

16/02/2020

Ref No: 3730-1312

General Manager  
Coffs Harbour City Council  
Locked Bag 155  
Coffs Harbour NSW 2450.

Attention: Glenn Petersen

Dear Sir,

**Development Application No. 0537/22DA New Ambulance Station Marcia Street Coffs Harbour - Request for Information from NSW Department of Primary Industries.**

I refer to the letter from NSW Department of Primary Industries (DPI) commenting on the above-mentioned development application in relation to potential impacts on the Solitary Islands Marine Park. Please find below our response to the comments made by (DPI).

**Marine Estate Management Act 2014**


As advised by DPI the subject site is adjacent to Coffs Creek, which forms part of the habitat protection zone of the Solitary Islands Marine Park. As also advised by DPI, section 56 of the Marine Estate Management Act 2014, requires development applications to take into consideration the objects of this Act, the permissible uses of the area concerned under the regulations or the management rules, and any likely impact on the marine park in the locality. DPI have raised several issues of concern with the proposed development and how it relates to the marine park which are addressed below.

**Issues of Concern as raised by DPI**

*Site Contamination*

With respect to comments made by DPI regarding the 'Detailed Site Investigation Report' the project contamination consultant (Alliance Geotechnical and Environmental Solutions) have advised as follows:

- *It is understood that the proposed development footprint is nominally 85m from Coffs Creek, while the boundary of the registered Lot that the footprint is located on, may be 20m from Coffs Creek. The Detailed Site Investigation Report has been amended to reflect this understanding, however, this is not considered to have a material impact on the findings of the Detailed Site Investigation Report;*
- *The reference to Coffs Creek being 'freshwater' was a typographical error. The Detailed Site Investigation Report has been amended to reflect Coffs Creek being a marine environment;*

- 
- *The Detailed Site Investigation Report has been amended to reflect DPI's advice that Coffs Creek is located within a habitat protection zone within the Solitary Islands Marine Park. That advice has also been taken into consideration during assessment of the ecological value of Coffs Creek. Section 6.5.6 of the Detailed Site Investigation Report outlines that potential contamination at subject site is unlikely to result in unacceptable risk to aquatic ecosystems. The results of the groundwater sampling undertaken at the site reflect this conclusion, with concentrations of hydrocarbons less than laboratory detection levels and metals reflective of background concentrations expected at a site located within an urban and industrial area;*
  - *The Detailed Site Investigation Report has been amended to reflect that the environmental values of Coffs Creek include recreational (primary contact), which includes for swimming. However, this is not considered to have a material impact on the findings of the Detailed Site Investigation Report*
  - *The objective of the remedial action plan does not need to be amended to address risks to the Marine Park. The Detailed Site Investigation Report did not identify unacceptable risks to aquatic ecosystems. Remediation of contamination, to protect Marine Park aquatic ecosystems, is not required under the remedial action plan; and*
  - *The anticipated scope of remedial works is not expected to extend to depths that would encounter groundwater. However, as a contingency measure, Section 15.8.3 of the Remedial Action Plan (RAP) includes procedures for groundwater and excavation pump out. Water in excavations would be sampled and subjected to laboratory analysis for total suspended solids (TSS), pH, metals (8) and petroleum hydrocarbons, in order to inform management and/or disposal options of excavation water. Laboratory analytical results would be considered in the context of relevant published aquatic ecosystem groundwater investigation levels (GILs), to facilitate decision making regarding the need for treatment, and subsequent disposal to stormwater, sewer or a liquid waste treatment facility.*

A copy of the updated Detailed Site Investigation Report is provided as **Attachment A**.

#### *Acid sulfate soils and other contaminated soils*

The updated Detailed Site Investigation Report (refer **Attachment A**) states that:

*A review of the acid sulfate soil (ASS) risk map prepared by Department of Land and Water Conservation (1997) indicated that the site is located in an area classed as having a 'low risk' of ASS occurrence at depths of greater than 3m below ground level (mBGL).*

*ASS information presented in the Lot search report indicated that the site is located within a Class 4 ASS risk area. Works in a Class 4 risk area that could pose an environmental risk in terms of ASS include works at depths beyond 2m below existing ground level or works by which the water table is likely to be lowered beyond 2m below existing ground level.*

*The proposed development involves slab on ground construction with piers up to 2m depth, as outlined in the Geotechnical Investigation report by JK Geotechnics (2021). Excavation of soils below 2m depth is unlikely based on the information provided.*

*Further assessment of acid sulfate soils, in the context of this project is considered not warranted.*

### *Stormwater Management (Removal of Hydrocarbons)*

Meinhardt Bonacci have provided the following information regarding stormwater management and the removal of hydrocarbons.

*Proposed OceanProtect filtration system in OSD tank, information provided by the supplier:*

*Majority of sediment in urban stormwater runoff are fine particles. Given that the majority of oils are associated with solids and that high TSS (Total Suspended Solids) load removals are expected in the StormFilter and OceanGuard devices, the proposed stormwater system will significantly reduce oil concentrations from the site (likely to be below detectable levels).*

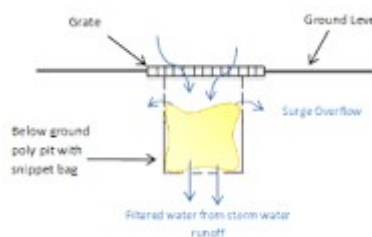
*A real-world/ 'field scale' hydrocarbon monitoring has been undertaken for the StormFilter® technology (as a 'stand-alone' stormwater treatment asset), with a mean 'oil and grease' reduction of 51% at one site and a mean Total Petroleum Hydrocarbon concentration reduction of 76% at another site (Stormwater Management Inc, 2000).*

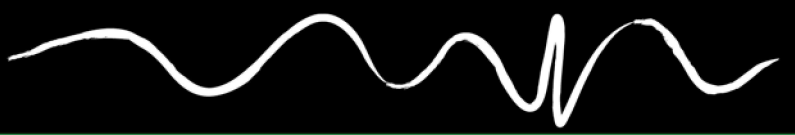
*In addition to Ocean Protect filtration system in OSD tank, we are proposing to install hydrocarbon removal mats in Ocean Guard baskets in 4 stormwater drainage pits within the carparking and access driveway area.*

[OceanGuard - Ocean Protect](#)

<https://oceanprotect.com.au> › [oceanguard](#)

*The **OceanGuard®** technology is a gully pit insert / basket designed to capture pollution that runs into stormwater drains.*





#### *Sediment and erosion control*

HI and NSW Ambulance agree that It is critical that the highest standards of best-practice sediment and erosion control is installed prior to and appropriately maintained throughout all phases of construction and remediation, or at any time when earth is disturbed to prevent any potential impacts to water quality in the Solitary Islands Marine Park. We understand that appropriate conditions would be included in the development consent to ensure that this occurs.

#### *Vegetation Management Plan*

Management of the residue land will be the responsibility of NSW Crown Lands and Coffs Harbour City Council who both have interests in the subject land.

#### *Native Title Consultation*

As this is Crown Land, the Health Administration Corporation (HAC) will compulsorily acquire the Land by agreement with Crown Lands under the Land Acquisition (Just Terms Compensation) Act 1991 (NSW).

HAC have performed searches of the National Native Title Tribunal registers (refer **Attachment B**) which indicate that there are no native title applications, determinations of native title, or indigenous land use agreements over or in relation to Lot 1 (formerly part lots 7014 & 7020) requiring further consideration. As such HAC believes Native Title has been extinguished.

Prior to lodgement of the development application the project team undertook consultation with the local land council for aboriginal heritage. In addition, the ALC Claim for the site has not revealed any interests in the land.

Yours sincerely

**GeoLINK**

**Simon Waterworth**

Director / Town Planner

Attachment A: Updated Detailed Site Investigation

Attachment B: National Native Title Tribunal Register Results