
Proposed Seniors Living
Development
Contamination
Assessment

Boundary Road, Medowie
NSW

NEW15P-0033D
8 December 2017



8 December 2017

McCloy Development Management
Suite 1, Level 3, 426 King Street
NEWCASTLE WEST NSW 2302

Attention: Mr Sam Rowe

Dear Sam

**RE: PROPOSED SENIORS LIVING DEVELOPMENT
BOUNDARY ROAD, MEDOWIE NSW
ADDENDUM CONTAMINATION ASSESSMENT**

Please find enclosed our Addendum Contamination Assessment report for the proposed seniors living development located at Boundary Road, Medowie NSW.

Based on information provided by Mr Sam Rowe, the development is understood to comprise a seniors living subdivision comprising 101 residences. It is understood this Addendum Contamination Assessment will be submitted as part of a Development Application to Port Stephens Council for the proposed development.

HLA Envirosiences Pty Ltd (HLA) prepared a Phase 1 Environmental Site Assessment (ESA) for the site in 2006 (ref: N4043001_RPT_2Aug06). In 2009 AECOM (formerly HLA) provided a letter stating that the findings of the 2006 report had not changed (ref: N7004701_LTR_17Aug09).

This report has been prepared to assess the current site conditions and confirm or otherwise that the findings from the AECOM (2006) Phase 1 ESA are still relevant.

This report was prepared in accordance with the relevant sections of the NSW OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites.

If you have any questions regarding this report, please do not hesitate to contact the undersigned.

For and on behalf of Qualtest Laboratory (NSW) Pty Ltd



Emma Coleman
Senior Environmental Scientist

Table of Contents:

1.0	Introduction.....	2
1.1	Objectives	2
2.0	Site Identification	3
3.0	Previous Contamination Assessment Reports.....	3
3.1	HLA (2006) Phase 1 Environmental Site Assessment	3
3.2	AECOM (2009) Update to Phase 1 ESA.....	5
4.0	Current Site Observations	6
5.0	Discussion and Conclusions.....	9
6.0	Limitations	9
7.0	References	10

Attachments:

Appendix A - Figures: Figure 1 - Site Plan

1.0 Introduction

Qualtest Laboratory NSW Pty Ltd (Qualtest) is pleased to present this Addendum Contamination Assessment (CA) report to McCloy Group (McCloy) for the proposed seniors living development located within The Bower subdivision at Boundary Road, Medowie NSW (the site). The location of the site is shown on Figure 1, Appendix A.

Based on information provided by Mr Sam Rowe, the development is understood to comprise a seniors living subdivision comprising 101 residences. It is understood this Addendum Contamination Assessment will be submitted as part of a Development Application to Port Stephens Council for the proposed development.

HLA Envirosciences Pty Ltd (HLA) prepared a Phase 1 Environmental Site Assessment (ESA) for the site in 2006 (ref: N4043001_RPT_2Aug06). In 2009 AECOM (formerly HLA) provided a letter to confirm that conditions on the site since 2006 had not changed (ref: N7004701_LTR_17Aug09).

This report has been prepared to assess the current site conditions and confirm that the findings from the HLA (2006, updated 2009) Phase 1 ESA are still relevant.

This report was prepared in accordance with the relevant sections of the NSW OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites.

1.1 Objectives

The objectives of the Addendum Contamination Assessment were to:

- Assess whether the findings of the HLA (2006) Phase 1 ESA report are still relevant;
- Assess current site conditions; and,
- Provide recommendations on the need for further assessment, if required.

2.0 Site Identification

The site is located to the north of Boundary Road within The Bower residential development area. Undeveloped bushland borders the site to the north and east. There are residential properties to the south of Boundary Road and the majority of the surrounding land has been cleared of vegetation to accommodate the surrounding housing developments. The site location is shown in Figure 1, Appendix A. General site information is provided below in Table 2.1.

Table 2.1: Summary of Site Details

Site location:	Boundary Road, Medowie NSW
Approximate site area:	5.35 ha (hectares)
Title Identification Details:	Part of Lot 200 of DP 1235985 within the Port Stephens local government area.
Current Ownership:	McCloy Group
Previous Landuse:	Rural residential property and undeveloped bushland.
Current Landuse:	Vacant undeveloped land / cleared bushland.
Proposed Landuse:	Seniors Living Development, within The Bower subdivision.
Adjoining Site Uses:	Residential properties and vacant bushland / rural properties.
Site Coordinates:	32°43'18 S 151°52'21 E

3.0 Previous Contamination Assessment Reports

3.1 HLA (2006) Phase 1 Environmental Site Assessment

HLA carried out a Phase 1 ESA for four lots: Lots 93 to 96 in DP 753194, which covered an area of about 127ha. Since 2006, these lots have been subdivided into numerous lots for residential subdivisions. The area that is the subject of this report, (part of Lot 200 in DP 1235985), was located within former Lot 95. In general, the current summary only includes information from the HLA (2006) report which is relevant to the site.

The objectives of the Phase 1 ESA "...were to produce a report that:

- *Identifies past and present potentially contaminating activities.*
- *Identifies potential contamination types.*
- *Discusses the site condition.*
- *Provides a preliminary assessment of site contamination.*
- *Assess the need for further investigations."*

HLA undertook the following scope of work:

- A review of the Section 149 Certificates;
- A review of Lands Title Office documents
- A search of the Department of Natural Resources registered groundwater bore database for a 1km radius of the site;
- A review of available historical aerial photographs for the site;
- A search of NSW WorkCover dangerous goods records;
- A review of geological and hydrogeological information for the area;
- An inspection of the site and adjacent land uses;
- Preparation of a Phase 1 ESA report.

Historical Titles

The site was owned by private individuals since 1935. At the time of the HLA report (2006) the site was owned by Frederick John Flinn, Carole Maria Flinn, James Patrick Flinn and Matthew John Flinn. It is understood the site is currently owned by the McCloy Group.

Aerial Photographs

Photographs from 1958, 1967, 1975, 1983 and 1993 showed that the site was undeveloped bushland, with some tracks and fire trails. The land to the west (Lot 94) had been partially cleared and a residence and sheds constructed in the southern portion. The southern portion of the site (Lot 95) was cleared and a house, shed and driveways constructed between 1993 and 2004.

Section 149 Certificate

The Section 149 Certificate obtained from Port Stephens Council stated that the site was not within land: declared to be an investigation or remediation site; subject to an investigation or remediation order; subject of a voluntary investigation or remediation proposal; or the subject of a site audit statement, under the Contaminated Land Management Act 1997.

WorkCover NSW dangerous goods records

The search of WorkCover NSW records for the storage of dangerous goods did not report any records pertaining to the site.

Current Landuse and Visible Evidence of Contamination (2006)

HLA conducted a site visit on 3 March 2006. HLA reported the following observations for the site: *"Lot 95 contained one residence which was tiled roof on a concrete slab. There was also a steel shed at the rear of the residence. The reminder of the site comprised of native bushland with mature tree growth that appeared to be in good condition with no sign of stress."*

HLA reported observations for the remainder of the larger property (Lots 93, 94 and 96), these have not been reproduced here and the HLA (2006) report should be referred to for further information. HLA made comments on visible evidence of contamination on Lots 93 and 94, located to the west of the site (Lot 95). This infers that there were no visible sources of contamination identified on Lot 95.

The contamination sources identified on Lots 93 and 94 during the site walkover were:

- Lot 93 - A small mound of bitumen road material.
- Lot 94 - A truck maintenance area, which included: an area of imported fill of unknown quality; a 20,000L above-ground storage tank (AST), the contents and use of the AST were unknown; some truck parts and waste drums were observed; and a small surface oil stain (~5m²) was observed.
- HLA did not provide a plan showing the location of the truck maintenance area. Based on Qualtests review of satellite images on Google Earth from 2005 and 2007, it appears the truck maintenance area was located about 190m from the boundary of the current site (Lot 95).

Based on the types of visible evidence of contamination observed, and the distance they were located from the site, it considered unlikely that these activities would affect the site (Lot 95).

Conclusions and Recommendations

HLA (2006) concluded: *"Based on the results of the assessment the potential for contamination is considered to be low..."* Some issues were identified but these related to the visible evidence of contamination identified on former Lots 93 and 94, which are not located within the current site (former Lot 95).

"Based on the site inspection and historical review the potential for contamination in the remaining areas of the site is considered to be low. Additionally, based on field observations, the potential for offsite sources of contaminations is considered to be low."

HLA did not recommend further investigations for the current site (former Lot 95).

3.2 AECOM (2009) Update to Phase 1 ESA

In 2009 AECOM (formerly HLA) provided a letter to confirm conditions on the site since 2006 (ref: N7004701_LTR_17Aug09).

AECOM indicate that the Phase 1 ESA carried out in 2006 was for a development comprising 1,300 residential lots. In 2009, the development had changed to 260 rural-residential lots. It is noted that this was for a larger site, formerly Lots 93 to 96, of about 127ha.

AECOM stated: *"...AECOM conducted a site inspection on Friday 14 August 2009 to confirm conditions on the site from the 2006 study. AECOM considers that the findings of the Phase 1 ESA study referred to above are the same for the new land use proposed."*

4.0 Current Site Observations

A Qualtest Environmental Scientist visited the site on 14 November 2017. The observations noted during the field works are summarised below:

- The former residence and sheds had been removed from the southern portion of the site.



- The contractor for the subdivision works had set up a site office and vehicle parking area in the southwest portion of the site, near the footprint of the former residence. No stained soils were observed in the site office and parking area.



- The footprint of the former residence was covered in mulch and woodchip from the cleared vegetation.



- The site was progressively being cleared of vegetation, with the western portion cleared and the eastern portion partially covered in bushland and several stockpiles of trees observed.



- A small amount (approx. 1m³) of anthropogenic materials such as glass, plastics, concrete, bricks, timber and metals were stockpiled near the site office.



- A large man-made detention basin had been constructed to the north east of the site for collection of excess surface water runoff.



5.0 Discussion and Conclusions

The assessment carried out by HLA (2006), and updated in 2009, was considered to be in accordance with the relevant NSW EPA guidelines in use at the time, and provide an accurate representation of the site history to 2009.

Since 2009, the site has been purchased by the McCloy Group and the site use had continued rural residential use. Earlier this year, 2017, the residence and associated sheds were removed and vegetation clearing for the subdivision commenced.

Based on aerial photographs, the former residence and sheds were constructed between 1993 and 2004. The use of hazardous building materials such as asbestos and lead paints were phased out before 1993, therefore it is considered unlikely that the former residence contained hazardous materials. Therefore, demolition of the residence and sheds is unlikely to have caused contamination of the site.

Taking into account the site history assessment by HLA (2006, updated 2009) and the site uses since 2009, it is considered that no further contamination investigations are required for the site. The site is considered suitable for the proposed seniors living development from a contamination perspective.

The anthropogenic materials observed during the walkover should be removed from the site, and disposed and/or recycled at an appropriately licensed facility. Should material require disposal from the site, it will require classification in accordance with the NSW EPA (2014) Waste Classification Guidelines, or a relevant resource recovery order/exemption under Part 9, Clause 91 to 93 or the POEO (Waste) Regulation 2014. Should fill material be imported to the site, it will need to classify as Virgin Excavated Natural Material as described in the NSW EPA (2004) Waste Classification Guidelines, or meet a relevant resource recovery order/exemption.

6.0 Limitations

The findings presented in the report and used as the basis for recommendations presented herein were obtained using normal, industry accepted practices and standards. To our knowledge, they represent a reasonable interpretation of the general conditions of the site.

Qualtest have relied upon information provided in reports prepared by others, and assume that the information provided is reliable and accurate.

Data and opinions contained within the report may not be used in other contexts or for any other purposes without prior review and agreement by Qualtest. If this report is reproduced, it must be in full.

If you have any further questions regarding this report, please do not hesitate to contact the undersigned.



Emma Coleman
Senior Environmental Scientist

7.0 References

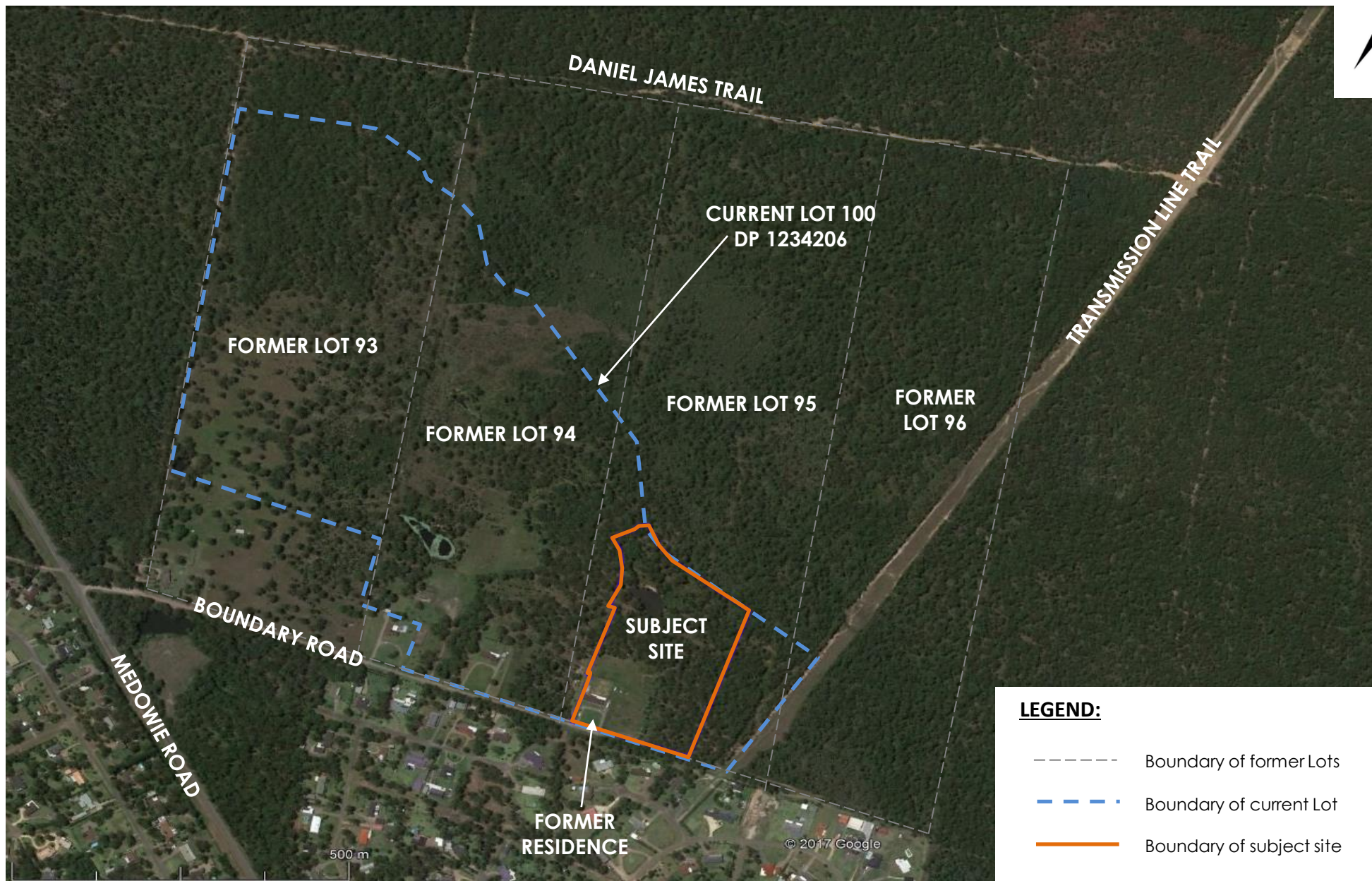
HLA Envirosiences Pty Ltd (2006) Phase 1 Environmental Site Assessment, ref: N4043001_RPT_2Aug06

AECOM (2009) Update to Phase 1 ESA Boundary Road, Medowie NSW, ref: N7004701_LTR_17Aug09

NSW OEH (2011) Guidelines for Consultants Reporting on Contaminated Sites.

APPENDIX A:

Figures



LEGEND:

- Boundary of former Lots
- - - - - Boundary of current Lot
- Boundary of subject site

Client:	MCCLOY GROUP	Drawing No:	FIGURE 1
Project:	PROPOSED SENIORS LIVING DEVELOPMENT	Project No:	NEW15P-0033D-AB
Location:	BOUNDARY ROAD, MEDOWIE	Scale:	AS SHOWN
Title:	SITE PLAN	Date:	4 DECEMBER 2017