



CLIENTS | PEOPLE | PERFORMANCE

TELPAT

Proposed Community Title Subdivision at Moonee

Phase 1 Contamination Assessment

January 2009



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1. Introduction

GHD Pty Ltd was engaged by TELPAT to conduct a Preliminary Site Investigation (PSI) at the property described as Lot 211 DP 1044292 and Lot 101 DP 262330, Moonee Beach. The majority of the subject site is currently leased to Paul Bourne, the owner/operator of the Pettina Park Pet Care Centre.

This PSI was carried out to address the response from Coffs Harbour City Council (CHCC) requesting a Stage 1 Preliminary Assessment for Project Application No. MP08_0003 for a Community Title subdivision at the above properties. It is proposed to demolish the Pettina Park Pet Care Centre and develop the northern area of the site for residential purposes in two stages. Stage 1 would provide 20 residential lots with dwellings and a public reserve. Stage 2 will provide a further 12 residential lots and dwellings.

1.1 Objectives

The objectives of this PSI were to:

- ▶ Assess whether past or current site uses have the potential to impact the quality of site soil and/or groundwater; and
- ▶ Identify potential contaminants and location of contaminants.

1.2 Scope of Works

The PSI involved the following scope of works:

- ▶ A site history review including review of any available historical land titles, aerial photographs, and Section 149 (2) Certificates;
- ▶ Review of geology, Department of Natural Resources (DNR) groundwater bore database, hydrology and topography information for the Site;
- ▶ An inspection of the Site and infrastructure associated with Pettina Park Pet Care Centre; and
- ▶ Preparation of a Phase 1 Assessment report detailing the findings of the investigation and recommendation of further investigations (if required).

All investigations were undertaken with reference to the following guidelines made or endorsed by the NSW DECC including:

- ▶ National Environment Protection Measure (Assessment of Site Contamination) (NEPC, 1999);
- ▶ Contaminated Sites: Guidelines for Assessing Service Station Sites (NSW EPA, 1994);
- ▶ Contaminated Sites: Sampling Design Guidelines (NSW EPA, 1995); and
- ▶ Guidelines for Consultants Reporting on Contaminated Sites (NSW EPA, 1997).



2. Site Characteristics

2.1 Site Location and Description

The Site location information and legal description is presented in Table 1.

Table 1 Site Location and Legal Description

Address	Lot 211 DP 1044292 and Lot 1 DP 262330, Pacific Highway Moonee, as shown in Figure 1, Appendix A.
Owner	TELPAT Pty Ltd
Occupier	Paul Bourne (Pettina Park Pet Care Centre)
Property Legal Description	Lot 211 DP 1044292 and Lot 1 DP 262330
Northings/Eastings (AMG)	N 6658024 / E 514280
Area	The Site encompasses an area of approximately 5.75 hectares and is irregular in shape as shown in Figure 2, Appendix A.
Surrounding Land Use	North: Moonee Shopping Centre East: Residential South: Native Vegetation West: Pacific Highway and medium sized residential holdings.
Topography	The topography of the local area as undulating with a south easterly aspect
Vegetation	Vigorous vegetation comprising a native canopy and a weed infested understorey. Exotic grasses and shrubs dominate the open space at the site.

2.2 Zoning

The Site is zoned *2A Residential Low Density*, *3G Business Mixed Use* and *7A Environmental Protection Catchment and Habitat* under the Coffs Harbour City Council's (CHCC) *Local Environmental Plan (2000)*. The surrounding area is zoned *3F Business Neighbourhood* and *7B Environmental Protection Scenic Buffer*.

2.3 Geology

The underlying geology at the site is Holocene clayey and silty alluvium overlying Pleistocene mottled grey estuarine clays (Milford, 1999).

2.4 Hydrogeology

Typically, groundwater follows surface topography and local drainage patterns and flows from higher elevations towards lower elevations. Surface water flow is generally in a southeasterly direction towards the unnamed creek that flows in an easterly direction through the Site. Therefore it is assumed that the groundwater flow is also in a southeasterly direction towards the unnamed creek.



2.5 Groundwater Bore Search

GHD conducted a search of the NSW DECC database. The results of this search showed that there are five registered monitoring wells within 1.0 km of the site. The map showing the results of the search by DECC for the groundwater wells is presented in Figure 3, Appendix A. Table 2 presents a summary of monitoring well information as recorded on the NSW DECC database.

Excavations in the centre of the site for another assessment encountered groundwater at depths of between 0.8 m to 1.2 m below natural ground surface.

Table 2 Summary of Groundwater Database Search

Bore ID	Northing	Easting	Proximity to Site	Depth to Water	Final Depth	Salinity
GW071386	6658021	514272	On site	Not Available	3.0 m	Not available
GW071468	6658054	514261	On site	Not available	1.0 m	Not available
GW068364	6658525	514526	0.26 km north	4 m	26 m	Not available
GW303769	6657605	523740	0.52 km southwest	9 m	27 m	250 ppm
GW305348	6657487	513850	0.5 km southwest	12 m	30 m	Not available



3. Site History

GHD undertook a review of historical data for the Site including historical title certificates, aerial photographs and Section 149 Planning certificates. The following section outlines the results of the Site History review.

3.1 Section 149 Certificates

The client provided a Section 149 (Part 2) certificate for the subject site.

The certificate for the subject site states that CHCC is not aware of any matters regarding potential site contamination that may affect the land.

The Section 149 certificate is presented in Appendix B.

3.2 Certificate of Title Review

A historical title search was carried out on 28 November 2008. Title information was obtained from Lawpoint. Results of the historical title search are presented in full in Appendix C, and summarised below.

The site title search identified two titles including:

- ▶ Lot 211 DP 1044292; and
- ▶ Lot 101 DP 262330.

The title history search identified the following historical proprietorship at the Site:

- ▶ Prior to date, private owners held the land titles comprising the Site.
- ▶ Lot 211 DP 1044292 was established on 30 October 2002; and
- ▶ Lot 101 DP 262330 was established on 5 June 1987.

3.3 Historical Aerial Photographs

Historical aerial photographs of the Site and surrounding area (obtained from CHCC's GIS department) were reviewed for 1943, 1954, 1964, 1974, 1979, 1983, 1994, 2000 and 2007. The aerial photographs are summarised in Table 2.

Table 2 Review of Historical Aerial Photographs

Photograph	Observations
1943	<p>Site Observations</p> <p>Appears to have been utilised as farmland for grazing livestock.</p> <p>Site Surrounds Observations</p> <p>Surrounding land also appears to have been utilised for grazing livestock. Farmhouse and sheds located to the northeast of the site.</p>



Photograph	Observations
1954	<p>Site Observations</p> <p>Appears to have been utilised as farmland for grazing livestock.</p> <p>Site Surrounds Observations</p> <p>Surrounding land also appears to have been utilised for grazing livestock. Farmhouse and sheds located to the northeast of the site. Some residential development east of the site.</p>
1964	<p>Site Observations</p> <p>Appears that agricultural land use had ceased and natural revegetation of the site had recommenced.</p> <p>Site Surrounds Observations</p> <p>Increasing residential development east of the site</p>
1974	<p>Site Observations</p> <p>Natural revegetation of the site continued and became denser, however part of the site was maintained as grassland.</p> <p>Site Surrounds Observations</p> <p>Increasing residential development east of the site with more street infrastructure etc.</p>
1979	<p>Site Observations</p> <p>Area was cleared in the northern portion of the site in preparation for the building of the Pettina Park Pet Care Centre. Natural revegetation of the site continued to become denser and grassland was maintained.</p> <p>Site Surrounds Observations</p> <p>Increasing residential development east of the site with more street infrastructure etc. with a greater level of vegetation clearing.</p>
1983	<p>Site Observations</p> <p>Pettina Park Pet Care Centre was established. Natural revegetation of the site continued to become denser and grassland was maintained.</p> <p>Site Surrounds Observations</p> <p>Increasing residential development east of the site with houses being developed in closer proximity to the site. One dwelling located adjacent to the western boundary of the site.</p>
1994	<p>Site Observations</p> <p>Natural revegetation of the site continued to become denser and grassland was maintained.</p> <p>Site Surrounds Observations</p> <p>Residential development to the east was completed and full of residential dwellings. Two dwellings were located adjacent to the western boundary of the site.</p>
2000	<p>Site Observations</p> <p>A new covered car park located in close proximity to Pettina Park Pet Care Centre. Natural revegetation of the site continued to become denser and grassland was maintained.</p> <p>Site Surrounds Observations</p> <p>No further residential development was occurring adjacent to the site.</p>



Photograph	Observations
2007	<p>Site Observations</p> <p>Fill was dumped in a long stockpile to the southwest of Pettina Pet Care Centre. A small shelter was established in the northeast portion of the site.</p> <p>Site Surrounds Observations</p> <p>No further residential development was occurring adjacent to the site.</p>

3.4 Council Records

No environmental incidents were found to be registered on the CHCC database. A copy of the letter from CHCC is provided in Appendix D.

3.5 WorkCover Licence to Keep Dangerous Goods Search

An application was submitted to WorkCover NSW requesting information on licences to keep Dangerous Goods on the site. The WorkCover records did not locate any licences for dangerous goods at the site. A copy of the WorkCover search is provided in Appendix E.

3.6 NSW EPA - Contaminated Land Record of EPA Notices

On 16 December 2008, GHD conducted a search of the Record. The search indicated that the Site is not listed on, and is not in the vicinity of a site listed on the Record. A copy of the search results is provided in Appendix F.

3.7 Interviews

On 16 December 2008, GHD conducted an interview with Paul Bourne, the proprietor of Pettina Park Pet Care Centre since 2004. The following summarises the pertinent anecdotal site information from the interview:

- ▶ No Organochlorine Pesticides (OCPs) are used to control parasites on pets, however Paul was not sure about what was used by the previous owner;
- ▶ All stormwater runoff from the facility and water from cleaning the kennels follows a network of drains to a detention area (Photographs 1 and 2, Appendix G);
- ▶ No Asbestos has been used in the construction of the centre;
- ▶ A chemical storage area exists, however no dangerous chemicals are kept there;
- ▶ Rubbish piles (Photographs 3 and 4, Appendix G) to the south west of the Pettina Park Pet Care Centre are comprised of organic waste, general building waste and broken white goods and other unneeded equipment;
- ▶ The two large piles of fill material (Photographs 5 and 6, Appendix G), approximately 60 m² in area each, are located to the south and southeast of the Pettina Pet Centre. The origin of the fill material is unknown;
- ▶ A 40 m² pile of fill material (Photograph 7, Appendix G) located to the east of the Pettina Park Pet Care Centre was designed as a base for planting a vegetation buffer. The origin of the fill material is unknown; and
- ▶ Two locations where the periodic burning of rubbish has occurred (Photograph 8 and 9, Appendix G).



4. Site Inspection

Site inspections were conducted by GHD on the 27 November 2008 and 16 December 2008. The following section details the results of the Site inspections, with reference to Figure 2, Appendix A and Photographs 1 to 12 (Appendix G). A copy of the Site checklist is included in Appendix H.

4.1 Site Description and Operations

Improvements on the Site include the Pettina Park Pet Care Centre, advertising structure, storage sheds, car parking sheds and an animal shelter (Photograph 10 and 11, Appendix G). The combined area of all structures is approximately 757 m² in size and occupies approximately 1.3 % of the Site area. As mentioned above, all stormwater runoff from the facility and water from cleaning the kennels follows a network of drains to a detention area (Photographs 1 and 2, Appendix G). Wastewater from the site is treated via a septic tank that has a disposal field that is partially located on the neighbouring property (Photograph 12, Appendix G).

The remaining parts of the Site is partially covered with asphalt, concrete, grass and gardens used for parking, drainage, dog walking and aesthetics/ privacy.

4.1.1 Current Operations

Boarding Kennels for domestic pets and supplier of pet care merchandise. The remainder of the site is vacant and occasional occupied by horses.

4.2 Hazardous Material Storage

According to WorkCover records, no hazardous materials are stored onsite.

4.3 Surrounding Land Uses

The current land uses in the surrounding area are:

- ▶ To the north there is open grazing land and a commercial shopping centre;
- ▶ To the east there is residential development and dwellings;
- ▶ To the south there is native vegetation; and
- ▶ To the west residential dwellings and beyond is the Pacific Highway.



5. Potential for Contamination

Table 3 summarises the areas of potential environmental concern based on the results of the desktop review, with reference to Figure 2, Appendix A.

Table 3 Outcomes of Desktop Review

Description	Rationale/Details	Potential Contamination
Fill Material	<ul style="list-style-type: none"> ▶ The Site history review identified that between 2000 and 2007 fill material had been deposited at 3 locations. ▶ The fill is believed to be 1-2 m thick in the 3 locations where it was identified as shown in Figure 2, Appendix A. ▶ The composition of the fill material is unknown but likely to include building rubble. 	<ul style="list-style-type: none"> ▶ Total Petroleum Hydrocarbons (TPH)¹ ▶ Benzene, Toluene, Ethylbenzene and Xylene (BTEX)¹ ▶ Polycyclic Aromatic Hydrocarbons (PAHs)¹ ▶ Organochlorine Pesticides (OCPs)¹ ▶ Polychlorinated Biphenyls (PCBs)¹ ▶ Heavy Metals¹ ▶ Asbestos¹
Stormwater Runoff and Sediment Trap	<ul style="list-style-type: none"> ▶ The site inspection revealed a concrete drainage system for disposing of stormwater runoff and wastewater from the kennels when they are cleaned. 	<ul style="list-style-type: none"> ▶ OCPs ▶ Micro-organisms, pathogens
Septic Tank and Disposal Field	<ul style="list-style-type: none"> ▶ The septic tank may have had wastewater from pet cleaning enter it in the past. ▶ The disposal field overloads in periods of wet weather and is partially located on the neighbouring property. 	<ul style="list-style-type: none"> ▶ OCPs ▶ Micro-organisms, pathogens
Building Surrounds	<ul style="list-style-type: none"> ▶ The building surrounds may have been treated with pest control chemicals in the past e.g. termites, ticks, cockroaches etc. ▶ Lead based paints may have been used 	<ul style="list-style-type: none"> ▶ OCPs ▶ Lead
Rubbish Burning Sites	<ul style="list-style-type: none"> ▶ The site investigation identified two sites where rubbish had been periodically burned. ▶ The history of what has been burnt in these locations is unknown. 	<ul style="list-style-type: none"> ▶ TPH¹ ▶ BTEX¹ ▶ PAHs¹ ▶ OCPs¹ ▶ PCBs¹ ▶ Heavy Metals¹ ▶ Asbestos¹



Rubbish Piles	<ul style="list-style-type: none">▶ Rubbish piles comprised of organic waste, general building waste and broken white goods and other unneeded equipment.▶ May contain unknown contaminants.	<ul style="list-style-type: none">▶ TPH¹▶ BTEX¹▶ PAHs¹▶ OCPs¹▶ PCBs¹▶ Heavy Metals¹▶ Asbestos¹
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¹ These contaminants may or may not exist.



6. Conclusions

GHD undertook a Phase 1 Site Contamination Assessment of Lot 211 DP 1044292 or Lot 101 DP 262330, Moonee Beach, to address comments regarding the application of a Community Title subdivision. This conclusion provides a summary of the assessment and should be read in conjunction with the entire report as well as the limitations outlined in Section 8.

The site is largely vacant except for the Pettina Pet Care Centre in the northern portion of the site. Half the vacant area is well vegetated and not proposed to be developed. The remaining area of vacant land is cleared and used occasionally to accommodate horses.

The PSI identified the following past and current activities as having the potential to contribute to on-site soil and groundwater contamination:

- ▶ Uncontrolled fill in various locations;
- ▶ Stormwater runoff and detention area;
- ▶ Septic tank and disposal area;
- ▶ Pettina Pet Care Centre buildings;
- ▶ Two sites of periodic rubbish burning; and
- ▶ Two rubbish piles.

Based on the Phase 1 assessment, GHD recommends that Detailed Site Investigations (DSI) be undertaken to further assess the extent and degree of contamination across the site. It is anticipated that this investigation would be undertaken following demolition of the structures on site but prior to any earthworks. Following the DSI, a Remedial Action Plan may be required to outline procedures for the remediation of the site.



7. References

- ▶ ANZECC/NHMRC, 1992. *Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites*, 1992.
- ▶ NEPC 1999, National Environment Protection (Assessment of Site Contamination) Measure (NEPM), 1999.
- ▶ Milford, H.B. (1999), *Soil Landscapes of the Coffs Harbour 1:100,000 Sheet Map*, Department of Land and Water Conservation, Sydney.



8. Limitations

This Phase 1 Environmental Site Assessment (ESA) report on the Site at Lot 211 DP 1044292 and Lot 101 DP 262330, Woodhouse Road, Moonee Beach has been prepared by GHD for TELPAT Pty Ltd. No warranties, expressed or implied, are offered to any third parties and no liabilities will be accepted for the use of this report by any third party.

The study was conducted by an experienced environmental scientist and was subject to internal review by senior environmental scientist. It should be noted, however, that in gathering facts for the study, GHD relied on verbal information supplied by client, on site records, and on visual inspection of the Site, which has not been independently verified.

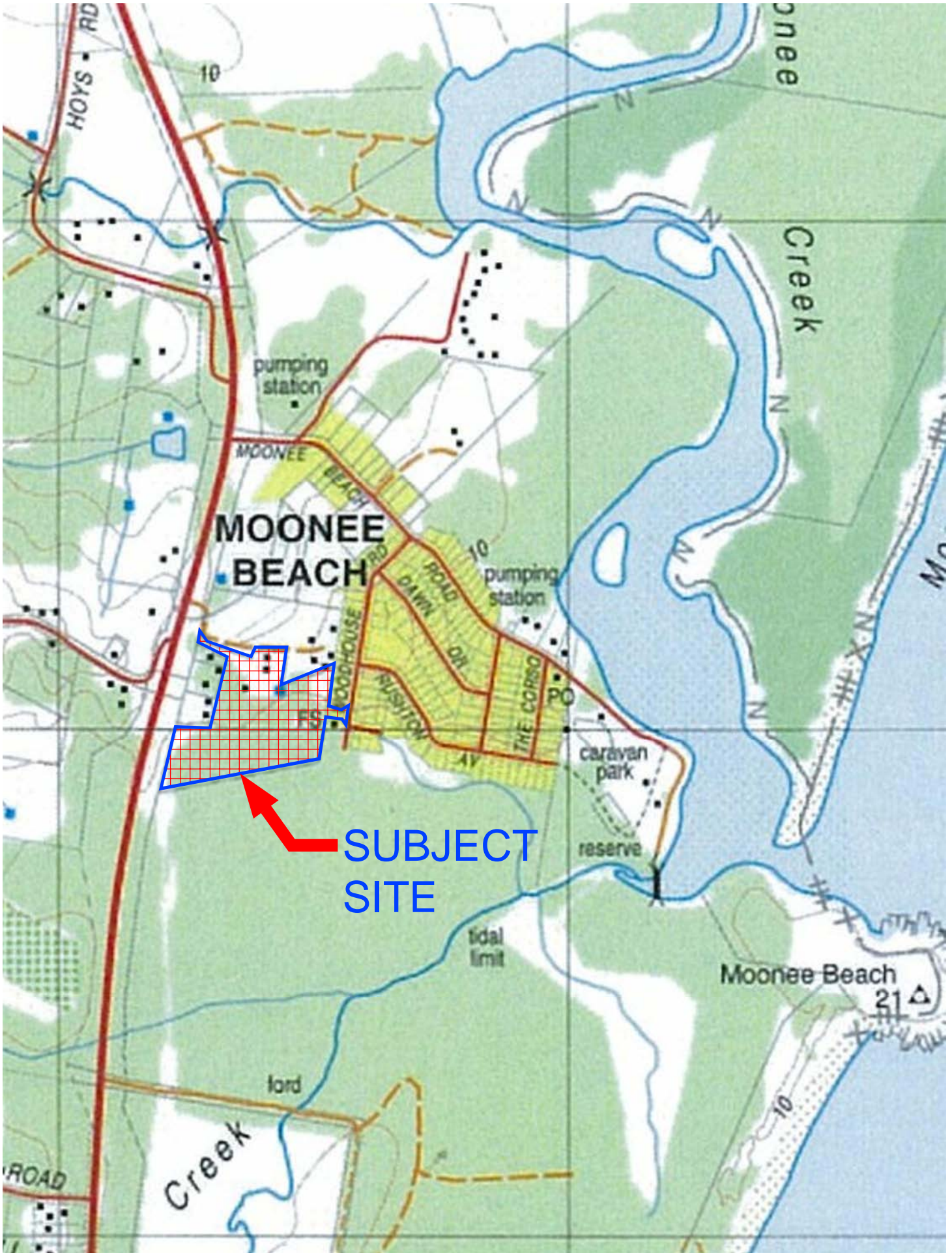
An understanding of the Site conditions depends on the integration of many pieces of information, some regional, some site specific, some structure-specific and some experienced based. Hence this report should not be altered, amended or abbreviated, issued in part and issued incomplete in any way without prior checking and approval by GHD. GHD accepts no responsibility for any circumstances, which arise from the issue of the report, which has been modified in any way as outlined above.

This report does not provide a complete assessment of the environmental status of the Site and it is limited to the scope defined herein. Should further information become available regarding conditions at the Site including previously unknown sources of contamination, GHD reserves the right to review the report in the context of the additional information.



Appendix A

Figures



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




TELPAT
 PROPOSED COMMUNITY TITLE SUBDIVISION
 WOODHOUSE RD & PACIFIC HWY
 REGIONAL LOCATION
 scale | NTS for A4 date | DEC.2008

job no. | 22-14305
 rev no. | A

Figure 1



LEGEND

- | | | | |
|---|-----------------|---|-----------------------------|
|  | RUBBISH PILES |  | STORMWATER DETENTION |
|  | SEPTIC TANK |  | BUILDING & OTHER STRUCTURES |
|  | RUBBISH BURNING |  | FILL MATERIAL |



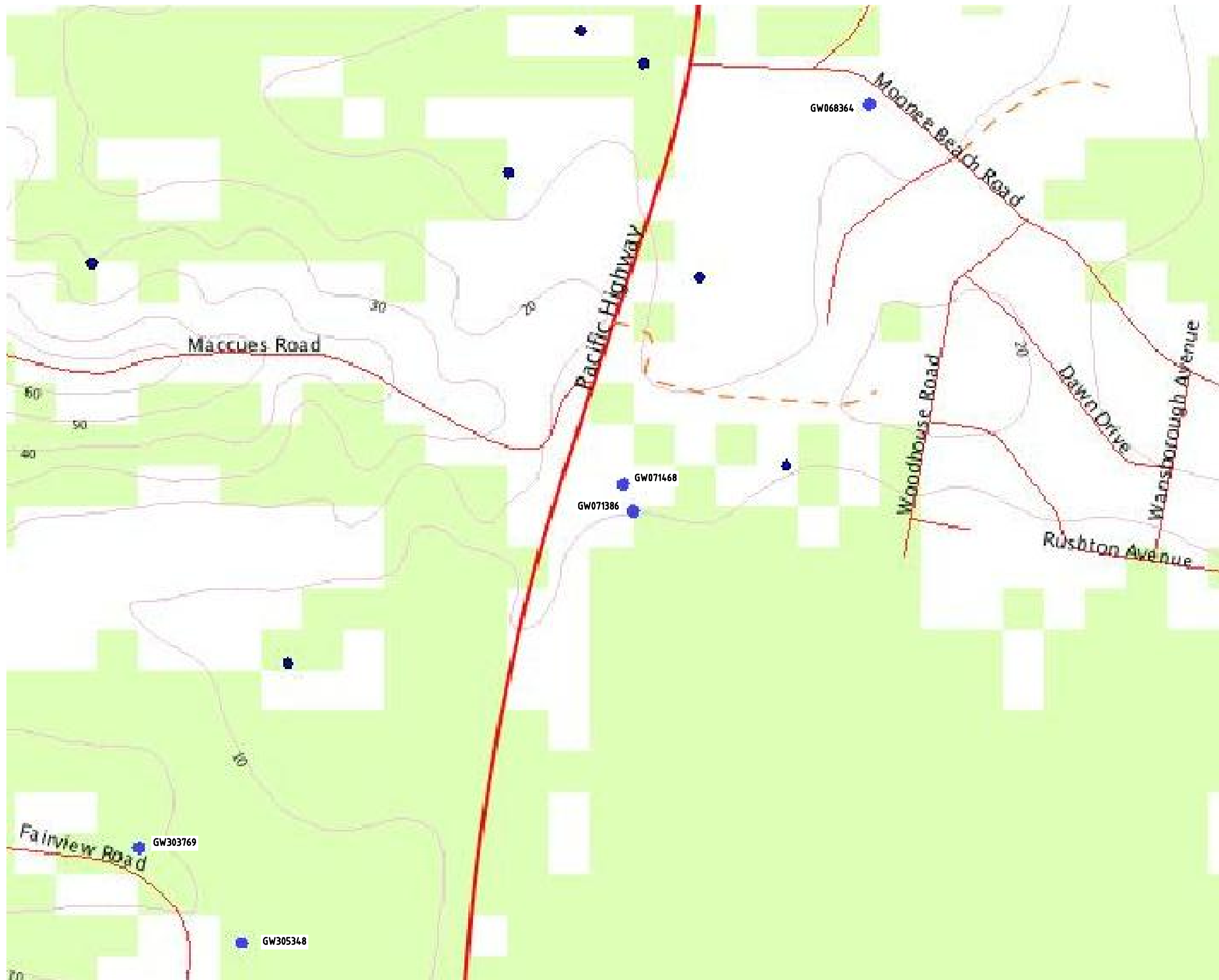
CLIENTS | PEOPLE | PERFORMANCE

TELPAT Pty. Ltd. PROPOSED COMMUNITY TITLE SUBDIVISION, MOONEE
 job no. | 22-14305
 rev no. | A

SITE DETAILS

scale | NTS for A3 date | JAN 2009

Figure 02



LEGEND

 GROUND WATER BORE



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TELPAT Pty. Ltd. PROPOSED COMMUNITY TITLE SUBDIVISION, MOONEE
job no. | 22-14305
rev no. | A

GROUNDWATER WORKS MAP

scale | NTS for A3 date | JAN 2009

Figure 03



Appendix B
Section 149 Certificates



- 4 APR 2006

COFFS HARBOUR CITY COUNCIL

ABN 79 126 214 487

Locked Bag 155, Coffs Harbour NSW 2450

Ph: (02) 6648 4000 Fax: (02) 6648 4199

**Planning Certificate Under Section 149(2) Environmental Planning
and Assessment Act 1979**

Certificate No: 1491924/06
Date of Issue: 3/04/2006

Applicant: FISHBURN WATSON O'BRIEN
DX 7553
COFFS HARBOUR

Your Ref: COB.PM.260553
Owner's Name: TELPAT PTY LTD
Property No: 2208045
Street Address: 1206 PACIFIC HIGHWAY, MOONEE BEACH NSW 2450
Legal Description: Lot 211 DP 1044292

- (a) Where a local environmental plan, a deemed environmental planning instrument, or a draft local environmental plan that has been placed on exhibition pursuant to section 66(1)(b) of the Act restricts, or purports to restrict, the purposes for which development may be carried out on the land, state:
- (i) the name of the instrument;
Coffs Harbour City Local Environmental Plan 2000
Draft Local Environmental Plan 2000 Amendment No. 23 (Vegetation Strategy)
Draft Local Environmental Plan 2000 Amendment No. 24.
 - (ii) the purposes for which development may be carried out in accordance with that instrument without development consent and with development consent; and
 - (iii) the purposes for which the carrying out of development is prohibited under that instrument.
See reply to (b)(ii) and (iii) below
- (b) Where the land is identified as being within a zone (within the meaning of an instrument referred to in paragraph (a)), state:
- (i) the name of the instrument and of the zone;
Coffs Harbour City Local Environmental Plan 2000
2A Low Density
3G Mixed Use
7A Env Protection 7A Habitat and Catchment
7B Env Protection 7B Scenic Buffer
 - (ii) the purposes for which development may be carried out within that zone without development consent and with development consent. Refer to the Coffs Harbour City Local Environmental Plan 2000 Part 2 - Zoning Controls.
 - (iii) the purposes for which the carrying out of development is prohibited within that zone. Refer to the Coffs Harbour City Local Environmental Plan 2000 Part 2 - Zoning Controls.

RESIDENTIAL 2A LOW DENSITY ZONE**Aim**

To provide for the low density housing needs of the population.

1. Objectives of Zone

to enable housing development and other development that is compatible with a low density residential environment.

to provide for development that is within the environmental capacity of a low density residential environment and can be adequately serviced.

2. Without Development Consent

Development for the purpose of:

agriculture; bed and breakfast establishments; environmental protection works; home industries; home occupations; special care homes.

3. Only With Development Consent

Development for the purpose of:

aquaculture; attached dual occupancies; boarding houses; camp or caravan sites; child care centres; communication facilities; community facilities; dams; demolition; detached dual occupancies; dwelling-houses; educational establishments; forestry; general stores; group homes; housing for aged or disabled persons; multi-unit housing; places of worship; recreation areas; recreation facilities; roads; utility installations; veterinary clinics.

Subdivision of land.

4. Prohibited

Any development not included in item 2 or 3.

BUSINESS 3G MIXED USE ZONE**Aim**

To provide for mixed use development.

1. Objectives of Zone

to enable development that contributes to the retail or commercial or social or housing needs of the community.

to enable development that is within the environmental capacity of the land and can be adequately serviced.

2. Without Development Consent

Development for the purpose of:

environmental protection works; home industries; home occupations; special care homes.

3. Only With Development Consent

Development for the purpose of:

advertisements; animal establishments; attached dual occupancies; bed and breakfast establishments; boarding houses; bulky goods salesrooms; business premises; car parks; child care centres; communications facilities; community facilities; convenience stores; demolition; detached dual occupancies; dwelling-houses; eco-tourism facilities; educational establishments; entertainment facilities; environmental facilities; general stores; group homes; hospitals; hotels; housing for aged or disabled persons; medical centres; motels; motor showrooms; multi-unit housing; office premises; places of worship; recreation areas; recreation facilities; restaurants; retail plant nurseries; roads; shops (only in the areas defined in Schedule 3); tourist facilities; utility installations.

Subdivision of land.

4. Prohibited

Any development not included in item 2 or 3.

ENVIRONMENTAL PROTECTION 7A HABITAT AND CATCHMENT ZONE

Aim

To protect and enhance sensitive natural habitat and waterway catchments.

1. Objectives of Zone

to protect habitat values and water quality and enable development which does not adversely impact upon these.

to enable development that is within the environmental capacity of the land and can be adequately serviced.

2. Without Development Consent

Development for the purpose of:

agriculture (which does not involve the clearing of bushland or construction of buildings); environmental protection works; home industries; home occupations.

3. Only With Development Consent

Development for the purpose of:

agriculture (which involves the clearing of bushland or the construction of buildings); aquaculture; attached dual occupancies; bed and breakfast establishments; dams; demolition; dwelling-houses; eco-tourism facilities; environmental facilities; forestry; recreation areas; roads; utility installations.

Subdivision of land.

4. Prohibited

Development that is not included in item 2 or 3.

ENVIRONMENTAL PROTECTION 7B SCENIC BUFFER ZONE**Aim**

To protect the scenic qualities of the Pacific Highway.

1. Objectives of Zone

to enable development that does not adversely impact on the scenic qualities of the Pacific Highway.

to enable development that is within the environmental capacity of the land and can be adequately serviced.

2. Without Development Consent

Development for the purpose of:

agriculture (which does not involve the clearing of bushland or the construction of buildings); environmental protection works.

3. Only With Development Consent

Development for the purpose of:

agriculture (which involves the clearing of bushland or the construction of buildings); aquaculture; dams; demolition; environmental facilities; forestry; recreation areas; recreation facilities; roads; utility installations.

Subdivision of land.

4. Prohibited

Development that is not included in item 2 or 3.

(Note: The following clauses may also apply to the development of this land:

- Clause 11 - Tree Preservation
- Clause 13 - Landform Modification
- Clause 22(2) - Foreshore Building Line
- Clause 23 - Potential Acid Sulfate Soils)

- (c) Any matter relating to a State Environmental Planning Policy or a Regional Environmental Plan applying to the land or to a Draft State Environmental Policy or Draft Regional Environmental Plan applying to that land, which the Minister has, generally or in any particular case, notified the Council should be specified in the Certificate.

See Schedule 1 attached

- (d) Where the application for the certificate states that the land is vacant, is the erection of a dwelling-house on that land prohibited by reason of a development standard relating to the minimum area on which a dwelling-house may be erected?

Not Applicable

- (e) Is the property in a heritage conservation area or identified as a heritage property by Council or State Government? (and if so, what is the status, eg local environmental plan, Heritage Act etc)?

See Schedule 5 and Schedule 6 attached

(f) Does the demolition of any building on the land require development consent to be obtained?
Yes, except where it is an activity listed in Schedule 2 of Coffs Harbour City Local Environmental Plan 2000

(g) Where a development control plan (DCP) that is expressed to apply to the land has been approved under clause 24(1), the name of the plan (whether or not the plan is in force).

DCP	APPLICABLE ZONE
Rural Lands	Rural 1A and 1B
Complying Development	Residential 2A
Low Density Housing	Residential 2A
Medium Density Housing	Residential 2B
Medium-High Density Housing	Residential 2C
High Density Housing	Residential 2D
Residential Tourist Lands	Residential 2E
Business Lands	Business 3A – 3G
Industrial Lands	Industrial 4A
Access & Mobility	All zones
Boambee Creek	Boambee Creek Area
City Centre	City Centre
Hearns Lake/Sandy Beach	Hearns Lake/Sandy Beach Area
Jetty	Jetty Area
Moonee	Moonee Area
North Bonville	North Bonville Area
Notification	All zones
Off-Street Car Parking	All zones
Park Beach	Park Beach Area
Signs	All zones
Subdivision	All zones
West Coffs	West Coffs Area
West Woolgoolga	West Woolgoolga Area
DRAFT DCP	APPLICABLE ZONE
Complying Development	Residential 2A
High Density Housing	Residential 2D
Korora Rural Residential	Korora Rural Residential Release Area
Subdivision	All zones
Vegetation Conservation	All Zones
Park Beach	Park Beach Area

(h) Is the land subject to any application to carry out development, the subject of a notice by the Minister under section 76A(7)(b) of the Act declaring the development to be State Significant development?

No.

All applications for canal development or artificial waterways must be referred to the Minister for Planning for determination.

Note: For development or classes of development that are, in the opinion of the Minister, State Significant, also refer to State Environmental Planning Policy (State Significant Development) 2005.

(i) Is the land affected by the operation of Section 38 or 39 of the Coastal Protection Act 1979? (but only to the extent that the Council has been so notified by the Department of Commerce, Office of Public Works and Services).

No

- (j) Has the land been proclaimed to be a Mine Subsidence District within the meaning of Section 15 of the Mine Subsidence Compensation Act 1961?

No

- (k) Is the land affected by any road widening or road realignment under:

- (i) Division 2 of Part 3 of the Roads Act 1993;

No

- (ii) any environmental planning instrument; or

No

- (iii) any resolution of the Council?

No

- (l) Has the council by resolution adopted a policy to restrict the development of the land by reason of the likelihood of landslip, flooding, subsidence, tidal inundation, acid sulfate soils or any other risk? (Please note for Chemical Residues, this information is based on the interpretation of data up to 1994)

Yes, the land is affected by Council's Flood Policy as below:

Council considers the property to be flood liable as it is affected by flooding in the 1 in 100 year Average Recurrence Interval event.

No information on the extent of flooding is available from Council. However, flood levels relative to Australian Height Datum may be available from Council and where available are supplied on 149(5) certificates.

Restrictions on development within flood liable land is set out in Council's Flood Policy which is available for inspection at Council's Customer Services Counter, Council's website or a copy may be provided upon payment of a fee.

The land is affected by Clause 23 of Coffs Harbour City Local Environmental Plan 2000 - Acid Sulfate Soils (Class 3 & 5); see attached Schedule.

- (m) Has critical habitat been identified on the property?

No

- (n) The following Developer Contributions Plans, in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, may apply:

Boambee Creek

Coffs Harbour City Centre Car Parking

Coffs Harbour Road Network

Hearns Lake/Sandy Beach Area

Korora Rural Residential Release Area

Local Roads, Trunk Drainage and Mines and Extractive Industries

Moonee Release Area

North Boambee Valley

North Bonville

Regional, District and Neighbourhood Facilities

Surf Rescue Equipment

West Coffs Harbour

Woolgoolga Town Centre Car Parking

West Coffs

West Woolgoolga

(o) Matters arising under the Contaminated Land Management Act 1997:

(i) Is the land to which this certificate relates within land declared to be an "investigation area" or "remediation site" under Part 3 of Contaminated Land Management Act 1997 at the date this certificate is issued?

No

(ii) Is the land to which this certificate relates subject to an "investigation order" or a "remediation order" within the meaning of that Act at the date this certificate is issued?

No

(iii) Is the land to which this certificate relates the subject of a voluntary investigation proposal (or voluntary remediation proposal) the subject of the Department of Environment and Conservation's agreement under section 19 or 26 of that Act and the proposal has not been fully carried out at the date this certificate is issued?

No

(iv) Has a copy of a site audit statement, concerning the land to which this certificate relates, been provided to Council prior to the issuing of this certificate?

No

(p) Is the land to which this certificate relates, or any part of that land, bush fire prone land (as defined in the Environmental Planning and Assessment Act 1979), at the date this certificate is issued?

Yes

(q) Has the Council by resolution adopted a policy to restrict development of the land for the purposes of subdivision?

No

(r) Has any part of the land:

- been proclaimed a Wildlife Refuge under s.68 of the National Parks and Wildlife Act 1974; or
- has a Conservation Agreement been registered under s.69B of the National Parks and Wildlife Act 1974?

No

Note: Further information on conservation options for landholders (including voluntary conservation agreements, wildlife refuges, Land for Wildlife and Conserve Wildlife) may be obtained from the Conservation Partnerships Unit, Department of Environment and Conservation, PO Box 1967 Hurstville 1481
Phone: (02) 9585 6458 **Fax:** (02) 9585 6402 **Email:** conservation_partners@environment.nsw.gov.au
Web: http://www.nationalparks.nsw.gov.au/npws.nsf/content/conservation_partners

(s) If the land contains koala habitat identified by Council's Koala Plan of Management 1999, state the classification of koala habitat (Primary, Secondary or Tertiary).

Secondary

(t) Is the property affected by constraints to legal public access?

No

(u) Has Council been notified by the relevant approval authority that the property is subject to a Property Vegetation Plan created under the Native Vegetation Act 2003?

No

SCHEDULE 1

This list is intended as a summary guide only. Please refer to the relevant policy for full details. Please note that the Legislation.nsw.gov.au site only provides the full text of state policies and regional plans. For maps relating to the various policies, or further information, please contact:

Department of Planning Information Centre, 23-33 Bridge Street, Sydney NSW
Opening hours: 9.00am to 5.00pm Monday to Friday
Telephone: 1300 305 695 or (02) 9228 6333 Fax: (02) 9228 6555
email: information@dipnr.nsw.gov.au

or

Department of Planning Regional Office, 49 Victoria Street, Grafton NSW 2460
Telephone: (02) 6642 0622 Fax: (02) 66402185

State Environmental Planning Policy (SEPP) No 1—Development Standards

This Policy provides makes development standards more flexible. It allows Council to approve a development proposal that does not comply with a set standard where strict compliance with a development standard can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No. 4—Development Without Consent and Miscellaneous Exempt and Complying Development

Allows relatively simple or minor changes of land or building use and certain types of development which have minor environmental significance without the need for formal development applications. This Policy regulates as complying development certain types of fire alarm system connections. It also allows as exempt development filming and rainwater tanks that comply with the specified requirements.

State Environmental Planning Policy No. 6 - Number of Storeys in a Building

Sets out a method for determining the number of storeys in a building, to prevent possible confusion arising from the interpretation of various environmental planning instruments.

State Environmental Planning Policy No. 8—Surplus Public Land

Promotes and coordinates the orderly and economic use of public land which is surplus to public needs. It applies throughout NSW with certain exceptions such as national parks, crown land, state recreation areas, state forests and land reserved for open space, recreation or acquisition for a national park or coastal protection. The development of surplus land is to be considered from a State rather than a local perspective, and all development is subject to the Minister's consent.

State Environmental Planning Policy No. 9 – Group Homes

The policy helps to establish permanent and transitional group homes for disabled or socially disadvantaged people in areas where houses or flats are permitted.

State Environmental Planning Policy No 11—Traffic Generating Developments

Rationalises consultation required in relation to traffic-generating developments. The policy establishes the Roads and Traffic Authority as the sole traffic management authority to be consulted, and ensures it is given the opportunity to make a representation on a development application before the local council decides whether to approve a proposal. The policy is being reviewed to remove requirements for unnecessary consultations.

State Environmental Planning Policy No. 14 – Coastal Wetlands

Ensures certain lands in coastal local government areas (except those in the Sydney Metropolitan Area) are preserved and protected for environmental and economic reasons. Land clearing, levee construction, drainage work or filling may only be carried out within these wetlands with the consent of the local council and the agreement of the Director-General of the Department of Planning. Such development also requires an environmental impact statement to be lodged with a development application. The policy is continually reviewed and has been amended to omit or include areas, clarify the definition of the

land to which the policy applies and to allow minimal clearing along boundaries for fencing and surveying.

State Environmental Planning Policy No. 15 - Rural Land-Sharing Communities

Makes multiple occupancy permissible, with council consent, in rural and non-urban zones, subject to a list of criteria. Multiple occupancy is defined as the collective management and sharing of unsubdivided land, facilities and resources. The policy encourages a community-based environmentally-sensitive approach to rural settlement, and enables the pooling of resources to develop opportunities for communal rural living. SEPP 15 Guide provides guidance to intending applicants.

State Environmental Planning Policy No. 21—Caravan Parks

Ensures that where caravan parks or camping grounds are permitted under an environmental planning instrument, movable dwellings, as defined in the Local Government Act 1993, are also permitted. The specific kinds of movable dwellings allowed under the Local Government Act in caravan parks and camping grounds are subject to the provisions of the Caravan Parks Regulation. The policy ensures that development consent is required for new caravan parks and camping grounds and for additional long-term sites in existing caravan parks. It also enables, with the council's consent, long-term sites in caravan parks to be subdivided by leases of up to 20 years.

State Environmental Planning Policy No. 22 - Shops and Commercial Premises

The policy permits within a business zone, a change of use from one kind of shop to another or one kind of commercial premises to another, even if the change of use is prohibited under an environmental planning instrument. Development consent must be obtained and the consent authority satisfied that the change of use will have no, or only minor, environmental effect.

State Environmental Planning Policy No. 26—Littoral Rainforests

Protects littoral rainforests, a distinct type of rainforest well suited to harsh salt-laden and drying coastal winds. The policy requires that the likely effects of proposed development be thoroughly considered in an environmental impact statement. The policy applies to 'core' areas of littoral rainforest as well as a 100 metre wide 'buffer' area surrounding these core areas, except for residential land and areas to which SEPP No. 14 - Coastal Wetlands applies. Eighteen local government areas with direct frontage to the Pacific Ocean are affected, from Tweed in the north to Eurobodalla in the south.

State Environmental Planning Policy No. 30—Intensive Agriculture

Requires development consent for cattle feedlots having a capacity of 50 or more cattle or piggeries having a capacity of 200 or more pigs. The policy sets out information and public notification requirements to ensure there are effective planning control over this export-driven rural industry. The policy does not alter if, and where, such development is permitted, or the functions of the consent authority.

State Environmental Planning Policy No 32—Urban Consolidation (Redevelopment of Urban Land)

States the Government's intention to ensure that urban consolidation objectives are met in all urban areas throughout the State. The policy focuses on the redevelopment of urban land that is no longer required for the purpose it is currently zoned or used and encourages Council to pursue its own urban consolidation strategies. Councils will continue to be responsible for the majority of rezonings. The policy sets out guidelines for the Minister to follow when considering whether to initiate a regional environmental plan (REP) to make particular sites available for consolidated urban redevelopment. Where a site is rezoned by an REP, the Minister will be the consent authority.

State Environmental Planning Policy No. 33—Hazardous and Offensive Development

Provides definitions for 'hazardous industry', 'hazardous storage establishment', 'offensive industry' and 'offensive storage establishment' for application to all existing and future planning instruments. The definitions enable approval or refusal of development based on the proposal's merit. The consent authority must consider the specifics of the case, the location and the way in which the proposed activity is to be carried out. The policy also requires specified matters to be considered for proposals that are

'potentially hazardous' or 'potentially offensive' as defined in the policy. For example, any application to carry out a potentially hazardous or potentially offensive development is to be advertised for public comment, and applications to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA). The policy does not change the role of Councils as a consent authority, land zoning, or the designated development provisions of the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy No. 35 - Maintenance Dredging of Tidal Waterways

Enables public authorities to undertake maintenance dredging of waterways in an appropriate and timely manner.

State Environmental Planning Policy No. 36—Manufactured Home Estates

Helps establish well-designed and properly serviced manufactured home estates (MHEs) in suitable locations. Affordability and security of tenure for residents are important aspects. To enable the immediate development of estates, the policy allows MHEs to be located on certain land where caravan parks are permitted. There are however, criteria that a proposal must satisfy before the local council can approved development. The policy also permits, with consent, the subdivision of estates either by community title or by leases of up to 20 years. A section 117 direction issued in conjunction with the policy guides councils in preparing local environmental plans for MHEs, enabling them to be excluded from the policy.

State Environmental Planning Policy No 37—Continued Mines and Extractive Industries

Provides for the continued operation of mines and extractive industries that lawfully commenced without development consent before planning controls came into force and which cannot operate in future without obtaining consent. The policy sets a three-month registration period and a two-year moratorium during which operations may continue without development consent, provided certain limitations and restrictions are complied with; and establishes environmental impact assessment provisions which are to be followed when seeking approval to operate after the end of the moratorium period.

State Environmental Planning Policy No. 45—Permissibility of Mining

Ensures there are clear planning controls to determine the permissibility of mining. The policy allows mining on land, with consent, where an environmental planning instrument requires the consent authority to make a value judgement as to whether such development is permissible. It is important to note that the policy does not affect provisions in environmental planning instruments that have no relevance in determining whether or not mining is permitted on land - only those provisions that must be satisfied for mining to be permissible.

State Environmental Planning Policy No. 48—Major Putrescible Landfill Sites

Makes the Minister for Planning the consent authority for major putrescible landfills in NSW. The policy applies to all landfills that receive waste from more than one local government area when the volume of waste to be received exceeds specified thresholds. It specifies matters the Minister will need to take into account when assessing a proposal, for example, ensuring that there is a legitimate demand for a landfill and that it is appropriately located. This is to ensure landfills are only approved following a comprehensive assessment.

State Environmental Planning Policy No. 50—Canal Estate Development

Bans new canal estates to ensure coastal and aquatic environments are not affected by these developments.

State Environmental Planning Policy No. 55—Remediation of Land

Introduces state-wide planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction

with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

State Environmental Planning Policy No. 64—Advertising and Signage

Aims to improve the amenity of urban and natural settings by managing the impact of outdoor advertising. The policy responds to growing concerns from the community, the advertising industry and local government that existing controls and guidelines were not effective. SEPP No. 64 offers the comprehensive provisions and consistent approach needed. SEPP 64 – Advertising and Signage: Explanatory Information should be read in conjunction with the policy.

State Environmental Planning Policy No. 65—Design Quality of Residential Flat Development

Raises the design quality of residential flat development across the state through the application of a series of design principles. Provides for the establishment of Design Review Panels to provide independent expert advice to councils on the merit of residential flat development. The accompanying regulation requires the involvement of a qualified designer throughout the design, approval and construction stages.

State Environmental Planning Policy No 71—Coastal Protection

The Policy ensures that development in the NSW coastal zone is appropriate and suitably located; that there is a consistent and strategic approach to coastal planning and management; and that there is a clear development assessment framework for the coastal zone.

State Environmental Planning Policy (Seniors Living) 2004

Encourages the development of high quality accommodation for our ageing population and for people who have disabilities, housing that is in keeping with the local neighbourhood. The policy restricts the form of seniors housing permitted on land adjoining land zoned primarily for urban purposes to only hostels or residential care facilities.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

This SEPP operates in conjunction with Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004 to ensure the effective introduction of BASIX in NSW. The SEPP ensures consistency in the implementation of BASIX throughout the State by overriding competing provisions in other environmental planning instruments and development control plans, and specifying that SEPP 1 does not apply in relation to any development standard arising under BASIX. The draft SEPP was exhibited together with draft Environmental Planning and Assessment Amendment (Building Sustainability Index: BASIX) Regulation 2004.

State Environmental Planning Policy (ARTC Rail Infrastructure) 2004

This Policy facilitates development for the purposes of rail infrastructure facilities that are subject to arrangements between the Australian Rail Track Corporation Ltd and State rail authorities.

State Environmental Planning Policy (Major Projects) 2005

Formerly known as State Environmental Planning Policy (State Significant Development) 2005 this SEPP defines certain developments that are major projects under Part 3A of the Environmental Planning and Assessment Act 1979 and determined by the Minister for Planning. The SEPP also lists State Significant Sites.

Draft SEPP No. 1 - Development Standards (Amendment No. 1)

SEPP 1 gives councils the power to vary standards and approve development in some situations. One change would make developers and councils more accountable. When applicants use SEPP 1, they must provide sufficient evidence that proposed development meets the objectives of the local plan. Local communities will be more certain about the quality of development in their area. Another change would affect rural areas east of the Great Divide. Farmland will be protected and unintended development will be prevented in rural, environment protection and water catchment areas. More information is in the fact sheet for rural landholders.

Draft SEPP - Subdivision

Contained in 'Exposure Draft' package released in October 1994.

Draft SEPP - Sewerage Works

Aims to establish uniform planning controls for sewerage works. The policy would allow public authorities to undertake sewerage works, subject to other authorities being consulted and satisfactory environmental impact assessment being carried out. Sewerage projects would be treated as an activity in accordance with Part 5 of the Environmental Planning and Assessment Act 1979. The only exception being on land covered by SEPP No. 14 - Coastal Wetlands or SEPP No. 26 - Littoral Rainforests. These SEPPs specify types of development that are to be treated as designated development, requiring the consent of the local council and the concurrence of the Director of Planning.

Draft State Environmental Planning Policy (Application of Development Standards) 2004

Currently SEPP No. 1 provides local councils with flexibility in applying development standards. The department, in consultation with councils and the community, has undertaken a comprehensive review of how SEPP 1 has been used over the past 20 years. This review has led to a new draft policy that provides clearer and tighter criteria that development applicants must meet if they wish to vary from a development standard. The aim is to have the flexibility to achieve better planning outcomes.

North Coast Regional Environmental Plan

This plan provides local government with state and regional policy guidelines for the preparation of local environmental plans and for certain types of development. The plan sets the basis for new urban and rural development. The emphasis is on progress coupled with careful management. Amendments to the policy deal with heritage items, the NSW Coastal Policy and concurrence and consultation requirements in the REP.

Additional Relevant Information Provided Pursuant To Section 149(5) Of The Environmental Planning And Assessment Act

The land may potentially be affected by the Roads and Traffic Authority's (RTA) plans to upgrade and divert the Pacific Highway. Council recommends that further enquiries be made with the RTA, details of which are as follows:

The Regional Manager
Northern Client Services
Roads and Traffic Authority
31 Victoria Street
GRAFTON NSW 2460

OR

PO Box 567
GRAFTON NSW 2460

Telephone 6640 1300

The Environmental Planning and Assessment Amendment Act 1997 commenced operation on 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional) Regulation 1998.

The above information has been taken from the Council's records but Council cannot accept responsibility for any omission or inaccuracy.

For further information regarding this Certificate, please contact Ms Julie Elvery on (02) 6648 4620.

Stephen Sawtell
General Manager

ATTACHMENT ENVIRONMENTAL HAZARDS

23.

OBJECTIVE OF PROVISION

To ensure development of land subject to environmental hazards is conducted in a manner which does not adversely affect the environment.

POTENTIAL ACID SULFATE SOILS

- (1) A person must not, without development consent, carry out works on land to which this Plan applies shown as being Class 1, 2, 3, 4 or 5 land on the map marked "Potential Acid Sulfate Soils", being the works specified for the class of land in the following table, except as otherwise provided in this clause:

Acid Sulfate Soils Table

Class of land	Works to which this clause applies
1	Any works
2	Works below the ground surface Works by which the watertable is likely to be lowered
3	Works beyond 1m below the natural ground surface Works by which the watertable is likely to be lowered beyond 1m below natural ground surface
4	Works beyond 2m below the natural ground surface Works by which the watertable is likely to be lowered beyond 2m below natural ground surface
5	Works within 500 metres of adjacent Class 1, 2, 3 or 4 land which are likely to lower the watertable below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land

- (2) For the purposes of subclause (1), "works" includes:
- any disturbance of more than one tonne of soils (such as occurs in carrying out agriculture, the construction or maintenance of drains, extractive industries dredging, the construction of artificial water bodies (including canals, dams, and detention basins) or foundations, or flood mitigation works), or
 - any other works that are likely to lower the watertable.
- (3) Subclause (1) does not require consent for the carrying out of those works if:
- a copy of a preliminary assessment of the proposed works, undertaken in accordance with the Acid Sulfate Soil Manual, has been given to the Council, and
 - the Council has provided written advice to the person proposing to carry out the works confirming that results of the preliminary assessment indicate the proposed works need not be carried out pursuant to an acid sulfate soils management plan prepared in accordance with the Acid Sulfate Soil Manual.

ATTACHMENT

- (4) The consent authority must not grant a consent required by subclause (1) unless it has considered:
- (a) the adequacy of an acid sulfate soils management plan prepared for the proposed development in accordance with the Acid Sulfate Soil Manual, and
 - (b) the likelihood of the proposed development resulting in the discharge of acid water, and
 - (c) any comments received from the Department of Land and Water Conservation within 21 days of the consent authority having sent that Department a copy of the development application and of the related acid sulfate soils management plan.
- (5) Subclause (1) requires consent for development proposed by the Council, another council, a county council or a drainage union despite:
- (a) Clause 7, and
 - (b) Clause 10 of State Environmental Planning Policy No. 4 - Development Without Consent.
- (6) Regardless of subclause (5), development to which subclause (1) applies may be carried out by the Council or a county council, without consent, being:
- (a) development consisting of emergency works, or
 - (b) development consisting of routine maintenance, or
 - (c) development consisting of minor works,
- and development ancillary to that development; such as the carrying out of excavation work, the construction of accessways and the provision of power supplies.
- (7) Despite subclause (6), development consisting of routine maintenance or minor works may be carried out only with consent for development on a site listed as a heritage item in Schedule 5.
- (8) Where the Council or a county council carries out development described in subclause (6) and encounters, or is likely to encounter, acid sulfate soils the Council or county council shall properly deal with those soils in accordance with the Acid Sulfate Soil Manual so as to minimise the actual or potential impact to the environment arising from disturbance of the soils.

FLOOD PRONE LAND

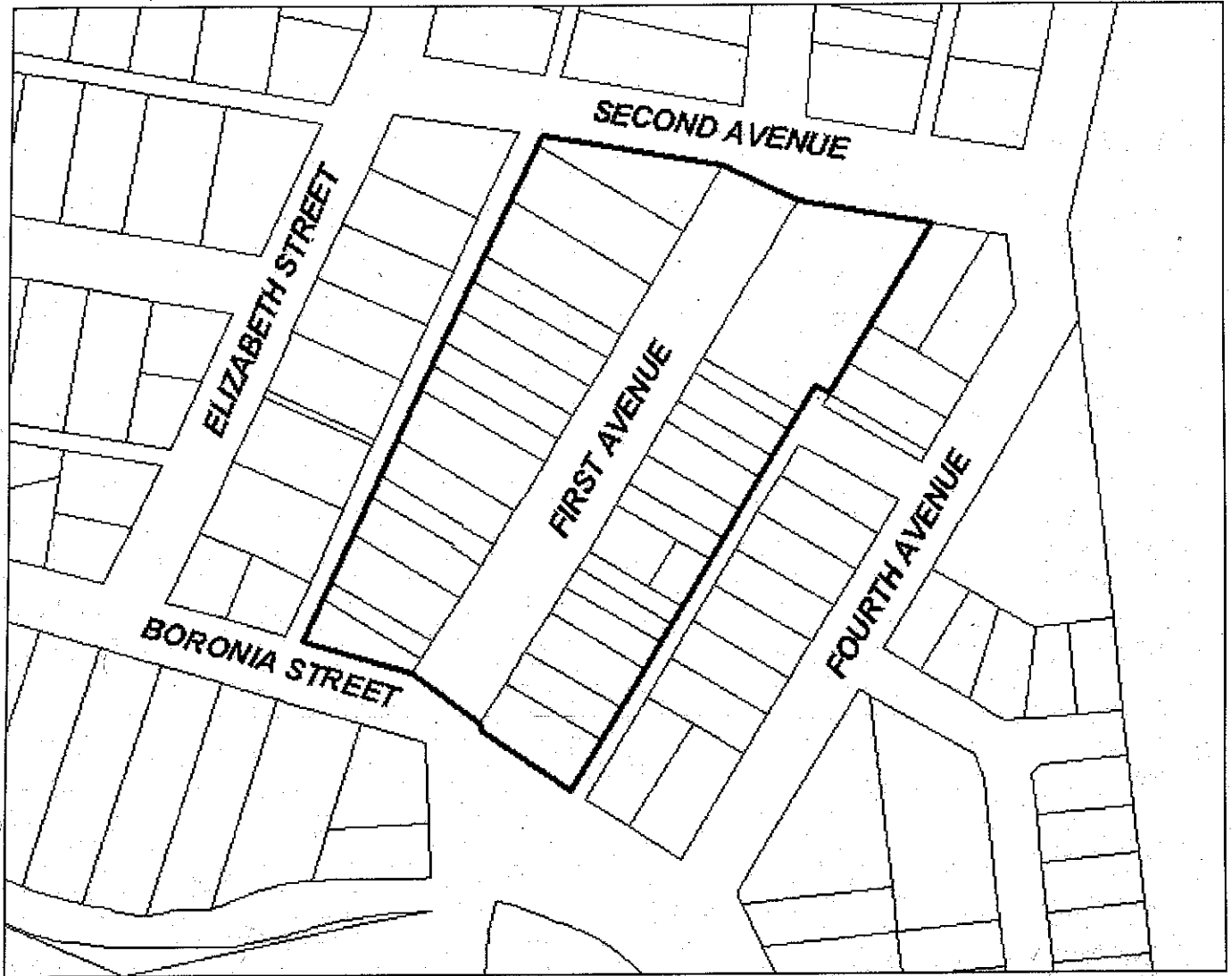
- (9) Consent shall not be granted to the subdivision of, or the erection of a building or the carrying out of a work on, land that is prone to flooding, unless the consent authority has had regard to the provisions of the Council's Floodplain Development and Management Policy, if any, and the Floodplain Development Manual most recently notified by the Minister for Urban Affairs and Planning under section 733(5)(a) of the Local Government Act 1993.

ATTACHMENT SCHEDULE 5 – HERITAGE ITEMS

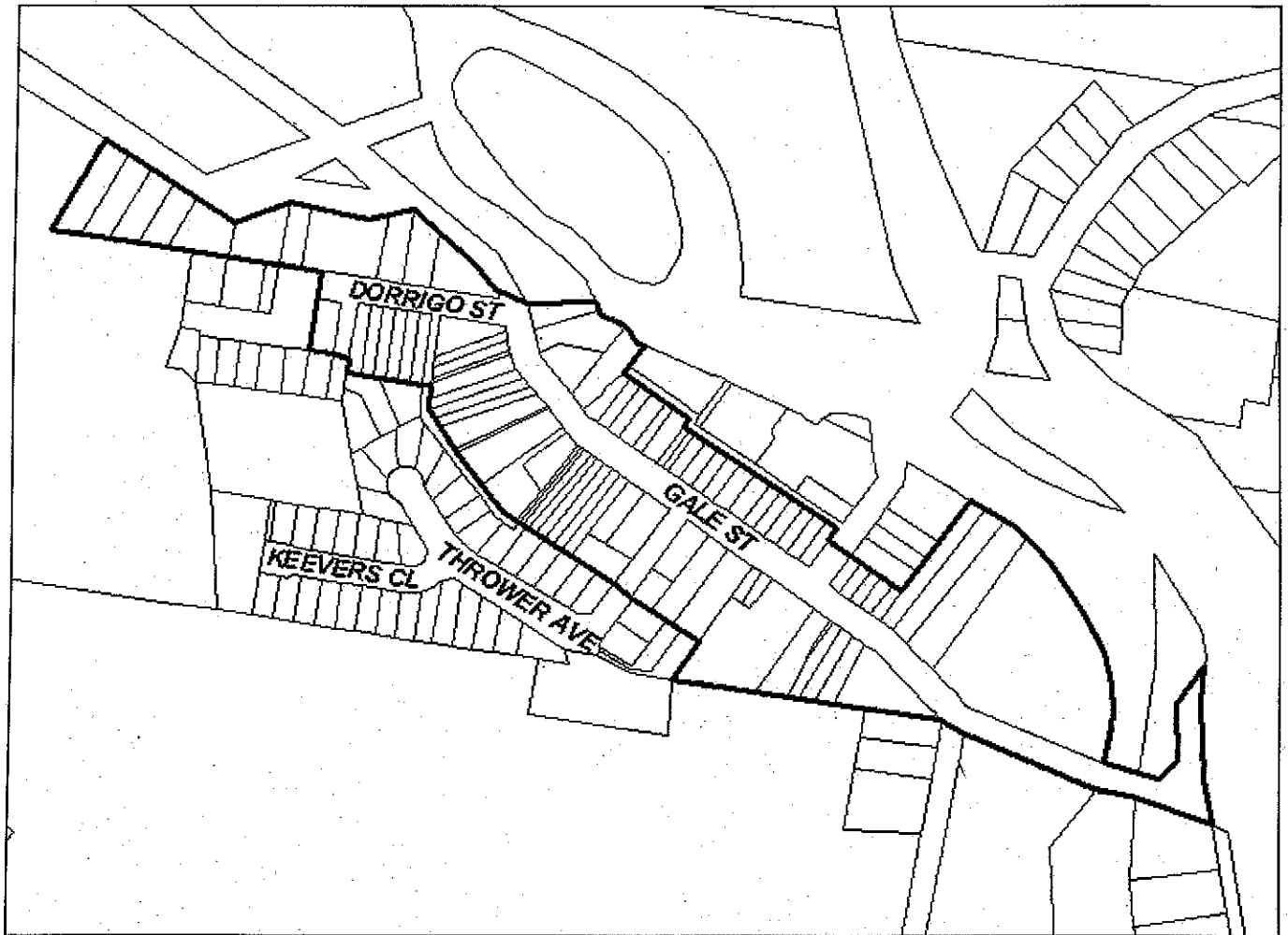
ITEM DESCRIPTION	LEVEL OF SIGNIFICANCE	PROPERTY DESCRIPTION
Arararra		
Fish Traps - Arararra Headland	Regional	N/A – Map Reference '56' 519380E 6674440N Woolgoolga 9537-4-N
Bonville		
Former Post Office - Gleniffer Road	Local	Lot 2, DP805047
Anglican Church - Gleniffer Road	Local	Lot 46, DP938419
Bonville Hall - East Bonville Road	Local	Lot 70, DP755536
Coffs Harbour		
Residence - 4 Azalea Avenue	Local	Lot 2, DP714437
Residence - 20 Korff Street	Local	Lot 12 & 13, Sec 2, DP5661
Former Police Station & Court House – 215 High Street	Local	Lot 1, Sec 11, DP758258
Bunker Gallery – City Hill Drive	Local	Lot 21, DP867844
Coffs Harbour Jetty		
Residence - 10 Collingwood Street	Local	Lot 10, DP881287
Residence – 151 Edinburgh Street	Local	Lots A & B, DP366102
Residence - 23 Moore Street	Local	Lot 3, Sec 61, DP758258
Post Office - 350 High Street	Local	Lot 1, DP211339
Buried Trestle Bridge - Foreshore	Regional	Lot 21, DP850150
Tramway Line Site - Foreshore	Regional	Lot 21, DP850150
Butter Factory - 321 High Street	Regional	Lot 1, DP845202
Butter Factory Pool and Park	Local	Lot 277, DP752817
Coffs Harbour Jetty	State	N/A
Jetty Theatre – 337 High Street	Local	Lots 11 & 12, Sec 65, DP758258
Coramba		
Residence - 15 Hartleys Road	Local	Lot 175, DP752834
House & Bakery - 39-41 Gale Street	Local	Lots 25-28, Sec B, DP3951
Police Station - 71-73 Gale Street	Regional	Lot 2, DP574408
Coramba Hall – 4 Dorriga Street	Local	Lot 2, Sec A, DP3971
Dairyville		
Residence - 'Braeside' - 201 Dairyville Road	Regional	Lot 21, DP582871
Residence - 'Creeside' - 221 Dairyville Road	Regional	Lot 5, DP262769
Residence - 169 Dairyville Road	Regional	Lot 40, DP735011
Emerald Beach		
Look-At-Me-Now Headland	Local	Lot 3, DP800108
Shelley Beach Graves	Local	Lot 3, DP800108
Karang		
Residence - 843 Coramba Road	Local	Lot 1, DP963666
Lowanna		
George's Gold Mine	Regional	Lot 25, DP752824
Lowanna Railway Station – off Camp Creek Road	State	N/A
Nana Glen		
Residence - 'Edgefern' - Eastbank Road	Regional	Lot 333, DP719001
Nana Glen Rail		
St Peters Church - 47 Grafton Road	Local	Lot 52, DP620497
Orara (Upper)		
Shed - 420 North Island Loop Road	Regional	Lot 11, DP802379
Anglican Church - Upper Orara Road	Local	Lot 2, DP931299
Sapphire		
Residence - 18 Split Solitary Road	Local	Lot 2, DP628408
Sawtell		
Rock Pool - Bonville Headland	Local	Part CR 81703
Sawtell Reserve Hall	Regional	Part CR 81703
Ficus 'Hilli' Trees - First Avenue	Local	Road Reserve
Sawtell Hotel - 51-55 First Avenue	Regional	Lots 1 & 2, Sec 19, DP14800
Anglican Church - 15 Elizabeth Street	Local	Lot 10, Sec 10, DP17282
Timmsvale		
Timber Mill - Timmsvale Road	Regional	Lot 68, DP602638
Ulong		
Timber Mill	Regional	Lot 17, DP866535
Ulong Railway Station – Pine Avenue	State	N/A
Woolgoolga		
BAT Co Relics - 65 River Street	Local	Lot 682, DP618948

ATTACHMENT

**SCHEDULE 6
DIAGRAM 1 – SAWTELL
HERITAGE CONSERVATION AREA**



ATTACHMENT **SCHEDULE 6**
DIAGRAM 2 – CORAMBA
HERITAGE CONSERVATION AREA





Appendix C

Results of Historical Titles Search

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

28/11/2008 12:17PM

FOLIO: 211/1044292

First Title(s): VOL 6983 FOL 107
 Prior Title(s): 21/843268 2/866707

Recorded	Number	Type of Instrument	C.T. Issue
30/8/2002	DP1044292	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
2/9/2002	8863917	TRANSFER	EDITION 1
17/12/2003	DP1062759	DEPOSITED PLAN	
17/9/2004	AA961174	TRANSFER	
17/9/2004	AA961175	MORTGAGE	EDITION 2
18/7/2005	AB625742	GRANT OF EASEMENT	EDITION 3
27/4/2007	AD76458	DISCHARGE OF MORTGAGE	
27/4/2007	AD76459	MORTGAGE	EDITION 4
11/3/2008	AD564662	REJECTED - RELEASE OF EASEMENT	
11/3/2008	AD564663	REJECTED - RELEASE OF EASEMENT	
11/3/2008	AD564664	REJECTED - RELEASE OF EASEMENT	
13/3/2008	AD564662	RE-INSTATED - RELEASE OF EASEMENT	
13/3/2008	AD564663	RE-INSTATED - RELEASE OF EASEMENT	
13/3/2008	AD564664	RE-INSTATED - RELEASE OF EASEMENT	
16/4/2008	AD564662	RELEASE OF EASEMENT	
16/4/2008	AD564663	RELEASE OF EASEMENT	
16/4/2008	AD564664	RELEASE OF EASEMENT	EDITION 5

*** END OF SEARCH ***

RH/2214305

PRINTED ON 28/11/2008

Espreon hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B(2) of the Real Property Act, 1900.

*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.

Warning: The information appearing under notations has not been formally recorded in the register.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH
-----SEARCH DATE

28/11/2008 12:20PM

FOLIO: 101/262330

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 14656 FOL 217

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
10/8/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
9/12/2005	AB973723	TRANSMISSION APPLICATION	EDITION 1

*** END OF SEARCH ***

RH/2214305

PRINTED ON 28/11/2008

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*Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title.

Warning: The information appearing under notations has not been formally recorded in the register.

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE
OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED OR RELEASED
PURSUANT TO SECTION 88B, CONVEYANCING ACT 1919**

Lengths are in metres

(Sheet 1 of 3 sheets)

DP1044292

Subdivision of Lot 21 Deposited Plan
843268 and Lot 2 Deposited Plan
866707 covered by Councils Clerk's
Certificate No. of the
day of 2000

Full name and address of proprietor of land

Peter Frederick Davis and Christine
Davis
1206 Pacific Highway
MOONEE NSW 2450
With respect to Lot 21 DP 843268

Peter Frederick Davis
1206 Pacific Highway
MOONEE NSW 2450
With respect to lot 2 DP 866707

PART 1

1. Identity of Easement or Restriction Firstly
referred to in the above mentioned plan Right of Carriageway 15 Wide

Schedule of Lots etc affected

<u>Lots burdened</u>	<u>Lot. name of road or Authority Benefited</u>
211	210

2. Identity of Easement or Restriction Secondly
referred to in the above mentioned plan Easement for Water Supply 2 Wide

Schedule of Lots etc affected

<u>Lots Burdened</u>	<u>Lot. name of road or Authority Benefited</u>
211	210
210	211

P. Davis
Christine Davis

P. G. G.
Stephen G...

DP1044292

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE
OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED OR RELEASED
PURSUANT TO SECTION 88B, CONVEYANCING ACT 1919**

Lengths are in metres

(Sheet 2 of 3 sheets)

Plan:

Subdivision of Lot 21 Deposited Plan
843268 and Lot 2 Deposited Plan
866707 covered by Councils Clerk's
Certificate No. of the
day of 2000

Part 2

Terms of Easement firstly referred to in the above mentioned plan

1. The owner of the lot burdened may request a variation in the position of the easement provided;
 - i) All costs must be met by the owner of the lot burdened.
 - ii) The owner of the lot benefited must show good reason for refusing any request.
2. This easement shall automatically extinguish if and when alternate new public road access is provided to the boundary of the lot.

Terms of Easement secondly referred to in the above mentioned plan

1. The owner of the lot burdened may request a variation in the position of the easement provided;
 - i) All costs must be met by the owner of the lot burdened.
 - ii) The owner of the lot benefited must show good reason for refusing any request.

Name of persons empowered to release, vary or modify the easements or restrictions referred to in the abovementioned plan.

The registered proprietors of the lots but only with the consent of Coff's Harbour City Council.

Davis
Shiphart

PM
Stephen Green

DP1044292

**INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS ON USE
OF LAND AND POSITIVE COVENANTS INTENDED TO BE CREATED OR RELEASED
PURSUANT TO SECTION 88B, CONVEYANCING ACT 1919**

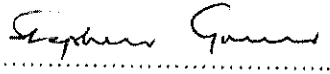
Lengths are in metres

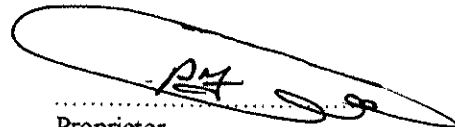
(Sheet 3 of 3 Sheets)

Plan:

Subdivision of Lot 21 Deposited Plan
843268 and Lot 2 Deposited Plan
866707 covered by Council Clerk's
Certificate No. of the
day of 2000

Signed in my presence by Peter Frederick Davis who is personally known to me.

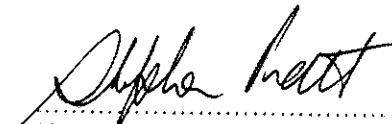

.....
Signature of Witness


.....
Proprietor

STEPHEN JOHN GREEN
.....
Name of Witness (Block Letters)

Solicitor
.....
Qualification of Witness


Signed in my presence by Christine Davis who is personally known to me.


.....
Signature of Witness


.....
Proprietor

STEPHEN PRATT, SOLICITOR
.....
Name of Witness (Block Letters)

Solicitor
.....
Qualification of Witness

REGISTERED  10 30.8.2008



Appendix D
CHCC Letter

COFFS HARBOUR CITY COUNCIL



Your ref: 2114657

7 January 2008

GHD Pty Ltd
Attn: Mr Rob Harrison
PO Box 1340
COFFS HARBOUR NSW 2450

JOB No.			
ENTERED TO DATABASE			
..... <i>WLF</i> <i>9/1/09</i>	
INITIAL		DATE	
DATE		REF. No.	
NAME	INIT	DATE	ACTION
<i>TR</i>	<i>W</i>	<i>9/1</i>	
<i>BA</i>			

Dear Mr R Harrison

Contaminated Land Enquiry "Pet Pettina Park" Land Lot 1, DP 262300 & Lot 211 DP 1044292, 1206 Pacific Highway, Moonee

Reference is made to your recent enquiry dated 16 December 2008, regarding soil testing requirements in respect of the above property.

At this stage Council is confining soil testing requirements to areas with a history of banana agriculture or other high risk land use.

Assessment of limited land use history information indicates that the subject land has not been used for banana agriculture, and therefore is not affected by Council's Agricultural Chemical Residues Policy.

Upon review of Council's records, we hold limited land use history information. These records indicate that the land has been used for the animal kennels and associated activities currently on-site. In response to your specific inquiry, our records indicate that no significant environmental incidents have occurred on the land (at least since 1980).

Please note, Council's information in this regard is limited and it is recommended that you make your own enquiries with regard to this issue.

For further information please contact Paul Shepherd on 66484674.

Yours faithfully

per

Chris Foley
Manager Environmental Health

PS:scp



Appendix E

WorkCover Licence to Keep Dangerous Goods Search



Our Ref: D08/148286
 Your Ref: Rob Harrison

19 December 2008

Attention: Mr Harrison
 GHD
 PO Box 1340
 Coffs Harbour NSW 2450

Dear Mr Harrison

**RE SITE: Lot 211 DP1044292& Lot 1 DP262330 Pacific Highway, Moonee NSW
 2450**

I refer to your site search request received by WorkCover NSW on 2nd December 2008, requesting information on licences to keep dangerous goods for the above site.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by WorkCover NSW has not located any records pertaining to the above-mentioned premises.

If you have any further queries please contact the Dangerous Goods Licensing Team on (02) 4321 5500.

Yours sincerely

Michelle Kidd

**Senior Licensing Officer
 Dangerous Goods Team**

JOB No.			
ENTERED TO DATABASE			
S.L.		24/12	
INITIAL		DATE	
24/12/08		REF. No.	
NAME	INIT	DATE	ACT
RH		24/12	

WorkCover. **Watching out for you.**



Appendix F
NSW EPA - Contaminated Land Record of
EPA Notices



Print



Close page

Search results

Your search for: LGA: Coffs Harbour City Council

Matched 10 notices relating to 4 sites.

Suburb	Address	Site Name	Notices related to this site
Coffs Harbour	136 Pacific Highway	BP Service Station	1 current
Coffs Harbour	near General Aviation Drive	Mobil Fuel Depot (Airport)	1 former
Coffs Harbour	316 High Street	Mobil Service Station	3 current and 2 former
Coramba	5 Martin Street	5 Martin Street, Coramba	3 current

Page 1 of 1

16 December 2008



Appendix G
Photographs



Photo 1: Stormwater detention area.



Photo 2: Stormwater drainage system.



Photo 3: Rubbish pile.



Photo 4: Rubbish pile.



Photo 5: Fill material 'Pile 1' overgrown with weeds.



Photo 6: Fill material 'Pile 2' planted with trees and overgrown with weeds.



Photo 7: Fill material 'Pile 3' slightly overgrown with weeds.



Photo 8: First site of periodic rubbish burning.



Photo 9: Second site of periodic rubbish burning.



Photo 10: Pettina Pet Centre.



Photo 11: Pettina Park Pet Care Centre boarding houses.



Photo 12: Septic tank and disposal fields.



Appendix H
Site Checklist

<p>Site Inspection Checklist</p> <p>Date: 17th November 2008 & 16th December 2008 Site Inspectors: Robert Harrison & David Thornburg Project #: 2214305</p>
<p>Section 1 - Project Descriptors</p>
<p>Client TELPAT</p>
<p>Site Operator Paul Bourne</p>
<p>Address (municipal, crossroads, legal description) Pettina Park Pet Care Centre, Pacific Highway, Moonee Beach NSW, Coffs Harbour LGA</p>
<p>Contact Information 6658 1552</p>
<p>Section 2 - Environmental Characteristics</p>
<p>Area Topography Undulating coastal hills and flats with southeasterly aspect</p>
<p>Site Size (acres, hectares, m x m), Zoning 5.75 hectares</p>
<p>Site Topography 4 m to 18 m AHD</p>
<p>Vegetation/Surface Cover Onsite Grasses, herbaceous weeds and native vegetation.</p>
<p>Condition of Concrete/asphalt (if any covering the surface) Good</p>
<p>Onsite Vegetation Health Vigorous no signs of yellowing or wilting</p>
<p>Surface Staining (location, source if known/suspected, area m2) Nil</p>
<p>Surface Water Present (location, size (m2), any sheen) Small puddle in stormwater detention area <1m2. No sheen or colouration.</p>

Section 2 - Environmental Characteristics (continued)

Presence of wells onsite or on surrounding lands (use, location, depth, any sampling results?)

yes 5 groundwater bores within approximately 600 m

Flood Potential

Up to 4 m AHD along southern boundary associated with tidal creek

Section 3 - Site Use

Current Site Operations (describe)

Boarding kennels

Current Permits/Approvals for the site

Nil

Historical Site Operations (describe)

Agricultural land and boarding kennels

Section 4 - Site Description

Buildings onsite (size, construction materials, use)

Pet care centre, boarding kennels, and storage sheds

Other Structures

Undercover car parks and advertising structures.

Historical Location of Structures onsite (ie footings, concrete slabs)

Central part of site adjacent to northern boundary

Surface Drainage System onsite (describe)

Concrete stormwater runoff drainage system leading to water detention area.

Utilities onsite - underground (location)

Water mains, telephone line and septic pipes.

Section 4 - Site Description (continued)
Utilities onsite - overhead (location)
Powerlines
Utilities offsite - underground (location)
Water mains and telephone lines
Utilities offsite - overhead (location)
Powerlines
Section 5 - Tanks
ASTs (describe)
Nil
USTs (describe)
Nil
Oil Water Separators
Nil
Waste Oil /Slops
Nil
Other
Septic tank
Section 6 - Movement of Products
Products Brought Onsite (describe how, volume, description)
Dog wash, flea control wash and disinfectants
Liquid Storage (what, where, volume)
20 litre drums of dog wash and disinfectants
Solid Storage (what, where, volume)
Building and other waste
Waste products produced
Garden, building and other waste

<p>Section 6 - Movement of Products (continued)</p> <p>Waste products removed offsite Building and other waste</p>
<p>Historical spills, losses, incidents, discharges to land and water Nil</p>
<p>Section 7 - Neighbouring Properties (addresses, use)</p> <p>North Paddock and shopping centre</p> <p>South Native vegetation</p> <p>East Residential development</p> <p>West Residential development, native vegetation and Pacific Highway</p>
<p>Section 8 - Environmental Concerns</p> <p>Areas of Potential Concern - Offsite (ie that may contaminate the site currently or historically) Acid Sulphate Soils and pesticide use</p> <p>Areas of Potential Concern - Onsite Acid Suphate Soils, piles of fill material, septic tank and disposal field, rubbish piles, rubbish burning sites and stormwater runoff detention area.</p> <p>Potential Contaminants of Concern (PCOCs) of APCs TPH, BTEX, PAHs, OCPs, PCBs, Heavy Metals and Asbestos</p> <p>Sensitive Receptors - Offsite (ie receiving environment that may be damaged by PCOCs) Nil</p>

Section 8 - Environmental Concerns
Sensitive Receptors - Onsite Nil
Section 9 - Interviews
Name: Paul Bourne Title: Boarding Kennel Manager How are they familiar with the site? Operated and managed site since 2004 Length of time living in area? At least 4 years Historical information about Surrounding Area: Agricultural land use and commercial / residential development Historical information about Site: Aerial photographs and historical records (Land Titles, EPA, Council and WorkCover)
Section 10 - Documentation to Collect
Photographs: 44 photographs taken Business Card(s): Nil MSDS for products used/stored onsite: WorkCover licence to keep dangerous goods search Details of any soil/water sampling completed onsite: Nil



GHD

2/115 West High Street
Coffs Harbour NSW 2450
T: (02) 6650 5600 F: (02) 6652 6021 E: cfsmail@ghd.com.au

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This report should not be altered, amended or abbreviated, issued in part or issued incomplete in any way without prior checking and approval by GHD.

Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
0	R Harrison	A Kohlrusch	<i>A Kohlrusch</i>	S Lawer	<i>S Lawer</i>	Jan 08