

# Bega Urban Land Release Planning Proposal - Land Contamination supplementary information October 2024





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Bega Valley Shire Council acknowledges and pays our respects to the traditional custodians of the lands, waterways and airspace of the shire.

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# 1.0 PURPOSE OF THIS DOCUMENT

This document provides supplementary information in relation to land contamination to support a planning proposal (PP) to rezone approximately 217 hectares of land (the project area) immediately south of Bega township to a range of residential, commercial, conservation and open space purposes.

The project area, which is divided into 3 distinct precincts (western, central and eastern), is shown on the map (Figure 1), below. Maps showing the 3 precincts in more detail are included in Appendix 1.



Figure 1 - the project area, comprising 3 precincts - western, central & eastern

More specifically, this document aims to address the requirements of the NSW Environmental Protection Authority (EPA) response to the scoping report prepared for the PP including updating the Bega Structure Plan Preliminary Contaminated Land Assessment (NGH, June 2023).

## 2.0 BACKGROUND AND OVERVIEW

Council on 12 June 2024 adopted the Bega Structure Plan (BSP or structure plan). The structure plan was developed to guide future land use and development in the Bega urban release area. The adopted structure plan can be accessed [here](#).

The structure plan:

- assesses the suitability of land south of the existing Bega township for urban residential development;
- analyses the opportunities and constraints to urban growth in the area; and
- details how Council's objectives can be addressed through future development of three (3) new precincts in the area.

Its implementation would deliver in the order of 2,113 dwellings over an anticipated timeframe of 25 years.

The structure plan was supported by a range of technical assessments including a Preliminary Contaminated Land Assessment prepared by NGH Pty Ltd (NGH), June 2023. A copy of the Preliminary Contaminated Land Assessment can be accessed [here](#).

### 2.1 Preliminary Contaminated Land Assessment

The Preliminary Contaminated Land Assessment found that:

*"...the subject land has been used for the purposes of residential development and grazing (native and modified vegetation). A water supply system occurs to the southeast of the western portion of the subject land. The surrounding land is largely utilised for the purposes of residential development (the town of Bega), and agricultural purposes, namely grazing.*

*A search of the Contaminated Land Record returned no records for the subject land. Similarly, the subject land is not listed as a contaminated site within NSW".*

The assessment also identified the following data gaps:

- the history of the subject land is limited by the information sources;
- a site walkover was not conducted during the preparation of this PSI; and
- the extent and composition of any fill material that might occur within the subject land, as a result of prior development, is unknown.

The assessment made the following conclusions and recommendations:

*"The site history review identified the following areas of environmental concern (AECs) for the subject land:*

- AEC1 – Hazardous building materials;
- AEC2 – On and offsite contamination from motor garages and service stations; and
- AEC3 – Offsite contamination from the upgradient cemetery.

*Based on the findings of the PSI, it is recommended that a targeted site walkover be conducted, to determine:*

- *The location and extent of the two on-site motor garages / service stations; and*



- *The presence / absence of hazardous building materials within developed areas of the subject land.*

*Targeted survey areas will be determined using historic aerial imagery, prior to the site visit. The findings of the site walkover will inform further assessment of the site, including targeted sampling locations. This will include land located along the boundary of the cemetery”.*

## 2.2 Planning proposal Scoping Report

With the assistance of the Department of Planning Housing and Infrastructure (DPHI), Council developed a Scoping report for the project. The Department issued the scoping report to relevant State Government agencies with a view to providing comment and input into what issues should be addressed in the PP.

Agency responses were received including from the EPA which raised considerations for the PP relevant to land contamination. The response is reviewed below. A copy of the EPA response is at Appendix 2.

## 2.3 EPA response relevant to land contamination

In relation to land contamination the EPA said:

*“The preliminary site investigation notes the presence of localised contamination across the study area. However, the EPA notes that the preliminary site investigation provided does not cover the whole study area as defined by the Bega Urban Release Scoping Proposal document and should be updated to reflect the most recent proposal.*

*When carrying out planning functions under the Environmental Planning and Assessment Act 1979, a planning authority must consider the possibility that a previous land use has caused contamination of the site, as well as the potential risk to health or the environment from that contamination.*

*Consideration of contamination at a strategic level provides an opportunity to consider contamination issues early, well in advance of statutory approvals for land use changes.*

*The EPA recommends that:*

- a) Council confirm whether other contamination assessments have been undertaken in the study area, including for areas that may have already been rezoned and subdivided, prior to development;*
- b) Council ensures that proposed development does not exacerbate pre-existing contamination;*
- c) Council ensures that reports on contamination are prepared by certified consultants (see, the EPA’s Contaminated Land Consultant Certification Policy (EPA, 2022));*
- d) Council assesses the suitability of land for proposed development and undertakes remediation accordingly as per the Resilience and Hazards SEPP 2021; and*
- e) the EPA is notified of any contamination identified which meets the triggers in the Guidelines for the Duty to Report Contamination (EPA, 2015) (see s60, CLM Act)”.*

## 3.0 METHODOLOGY

The methodology of this supplementary information document is as follows:

1. Actioning the recommendations of the Preliminary Contaminated Land Assessment by conducting a targeted inspection of the site to determine:
  - The location and extent of the two on-site motor garages / service stations; and
  - The presence / absence of hazardous building materials within developed areas of the subject land.
2. Addressing the comments of the EPA in response to the PP scoping report.

# 4.0 RECOMMENDATIONS OF THE PRELIMINARY CONTAMINATED LAND ASSESSMENT

## 4.1 Motor garages and service stations

The Preliminary Contaminated Land Assessment (p.15) considered that it may have been possible that there may have been 2 motor garages and service stations located within the PP area. This constituted AEC 2. It recommended conducting a targeted inspection of the site to determine “the location and extent of the two on-site motor garages / service stations”.

Prior to conducting a targeted inspection of the site, a desktop investigation was undertaken of Council’s records for any record of any current or former motor garage /service station within the study area. The desktop investigation could not locate any evidence of motor garages / service stations within the PP area.

Further a targeted inspection of the study area was undertaken on 9 September 2024. A drive around the project area was undertaken to look for any obvious signs of any current or potentially disused motor garages/service stations.

There were no current motor garages/service stations in the project area. Further no evidence could be found of any potentially disused motor garages/service stations. It is therefore concluded that there are no current or potentially disused motor garage/service station sites within the project area.

## 4.2 Presence/absence of hazardous building materials within developed parts of the project area

A targeted inspection of the study area was undertaken on 9 September 2024 to determine the presence/absence of hazardous building materials within the project area. Priority was given to focussing on and stopping at those properties within the project area that appeared to exhibit any obvious signs of:

- onsite burial of waste (including building waste) or other material
- stockpiling and/or storage of any waste (including building waste), equipment, machinery, tyres, drums/container, soils/earth and bitumen-based road materials.
- Old or deteriorated houses, sheds & other structures
- Intensive agriculture and horticulture including where irrigation and /or fertiliser or other chemical application could be taking place

The results of the targeted inspection are documented in Appendix 3.

It is concluded from the targeted inspection that there did not appear to any sites that contained any hazardous building materials within the project area. Nor did there appear be any obvious signs of land contamination warranting further investigation at this stage.



# 5.0 RESPONSE TO ENVIRONMENT PROTECTION AUTHORITY COMMENTS

This section addresses the recommendations made by the EPA and referred to in section 2.3 above. The response to each of the 5 recommendations is below.

## EPA Recommendation A

*“Confirm whether other contamination assessments have been undertaken in the study area, including for areas that may have already been rezoned and subdivided, prior to development”.*

### Response

A search of Council’s records was undertaken for the lots within the project area to determine if other contamination assessments had been undertaken within the project area. The results of this search are recorded in the table in Appendix 4.

Other than the Preliminary Contaminated Land Assessment prepared by NGH for the Bega Structure Plan there appears to be no other contamination assessments (including Stage 1 - preliminary Investigation) undertaken with the project area.

No relevant contamination information or records could be located for the following properties within the project area:

- 55 Finucanes Lane - Lot: 72 DP 812308 (western precinct)
- 67 Finucanes Lane - Lot 73 DP 812308 (western precinct)
- 126 Finucanes Lane - Lot: 71 DP 878662 (western precinct)
- Finucanes Lane - Lot 1 DP 502251 (western precinct)
- 163 Boundary Road - Lot 7005 DP 057325 (central precinct)
- 37 Warragaburra Lane – part Lot 1512 DP 1077898 (eastern precinct)
- 101 Boundary Rd - Lot 241 DP 750190 (central precinct)
- 99 Boundary Rd - Lot 242 DP 750190 (central precinct)
- 310 Newtown Road - Lot 2381 DP 873277 (central precinct)
- 69 Finucanes Lane - Lot 74 DP 812308 (western precinct)
- 61 Finucanes Lane - Lot 71 DP 812308 (western precinct)
- 83 Finucanes Lane - Lot: 7 DP 986507 (western precinct)
- 147 Boundary Rd - Lot 2382 DP 873277 (central precinct)
- 1360 Tathra Road - Lot 2 DP 524618 (eastern precinct)
- 178 Finucanes Lane - Lot 1 DP 195102 (western precinct)

Some lots had some partial land contamination information as outlined in the Table in Appendix 4. This table collates statements, mostly from development applications found for the listed lots.

In conclusion, the search of Council records did not reveal any land contamination assessments nor any other useful land contamination records.

## **EPA Recommendation B**

*“Council ensures that proposed development does not exacerbate pre-existing contamination”.*

### **Response**

Much of the land across the project area is currently zoned rural with some land zoned for employment, large lot residential and conservation. The breakdown of the current land zoning is shown below:

- RU1 Primary Production
- RU2 Rural Landscape
- E3 Productivity Support
- SP2 Infrastructure
- RE2 Private Recreation
- E3 Productivity Support
- R5 Large Lot Residential

Council records do not indicate that an activity listed in Table 1 of *Managing Land Contamination Planning Guidelines - SEPP 55 Remediation of Land 1998* (“the Planning Guidelines”) has ever been approved on the subject land.

Parts the subject land are currently used for agricultural and industrial purposes both being Table 1 activities. The agricultural uses include dairy production which is undertaken on rural zoned land in the eastern precinct. Some industrial related uses are being undertaken in the central precinct on land zoned E3 Productivity Support. Council water supply infrastructure (water reservoirs and treatment plant) is also located within the central precinct.

A rural industry (landscape supplies) is being undertaken on rural zoned land within the western precinct.

None of the above suggests or infers that land within the planning proposal area is contaminated.

Any land that is currently zoned rural or employment that is proposed to be rezoned to permit residential development will be the subject of more detailed assessment for land contamination on a site by site and development application (DA) by DA basis. This process will ensure that any existing contamination will be appropriately managed and remediated including not exacerbating any pre-existing contamination.

## **EPA Recommendation C**

*“Council ensures that reports on contamination are prepared by certified consultants (see, the EPA’s Contaminated Land Consultant Certification Policy (EPA, 2022)”*

## Response

As mentioned in section 2.0 above the structure plan was supported by a Preliminary Contaminated Land Assessment prepared by NGH Pty Ltd, June 2023. Other than the NGH Preliminary Contaminated Land Assessment there do not appear to be any other contamination assessments (including Stage 1 - preliminary Investigation) undertaken with the project area.

NGH Pty Ltd consultants are listed as Certified Environmental Practitioners (CEnvP's) in the CEnvP directory on the on the Certified Environmental Practitioner (CEnvP) Scheme website being one of the 2 certification schemes recognised by the EPA's Contaminated Land Consultant Certification Policy.

## EPA Recommendation D

*"Council assesses the suitability of land for proposed development and undertakes remediation accordingly as per the Resilience and Hazards SEPP 2021".*

## Response

Chapter 4 of *State Environmental Planning Policy (Resilience and Hazards) 2021* provides a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

It is applicable when Council is considering a DA for development that would involve a change of use on any of the land specified in section 4.6 (4) of the SEPP. More importantly in such circumstances it requires Council to consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

The SEPP is also applicable when remediation work is being considered and requires development consent for Category 1 remediation work as defined in section 4.8 of the SEPP. Development consent is not required for Category 2 remediation work as defined in section 4.11 of the SEPP.

As mentioned in response to Recommendation C above any land that is currently zoned rural or employment that is proposed to be rezoned to permit residential development will be the subject of more detailed assessment for land contamination on a site by site and DA by DA basis.

At this stage remediation work has not been identified but when it is identified Council will ensure that the relevant provisions in Chapter 4 of the SEPP are followed.

## EPA Recommendation E

*"The EPA is notified of any contamination identified which meets the triggers in the Guidelines for the Duty to Report Contamination (EPA, 2015) (see s60, CLM Act)".*

## Response

The *Guidelines for the Duty to Report Contamination under the Contaminated Land Management Act 1997* requires:

- anyone whose activities have contaminated land; and
- an owner of land that has been contaminated,

to notify the EPA as soon as practical after they become aware of the contamination.



If Council becomes aware of any activity that has contaminated any land it will notify the EPA in accordance with the guideline and relevant provisions of the CLM Act.

## 6.0 CONCLUSION

This land contamination supplementary information document has sought to address the:

- EPA's recommendations in response to the Planning Proposal scoping report
- recommendations of the NGH Preliminary Contaminated Land Assessment that accompanied the Bega Structure Plan

In addressing the EPA recommendations, it was determined that:

- there were no other contamination assessments (including Stage 1 - preliminary Investigation) undertaken within the project area.
- Council records did not locate any other useful land contamination information for land within the project area.

In addressing the recommendations of the NGH Preliminary Contaminated Land Assessment, it was determined that:

- the two on-site motor garages/service stations forming AEC 2 in the Preliminary Contaminated Land Assessment were not located within the project area
- there did not appear to any sites that contained any hazardous building materials (AEC 1) within the project area. Nor did there appear be any obvious signs of land contamination warranting further investigation at this stage.

The site inspection of the cemetery perimeter (AEC 3) was unable to determine the prospect of any potential contamination from the cemetery to any future down gradient residential development areas immediately to the north and east.

Any land that is currently zoned rural or employment that is proposed to be rezoned to permit residential development will be the subject of more detailed assessment for land contamination on a site by site and DA by DA basis. This process will ensure that any existing contamination will be appropriately managed and remediated including not exacerbating any pre-existing contamination.

Having addressed the EPA's recommendations and the recommendations of the NGH Preliminary Contaminated Land Assessment it is concluded that the project area site is considered suitable for the proposed uses, subject to detailed site investigation of those lands:

- zoned rural and proposed to be rezoned to residential; and
- to be rezoned to E1 Local Centre and E2 Commercial Centre and that will permit "residential accommodation",

being undertaken as part of the submission of any future DA.

# Appendices

## Appendix 1

Maps of 3 precincts within the planning proposal project area

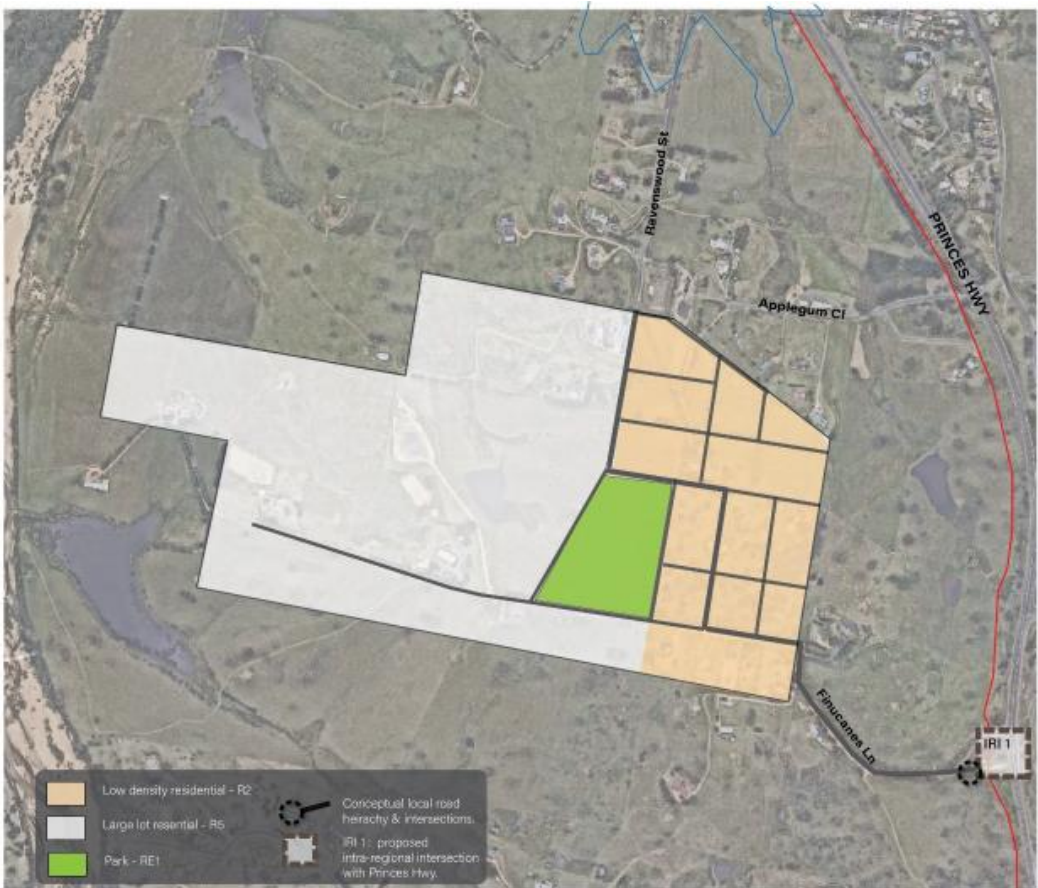


Figure 2 – western precinct, showing proposed land zoning

Western Precinct	
Current land zoning	Proposed land zoning
RU2 Rural Landscape zone	<ul style="list-style-type: none"><li>• R2 Low Density Residential</li><li>• R5 Large Lot Residential</li><li>• RE1 Public Recreation</li></ul>



Figure 3 – central precinct showing proposed land zoning

Central Precinct	
Current land zoning	Proposed land zoning
<ul style="list-style-type: none"> <li>E3 Productivity Support</li> <li>SP2 Infrastructure</li> <li>RE2 Private Recreation</li> </ul>	<ul style="list-style-type: none"> <li>E1 Local Centre</li> <li>E2 Commercial Centre</li> <li>E3 Productivity Support</li> <li>RE1 Public Recreation</li> </ul>



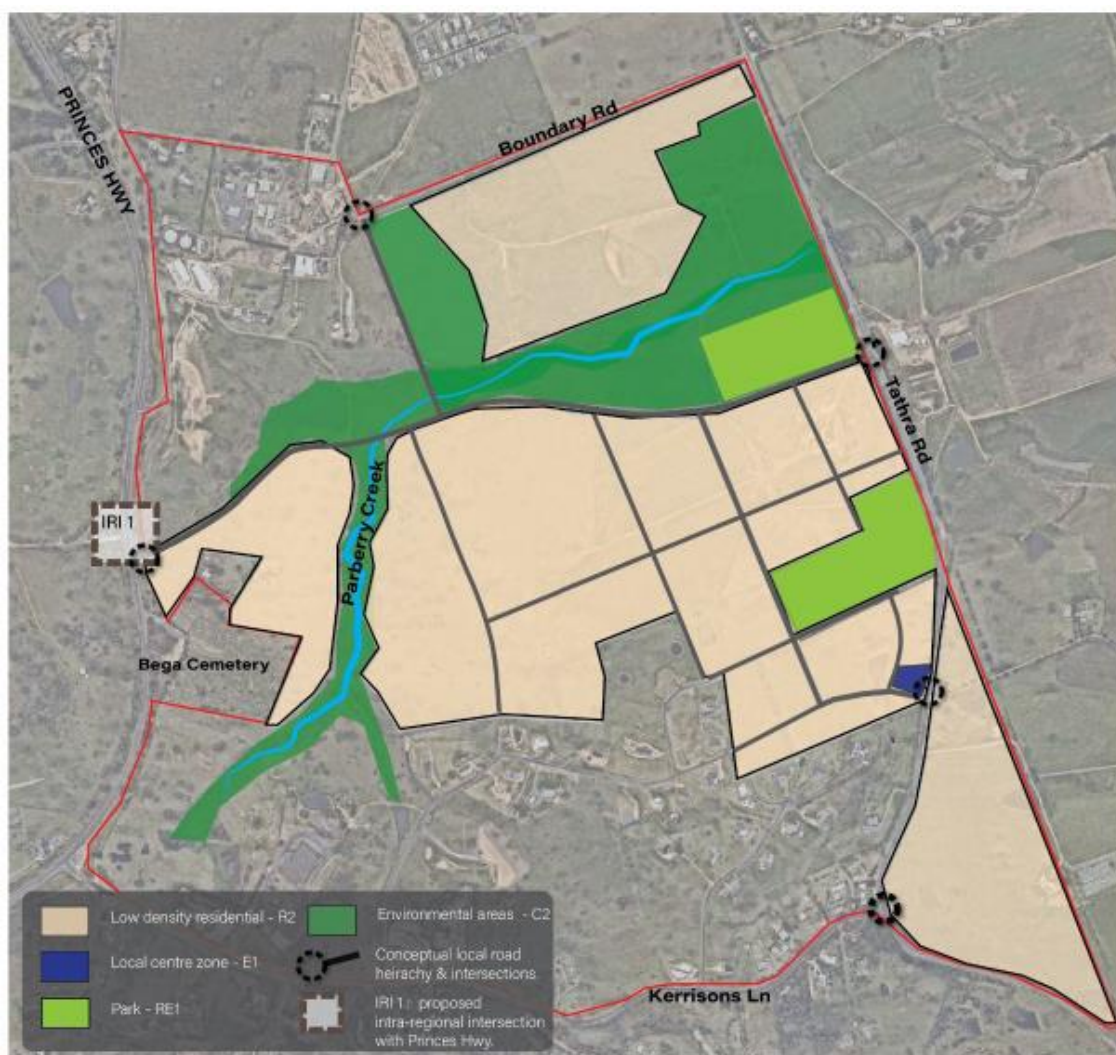


Figure 4 -- eastern precinct showing proposed land zoning

Eastern Precinct	
Current land zoning	Proposed land zoning
<ul style="list-style-type: none"> <li>R5 Large Lot Residential</li> <li>RU1 Primary Production</li> </ul>	<ul style="list-style-type: none"> <li>R2 Low Density Residential</li> <li>E1 Local Centre</li> <li>RE1 Public Recreation</li> <li>C2 Environmental Conservation</li> </ul>

## Appendix 2

Copy of EPA response (see following pages)





Your ref: Bega Urban Release Scoping Proposal  
Our ref: DOC24/323005-2

Mr Graham Judge  
Senior Planning Officer  
Department of Planning, Housing and Infrastructure  
PO Box 5475  
WOLLONGONG NSW 2250

By email: [graham.judge@planning.nsw.gov.au](mailto:graham.judge@planning.nsw.gov.au)

Dear Mr Judge

Thank you for providing the NSW Environment Protection Authority (EPA) with the opportunity to comment on the Bega Urban Release Scoping Proposal (Proposal).

The EPA understands that the Proposal seeks to rezone land adjacent to the Bega township to allow for construction of new residential areas with an estimated dwelling yield of approximately 2,113 dwellings over the next 40 years.

Based on review of the information provided, the EPA has identified that the Proposal is likely to interact with scheduled and non-scheduled activities as defined under section 5 of the *Protection of the Environment Operations Act 1997* (POEO Act). As such, the EPA has identified several matters to consider in the application of the Proposal, to assist in delivering improved environmental outcomes and reduce possible land use conflict.

Detailed comments are provided at **Appendix A**.

If you have any further questions about this submission, please contact Claire McQueeney, Strategic Planning Unit, at [environmentprotection.planning@epa.nsw.gov.au](mailto:environmentprotection.planning@epa.nsw.gov.au).

Yours sincerely

Jacqui Pulkkinen  
**Unit Head**  
**Environment Protection Planning Team**

14 May 2024

## **Appendix A - Detailed Comments on Bega Urban Release Scoping Proposal**

### **Land use conflict**

The EPA recommends that strategic land use planning for Bega Valley Shire seeks to mitigate the risk of land use conflict between proposed residential (and other sensitive) uses and existing scheduled activities, other industrial uses, road corridors and agricultural zones.

Any land use conflict risks will need to be fully understood and mitigated. Clustering incompatible land uses can result in adverse impacts on industry, increased regulatory burden on the EPA and Council, and adversely impact the environment and human health.

### **Activities that may impact with the Bega Urban Release Area**

There are a range of scheduled and non-scheduled activities within the vicinity of the study area that have the potential to interact with future sensitive receivers. These interactions may cause land use conflict in the form of noise, odour, and air quality impacts.

The EPA has issued environment protection licences (EPL) for premises in the vicinity of the study area. The following is a list of these premises and their potential impacts on sensitive receivers:

#### **Bega Sewage Treatment Plant (EPL 4120)**

The EPA regulates Bega Sewage Treatment Plant (STP) which is operated by the Bega Valley Shire Council (Council). The STP has the potential to emit odours which may negatively impact on current and future residential receivers within its vicinity. Currently this system is at capacity and requires upgrades to service growth in the catchment. The EPA understands that upgrades to the STP are proposed.

The EPA recommends that:

- a) Council should undertake any upgrade works to enable the STP to service expected population growth in the study area prior to the release of land for development. Any upgrades will need to be done in consultation with the EPA.
- b) There is adequate distance between future sensitive receivers and the STP to prevent odour impacts. This should be informed by relevant studies.
- c) Any potential impacts resulting from any increase in sewage overflows on the existing reticulated systems (for example, sewer pipes and pumping stations) and discharges from the existing STP are considered.

#### **Bega Cheese Limited (EPL 1511)**

Bega Cheese is licensed by the EPA for agricultural processing. The processing plants are located at Lagoon Street and Ridge Street, Bega, which are greater than 1 kilometre from the study area. However, irrigation of effluent created by the processing plants is undertaken approximately 200 metres west of the western study area and has the potential to create odour that may impact on future residential receivers.

### **Air quality and odour**

The Proposal should deliver environmental outcomes that ensure future residential receivers are protected from any adverse cumulative air and odour impacts from the STP and any associated sewerage reticulation, as well as from major road corridors, and existing agricultural and industrial uses.

When considering the suitability of the study area for more sensitive land uses, Councils decision should be informed by an Air Quality Impact Assessment that:

- a) assesses likely odour impacts from potentially odorous sources within the vicinity of the study area (e.g., EPA licensed premises, the STP, Bega Valley Saleyards and Cleanaway Bega Solid Waste Depot) in accordance with the Technical framework: Assessment and management of odour from stationary sources in NSW (EPA). This should set out mitigation

measures including, but not necessarily limited to, a precinct design that provides the necessary distance of separation between odorous sources and future sensitive receivers, and

- b) assesses air quality impacts from roads having regard to the *State Environmental Planning Policy (Transport and Infrastructure) 2021* and supporting *Development Near Rail Corridors and Busy Roads—Interim Guideline* (Department of Planning, 2008).

### **Contaminated Land**

The preliminary site investigation notes the presence of localised contamination across the study area. However, the EPA notes that the preliminary site investigation provided does not cover the whole study area as defined by the Bega Urban Release Scoping Proposal document and should be updated to reflect the most recent proposal.

When carrying out planning functions under the *Environmental Planning and Assessment Act 1979*, a planning authority must consider the possibility that a previous land use has caused contamination of the site, as well as the potential risk to health or the environment from that contamination. Consideration of contamination at a strategic level provides an opportunity to consider contamination issues early, well in advance of statutory approvals for land use changes.

The EPA recommends that:

- a) Council confirm whether other contamination assessments have been undertaken in the study area, including for areas that may have already been rezoned and subdivided, prior to development;
- b) Council ensures that proposed development does not exacerbate pre-existing contamination;
- c) Council ensures that reports on contamination are prepared by certified consultants (see, the *EPA's Contaminated Land Consultant Certification Policy* (EPA, 2022));
- d) Council assesses the suitability of land for proposed development and undertakes remediation accordingly as per the *Resilience and Hazards SEPP 2021*; and
- e) the EPA is notified of any contamination identified which meets the triggers in the *Guidelines for the Duty to Report Contamination* (EPA, 2015) (see s60, CLM Act).

### **Waste management considerations**

The proposed increase in residential population within the Bega Valley Shire has the potential to burden existing solid waste management facilities. The EPA encourages Council to work with their waste management operators to plan for increased volumes of waste resulting from the expected growth in the number of residential properties.

Consideration of the Department of Planning, Industry and Environment 2021, *NSW Waste and Sustainable Materials Strategy 2041, Stage 1: 2021-2027* and *Better Practice guide for resource recovery in residential developments* (EPA, 2019) is recommended.

### **Water quality**

Stormwater discharges from areas of increased residential density have the potential to impact on local surface water and groundwater quality.

The EPA recommends the use of the *NSW Water Quality and River Flow Objectives* (NSW WQO and RFOs) when assessing potential surface water and groundwater quality impacts from a proposed development. NSW WQO and RFOs provide the agreed environmental values, community values and long terms goals for assessing and managing the likely impacts of an activity on water for each catchment in NSW.

Additionally, the *Local Planning for Healthy Waterways using NSW Water Quality Objectives* (Department of Environment and Conservation, 2006) provides guidance on how to incorporate these objectives into strategic planning. *The Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-Use Planning Decisions* (NSW OEH and EPA 2017), provides a

practical case study on how cost-effective management strategies can be used to accommodate urban growth.

### **Noise from major roads**

The Princes Highway is located between the east and west study area. An increase in residential density adjacent to major roads has the potential to create noise impacts for the proposed residential receivers.

The EPA recommends that a noise and vibration impact assessment should be prepared that identifies appropriate mitigation approaches to address these impacts. When assessing the suitability of the proposal, the consent authority must ensure the proposed sensitive receivers are protected from adverse impacts associated with noise from the nearby roads.

The EPA recommends that the consent authority review the noise limits for development in proximity to busy roads contained in the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#) (see cl 2.120), as well as the [NSW Road Noise Policy](#) (Department of Environment, Climate Change and Water NSW 2011) and [Development Near Rail Corridors and Busy Roads – Interim Guideline](#) (The NSW Department of Planning 2008) when determining the suitability of the subject site for increased residential density.



**Inspection for the presence/absence of hazardous building materials within developed parts of the project area (9 September 2024)**

(See following pages)

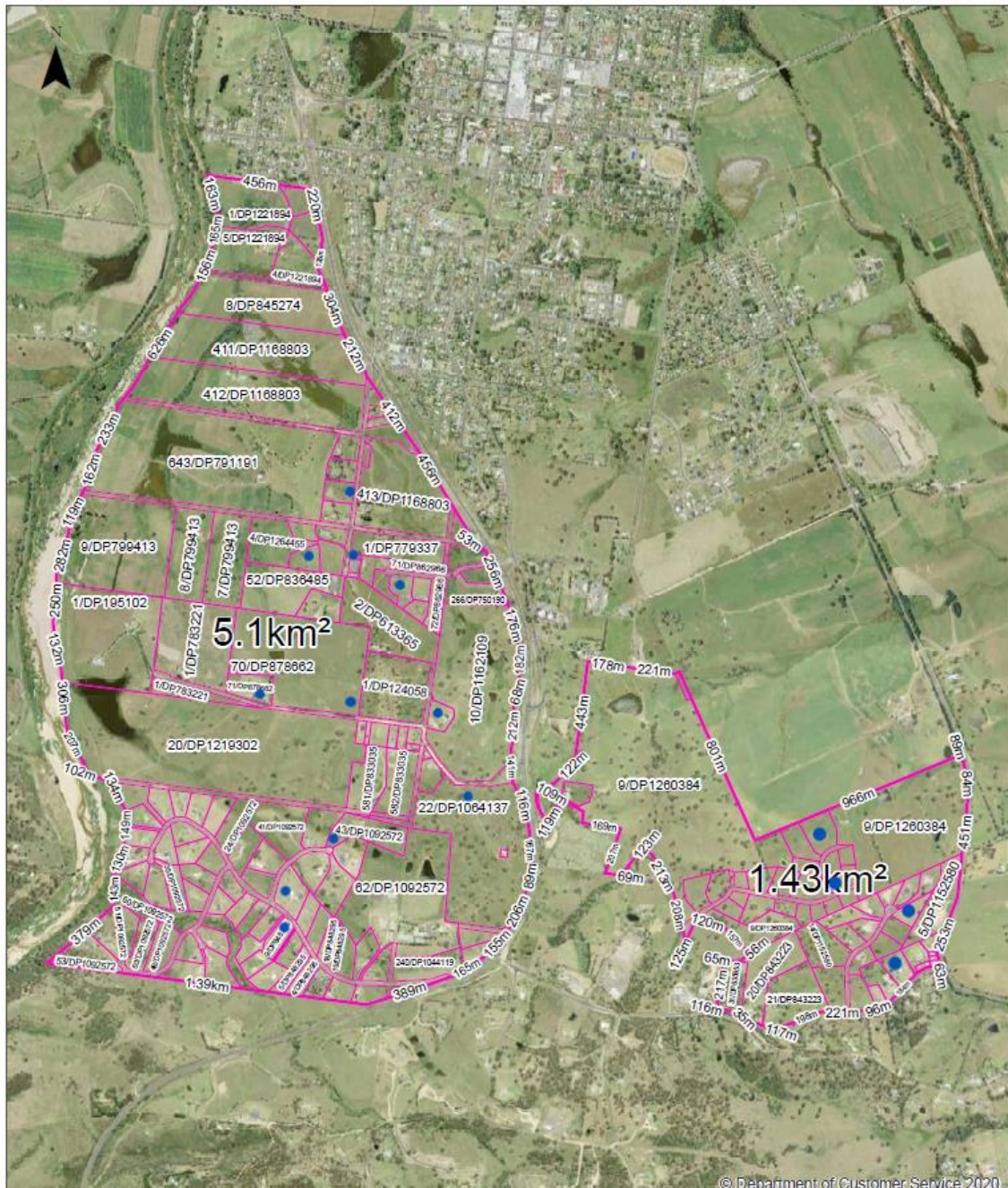


Figure 5 – location of where photos of site inspections were taken; see following pages



**Lot: 1 DP: 580282 Lot: 2 DP: 580282 191 Ravenswood Street**



**Comment: the site is owned by Essential Energy site –a depot where 66kv transmission lines intersect near the site**



**Lot: 6421 DP: 1061832 - 172 Ravenswood**



**Comment: appears to be building materials, possibly a portaloo, small garden sheds or containers**

**Lot: 5 DP: 1264455 3 Brushtail Lane**



**Comment: house, big shed and an old tractor forming part of the landscaping**



**Comment: possibly the growing and cutting of fodder crops or silage**



**Lot: 741 DP: 1083555 45 Applegum Close**



**Comment: a big shed, carport, old carvan and old car**

**Lot: 22 DP: 1064137 29 Finucanes Lane**







**Comment: Earthworks in progress. A house & shed have been approved. A subdivision of this land has also been approved.**

**Lot: 2940 DP: 1086626 60 Finucanes Lane**



**Comment: a house under construction**



**Lot: 70 DP: 878662 83 Finucanes Lane**



**Comment: telecommunications infrastructure (tower/pole)**

**Lot: 70 DP: 878662 83 Finucanes Lane**



**Comment: a large rural shed with associated landscaping supplies/materials**



**Lot: 15 DP: 848295 78 Max Slater Drive**











**Comment: House and sheds. Also storage of old tyres, old electricity poles, a dozen or more old cars, caravans, excavators, and trucks that looked to be no longer in use**



**Lot: 9 DP: 848295 77 Max Slater Drive**



**Comment: old rusted metal drum, small pile of unidentifiable material or objects and an old shed.**

**Lot: 43 DP: 1092572 37 Brittan Place**



**Comment: house and miscellaneous household rubbish**



**Lot: 6 DP: 1152580 54 Stringy Park Close**



**Comment: house, big shed, tractor, a couple of cars and some building materials**



**Lot: 7 DP: 809557 14 Kerrisons Lane**











**Comment: shed and house. Also, a home business including water carting and cattle carting. Otherwise, a lot of old vehicles, machinery/implements and some junk stored/ are stored here.**

**Lot: 202 DP: 1253502 Barrumbarra Circuit**



**Comment: House under construction, shed & old shed.**



**Lot: 207 DP: 1253502 49 Wumbalwarra Drive**



**Comment: house under construction**

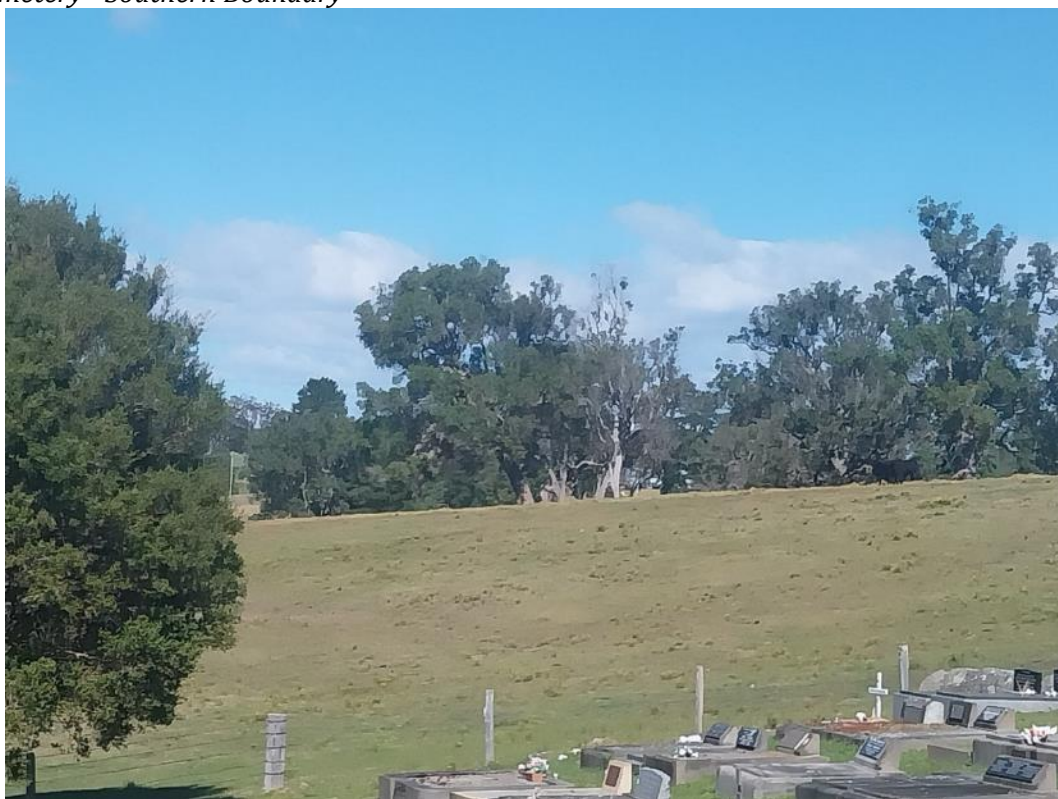
## Cemetery

*Rough photo angles and subjects*





*Cemetery - Southern Boundary*











*Cemetery - Eastern Boundary*











*Cemetery - Northern Boundary*














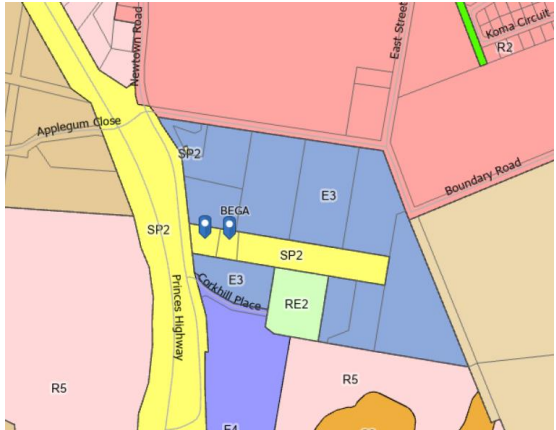
*Cemetery - Western Boundary*



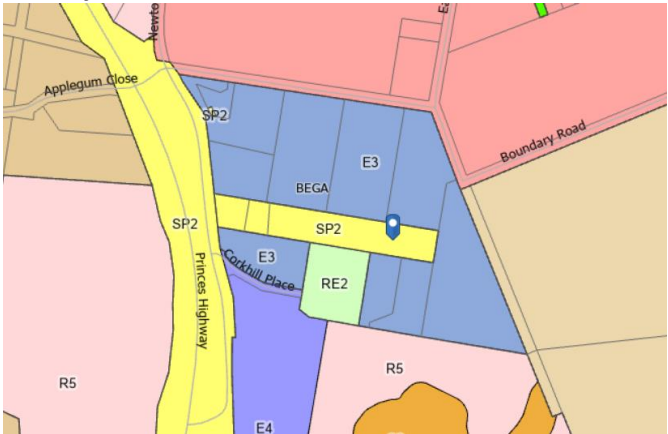
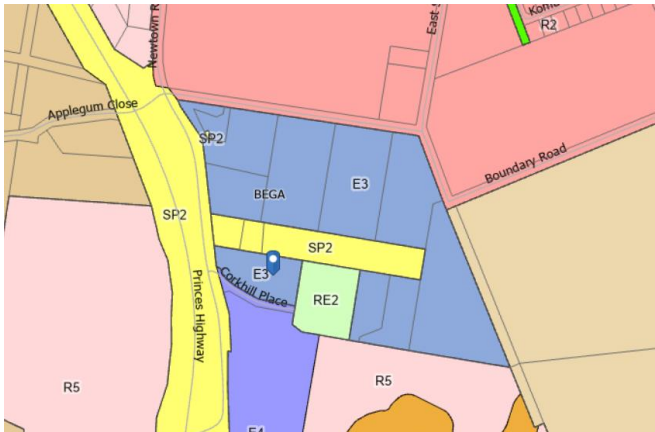


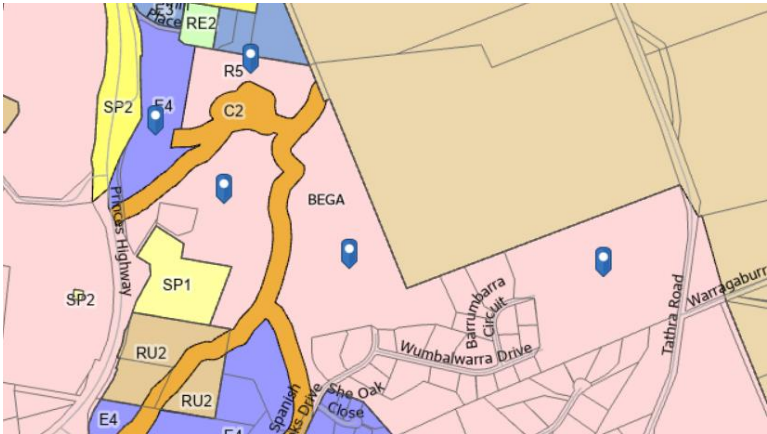
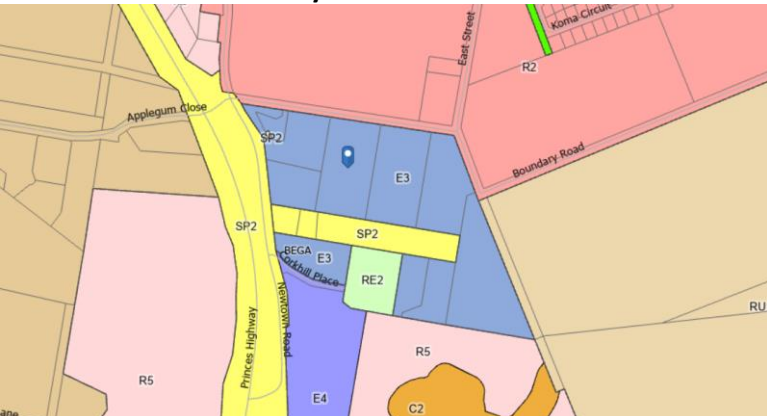


## Maps of 3 precincts within the planning proposal project area

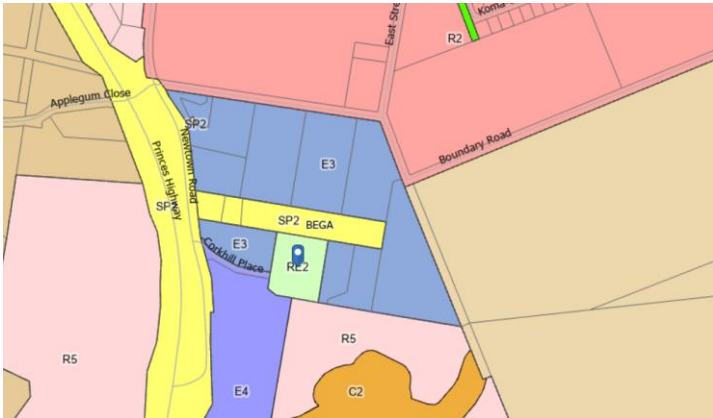
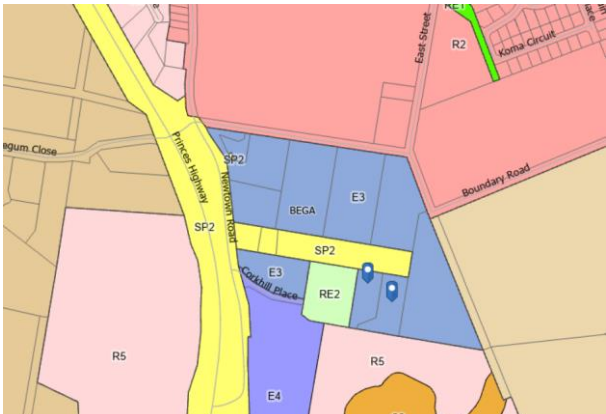
Address/Lot and Location/map	Preliminary Site Investigation/Land Contamination	Additional information/comments
<b>121 Boundary Road</b> 	SEEs: AD24/0035942 AD21/0022101	AD24/0035942 - <i>No known potential exits for contamination at the site of the proposed additions</i>  AD21/0022101 - <i>No known potential exits for contamination at the site of the proposed additions</i>
<b>312 Newtown Road</b> 	REF: D21/44601	D21/44601 <i>(EPA) contaminated land record searched...on 12 January 2021 did not identify any known contaminated sites at or near the proposal site.</i>

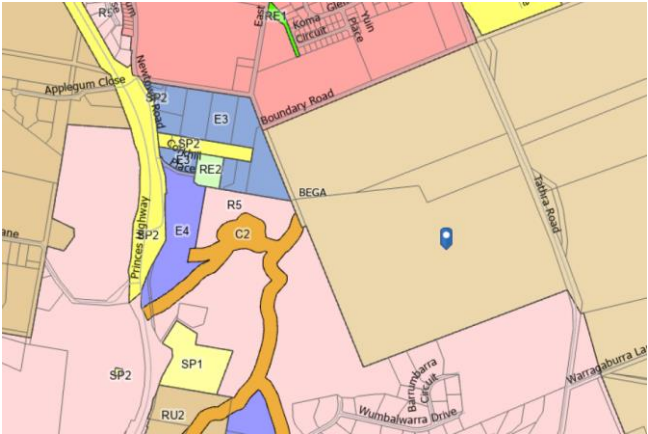


Address/Lot and Location/map	Preliminary Site Investigation/Land Contamination	Additional information/comments
<p><b>103 Boundary Road</b></p> 	<p>REF - D21/44601 GHD Report dated 1.3.2021 REF Bega Water Treatment Plant WTP &amp; Depot (administration building) 312 Newton Road Bega, Lot 250 DP 750190, Lot 2492 DP 73206, Lot 297 DP 728021</p>	<p>A search of the online Environment Protection Authority (EPA) contaminated land record (<a href="http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx">http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx</a>) and list of notified contaminated sites (<a href="http://www.epa.nsw.gov.au/clm/publiclist.htm">http://www.epa.nsw.gov.au/clm/publiclist.htm</a>) on 12 January 2021 did not identify any known contaminated sites at or near the proposal site.</p>
<p><b>1 Corkhill Place</b></p> 	<p>D19/4254 - 2018.545 application form and SEE DNA Architecture Lot: 1 DP: 1077434 1 Corkhill Place BEGA Parcel 31679 Vehicle sales &amp; servicing facility</p>	<p>D19/4254 <i>There is no history of contamination on site &amp; none recorded under the current use. This application is therefore suitable for the proposed uses &amp; the existing condition of land under this legislation.</i></p>

Address/Lot and Location/map	Preliminary Site Investigation/Land Contamination	Additional information/comments
<p><b>Spanish Oaks Drive – Lot 9 DP 1260384</b></p> 	<p>DA2010.379 63 lot rural res subdivision - Lot 4 DP 1077434, Lot 1510 DP 1077898, Lot 2432 DP 793758 and Lot 420 DP 87439</p>	<p>N/A – no relevant records found The DA did not appear to be accompanied by a land contamination report. The SEE that accompanied the DA said very little re: land contamination. Some of the lots from this subdivision have already been released and developed</p>
<p><b>133 Boundary Rd – Lot 239 DP 750190</b></p> 	<p>2015 DA (2015.224 Lodged DA &amp; documents; DL Ramsey Lot 239 DP 750190 133 Boundary Road Parcel 16225 Alterations &amp; additions to existing rural supplies)</p>	<p>The land currently contains a stockfeed produce sales building. No known potential exists for contamination at the site.</p>



Address/Lot and Location/map	Preliminary Site Investigation/Land Contamination	Additional information/comments
<p><b>3 Corkhill Place - Lot 296 DP 728021</b></p> 	<p>D16/70635 - 2016.536 Lodged DA &amp; documents JA Ellard Lot 296 DP 728021 3 Corkhill Place Parcel 28149 New Community Facility</p>	<p>The land currently contains Old Hospital Buildings. No known potential exists for contamination at the site.</p>
<p><b>Corkhill Place - Lots 2 &amp; 3 DP 1077434</b></p> 	<p>DA 2020.285 Lot 2 DP 1077434, Lot 3 DP 1077434 Corkhill Place BEGA - Self storage sheds, dwelling to office &amp; consolidation of 2 lots</p>	<p>There is no known evidence to suggest that the land has been exposed to past land use activities &amp;/or development practices which have resulted in site specific material contamination.</p>

Address/Lot and Location/map	Preliminary Site Investigation/Land Contamination	Additional information/comments
<p><b>1467 Tathra Road – Lot 1 DP 1164038</b></p> 	<p>D16/41466 - 2016.314  Lodged DA and documents R Parbery  Lot: 1, 4 &amp; 5 DP:  243464, Lot: 110 DP:  1104691, Lot 1 DP:  1164038 69  Warragaburra Lane  BEGA 1536 Tathra Road  Bega, 1467 Tathra Road  Bega Parcel 9085,  29494, 1632 Erection of  a replacement dairy</p>	<p>N/A – no relevant records found  Note – the land is part of a dairying operation but does not contain the main dairying buildings. The DA did not propose the replacement dairy on Lot 1 DP 1164038</p>





Zingel Place, Bega

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