

EXECUTIVE SUMMARY

Geo-Logix Pty Ltd (Geo-Logix) was commissioned by Fabcot Pty Ltd (Fabcot) to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at 223 Scenic Drive, Colongra, NSW. It is understood Fabcot are checking to rezone the site for commercial purposes and are undertaking the Phase I ESA to submit with a Rezoning Proposal to Wyong Shire Council.

The objective of the Phase I ESA was to undertake a desktop review and collate site historical information in order to establish whether activities have occurred on site which may have resulted in contamination of the land. A site inspection was not included as part of the scope of works. The findings of the report are based on a review of available aerial imagery and historical site data.

The site is located on the southern outskirts of Colongra, a suburb located within the Wyong Shire NSW which primarily comprises the Munmorah Power Station and surrounding grounds. The site encompasses an area of 29,650m², comprising an elongate shaped lot located adjacent south of the southern boundary of the power station grounds (native bushland covered). Native bushland covers the majority of the site with a cleared, grass covered area in the southern portion. The grass appears to have been recently slashed.

The results of the Phase I ESA indicate the following site history:

- The northern portion of the site has been native bushland; and
- The southern portion of the site has had a number of small structures on site from around the 1960s to 2000s. Ownership during this period suggest the occupation for rural/residential purposes and later possible church/community facilities. Prior to this the southern portion was native bushland.

The following potentially contaminating activities may have occurred onsite:

- Demolition of former building structures potentially containing hazardous building materials.

Given the above site history, there are no historical operations onsite to suggest the possibility of consequential land contamination. A potential exists for localised hazardous building materials to have contaminated the land in areas where former buildings were demolished. Further investigation would be necessary to assess the presence or otherwise of such contamination.

1. INTRODUCTION

Geo-Logix Pty Ltd (Geo-Logix) was commissioned by Fabcot Pty Ltd (Fabcot) to conduct a Phase 1 Environmental Site Assessment (ESA) of the property located at 223 Scenic Drive, Colongra, NSW (Figure 1). It is understood Fabcot are seeking to rezone the site for commercial purposes and are undertaking the Phase I ESA to submit with a Rezoning Proposal to Wyong Shire Council.

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2. SITE INFORMATION

2.1 Site Identification

The investigation area comprises the following properties:

Street Address	Lot and Deposited Plan (DP)	Approximate Area (m ²)
223 Scenic Drive, Colongra NSW 2262	Lot 1 DP 1049201	29,650

Property information sourced from Wyong Shire Council.

2.2 Site Zoning and Land Use

The majority of the site is zoned 1C Non Urban Constrained Lands under the Wyong Local Environmental Plan 1991. Planning and Development Certificates are provided in Attachment A.

2.3 Site Description

Site inspection was not included in the agreed scope of works. The site description is based on a review of the Nearmap image (Nearmap, 2012), dated September 17 2011 presented in Figure 2.

The site is located on the southern outskirts of Colongra, a suburb located within the Wyong Shire NSW which primarily comprises the Munmorah Power Station and surrounding grounds. The site comprises an elongate shaped lot located adjacent south of the southern boundary of the power station grounds (native bushland covered). Scenic Drive runs along the southern boundary of the site.

Native bushland covers the majority of the site. An area adjacent to Scenic Drive in the southern portion of the site is cleared of native vegetation and grass covered. The grass appears to have been recently slashed.

3.7 NSW Contaminated Sites Notified to NSW OEH

A search of the List of NSW Contaminated Sites Notified to NSW OEH as at 10th April 2012 found possible contamination at the below sites in Colongra as currently being assessed by the EPA:

- Endeavour Colliery – Scenic Drive, Colongra; and
- Munmorah Colliery – Scenic Drive, Colongra.

It is apparent these collieries have been closed and the former locations are unknown. Aerial photographs suggest they were not formerly part of the subject site or immediate surrounds. The search record is presented in Attachment J.

4. SITE HISTORY SUMMARY

The review of historical data indicated the following site history:

Period	Southern Portion	Northern Portion
Prior 1960s	Title deeds indicate the site was Crown Land. Aerial photographs suggest the site was native bushland during this time. The southern portion was granted to The Commercial Bank of Australia in 1957.	
1960s to 2000s	Ownership of the land by The Commercial Bank of Australia continued until 1973. Private individuals owned the portion sometime during 1973 the was acquired by The Trustees of the Roman Catholic Church owned the site. Aerial photographs indicate a number of small structures on the site during this time. A structure was removed from the northern part of this portion sometime between 1965 and 1975. It is likely the structures were rural/ residential and later possible church/community facilities during this time.	The northern portion of the site continued to be Crown Land until 1975. The Trustees of the Roman Catholic Church owned the site from 1975. Aerial photographs suggest the portion was native bushland during this time.
2000s - Current	Ownership by The Trustees of the Roman Catholic Church continued until the current owners Fabcot acquired the site in 2011. Aerial photographs indicate the site was cleared of all structures sometime between 1994 and 2005.	

5. POTENTIAL SITE CONTAMINATION

Hazardous Building Materials

Given the age of former structures observed in historical aerial photographs on the southeast portion of the site, the potential for the presence of hazardous building materials in shallow soils exists. The hazardous building materials of concern are lead-based paint and asbestos. The materials have the potential to be buried onsite from the demolition of previous structures.