral, NSW, 2576 Suites 9 & 10, Bowral Mall Cnr. Bowley & Station Streets, Bowral. (t) 02 4862 1633 (f) 02 4862 3088 email: reception@seec.com.au WWW.SEEC.COM.AU	PROJECT TITLE		DRAWING TITLE			
						DESIGN BY	M.P.				PART LOT 20 DP1151501		HISTORICAL AERIAL PHOTOGRAPHY			
						DRAWN BY	S.C.A.				OLD SADDLEBACK ROAD					
						FINAL APPROVAL	M.P.				KIAMA NSW					
						SCALE: (on A3 Original)	N.T.S.						PROJECT NO.	SUB-PR NO.	DRAWING NO.	REV
B	08/04/13	M.P.	S.C.A.	M.P.	TITLE BLOCK INFORMATION REVISED	FOR INFORMATION							13000047	P01	FIGURE 4	B
A	02/04/13	M.P.	S.C.A.	M.P.	ISSUED FOR INCLUSION IN REPORT											

Inspection of these photographs shows:

- 1949 – A cottage on the site with two outbuildings on land immediately to the south. The land use of the subject site and the immediate surrounds appears rural.
- 1963 – The cottage and outbuildings remain and appear unchanged. The land use of the subject site and immediate surrounds appears unchanged.
- 1974 – The cottage remains but one of the outbuildings appears to have been removed. The land use of the subject site and immediate surrounds appears unchanged.
- 1984 – The cottage and the outbuilding remain. The land use of the subject site and immediate surrounds appears unchanged.
- 1997 – The cottage and the outbuilding remain. A new shed is on adjoining land immediately to the northwest. The land use of the subject site and immediate surrounds appears unchanged.
- Six viewer – (estimated ~2008). The cottage and outbuildings remain. The land use of the subject site and immediate surrounds appears unchanged, although urban development is encroaching from the north.

The aerial photographic history accords well with the verbal history obtained from the current owner.

4 Current Adjacent Land Uses

Residential land is found to the north but land to south and east is vacant rural land.

5 Site Condition and Environment

5.1 General Conditions

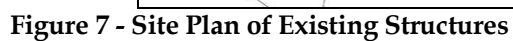
At the time of inspection (25th March 2012) the subject site was occupied by part of a cottage (Figures 5 and 7) and a small part of the footings of a previous cottage. It is thought (from the aerial photos) that the original cottage was demolished and used to build the new one sometime between 1963 and 1974. The septic tank serving the cottage and part of an unsealed driveway are also on the subject land (Figure 7). The remainder of the subject land is undeveloped.



Figure 5 – View west over cottage. Septic tank in shrubs in foreground.



Figure 6 – Looking west towards Old Saddleback Road. Driveway in foreground.



5.2 Visible Signs of Contamination

There were no obvious signs of contamination or materials that could cause contamination on the subject site.

5.3 Topography

The subject site occupies a northeast facing side slope. Site gradients are generally low, ranging from 5 to 8 percent.

5.4 Fill Materials

There were no obvious signs of fill material; although minor earthworks (e.g. to form the drive) has occurred in the past.

5.5 Odours

There were no obvious signs of foul odours.

5.6 Flood Potential

The site is unlikely to be flood affected.

6 Soils and Geology

The site is mapped on the Bombo Soil Landscape. This is a residual soil landscape formed on igneous rock (Latite).

7 Contamination Assessment

7.1 Risk Assessment

There are no indications that the subject site has had potentially contamination activities on it, although it is possible that the under floor area of the cottage could have been sprayed for termites sometime in the past.

7.2 Stage 1 Conclusion and Recommendations

The subject site has been developed with a residential cottage since before 1949. That cottage was presumably associated with rural-residential activities on the surrounding land.

The subject site now forms part of Lot 20 DP11551501 which, at the time of inspection, was being used for rural residential purposes. There are no signs of past or present potentially contaminating activities on the subject land.

We conclude the risk of contamination is very low and the issue of contamination would not preclude re-zoning. However, there is a risk that the under-floor area of the dwelling has been sprayed for termites. When the home is demolished we recommend the exposed under-floor area is tested for Organochlorine and Organophosphate pesticides at the surface and at a depth of 300 mm. If pesticides are present a remedial action plan would be required to address remediation or removal of the contaminated soil.

There is a septic tank on the land that would require decommissioning and removal before any future residential development.

8 References

- NSW Environmental Protection Authority (2000). Contaminated Sites - Guidelines for Consultants Reporting on Contaminated Sites.
- NSW Dept. Urban Affairs and Planning Environment Protection Authority (1998). *Managing Land Contamination, Planning Guidelines, SEPP55-Remediation of Land*.
- SCA/DLWC (2002) *Soil Landscapes of the Sydney Drinking Water Hydrological Catchments*.