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## **APPENDIX C: MATERIALS FOR PRELIMINARY SITE (CONTAMINATION) INVESTIGATION**

**Site:** Lot 5 DP750207 & Lot 1 DP130034  
300 Mount Darragh Road  
Lochiel NSW 2549

**Prepared by:** Cobandrah Pty Ltd  
438 Glen Eira Road  
Caulfield VIC 3162

**Date:** December 2023

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## Executive Summary

At the Scoping Proposal stage, Cobandrah Pty Ltd (the proponent) has compiled and considered materials relevant to undertaking a preliminary site investigation (PSI) on Lot 5 DP750207 and Lot 1 DP130034, located at 299/300 Mount Darragh Road, Lochiel NSW 2549 (the Site). The Site location and boundaries are shown in Figure 1 and 2, Appendix A.

The purpose of a PSI is to provide an assessment on the contamination of the Site, with the objective of identifying any potential contamination issues associated with its historical use. To gather the materials that are relevant to meeting the objectives of a PSI the following tasks were undertaken:

- a visual inspection of the site to identify potential indicators of contamination; and
- a desktop review of available information to identify major on and off-site features, local hydroecology, and to document the known Site history.

The materials gathered to support a PSI indicate the following:

- the review of historic aerial imagery identifies that for at least sixty years the Site has been cleared grazing land with no built forms located upon it;
- at the time of the Site inspections, the land was cleared grazing land with minimal remnant vegetation;
- land uses surrounding the site are primarily agricultural use on pastoral lands zoned RU2, with low density dwellings located on land zoned as C4 Environmental Living in the nearby area; and
- there do not appear to be any potential sources of contamination related to built forms, as no buildings appear on the relevant land.

Based on the information gathered during the desktop review and observations made during site inspections, the proponent considers that the Site does not pose a risk to on-site and off-site receptors and is suitable for the proposed land use.

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## 1. Introduction

Cobandrah Pty Ltd (the proponent) has prepared a Scoping Proposal to facilitate the rezoning of Lot 5 DP750207 and Lot 1 DP130034, located at 300 Mount Darragh Road, Lochiel NSW 2549 (the Site). As part of the Scoping Proposal phase of the planning proposal, and having regard to the State Environmental Policy (Resilience and Hazards) 2021 (SEPP (Resilience and Hazards) the proponent has compiled and considered materials relevant to undertaking a preliminary site investigation (PSI) to determine Site suitability for the proposed rezoning. In doing so, regard has been given to *NSW Environment Protection Authority (EPA): Consultants reporting on contaminated land – Contaminated Land Guidelines 2020*.

The Site has an approximate area of 12.9 ha and is currently designated as RU2 Rural Landscape under the Bega Valley Local Environmental Plan 2013 (BVLEP 2013). The Site is currently used as part of a farming property known as ‘Cobandrah Farms’. By a determination made by the BVSC with respect to DA 2018.209, consent has already been granted for use of the subject land for dwelling purposes. The Site location and boundaries are shown in Figure 1 and Figure 2, Appendix A.

### 1.1 Purpose and Objectives

The purpose of a PSI is to provide an assessment of the contamination status of the Site. The objectives are to assess whether contamination has the potential to exist on the Site and whether further investigation is needed to confirm the suitability of the Site from a contamination perspective for the proposed redevelopment.

### 1.2 Scope of Works

The scope of works undertaken to gather and consider materials to meet the objectives are summarised in Table 1.1 below.

**Table 1.1: Scope of Works – Tasks completed**

Tasks	Works Completed
<b>Desktop Review</b>	
Define the Site, its features and the surrounding area	<ul style="list-style-type: none"><li>• Determined the legal description of the Site (e.g. from NSW Spatial Services SIXMaps Viewer)</li><li>• Defined Site boundaries</li><li>• Identified Site features (e.g. buildings, services, infrastructure, etc.)</li><li>• Summarised surrounding land uses including nearby sensitive environments/receptors</li><li>• Identified zoning for the Site and surrounding areas as per the BVLEP 2013</li><li>• Briefly described the topography and surface water drainage at the Site</li></ul>
Hydroecology & Groundwater Resource Use	<ul style="list-style-type: none"><li>• Reviewed local and regional hydroecology to indicate the Site-specific conditions that may be encountered at the Site (e.g. geology, aquifers present, groundwater flow, etc.)</li><li>• Groundwater utilisation search using the WaterNSW and Bureau of Meteorology (BoM) databases</li></ul>
Review of Public Records on Site History	<ul style="list-style-type: none"><li>• Established change in land ownership and source historical maps of the area through publicly available documents available and relevant to the Site</li><li>• Compiled historical aerial photographs</li><li>• Undertook a search for the Site or nearby properties on publicly available registers (e.g. NSW EPA registers)</li></ul>

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**Site Visit**

## Site Inspection and Surrounds

- Undertook visual inspection of Site
- Identified and summarised relevant Site features with the potential to result in contamination (such as above or underground storage tanks)
- Performed a visual inspection of the Site surface to identify evidence of contamination on surface soils
- Assessed surrounding areas for other potential sources of contamination



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## 2. Site Information

Site information presented in the section is based on the results of desktop search and Site inspection outlined in Section 1.

### 2.1 Property information

A summary of the property identification information is detailed in Table 2.1 below. Refer to Appendix A for the Site location map.

**Table 2.1: Summary of Property Information**

Site Information	Details
Site Address	299/300 Mount Darragh Road, Lochiel NSW 2549
Lot and DP	Lot 5 DP750207 and Lot 1 DP130034
Local Government Area	Bega Valley
Current Zoning	RU2 Rural Landscape
Site Area	The Site has an approximate area of 12.9 ha
Current Occupier	Cobandrah Farms
Current Land Use	Farming
Proposed Future Land Use	Rural-residential dwellings
Surface and Subsurface Infrastructure	Ground surfaces are largely comprised on cleared grazing land, with minimal remnant vegetation. There are no built forms above ground; Telstra optical fibre infrastructure is in situ below the surface.

### 2.2 Site condition and surrounding environment

Surrounding site uses are summarised in Table 2.2 below.

**Table 2.2: Summary of Surrounding Environment**

Site Aspects	Description
Summary of surrounding land uses	<ul style="list-style-type: none"><li>• North: Pambula River and agricultural areas, with low density residential dwelling zoned RU2 Rural Landscape beyond</li><li>• South: Bushland zoned RU2 Rural Landscape with Pambula River and agricultural areas beyond</li><li>• East: Agricultural areas zoned RU2 and Pambula River</li><li>• West: Agricultural areas with Mount Darragh Road and low density residential dwelling zoned as C4 Environmental Living beyond</li></ul>
Topography	<ul style="list-style-type: none"><li>• The Site comprises cleared grazing land with minimal remnant vegetation that is gently sloping (at approximately 6°) from south to north towards the Pambula River</li></ul>
Nearest ecological receptor	<ul style="list-style-type: none"><li>• The nearest onsite ecological receptor is the Pambula River at the north boundary of the Site</li><li>• The nearest offsite ecological receptor is the bushland to the south of the Site. Pambula River also traverses land to the east and south of the Site, at distances between approx. 150 metres and 350 metres from the Site boundaries</li></ul>

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### 2.3 *Hydroecological setting*

The hydroecological setting is summarised in Table 2.3 below.

**Table 2.3: Summary of Regional Hydroecological Setting**

Site Aspects	Description
Regional geology	<ul style="list-style-type: none"><li>Based on the Bega Valley Geological Survey Map Sheet SJ/55-04 &amp; part SJ/55-08, 2nd edition, the majority of the Site is located atop undifferentiated acid volcanics, basalts, quartz porpheries and minor sediments although on the western boundary there is also a presence of fluvial sands, grits and lacustrine clays.</li></ul>
Registered Groundwater Bore Information	<ul style="list-style-type: none"><li>No water bores are located on the proposed blocks or within 100 metres of proposed effluent disposal. A search of the BoM 'Australian Groundwater Explorer' identified two (2) groundwater bores to the south-west of the Site within a 500 metre radius of the Site.</li></ul>
Groundwater Flow Direction	<ul style="list-style-type: none"><li>Based on the site topography, groundwater across the Site is expected to flow in a north-easterly direction towards the Pambula River, which is located on the northern boundary and to the east of the Site.</li></ul>
Surface Water Runoff	<ul style="list-style-type: none"><li>Surface water is expected to infiltrate vegetated areas across the Site and drain into the Pambula River to the north and east of the Site</li></ul>
Salinity	<ul style="list-style-type: none"><li>The Site is not within an area described as having potential for dryland salinity</li></ul>
Acid Sulfate Soils (ASS)	<ul style="list-style-type: none"><li>The Site has not been identified as being an area in which any Acid Sulfate Soils risk has been located. Further, according to the NSW Government's Central Resource for Sharing and Enabling Environmental Data in NSW, no risk has been identified along the Pambula River downstream of the Site</li></ul>
Bushfire Prone Land	<ul style="list-style-type: none"><li>The Site contains land that is identified as having category 3 bushfire vegetation on the Bush Fire Prone Land (BFPL) layer, being cleared grazing land with only minimal remnant vegetation. Vegetation Category 3 areas are lower bushfire risk areas with lower combustibility and/or potential fire size due to the vegetation area, shape and size.</li></ul>
Ecological Constraints	<ul style="list-style-type: none"><li>As the site is predominantly cleared grazing land, there are limited ecological constraints. It is noted that mapping undertaken for the BVLEP 2013 identifies areas in the north-west of the Site as constrained due to their proximity to the Pambula River. A small portion in the north east of the Site adjacent to the Pambula River has also been identified in the Territorial Biodiversity Mapping.</li></ul>

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### 3. Site History

#### 3.1 Public Record Search – EPA Registers

A search of Environment Protection Authority (EPA) registers for the Site address was undertaken to identify public records available relating to the Site and/or nearby properties that have potential to act as a source of contamination.

**Table 3.1: Search of EPA Registers**

Source	Date of Search	Information Sought	The Site	Surrounding Properties (within 0.5 km)	Comments
NSW EPA contaminated land records	2/06/23	Orders made under Part 3 of the Contaminated Land Management Act 1997 (CLM Act 1997)	Not listed	None listed	NA
		Approved voluntary management proposals under the CLM Act 1997	Not listed	None listed	NA
		Site audit statements provided under Section 53B of the CLM Act 1997	Not listed	None listed	NA
NSW EPA's Protection of Environment Operations (PoEO) Act 1997 public register of licences, applications, and notices	2/06/23	EPA scheduled activities undertaken within 0.5 km of the Site	Not listed	None listed	NA
NSW EPA public register of contaminated sites notified to NSW EPA under section 60 of the CLM Act	2/06/23	Locations with areas of restricted groundwater extraction	Not Listed	None Listed	NA

#### 3.2 Public Register Search – Other Registers

Database searches including planning information, historical photos, topographical maps, and other maps of interest.

**Table 3.2: Search of Other Public Registers**

Public Record	Date of Search	Information Sought	Comments
Heritage Register <sup>1</sup>	2/06/2023	Heritage information and/or items relevant to the Site	Heritage items were not identified on the Site
Historical aerial images <sup>2</sup>	2/06/2023	Historical activities based on aerial photographs of the area	See Section 3.3 below

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Land Title Search	2/06/2023	Identify landowners and key events for the Site	Land titles in proponent's possession
Local Environmental Plan <sup>3</sup>	2/06/2023	Local planning controls applicable to the Site	See Section 2.1 above
Underground Services <sup>4</sup>	2/06/2023	The presence of any underground services in the area	Visual inspection and DBYD searches indicate the presence of underground telecommunications services
Dangerous Goods Licenses	2/06/2023	Presence of dangerous goods used onsite	No dangerous goods search undertaken
Acid Sulfate Soils	2/06/2023	Presence of Acid Sulfate Soils on the Site or in the area	See Section 2.3 above
Salinity	2/06/2023	Presence of salinity	See Section 2.3 above
Bushfire Prone Land	2/06/2023	Occurrence of bushfire prone land on the Site or adjacent areas	See Section 2.3 above

<sup>1</sup> Heritage information accessed at [State Heritage Inventory | NSW Environment and Heritage](#)

<sup>2</sup> Historical aerial imagery accessed at [https://www.spatial.nsw.gov.au/products\\_and\\_services/aerial\\_and\\_historical\\_imagery](https://www.spatial.nsw.gov.au/products_and_services/aerial_and_historical_imagery)

<sup>3</sup> Local Environment Plan accessed at [www.legislaton.nsw.gov.au](http://www.legislaton.nsw.gov.au)

<sup>4</sup> Dial Before You Dig accessed at [www.1100.com.au](http://www.1100.com.au)

nb: Council records are not included in this assessment as any such records would already be in the BVSC's possession.

### 3.3 *Historical activities identified*

Parish maps dated 10 August 1893, 27 September 1905, 31 May 1917 and 23 November 1938 (see <https://hlrv.nswlrs.com.au/>) show the Site being owned by Jno Martin. Conveyancing documents detail that the land was subsequently owned by members of the Cole family. In 1969 the land was purchased by the current owner, Cobandrah Pty Ltd.

A summary of historical land uses and development activities that have occurred at the site since 1961 is provided in Table 3.3 below (see also Appendix B: Historical Photos).

**Table 3.3: Summary of Aerial Photograph Review**

Date	Site	Site Surrounds
1961	<ul style="list-style-type: none"> <li>Site is cleared grazing land, with minimal remnant vegetation</li> </ul>	<ul style="list-style-type: none"> <li>Surrounding land predominantly cleared grazing land, with farmhouses and sheds to the south-east</li> </ul>
1978	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>
1988	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>	<ul style="list-style-type: none"> <li>Part of land south-west of Site cleared for rural residential purposes</li> </ul>
1993	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>
1997	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>
2006	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>
2015	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>	<ul style="list-style-type: none"> <li>Part of land west of Site developed for rural residential purposes</li> </ul>
2021	<ul style="list-style-type: none"> <li>No discernible changes from previous photograph</li> </ul>	<ul style="list-style-type: none"> <li>Additional land west of Site developed for rural residential purposes</li> </ul>

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### 3.4 Statutory and Planning Framework

The following sections provide an overview of key planning instruments and legislation relevant to the Site.

#### 3.4.1 *Bega Valley Local Environmental Plan 2013*

Under the Bega Valley Local Environmental Plan 2013 (BVLEP 2013) the site is currently zoned RU2 Rural Landscape. It is also designated as an Existing Holding under the BVLEP, and consent has been granted for the Site to be used for dwelling purposes following a determination of development application DA 2018.219.

#### 3.4.2 *Bega Valley Rural Residential Strategy 2020*

The Bega Valley Rural Residential Strategy 2020 (RRS 2020) outlines BVSC's strategic directions for rural living opportunities and guides future rural-residential development. The Site has been identified as land suitable for rural residential development (RRS 2020, at pp.32-33) The then NSW Department of Planning, Industry and Environment (DPIE), now Department of Planning and Environment (DPE), endorsed the RRS 2020 and none of the conditions that BVSC was required to comply with relate to the Site.

### 3.5 Previous Investigations

An environmental impact assessment for the utilisation of the Site for dwelling purposes was undertaken as part of the development application DA 2018.219. This assessment concluded with respect to that application that:

*"The proposed dwelling will be erected on cleared grazing land and there would be no clearing required for dwelling or access construction and the provision of suitable asset protection zones. The effluent disposal system would be located a minimum of 150 metres from the Pambula River (vide BVDCP2013 5.7.2.2)."*

### 3.6 Site Inspection

An agent of the proponent conducted Site inspections on various dates between July and December 2023 to make observations on the current conditions of the Site and the use of land adjacent to it (relevant to land contamination and potentially sensitive receptors). The observations made during the Site inspections are summarised in Table 3.5 below.

**Table 3.5: Site Inspection Observations**

Feature	Observations
Site Features	<p>The Site covers an area of approximately 12.9 ha and is bound:</p> <ul style="list-style-type: none"><li>• to the north by Pambula River and agricultural areas, with low density residential dwelling zoned RU2 Rural Landscape beyond</li><li>• to the south: Bushland zoned RU2 Rural Landscape with Pambula River and agricultural areas beyond</li><li>• to the east by agricultural areas zoned RU2 and the Pambula River</li><li>• to the west by Agricultural areas with Mount Darragh Road and low density residential dwelling zoned as C4 Environmental Living beyond</li></ul>

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	The Site can be described as open pasture. A stand of mature trees runs along the western boundary for approx. 130 metres. The Pambula River runs along the northern boundary of the Site. An access track traverses the southern boundary. There are no built forms on the Site.
Site Drainage	Drainage consistent with findings of OSM assessment
Fill and Waste	No evidence of fill or waste on the Site. A portion of the topsoil removed during the construction of the access road to the Site is temporarily located near the entrance to the Site. It is progressively being removed for use elsewhere on <i>Cobandrah Farms</i> .
Underground and Above Ground Storage Tanks	No evidence of USTs such as filling caps, vent pipes or bowser islands was observed on the Site or adjacent land during the walkover.
Asbestos Containing Material (ACMs)	There are no built forms on the Site. No asbestos containing materials (ACMs) were observed on the surface of the Site or adjacent land during the inspections.
Chemical and Other Hazardous Material Storage	No evidence of chemical storage was observed on the Site or adjacent land during the inspections.
Phyto-toxicity	No evidence of phyto-toxic impact was observed on Site during the inspections. All vegetation was in excellent condition.
Staining and Odours	No odours and/or staining on the ground of external areas were observed during the inspections.
Incidents and Complaints	The Site inspector is not aware of any incidents or complaints with respect to the Site.
Adjacent land uses	The Site is cleared grazing land, as is the majority of the adjacent land. Some low density rural residential dwellings are located nearby.

### 3.7 Potential for contamination Identified

Contaminants of interest (Col) associated with the historical and current use of the Site are set out in Table 3.6 below.

**Table 3.6: Contaminants of Interest Identified on the Site and in Surrounding Locations**

Location	Potential Sources of Contamination	Potentially Contaminating Infrastructure / Activity	Contaminants of Interest	Comment
Onsite sources	None	None	None	<ul style="list-style-type: none"> <li>Historical aerial imagery indicates that the Site has only been used for grazing purposes for at least seventy year</li> </ul>
Offsite sources	None	None	None	<ul style="list-style-type: none"> <li>Historical aerial imagery indicates that land adjacent to the Site has historically been used for grazing purposes. Built forms on adjacent land are low density rural residential dwellings, being those constructed to the west of the Site in more recent decades.</li> </ul>

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#### **4. Summary and Conclusions**

Based on the information gathered during the desktop review and the observations made during the Site inspections for the purposes of a preliminary site investigation with respect to contaminated land, the proponent concludes that the Site does not pose a risk to on-site and off-site receptors and is not likely to constrain the land use. The Site is considered suitable for the proposed land use.

## Appendix A: Site Maps

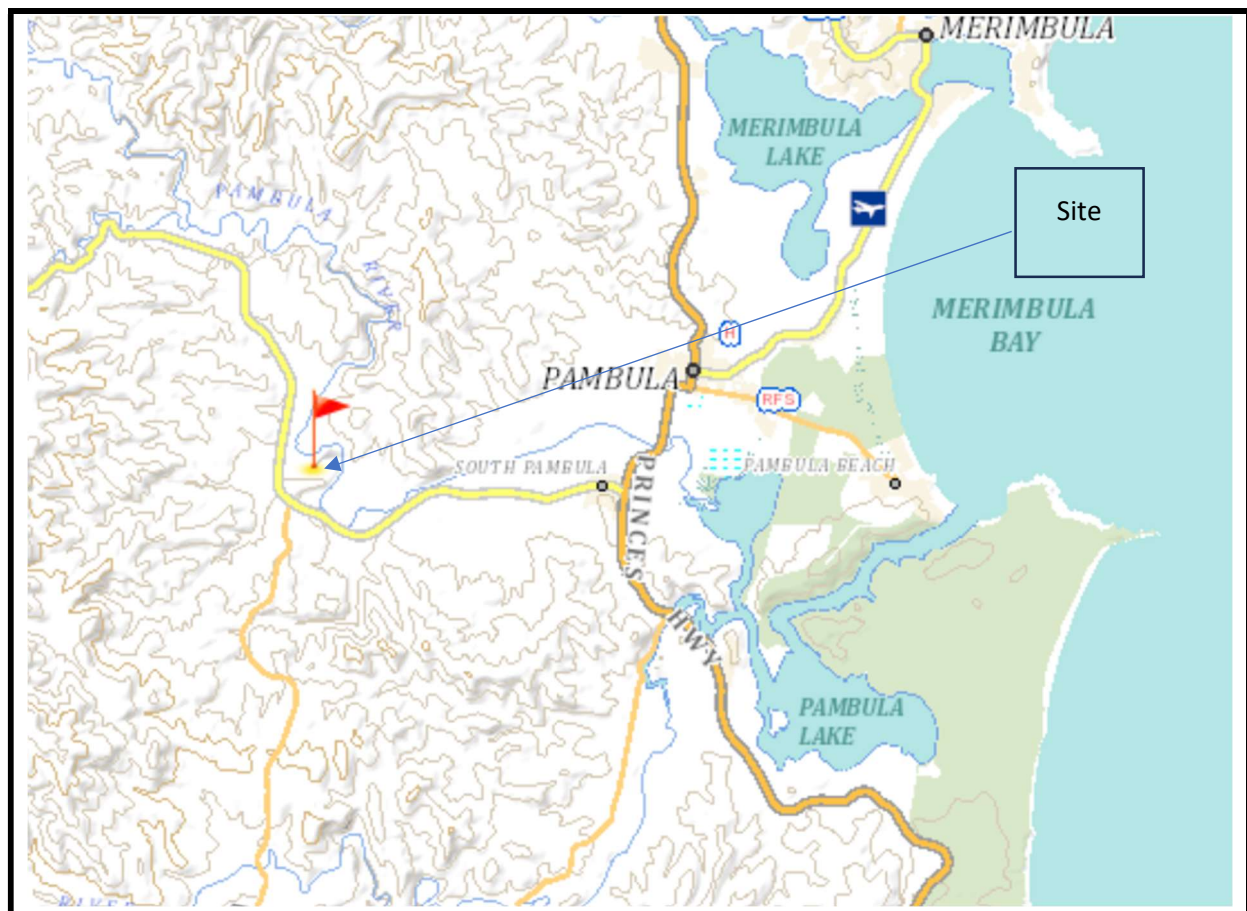


Figure 1: Site Location





**Figure 2: Site Boundaries**

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## Appendix B: Historical Aerial Photographs

[https://www.spatial.nsw.gov.au/products\\_and\\_services/aerial\\_and\\_historical\\_imagery](https://www.spatial.nsw.gov.au/products_and_services/aerial_and_historical_imagery) (Accessed 2/06/2023 (up to 1997)); [Google Earth](#) (2006 onwards)

**1961**



date	23/07/1962 0:00
sheetnum	8824
sheetname	BEGA
film	1156
run	R5P
frame	5088
key_diagra	88241962_1967
scale	1:38500
ahdz	4877
camera	RC5A
filmscan	IRS
year	1961
image_name	1156_5P_088

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1978



date	29/01/1979 0:00
sheetnum	8824
sheetname	BEGA
film	2756
run	R13
frame	117
key_diagra	88241979_1980
scale	1:25000
ahdz	4480
camera	RC10
filmscan	IRS
year	1978
image_name	2756_13_117



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1988



date	13/11/1989 0:00
sheetnum	8824
sheetname	BEGA
film	3699
run	R7
frame	47
key_diagra	88241989
scale	1:25000
ahdz	4131
camera	RC10
filmscan	IRS
year	1988
image_name	3699_07_047

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1993



date	25/04/1994 0:00
sheetnum	8824
sheetname	BEGA
film	4192
run	R7
frame	143
key_diagra	88241994
scale	1:25000
ahdz	4581
camera	RC30
filmscan	IRS
year	1993
image_name	4192_07_143

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1997



date	22/02/1998 0:00
sheetnum	8824
sheetname	BEGA
film	4426
run	R12
frame	74
key_diagra	88241998
scale	1:25000
ahdz	4631m
camera	RC30
filmscan	IRS
year	1997
image_name	4426_12_074

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**2006**



Google Earth: 10/2006

**2015**



Google Earth: 10/2015

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2021



Google Earth: 11/2021

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