



DOC18/924299-8; EF14/502

The General Manager
Port Stephens Council
PO BOX 84
RAYMOND TERRACE NSW 2444

Attention: Ms Erin Daniel

By email: erin.daniel@portstephens.nsw.gov.au

17 December 2018

Dear Ms Daniel

**Proposed Eco Tourist Facility at 27 Stockton Bight Track, Fullerton Cove – DA16-2018-774-1
Comments from the Environment Protection Authority**

I refer to your letter to the Environment Protection Authority (EPA) received 30 November 2018, providing opportunity to comment on Development Application (DA) 16-2018-774 -1 at Lot 11 DP 1097995, 27 Stockton Bight Track, Fullerton Cove, for an Eco Tourist Facility.

The EPA understands the Development Application involves the construction of 44 accommodation units, managers residence, quad bike storage and maintenance area, amphitheatre for educational performances and extension of an existing car park to accommodate 77 spaces, six coach spaces and two drop off areas. This area has been identified by Port Stephens Council as being located within the Williamstown RAAF Base Per- and Poly-Fluoroalkyl Substances (PFAS) contamination Investigation Area.

The EPA has reviewed the proposed development for considerations related to (PFAS) contamination as it understands that the development is to occur within the broader management zone which falls outside of the primary and secondary management zones. As there is no proposed use of groundwater or surface water, the general conditions outlined in the Guidance Document for Assessing Development Application Referrals in the Williamstown Investigation Area, in the letter provided to Port Stephens Council, dated 9 February 2017 (EPA ref DOC16/631601), should be considered by Council when developing approval conditions.

Please contact Genevieve Lorang on (02) 4908 6809 if you wish to discuss this matter.

Yours Sincerely

**Head Strategic Operations Unit - Hunter
Environment Protection Authority**

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