

Stage 1 – Preliminary Investigation Contaminated Land 116-126 St Vincent Street and 37-41 Deering Street, Ulladulla (9 properties)

1. Introduction

This report presents the results of a Phase 1 Preliminary Contamination Assessment for the properties referred to as 116-126 St Vincent Street and 37-41 Deering Street, Ulladulla as shown on Drawing No 1.

Council has sponsored a Planning Proposal that recommends amendments to the planning controls applying to the southern part of Ulladulla Town Centre. These amendments aim to implement the recommendations of the adopted *Ulladulla Building Height Review*.

The preparation of a Stage 1 - Preliminary Investigation to identify if the site is suitable for the proposed use. The Investigation, carried out in accordance with 3.5.2 *Stage 1 – Preliminary Investigation* of the Guidelines, must:

- identify any past or present potentially contaminating activities on the site,
- provide a preliminary assessment of any site contamination, and
- if required, provide a basis for a more detailed investigation.

As part of this Proposal, Council has also sponsored the rezoning of the 9 properties at 116-126 St Vincent Street and 37-41 Deering Street, Ulladulla (Lots 1-7 & 9 DP 21597 and Lot CP SP 42583). The properties are currently zoned B5 Business Development and are proposed to be zoned B4 Mixed Use.

The NSW Department of Planning & Environment has issued a Gateway Determination for the Proposal. This Determination sets a condition requiring a *Stage 1 Preliminary Assessment* to be prepared in accordance with the 1998 *Managing Land Contamination - Planning Guidelines*. The objective of this study was to determine if significant subsurface contamination is likely to exist on site that may present a risk to human health and/or the environment as a result of previous and current land uses.

2. Objective and Scope of Works

The preliminary contamination assessment was performed in general conformance with our understanding of the guidelines by the Australian and New Zealand Conservation Council (ANZECC), the NSW Environment Protection Authority (NSW EPA) and the Office of Environment, Energy and Science (EES).

- A review of available information on the site history from aerial photographs and historical titles search from NSW Land and Property Information (LPI),
- A search of records on previous notices issued by NSW EPA.
- A search of information on Groundwater Boreholes in the area from NSW Primary Industries Office of Water
- An inspection of the site to identify apparent or suspected areas of contamination,

3. Site Information

3.1 Site Location

The site is situated at 116-126 St Vincent Street and 37-41 Deering Street, Ulladulla. The sites encompass a rectangular area with two street frontages of approximately 100m street frontage on St Vincent Street and Deering Street. Total site area is approximately 1 hectare. The sites currently are adjacent existing B4 zoned properties including a Harris

Scarf retail shop, and rows of various retail and office properties including food shops and disability support offices.

Refer to *Attachment 1* for site locality.

The site is within the jurisdiction of Shoalhaven City Council, Parish of Ulladulla and the County of St Vincent.

3.2 Site Topography

The site is situated at one of the highest points in Ulladulla on slightly sloping terrain, where properties along Deering Street sit at the highest point and properties to the northern border begin to slope back down the hill towards central Ulladulla.

The 1:250,000 Geological map for Ulladulla indicates the site to be underlain by alluvial, sand and beach deposits; basalt and sediments including Meringo Creek and Bergalia formations consisting of gravel, sand, clay, quartzite, sandstone, conglomerate.

3.3 Hydrogeology

Groundwater conditions have not been specified in this report.

3.4 Site Inspection and Description

A site inspection was carried out on 17th July 2017 by an environmental officer to observe existing site features and identify obvious or suspected areas of potential contamination.

Refer to Appendix A for site photographs and Appendix B – Site Plan for site feature plan.

At the time of the inspection, the sites consisted of developed land with various light industrial, commercial and retail activities.

The following is a summary of the activities noted on the site at the time of inspection;

Property	Description/ Activity	Observations
116-118 St Vincent Street	Metal Fabrication Workshop (previous 1990 – John Babington) Car detailing (current rental - Chris Shute)	Large and small pieces of metal at various locations around the property. Evidence of old disused machinery, small scrap metal peices, general steel refuse.
120 St Vincent Street	Empty Lot – (previous use - 1990) Current use - Coastes Hire (storage for large rental machinery)	No buildings on this lot – some leveling of the lot by Coates Hire for staorage of larger machines for rent. Evdience of old tyres fond on the lot.
122-124 St Vincent Street	Meghaven Hire – previous use 1990 (hire of porta-loos, heavy machinery, scissor lifts, etc) Coastes Hire (current as above use)	Hire location for the last 30 years – above-ground tank located at the northern portion of the site near the landscape supplies. This sis a metal bunded tdiesel tank. Small tins of petrol

		also on site. Small tins of WD40 etc stored on site.
126 St Vincent Street	Private homes (previous use - 1990) Physiotherapy (current use) Motor mechanic (current use)	Retail and motor mechanic - motor mechanic shop entirely hardstand and was purpose built – no evidence of staining/ exposure to soil.
37 Deering Street	Private homes (previous use - 1990) Retail – Pirate Treasure, Tribe fitness and Milton Fencing (current use)	Retail shops and services – all hard stand concrete
39 Deering Street	Empty lot (previous 1990) Retail (Lucky's Seafood, Custom Furniture, IT services, Solar panels retail) – current use	Retail shops and services – all hard stand concrete
41 Deering Street	Empty lot (previous 1990) Retail – Accountants, Sign writing	Retail shops and services – all hard stand concrete – some pitting of tar in driveway.

4. Site History

4.1 Table of owners – Historical

Property	Date of acquisition and term held	Registered Proprietor(s) & Occupation where available
116 & 118 St Vincent Street	27/06/2014	Techmah Pty Ltd (Metal fabrication)
116 & 118 St Vincent Street	23/11/1988	John Babington
Property	Date of acquisition and term held	Registered Proprietor(s) & Occupation where available
120 St Vincent Street	15/03/2001	Christine Gloria Babington (no occupation stated) John James Babington (owner of Metal fabrication next door)
120 St Vincent Street	15/04/2002	Mitlon Pty Ltd
Property	Date of acquisition and term held	Registered Proprietor(s) & Occupation where available
122 St Vincent Street	21/02/1984	Meghaven Enterprises Pty Ltd
122 St Vincent Street	30/06/2007	John William Macey (no occupation stated) Marjan Helen Clasine Macey (no occupation stated) Stanley Bruce Macey (no occupation stated) Annette Sylvia Macey (no occupation stated)
Property	Date of acquisition and term held	Registered Proprietor(s) & Occupation where available

124 St Vincent Street	21/10/1984	Meghaven Enterprises Pty Ltd
124 St Vincent Street	30/06/2007	John William Macey (no occupation stated) Marjan Helen Clasine Macey (no occupation stated) Stanley Bruce Macey (no occupation stated) Annette Sylvia Macey (no occupation stated)
Property	Date of acquisition and term held	Registered Proprietor(s) & Occupation where available
126 St Vincent Street	27/04/1996	Unknown
126 St Vincent Street	30/05/2014	Dave and Sharon Howcroft Pty Ltd (mixed use commercial – physiotherapy and mechanical workshop)
Property	Date of acquisition and term held	Registered Proprietor(s) & Occupation where available
37 Deering Street	23/11/1988	Kathleen Mary Thomas (no occupation stated) Graham Anthony Thomas (no occupation stated)
Property	Date of acquisition and term held	Registered Proprietor(s) & Occupation where available
39 Deering Street (including 1/39, 2/39, 3/39)	30/12/1989	Proprietors of SP 42583 (commercial buildings)
Property	Date of acquisition and term held	Registered Proprietor(s) & Occupation where available
41 Deering Street	11/08/1980	Temsa Pty Ltd
41 Deering Street	25/02/2004	Amyjump Pty Ltd

4.2 Past Use and Potential Contaminating Activities

Historical information on the previous owners of the site was obtained from interviews of long-term employees (30+ years) at the sites and Council records of sales.

The information can often be linked to possible land uses and provides an indication of potential contamination on the site. The following is a summary of information for potential uses that have been undertaken at specific sites:

Property	Description/ Activity
116 & 118 St Vincent Street	Babington Engineering – metal fabrication
<p>Activities around metal fabrication workshops may have the following contaminating activities:</p> <p>Metal finishing and treatments (e.g. electroplating) • Metals (e.g. aluminium, barium, cadmium, copper, chromium, lead, nickel, tin, zinc) • Acids (e.g. sulphuric, hydrochloric, nitric, phosphoric) • Alkalies • Plating salts • Monocyclic aromatic hydrocarbons (e.g. benzene, toluene) • Chlorinated hydrocarbons (e.g. 1,1,1 – trichloroethane, tetrachloroethylene) • Cyanide • Metal treatment or coating • Solvents • Metals (e.g. aluminium, cadmium, chromium, lead) • Paint residue</p>	

Machining fluids, or liquid lubricants, are used in metal fabrication to improve tool life, reduce workplace thermal deformation, improve surface finish and flush away metal shavings from the cutting area. Practically all machining fluids are oil or synthetic based.

124 St Vincent Street

Meghaven Enterprises Pty Ltd/ Coates Hire

Above ground storage of fuels, solvents, paints; servicing of machinery on site (oils/ brake fluids, lubricants etc), previously port-a-loos pumped out on site to sewer.

4.3 Aerial Photos

A review of aerial photographs taken from 1990 to 2019 was carried out. The following is a summary of the observations made from the review;

Year	Reference	Description
1990	15 th June 1990	The Babington Engineering building is constructed at 116-118 St Vincent Street. Lots adjacent at 120 & 126 St Vincent St, 37, 39 & 41 Deering show residential properties and empty lots with vegetation. 41 Deering appears to have two (2) sheds or possibly a small house. 122 & 124 appear to have commenced hiring of machinery as Meghaven Hire – this matches interviews conducted at the sites of long-term employees.
2001	2001	41 Deering Street shows construction of accountant's offices and adjacent small business units. Construction has also occurred at 39 and 37 or the modern buildings as well as construction at 126 St Vincent Street. 120 St Vincent St does not appear to have a dwelling – although vegetation has been retained.
2005	2005	Properties at 37 & 39 Deering Street appear to have hardstand driveways. Otherwise unchanged conditions
2006	2006	Unchanged conditions
2009	2009	Unchanged conditions
2014	2014	Unchanged conditions
2019	2019	Vegetation has been removed from 120 St Vincent Street – otherwise unchanged conditions

4.4 NSW EPA Records

A search of NSW EPA contaminated land register and licensing register indicate that the subject sites have no records kept under the *Contaminated Land Management Act 1997* and *Environmentally Hazardous Chemical Act 1985*.

See *Attachment 3* for details of NSW EPA search.

5. Potential for Contamination

5.1 On-site Sources

From the review of the aerial photographs and onsite inspections and interviews of long term (30+) employees undertaken it appears that any potentially polluting activities were undertaken at 116-118 and 122-124 St Vincent Street. The business Babington Engineering had been operating at 116-118 St Vincent St for over 30 years as had Meghaven/Coates.

Common chemicals and activities are outlined in *Past Use and Potentially Contaminating Activities* – associated with metal fabrication sites and general workshop activities for the upkeep of hire machinery as well as the above ground diesel tank and associated chemicals.

The other properties appear to have been residential and then current buildings that were constructed around the same year for light industrial purposes and offices/ retail/ wholesale. The sites all have hardstand and bitumen/concrete driveways with no uncovered areas.

5.2 Off-site Sources

The sites are surrounded by residential and retail/ office sites which are zoned B4. There is no heavy industrial sites adjacent and low possibility of groundwater flows or surface water flows from other activities due to the slope and high location of the sites.

6. Preliminary Contamination Assessment

This report presents the results of a Phase 1 – Preliminary contamination assessment comprising a site history and visual site inspection to provide preliminary comments on potential subsurface soil contamination of the sites. The conclusions presented in this report are professional opinions based solely upon visual observations of the sites and its surroundings and interpretation of the available documents that have been reviewed. The extent and degree of contamination present cannot be determined from this limited scope of work.

Based on the results of this Phase 1 study, we consider the risk of significant soil chemical contamination within the majority of the sites to be generally low. The sites, 116-118 and 122-124 St Vincent Street do pose the potential for contamination due to past activities as outlined in the report and may contain contaminants of potential concern (COPC).

Any development application for Change of Use should require a Stage 2 – Detailed Investigation to ensure that the land is fit for the proposed purpose.

7. Limitations

This report is intended exclusively for the purposes outlined in Section 1 and 2 of this report. The scope of services performed in the execution of this investigation may not be appropriate to satisfy the needs of other uses.

It should be recognised that this assessment is not intended to be a definitive or quantitative investigation of the environmental impacts of the subject property and operations. Opinions and recommendations presented herein apply to the site as it existed at the time of the site inspection and cannot apply to changes of which Shoalhaven City Council – Environmental Services is not aware and has not had the opportunity to, such as future illegal dumping of rubbish.

8. References

1. *Guidelines for Consultants reporting on Contaminated Sites 2011 – Office of Environment and Heritage*
2. *1:125,000 Geological Map of NSW– Geology of NSW Sheet 2 (Edition 1) 1971*
3. *Australian & New Zealand Guidelines for the Assessment and Management of Contaminated Sites, Australian and New Zealand Conservation Council and National Health and Medical Research Council, 1992.*
4. *National Environment Protection (Assessment of Site Contamination) Measure 1999(including updated Schedule B1 – 2014*
5. *Guidelines for the NSW Auditor Scheme, NSW EPA*

Attachments

Attachment 1 - Site map

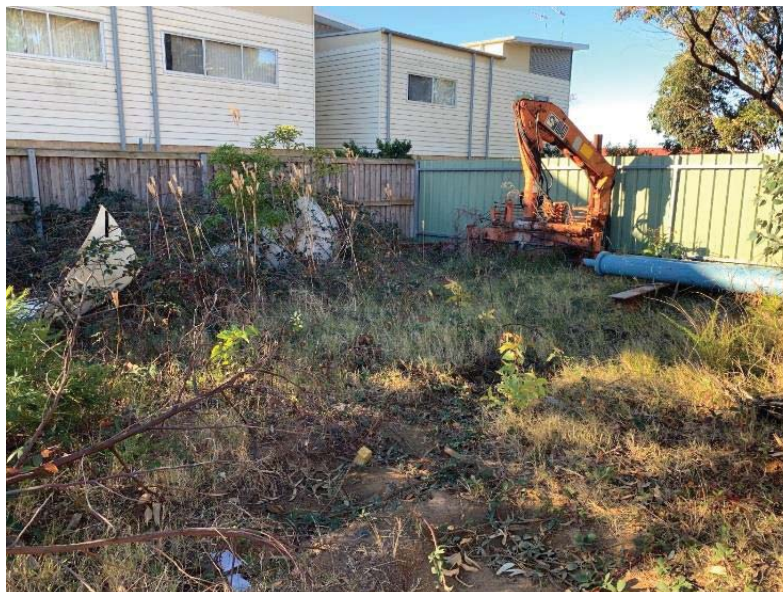


Attachment 2 – Site Photos

Babington Engineering site – steel and lumber in rear yard



Babington Engineering Site – left rear yard – discarded machinery



Babington Engineering site – front right side of yard



Babington Engineering – left side of yard



Babington Engineering - Original sign



Babington Engineering – close up of areas of steel and other materials in dirt



Babington Engineering – front of building from St Vincent Street



Babington Engineering – additional photos of steel around yard



Babington Engineering – additional photos of materials around yard



Babington Engineering – additional photos of materials around yard



122 St Vincent St – empty lot being used by Coastes Hire – tyres



Coastes Hire - Machinery Stored on empty lot



Coates Hire – empty lot – dug up area for levelling



Coates Hire – front yard storage of equipment



Coastes Hire – diesel storage tank and chemical storage container

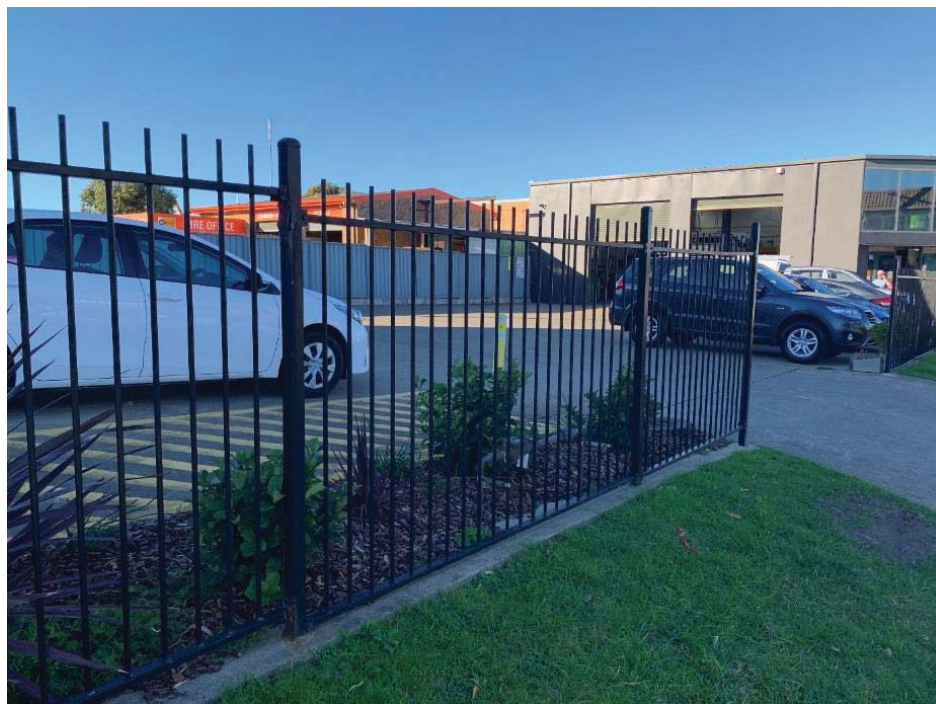




Coastes Hire – port-a-loo storage area



126 St Vincent Street – Physiotherapy and Motor Mechanic



37 Deering Street – retail and wholesale



39 Deering Street – retail and furniture/ offices



39 Deering Street - rear





41 Deering Street – Offices and signage





41 Deering Street – rear parking area






41 Deering Street – looking towards Babington engineering rear site



Attachment 3. NSW EPA search



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Contaminated land

- Management of contaminated land
- Consultants and site auditor scheme
- Underground petroleum storage systems
- Guidelines under the CLM Act
- NEPM amendment
- Further guidance
- Record of notices
 - About the record
 - Search the record
 - Search tips
 - Disclaimer
- List of NSW contaminated sites notified to EPA
- Frequently asked questions
- Forms
- Other contamination issues
- Contaminated Land Management Program

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Search results

Your search for: Suburb: ULLADULLA

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed. This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

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To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

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2 September 2019