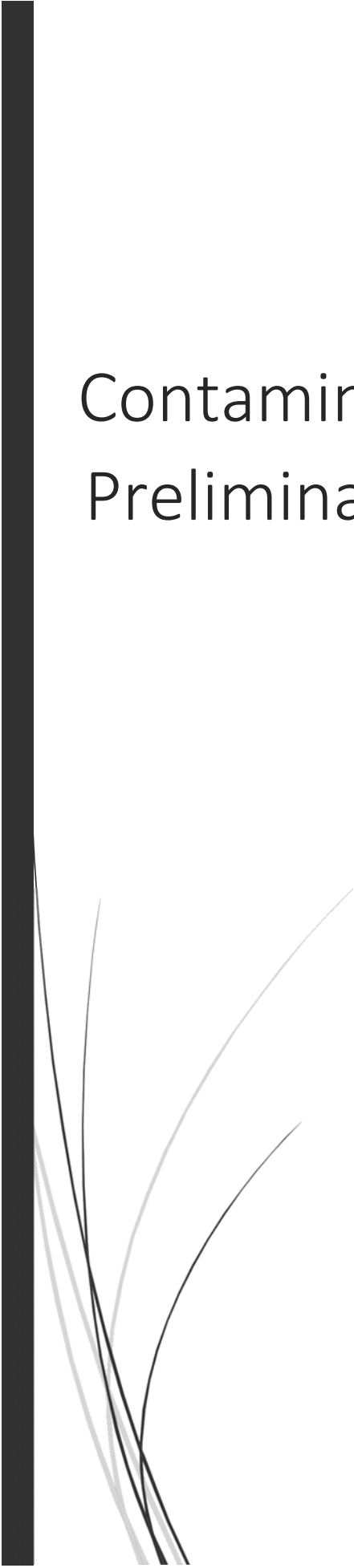




Appendix E

Contaminated Land – Stage 1 Preliminary Site Investigation Report

New Grafton Correctional Centre SSDA 7413
INFRASTRUCTURE NSW

New Grafton Correctional Centre

Infrastructure New South Wales

Contaminated Land - Stage 1 Preliminary Site Investigation Report

Final | V06

3 August 2016



New Grafton Correctional Centre

Project No: IA101200
Document Title: Contaminated Land - Stage 1 Preliminary Site Investigation Report
Document No.: Final
Revision: V06
Date: 3 August 2016
Client Name: Infrastructure New South Wales
Client No: NGCC EIS Support
Project Manager: Rachel Vazey
Author: Kyle Mclean
File Name: J:\IE\Projects\04_Eastern\IA101200\02 Documents_Final
Report_20160801\ToIssue\NGCC_Contaminated Land_WP_Revised
Final_20160803_ToIssue.docx

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Document history and status

Revision	Date	Description	By	Review	Approved
Draft A	3/03/2016	Practice review	Kyle McLean	Robert Gauthier	Rachel Vazey
Final Draft	21/03/2016	Contaminated Land – Stage 1 Preliminary Site Investigation Client review	Kyle McLean	Caitlin Bennett	Rachel Vazey
Final	26/05/2016	Updates to project description	Abbee Warskitt	Kyle McLean	Rachel Vazey
Final V2	21/06/2016	Updates to project description	INSW	Rachel Vazey	Rachel Vazey
Final V3	07/07/2016	Updates to project description	INSW	Rachel Vazey	Rachel Vazey
Final V4	03/08/2016	Updates to project description	INSW	Robert Gauthier	Rachel Vazey

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Appendix A. Land Title Deed Search

Appendix B. Clarence Valley Council 149 (2) (5) Planning Certificate

Terms and acronyms used in this document

Acronym	Definition
AEI	Areas of Environmental Interest
ASC	Australian Soil Classification
ASRIS	Australian Soil Resource Information System
ASS	Acid Sulfate Soils
BTEX	Benzene, Toluene, Ethyl-benzene, Xylenes
CEMP	Construction Environment Management Plan
CSM	Conceptual Site Model
CSNSW	Corrective Services New South Wales
DECC	Department of Environment and Climate Change
DPE	Department of Planning and the Environment
DPI	Department of Primary Industries
DSI	Detailed Site Investigation
DUAP	Department of Urban Affairs and Planning
EIS	Environmental Impact Statement
EP&A Act	<i>Environment Planning and Assessment Act 1979</i>
EPA	Environment Protection Authority
EPBC Act	<i>Environment Protection Biodiversity Conservation Act 1999</i>
ESD	Ecological Sustainable Development
GSG	Great Soils Group
INSW	Infrastructure New South Wales
LGA	Local government area
LPI	Land and Property Information
NEPC	National Environment Protection Council
NGCC	New Grafton Correctional Centre
NOW	NSW Office of Water
NSW	New South Wales
OCP	Organochlorine pesticides
OEH	Office of Environment and Heritage
PAH	Polycyclic Aromatic Hydrocarbons
Project	Comprises the New Grafton Correctional Centre which will provide up to 1,700 new prison beds, within a maximum and minimum security correctional centre with relevant support services and facilities
Project Site	Comprised of two properties Lot 26 DP 751376 and Lot 1 DP 1190399 and is located at 313 Avenue Road, Lavadia
Proposal	Comprises the concept proposal and the Stage 1 works development application
PSI	Preliminary Site Investigation
SEARs	Secretary Environment Assessment Requirements
SPOCAS	Suspension Peroxide Oxidation Combined Acidity and Sulphate
SRD SEPP	<i>State Environmental Planning Policy [State and Regional Development] 2011</i>

Acronym	Definition
SSD	State Significant Development
TP	Test pits
TRH	Total Recoverable Hydrocarbons

Executive Summary

Infrastructure NSW (INSW) on behalf of Corrective Services NSW (CSNSW), a division of the Department of Justice, is seeking approval under Division 4.1, Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the concept proposal and Stage 1 Development Application (DA) for the New Grafton Correctional Centre (the Project). The Project is located on a 195-hectare site, approximately 12.5 kilometres south-east of Grafton in the Clarence Valley local government area (LGA). The concept proposal and the Stage 1 works application comprise the Proposal.

This Contaminated Land Stage 1 Preliminary Site Investigation (PSI) has been prepared to support the preparation of the EIS required under Division 4.1, Part 4 of the EP&A Act. This assessment has been prepared in accordance with legislation and guidelines:

- *Protection of the Environment Operations POEO Act 1997.*
- *Contaminated Land Management Act 1997.*
- *State Environmental Planning Policy No. 55 – Remediation of Land.*
- *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2000).
- *National Environment Protection Measure (Assessment of Site Contamination) Measure 1999* (National Environmental Protection Council (NEPC), 1999).
- *Australian Standard AS 4482.1-2005 Guide to the investigation and sampling of sites with potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds* (AS 4482.1-2005).
- *Clarence Valley Council Contaminated Land Policy* (August 2015).

The Project is located on two properties comprised of Lot 26 DP 751376 and Lot 1 DP 1190399 at 313 Avenue Road, Lavadia (the Project Site). The Project Site was first established for the purpose of farming and grazing in 1911 and used for this purpose up to present day. The Project Site use has remained consistent with the surrounding land use (agricultural/rural-residential land) since its private ownership/tenure. Two buildings (house and shed) have been constructed on-site. In addition to the house and shed which were constructed in 2015, four artificial farm dams, a septic system and stockyard were also constructed and remain within the Project Site.

With the exception of livestock (cattle, horses) the Project Site appears to have been largely vacant since 1958 up to 2015. A review of historical records pertaining to the site indicated a low potential for the Project Site to be contaminated. A Planning Certificate (pursuant to Section 149(2) and (5)) was obtained from Clarence Valley Council (Council) and indicated a potential for the Project Site to be contaminated based on historical land use in the region (agricultural/horticultural). In accordance with the Council's contaminated land policy and based on the historic and current zoning of the property as a rural landscape it was determined that the likely source of any contamination on site would stem from the use of pesticides and herbicides. However upon consideration of the findings from the site inspection and a review of available historical aerial imagery and title deeds, it is likely that agricultural use of the Project Site has been limited to the grazing of livestock. Given the available information it is unlikely the Project Site has been exposed to agricultural activities which would have used quantities of pesticide and herbicide sufficient to cause contamination.

With the exception of agricultural land use, this Stage 1 PSI identified no other land use activities which could have potentially led to the contamination of the Project Site or adjacent land uses. A site inspection revealed no tanks (above or below ground), fill material or stains (with the exception of minor staining associated with a broken down tractor) present within the Project Site. Furthermore no signs of the use or mass storage hazardous chemicals were noted on-site.

Some minor surface disturbance was observed around an artificially constructed dam (i.e. stockpiles and burnt out tree trunks) however these disturbances were largely minor and no potential contamination sources were observed within these disturbances.

During the detailed site inspection of the Project Site, minor occurrences of fly-tipped waste were observed at locations within the Project Site. These wastes included scrap metal including part of a vehicle, corrugated tin sheeting, bamboo, discarded timber (fence posts), tyres, discarded and heavily degraded steel drums (205L). With the exception of a broken down dozer/tractor, located within Lot 26 DP 751376, which had at some point leaked/spilt oil as evident from the stain under its undercarriage, no evidence of staining or chemical spills was observed within the Project Site boundary.

Acid Sulfate Soils (ASS) risk across the site is considered extremely low probability (ASRIS 2015). However, the results of the ASS testing completed as part of the *Geotechnical Working Paper* indicate there may be an alternative source of naturally occurring acid soil generation hazard at selected locations, although these site soils do not indicate the typical formation of ASS. This is because the soils do not appear to contain sulphides, and are non-estuarine in origin. Consequently, in order to quantify the risk associated with the identified acid soil generation hazard, it is recommended that additional sampling be completed prior to construction at selected locations the hazard has been identified and to the depth that excavation will be required. If the results indicate that acid sulphate material is present, an Acid Sulfate Material Management Plan would be prepared prior to construction activities commencing.

Based on the tasks undertaken as part of the PSI process, the weight of evidence indicates that the Project Site is suitable, from a contamination perspective, for the proposed use as a correctional centre and no further contamination investigation is required at this stage.

This working paper has considered the statutory provisions of relevant environmental planning instruments and policies pertaining to the management of contamination, including the *State Environmental Planning Policy No.55 – Remediation of Land*. In doing this, this report has met the relevant sections of the Secretary's Environmental Assessment Requirement (SEARs) No 1 as issued for the Proposal.

1. Introduction

1.1 Background

Infrastructure NSW (INSW) on behalf of Corrective Services NSW, a division of the Department of Justice, is seeking approval under Division 4.1, Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) for the concept proposal and Stage 1 Development Application (DA) for the New Grafton Correctional Centre (the Project). The concept proposal and the Stage 1 works application comprise the Proposal.

The Project satisfies the criteria of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* as the capital investment value of the correctional centre exceeds \$30 million. As such, the Project is declared to be a State Significant Development (SSD) under Division 4.1, Part 4 of the EP&A Act and the Minister for Planning is the consent authority for the application. The Secretary's Environmental Assessment Requirements (SEARs) for the Proposal were issued by the Department of Planning and Environment (DPE) on 21 December 2015.

The purpose of this report is to address the SEARs No 1 Statutory Context for Contamination, which requires a scope that considers the statutory provisions associated with *State Environmental Planning Policy No.55 – Remediation of Land* (SEPP 55). SEPP 55 requires evidence to demonstrate that the site is suitable for the proposed use in accordance with the change in land use, and the requirements of local council.

Clarence Valley Council (Council) have produced the *Contaminated Land Policy* (August 2015) to outline Council's process to allow consideration of whether land that is the subject of a development application or rezoning is contaminated, and if so, whether remediation of land is required, in accordance with SEPP 55. As part of this process, Council requires a Stage 1 Preliminary Contamination Investigation, also known as a Preliminary Site Investigation (PSI), to be undertaken.

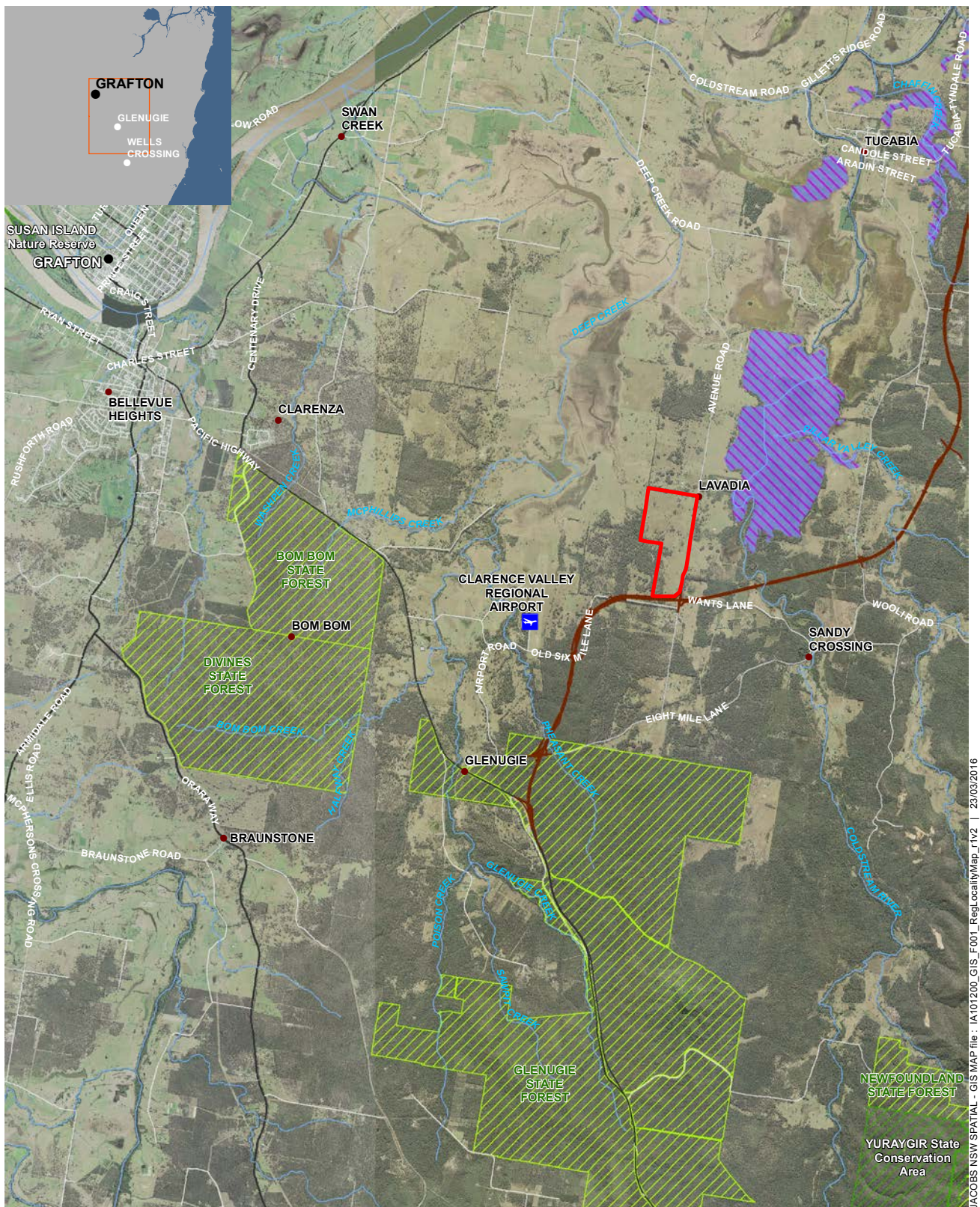
The objectives of a preliminary investigation are to identify past or present potentially contaminating activities and to provide a preliminary assessment of site contamination. It involves an assessment of past land use history, consultation with relevant authorities and a site inspection.

This report is the Contaminated Land Stage 1 PSI that will be used to support the EIS for the SSD application.

1.2 Locality

The Project is located approximately 12.5 kilometres southeast of Grafton; refer to **Figure 1-1**; within the Clarence Valley Local Government Area (LGA) at 313 Avenue Road, Lavadia (the Project Site). The Project Site is zoned RU2 - Rural Landscape under the *Clarence Valley Local Environmental Plan 2011*. Development for the purpose of a correctional centre is permissible with consent within the RU2 Rural Landscape zone.

The Project includes two properties comprised of Lot 26 DP 751376 and Lot 1 DP 1190399 and is 195 hectares in size; refer to **Figure 1-2**. The site has historically been used for cattle grazing. In July 2015, development consent for a dwelling house in the southeast corner of Lot 1 DP 1190399 was granted by Council and construction of the house and adjacent shed is complete. The site is bounded by Avenue Road (also recognised as Golden Mile Road) to the east, and Old Six Mile Lane to the south. Avenue Road connects to the Pacific Highway via Eight Mile Lane to the south and Old Six Mile Lane connects to the Pacific Highway to the west.



JACOBS NSW SPATIAL - GIS MAP file: IA101200_GIS_F001_RegionalLocalityMap_r1v2 | 23/03/2016

Legend

- The Project
- Grafton Bypass (proposed)
- SEPP 14 Wetlands
- National Park Reserves
- State Forests

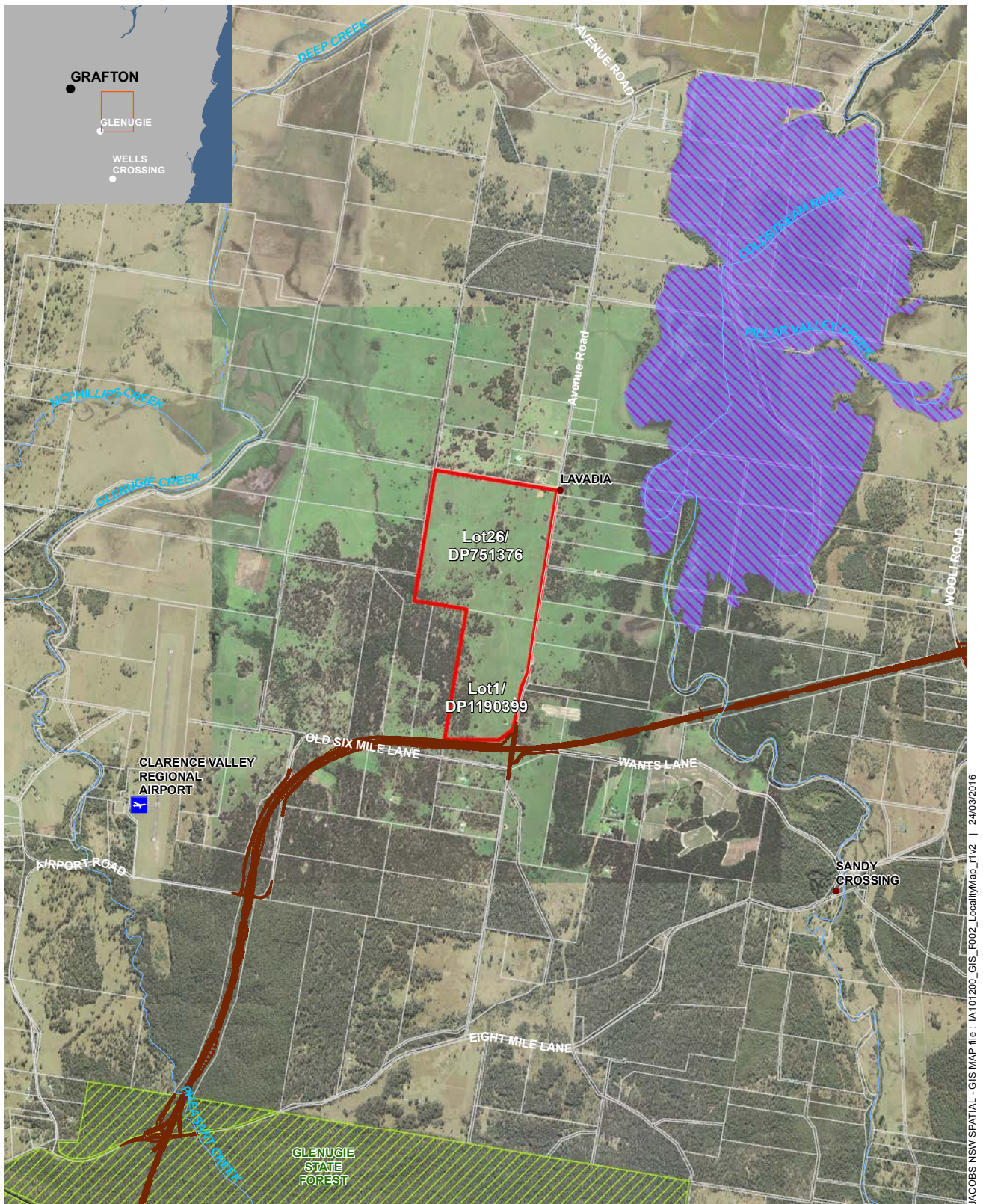
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Data sources

Jacobs 2015
LPI 2015
NSW DPE 2015
RMS 2013 (W2B Alliance)

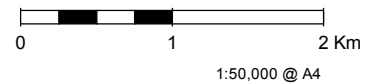
Figure 1-1 | Regional Locality



JACOBS NSW SPATIAL - GIS MAP file: I:\101200_GIS_F002_LocalityMap_r1v2 | 24/03/2018

Legend

- The Project
- SEPP 14 Wetlands
- Grafton Bypass (proposed)
- State Forests



Data sources

Jacobs 2015
LPI 2015
NSW DPE 2015
RMS 2013 (W2B Alliance)

Figure 1-2 | The Project

It is noted that the Grafton bypass portion of the upgraded Pacific Highway project (by Roads and Maritime Services) will, in addition to the reconfigured Old Six Mile Lane, form the southern boundary of the site once completed in approximately 2019. As part of that project, Avenue Road will pass over the Pacific Highway and the intersection of Avenue Road and Old Six Mile Road will be upgraded to improve local access, without direct connection to the highway.

1.3 Project description

The New Grafton Correctional Centre (NGCC) requires a staged development application that sets out a concept proposal for a new correctional centre at Grafton that provides maximum and minimum security facilities and includes a total of 1,700 beds. The concept proposal includes a maximum built form height of 12 metres (approximately three storeys) with a gross floor area of approximately 100,000 square metres. The staged development application also seeks concurrent Stage 1 approval for site clearance and preparatory works. **Table 1-1** provides a summary of the Proposal's key components and features.

Table 1-1 Key Project Components

Stage	Description
Development summary	The staged SSD application for the site seeks approval for: • A concept proposal for the New Grafton Correctional Centre. • First stage site clearance and preparatory works for the Project. • Together referred to as the Proposal.
Project Concept Proposal	The NGCC includes a maximum and minimum security correctional centre of 1,700 beds comprised of: • A maximum security section of 1,300 beds that will include: • 1000 beds for male inmates. • 300 beds for female inmates. • A minimum security section that will include: • 400 bed residential accommodation for male inmates. The building envelope including the configuration, location and number of building structures required for the project would not be determined until the detailed design is completed as part of the Stage 2 works. Consequently, the Stage 2 construction works for the Project could occur anywhere within the development zone shown in Figure 1-3. The total footprint around both the maximum and minimum correctional centres, including the carpark, is around 45 hectares. Features of the Project include the following: • The concept proposal includes a maximum built form height of 12 metres (approximately three storeys). • The gross floor area will be approximately 100,000 square metres. • A six-metre-high fence or wall will be constructed around the perimeter of the facility, with light and security camera poles up to 10 metres in height. • Store buildings, small ancillary facilities and a central energy plant will be located outside the perimeter walls / fences. • Internal access into and out of the correctional centre from Avenue Road will be provided. • Car parking for approximately 500 car spaces. • Other associated facilities include recreational oval, special accommodation units, health facilities, education and programs areas, administration, workshops, staff amenities, visitor facilities and utilities. • A 100-metre wide Asset Protection Zone (APZ) zone would be cleared around the

Stage	Description
	correctional centre and associated facilities and car parking area in accordance with the <i>Rural Fires Act 1997</i> and requirements of the <i>Planning for Bush Fire Protection</i> (PBP; NSW Rural Fire Service [RFS], 2006). • A vegetation buffer outside the APZ would be provided along the northern, eastern and southern boundaries of the Project Site. The buffer would be 50 metres wide along the northern property boundary, 15 metres wide to the east along Avenue Road and 30 metres wide along the southern property boundary. • Fire access roads on the inside and the outside of the perimeter fence of the facility will be constructed to ensure safe operational access for emergency services personnel responding to a bushfire event. • Water, wastewater, power and communication utilities within the Project Site. • Landscaping of ground cover and /or shrubbery in areas to be defined.
Stage 1 Site Clearance and Preparatory Works	Stage 1 (early works) DA, includes preparatory work within the cadastral boundaries of Lot 26 DP 751376 and Lot 1 DP 1190399. This would involve: • Vegetation clearance and biodiversity management activities. • Construction of access roads including fire access roads to the extent required to conduct Stage 1 works. • Construction of auxiliary facilities such as construction compound, construction staff parking facilities and stockpiles sites. • Temporary provision of water, power and communication services within the site to the extent required to conduct Stage 1 works. • Demolition of the existing house and sheds. • Bulk excavation and site stabilisation works. • Landscaping.
Value	The capital investment value for the Project is in excess of \$30 million.
Project Site	• Located at 313 Avenue Road, Lavadia. • Lot 26 DP 751376. • Lot 1 DP 1190399. • Project Site is 195 hectares (ha) in size.

Future works regarding the design, construction and servicing of the Project will be based on the final design and layout of the facilities and will be the subject of future staged development application(s).

The construction activities associated with the Stage 1 site clearance and preparatory works is estimated to take six to 12 months and provide around 50 full time equivalent positions.



JACOBS NSW SPATIAL - GIS MAP file : IA101200_GIS_F003_Project_r3v2 | 20/06/2016

Legend

- The Project
- Asset Protection Zone
- Development Zone
- Landscaping zone
- Grafton Bypass (proposed)

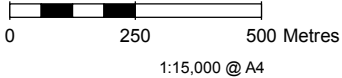


Figure 1-3 | The Project

Data sources

- Jacobs 2015
- LPI 2015
- NSW DPE 2015
- RMS 2013 (W2B Alliance)

1.4 Project objectives

The objectives of the Project are:

- 1) Be a safe and secure correctional centre.
- 2) Be a humane and ethically managed centre.
- 3) Help reduce the risk of re-offending through (among other things) preparing inmates for reintegration into the community on release from the CSNSW network.
- 4) Manage resources effectively and efficiently, enhancing value for money.
- 5) Utilise effective governance arrangements.
- 6) Produce strong economic and social benefits to the local Grafton region, the northern NSW region and the broader NSW community.
- 7) Be a valuable physical asset for the duration of the Operating Phase and beyond.
- 8) Be operated in such a way as to keep pace with best correctional practice over the term of its operational life.
- 9) Be operated so that it links with the broader management strategies and operational needs of the CSNSW network.

1.5 Report structure

This working paper is the Stage 1 PSI and supports the EIS required under Division 4.1, Part 4 of the EP&A Act. The structure of the working paper is summarised in **Table 1-2**. SEARs relevant to this working paper and where they have been addressed in the paper are summarised in **Table 1-3-3**.

Table 1-2 Report structure

Section reference	Section heading	Description
Executive summary	Executive summary	Concise summary of this paper and the key findings
1	Introduction - Background - Locality - Project description - Project objectives - Report structure	Description of the Project. Provides an overview of the study objectives and structure of the working paper.
2	Assessment Requirements Legislative Requirements	Assessment requirements including federal, state and local legislation and policies specific to the technical assessment of the Project Site.
3	Objectives and Scope of Works - Objectives - Scope of works	Description of the objectives and scope of works to be undertaken for the purpose of the Stage 1 PSI.

Section reference	Section heading	Description
4	Site Information • Topography and drainage • Geology • Soils • Acid Sulfate soils risk • Hydrogeology - Groundwater bore search • Sensitive environments • Previous site investigations	Details of the findings from the desktop qualitative assessment of the Project Site and available records of site information.
5	Site History • Historical aerial photography • NSW contaminates sites register • Cattle dip tick sites • Historical title searches • Council 149 planning certificate • WorkCover NSW search • Site history summary • Potential areas of environmental interest	Summary of the site land use history using a review of available historical information for the site, including council and government records as well as aerial imagery of the Project Site and surrounding land use.
6	Site condition and surrounding environment • Current occupier and operations • Tanks and associated services • Fill Material • Odours and staining • Chemicals and hazardous wastes • Surrounding land use	A review of the current site condition and surrounding land use using information obtained from the site inspection.
7	Site Inspection	Summary of findings obtained during a detailed site inspection undertaken of the Project Site.
8	Conceptual site model	Using information gained from the preliminary site investigation (PSI), information provided in the conceptual site model (CSM) details the areas of environmental interest (AEI's) and potential source, pathways, nature and management of contamination on-site
9	Discussion	A summary of findings and implications from the desktop assessment, review of historical information and detailed site inspection

Section reference	Section heading	Description
10	Conclusions and recommendations - Conclusions - Recommendations	Summary of the PSI conclusions and recommendations for the on-going management of the site in relation to contamination before and during construction.

Table 1-3 Summary of SEARs relevant to this working paper

SEARs	Cross reference
SEAR No 1 - Statutory context Address the statutory provisions applying to the concept proposal contained in all relevant environmental planning instruments, including: <i>State Environmental Planning Policy (State & Regional Development) 2011.</i> <i>State Environmental Planning Policy (Infrastructure) 2007.</i> <i>State Environmental Planning Policy No.55 – Remediation of Land.</i> <i>Clarence Valley Local Environmental Plan 2011.</i> <i>Permissibility</i> Detail the nature and extent of any prohibitions that apply to the development. <i>Development Standards</i> Identify compliance with the development standards applying to the site. Justify any development standards not being met. <i>Contamination</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. <i>Relevant Policies and Guidelines:</i> <i>Managing Land Contamination: Planning Guidelines - SEPP 55.</i> <i>Remediation of Land (DUAP).</i>	Refer to Section 2.
SEAR No 1 Statutory Context <i>Contamination</i> Address the statutory provisions applying to the concept Project contained in all relevant environmental planning instruments, including: <i>State Environmental Planning Policy No.55 – Remediation of Land.</i> Demonstrate that the site is suitable for the proposed use in accordance with SEPP 55. <i>Relevant Policies and Guidelines:</i> <i>Managing Land Contamination: Planning Guidelines - SEPP 55.</i> <i>Remediation of Land (DUAP).</i>	Refer to Section 2.

2. Assessment requirements

2.1 Legislative requirements

The Project satisfies the criteria of Clause 16, Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*, as it is for the purposes of a new correctional centre that has a capital investment value of more than \$30 million. As such, the Project is declared to be State Significant Development (SSD) in accordance with Section 89C of the EP&A Act. The Minister for Planning, or his delegate, is the consent authority for the SSD under Section 89 D of the EP&A Act.

A staged development application is being made for the Project in accordance with Section 83B and Section 89D of the EP&A Act. The EIS, and this working paper, provides an assessment of the concept proposal and Stage 1 (the Proposal). Subsequent applications will be made for future stages of the Project.

Under Section 78(8A) of the EP&A Act, an EIS must accompany an application for SSD. The SEARs for the Proposal were issued by DPE on 21 December 2015 in accordance with Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. This working paper has been prepared in accordance with the SEARs.

Other legislation and guidelines that are relevant to the assessment of contamination risks are outlined below in **Sections 2.1.1 to 2.1.4**.

2.1.1 Protection of the Environment Operations POEO Act 1997

All disturbed soils would need to be managed during Stage 1 works in accordance with the requirements of the *Protection of the Environment Operations Act 1997* (POEO Act) so as not to cause pollution to the surrounding environment. Pollution may take the form of the release of sediments into waterways, the movement of contaminants offsite via water flows or release of acid from acid sulfate soils. Any wastes generated during the construction activities that are to be disposed of offsite, must also comply with the requirements of the POEO Act, requiring classification in accordance with the *Waste Classification Guidelines* (NSW Environment Protection Authority, 2009).

2.1.2 Contaminated Land Management Act 1997

The *Contaminated Land Management Act 1997* (CLM Act) establishes a process for investigating, managing and remediating contaminated land and allows the NSW Environment Protection Authority (EPA) to regulate any site contamination that poses a significant risk of harm, to ensure the contamination is managed or remediated appropriately. Any contamination investigation completed within the proposal must comply with the requirements of the CLM Act. The NSW EPA has endorsed the investigation procedures described within the *National Environmental Protection Measure 1999 (as amended in 2013)*. Any wastes generated during the construction activities that are to be disposed of onsite, must also comply with the requirements of the CLM Act.

2.1.3 State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) provides a State-wide planning approach to the remediation of contaminated land in NSW. If significant contamination is identified during the construction activities, any remediation works will need to be completed in accordance with the requirements of SEPP 55.

2.1.4 Relevant guidelines

This report, in addition to the SEARs listed in **Table 1-3**, has been prepared in general accordance with the requirements specified for a Stage 1 Preliminary Site Investigation as published in the:

- *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2000).
- *National Environment Protection Measure (Assessment of Site Contamination) Measure 1999* (NEPC, 1999).
- Australian Standard AS 4482.1-2005 *Guide to the investigation and sampling of sites with potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds* (AS 4482.1-2005).
- *Clarence Valley Council Contaminated Land Policy* (August 2015).

3. PSI objectives and scope of works

3.1 Objectives

The objectives of the PSI were to:

- Identify past and present potentially contaminating activities undertaken on and/or adjacent to the site.
- Identify potential contamination types and locations.
- Discuss the site conditions.
- Provide a preliminary qualitative assessment of site contamination.
- Assess the need for further investigations.

3.2 Scope of works

To achieve the objectives, Jacobs undertook the following scope of works:

- A desktop study involving obtaining and reviewing information (where available) including:
 - Property title information including current and historical owners and leases.
 - Historical aerial photographs (approximately 10 year intervals from 1950s).
 - Published geological, topographic, soil, acid sulphate soil, and groundwater maps.
 - Council section 149 planning certificate.
 - Search of the NSW EPA contaminated land database for notices and records pertaining to licensed activities or investigation and/or remediation orders.
 - Search of the NSW Department of Primary Industries (DPI) cattle dip site locator for records and historical information on location and presence of cattle dip sites within the Northern Rivers Region.
 - Sensitive environment search including matters of national environmental significance and other matters protected by the *Environment Protection and Biodiversity Conservation Act 1999*
 - A records search for licensed groundwater bores near the property.
- A detailed, visual site inspection to assess (where present):
 - Areas of discoloured soil or water, affected plant growth and animal populations, and significant odour.
 - The presence of any stockpiled material, imported soil or fill material such as slag, ashes, potential asbestos containing materials, scrap and industrial or chemical waste, as well as signs of settlement, subsidence or disturbed ground.
 - The direction of the flow of water run-off from the site and adjacent properties.
 - Differences between the present conditions and the information obtained from the desktop study.
 - Location of visible features (where present), including foundations, positions of former buildings, tanks, pits, wells, drains, and bores.
 - Condition and type of groundcover e.g. bare ground, asphalt, concrete, gravel etc.
 - Chemical storage and transfer areas, including the presence of waste or chemical containers.
 - The apparent condition and use of adjacent properties.
 - Presence of sensitive environments on-site or the surrounding area of site.
- Preparation of a Stage 1 PSI report incorporating the results of the desktop study and observations from the site inspection, and detailing the potential contamination risks (if any) which may be present on and/or adjacent to the site in consideration of the site for the construction of the Project.

4. Site information

The site information presented below is based on a review of publically available information, and observations made during a site inspection undertaken by Jacobs on 2 February 2016. The Project Site is presented in **Figure 1-3**.

4.1 Topography and drainage

The topography of the Project Site is gently undulating with natural depressions occurring throughout. A small ridge runs through the Project Site in a north to south direction; refer to **Figure 4-1**. The slope of Lot 26 DP 751376 (northern portion of the Project Site) typically heads down gradient in the direction of drainage channels located along the east (towards Avenue Road) and to west (towards adjacent properties). The slopes within Lot 1 DP 1190399 (southern portion of the Project Site) typically slope in the direction of east and west towards drainage features located in the north-west and south east of the Project Site.

The predominant surface water features surrounding the site are the Coldstream River and associated wetlands (approximately 600 metres to the east) and Glenugie Creek (approximately 1.5 kilometres to the west/north west). On-site there are multiple tributaries heading off-site which feed into the Coldstream River to the east and Glenugie Creek to the west (refer to **Figure 1-2**). These drainage channels appear to form a natural low point in the topography. There are four artificially constructed dams within the Project Site which have been located at natural depression to capture overland flows. A constructed storm water drain that runs adjacent to Avenue Road, east of the Project Site is also present.

The majority of rain falling onto the site would fall onto unsealed (cleared and vegetated) surfaces, and is expected to infiltrate into sub-soils and run off into the natural drainage channels heading off-site to the east and west as well as to the four artificially constructed dams present within the Project Site. Rain falling onto surrounding areas is expected to infiltrate into sub-soils, fall onto unsealed (cleared and vegetated) surfaces or run off across sealed surfaces (Avenue Road to the east) into formalised storm water drains.

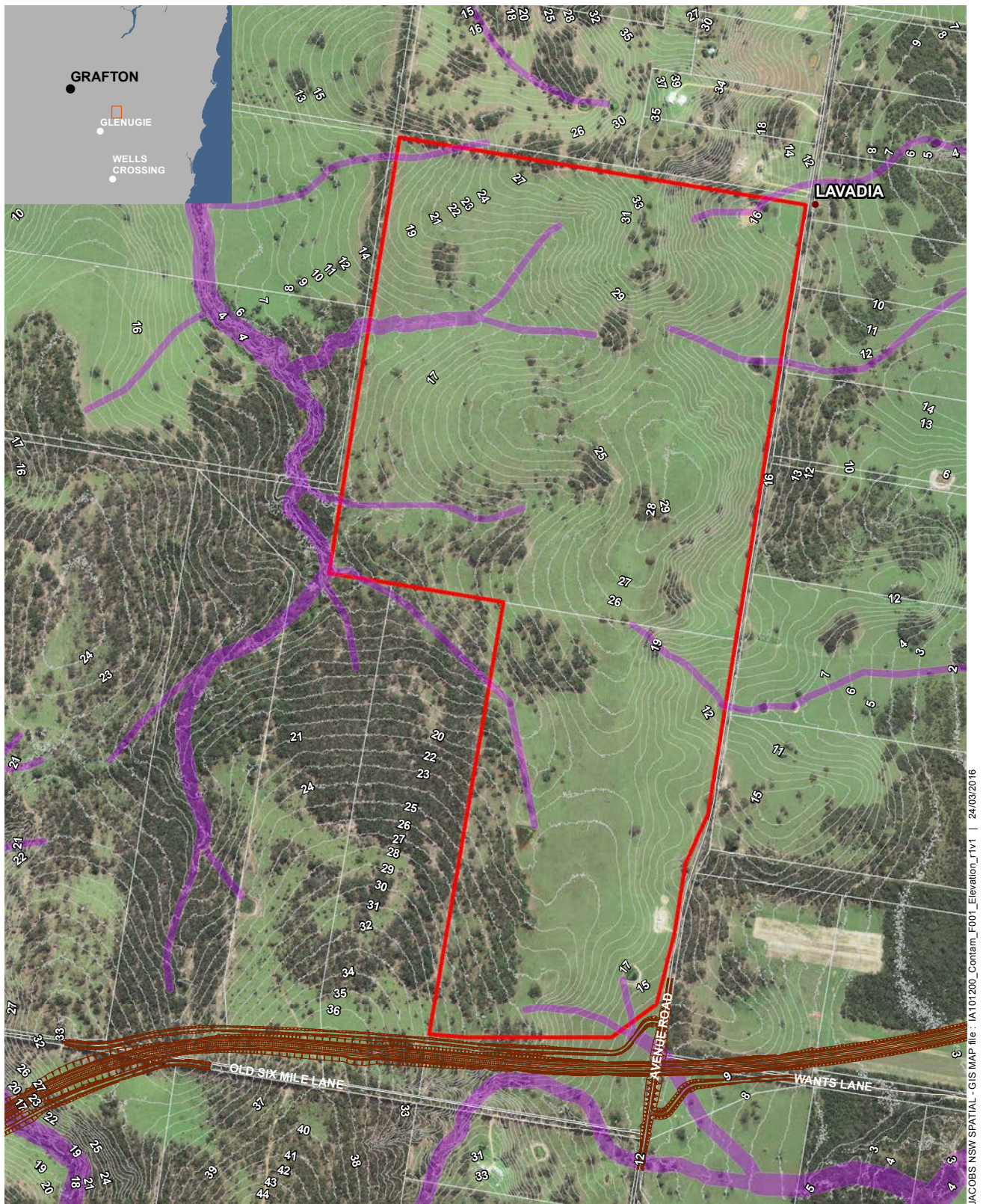
4.2 Geology

The regional geology of the area comprises sedimentary rocks of the Clarence – Moreton sedimentary basin which spans from the Middle Triassic at the base to late Jurassic (230-141 Ma).

Reference to the Maclean-250K-Geological-Sheet (H5607-1) and Bare Point 1:100K Geological sheet indicates the Project Site to be underlain by the Grafton Formation from the late Jurassic period which represents the upper most unit within the basin. The Grafton formation consists of dark grey-green sandstone fine to coarse grained, thinly to thickly bedded and shale and minor coal. The Grafton Formation typically forms low, rounded undulating hills due to their reduced resistance to weathering.

4.3 Soils

There is limited data on the soils of the Grafton region and no existing land systems, soil landscapes or land resource mapping available for the Project Site. The available soil and land information is sourced from eSPADE, a Google-maps based information system that hosts all available soil and land data for New South Wales. Three eSPADE data sets were identified to the west of the northern section of the Project Site.



JACOBS NSW SPATIAL - GIS MAP file: I:\101200_Content_F001_Elevation_riv1 | 24/03/2016

Legend

- The Project
- Riparian zone (strahler order)
- Grafton Bypass (proposed)
- 1m contours

0 250 500 Metres
1:15,000 @ A4



Data sources

JACOBS 2015

LPI 2015

RMS 2013 (W2B Alliance)

Figure 4-1 | Elevation and drainage features

The soils of the Project Site have been described as Earths and Podzolics using the Great Soil Groups (GSG) classification of Stace et al. (1968)). The Earths of the GSG would include the Kandosol soil order of the Australian Soil Classification (ASC), and are described as soils that lack strong texture-contrast, have massive or only weakly structured B horizons, and are not calcareous throughout. In addition to Kandosols, Prairie Soils (GSG) which would include the Dermosol soil order (ASC), also occur. Similar to Kandosols, Dermosols lack a strong texture-contrast but have structured B horizon.

The Podzolics (GSG) would include the Kurosol order (ASC) and are described as acidic soils (pH<5.5 in the B horizon) with a strong texture-contrast. Further detail on soils identified during site surveys is included in the *Land Capability and Soil Salinity Working Paper* (Jacobs (2016a)).

4.4 Acid sulfate soils risk

Acid Sulfate Soil (ASS) Risk Maps from the Australian Soil Resource Information System (ASRIS) database and the Acid Sulphate Soils map from the Clarence Valley Council LEP (2011) were reviewed to ascertain the potential ASS risk on the site. The desktop assessment of the ASS maps indicates “No known occurrence” of ASS on the site, however based on the information detailed on the ASS maps, the risk of encountering ASS in the site soil has been graded with an extremely low probability/low confidence (C3) (ASRIS 2016). In addition, Clarence Valley Council LEP (2011) maps, where information is available, have attributed a ‘Class 5’ (lowest risk) rating to eastern portion of Lot 26 DP 751376 (northern portion of the Project Site) and to the eastern and centre portions of Lot 1 DP 1190399 (southern portion of the Project Site).

The *Land Capability and Soil Salinity Working Paper* (Jacobs, 2016a) and the *Geotechnical Working Paper* (Jacobs, 2016b) completed some soil salinity and ASS testing respectively and for further details refer to these reports. The results of the ASS testing completed as part of the *Geotechnical Working Paper* and the understanding of the history of the formation of these site soils do not indicate the typical formation of ASS. This is because the soils do not contain sulphides, and are non-estuarine in origin. However, based on the test results there is some other acid soil generation hazard which would require further field and laboratory investigation to quantify the risk. It is recommended that additional sampling be completed prior to construction occurring in the exact location of the footprint of the Project and to the depths that excavation is required in accordance with the Roads and Traffic Authority (2005) *Guidelines for the Management of Acid Sulfate Materials: Acid Sulfate Soils, Acid Sulfate Rock and Monosulfidic Black Ooze*. Test material would be subject to a full range of analyses including Suspension Peroxide Oxidation Combined Acidity and Sulphate (SPOCAS) suite testing and if the results indicate that acid sulphate material is present, an Acid Sulfate Material Management Plan would be prepared prior to construction activities commencing.

4.5 Hydrogeology

The direction of groundwater flow, with the undulating nature of the topography on the Project Site, could not be definitively assessed based on current information. However based on the regional and surrounding topography, as well as the location of the nearest water body to the Project Site, localised groundwater would be expected to flow in a northerly to north easterly direction towards the Coldstream River which feeds into the Clarence River to the north.

A search of the Department of Primary Industries Groundwater Database did not identify any registered groundwater bores within a 500 metre radius of the site. The nearest registered groundwater bores to the site are located approximately 2.2 kilometres to the south (GW307543) and approximately 3.5 kilometres to the east (GW300667).

Groundwater levels were assessed as part of the geotechnical investigations at three sites, refer further to the Geotechnical Working paper. Groundwater monitoring wells were constructed at GBH1 (relative level (RL) 25.17 metres Australian Height Datum (mAHD)) and GBH3 (RL 26.91 mAHD) in the northern part of the site for the full depth of drilling to 15 metres below the surface. In both these holes no groundwater was encountered for the full depth of each hole indicating a deep groundwater table in the northern part of the site.

In the southern part of the site at GBH5 (RL 23.20 mAHD) encountered a groundwater table at 5.5 metres below the surface measured, indicates a shallow groundwater table in this part of the site. Prior to samples being taken the well was purged of drilling water to ensure the results were not impacted.

Groundwater sampling was not undertaken as part of the site investigation.

4.6 Sensitive environments

Based on the available information, sensitive environments which could be potentially impacted by contamination within the site (if present) are detailed below:

- Coldstream River located approximately 600 metres to the east of the Project Site (refer to **Figure 1-2**).
- Glenugie Creek located approximately 1.5 kilometres to the west/north west of the Project Site (refer to **Figure 1-2**).
- Minor tributaries (1st and 2nd order streams) located within the Project Site boundary which run-off site (predominately in the northern portion) which feed into the Coldstream River to the east and the Glenugie Creek to the west.
- Large connecting wetlands located approximately 1 kilometre to the east (Coldstream River) and 2 kilometres to the north-west (Glenugie Creek). Referred to as the Upper Coldstream wetland, these wetlands are listed in the Directory of Important Wetlands of Australia and SEPP 14 Coastal wetlands located to the north east in low lying areas of the Coldstream River (refer to **Figure 1-2**).
- Terrestrial biodiversity associated with four artificially constructed farm dams (floodplain wetlands) within the Project boundary (refer further to the Biodiversity Assessment Report prepared for the Project (Jacobs (2016b))).
- Terrestrial biodiversity associated with artificially constructed farm dams (floodplain wetlands) on surrounding properties affected by overland flows from the Project Site.
- Terrestrial biodiversity associated with minor tributaries on and off-site in which are naturally connected.
- Terrestrial biodiversity located within p roperty boundary, adjacent properties, particularly within bush la nd surrounding the Project Site (i.e. south west of Lot 26, DP 751376).

4.7 Previous site investigations

At the time of preparing the report, no previous environmental investigations are known to have been undertaken across the site or were made available for review.

5. Site history

The following list details the sources of historical information reviewed as part of the PSI.

- NSW Land and Property Management Authority, Land and Property Information Division (LPI): Historical aerial photographs (1958 to 2015).
- NSW EPA Contaminated Sites Register and Record of Notices.
- NSW EPA Protection of the Environment Operations Act (POEO) Public Register for Environmental Protection Licensed (EPL) premises or unlicensed premises regulated by the EPA.
- NSW DPI Cattle dip site locator.
- Land and Property Information Division historical title search.
- Clarence Valley City Council Planning Certificate (pursuant to Section 149(2) and (5) of the *Environmental Planning and Assessment Act 1979*).

5.1 Historical aerial photography

Historical aerial photographs from the NSW Land and Property Management Authority, Land and Property Information Division were examined for the years: 1958, 1966, 1978, 1987, 1998, 2004 and 2015. The findings of the historical aerial photograph review are described in **Table 5-1**.

Table 5-1 Historical aerial photograph review

Date of aerial photography	Site	Surrounding area
1958	In 1958 the site appeared to be used for agricultural land use (i.e. grazing land, no crops). The land appears to have approximately 20-30 percent of tree coverage on site. The Site is undeveloped and no structures or dwellings can be identified on the site. What appears to be a dam is located in the north east corner of Lot 26 DP 751376.	The surrounding land use appears to be largely comprised of rural grazing properties immediately to the north, east and west of the Project Site. The property immediately to the south is partially cleared but dominated by bush land (90%). To the east significant bushland exists concentrated around the Coldstream River. Avenue Road runs adjacent to the site along the east and appears to be of gravel/dirt construction.
1967	The site appears to have remained for agricultural land use. On-site tree cover appears to have had a marginal increase in density with site coverage largely the same. No structures or dwellings can be identified.	The surrounding land use appears largely unchanged, however an airstrip (i.e. Clarence Valley Regional Airport) is present and located approximately 2.5km to the south west of the Project Site.
1978	The site appears to have remained for agricultural land use. A 2nd dam is located near the eastern boundary within Lot 26 DP 751376 and a 3rd dam in the south east corner of Lot1 DP 1190399. No structures or dwellings can be identified.	The surrounding land use remains predominately for agricultural land use with the establishment of more dams. Avenue Road appears to have been upgraded to asphalt or road base and the airport to the south west is more defined with a tarmac surface.
1987	The Project Site has experienced little change. Land use still appears agricultural. No dwelling or structures can be identified.	The surrounding land use remains predominately for agricultural land use and rural landscape and underwent minimal change.

Date of aerial photography	Site	Surrounding area
1998	The Project site remains largely unchanged. A stockyard is apparent along the eastern boundary of Lot 1 DP1190399.	Farm dwelling and/or structures can be identified on properties to the north and south. There is an increase in dams on surrounding land. Agricultural practices to the east of the Project Site are more prominent
2004	Land use is unchanged (agricultural). A 4th dam, less defined than the other three dams in the Project Site, is located in the west of Lot 1 DP1190399. No structures or dwellings other than the stockyard along the eastern boundary of Lot 1 DP1190399 were present.	The surrounding land use remains predominately for agricultural land use and rural landscape and appears to have undergone minimal change.
2015	Land use on the Project Site appears to have remained agricultural (i.e. grazing land). A house, shed and a dam/pit associated with the dwelling south of the stockyard is apparent along the eastern boundary of Lot 1 DP1190399. All four dams, remain on-site.	The surrounding land use remains predominately for agricultural land use and rural landscape and underwent minimal change.

5.2 NSW contaminated sites register

At the time of preparing the Stage 1 PSI report, a search of the NSW EPA Contaminated Sites Register and Record of Notices (as required under Section 58 of the *Contaminated Land Management Act 1997*) indicated that there were no contaminated sites within a one kilometre radius of the study area that were registered (regulated or notified) to the NSW EPA.

5.3 Environmental Protection Licensed (EPL) Premises

A review of NSW EPA Protection of the Environment Operations Act (POEO) Public Register for Environmental Protection Licensed (EPL) premises and unlicensed premises regulated by the EPA indicated the Project site was currently not regulated under an environmental protection licence or listed as an unlicensed premise regulated by the EPA.

5.4 Cattle dip tick sites

A review of the Clarence Valley Council's *Contaminated Land Policy* (2015) indicated the presence of numerous unused cattle tick dip sites located within the Clarence Valley area. However at the time of preparing the PSI report, a search of the NSW Department of Primary Industries Cattle dip site locator indicated there were no cattle dip sites located within a one kilometre radius of the Project area. No evidence of a cattle dip was observed on-site during the site inspection undertaken on the 2 February 2016.

5.5 Historical title searches

A title deeds search was conducted through the Land and Property Information Division of the NSW Land and Property Management Authority. A summary of the title deeds for Lot 26 DP 751376 and Lot 1 DP 1130933 is provided in **Table 5-2** and # **Denotes** current registered proprietor

Table 5-3 respectively.

Table 5-2 Summary of historical title search Lot 26 DP 751376

Date	Owners	Occupation / site use	Site identifier
18 May 1911 (1911-1939)	Frederick Collett	Farming and Grazing	Crown Tenure Conditional Purchase 1911/55
1939 (1939 to 1914)	Edward Myles Want Robert Carlton	Grazing Farming	Crown Tenure Conditional Purchase 1911/55 Now: Vol. 5108 Fol. 14
5 March 1941 (1941 to 1950)	Frederick Joseph Collett Annie Laurie Gillett Nelson Douglas Haig Collett	Farming	Vol. 5108 Fol. 14
6 April 1950 (1950 to 1981)	Annie Laurie Gillet Nelson Douglas Haig Collett	Farming	Vol. 5108 Fol. 14 Now: Vol. 6314 Fol's. 229 & 230
6 May 1981 (1981 to 1981)	Beryl Grace Collett		Vol. 6314 Fol's. 229 & 230
20 August 1981 (1981 to 2016)	Benjamin Wilver Jones [#]	Grazing	Vol. 6314 Fol. 229 & 230 Now 26/751376

[#] Denotes current registered proprietor

Table 5-3 Summary of historical title search Lot 1 DP 1190399

Date	Owners	Occupation / site use	Site identifier
11 July 911 (1911 to 1944)	George Clarence Collett	No occupation noted	Vol. 2165 Fol. 120
5 December 1944 (1944 to 1970)	Charles Irwin Bailey Alfred Bowling	Farming	Vol. 2165 Fol. 120
5 December 1944 (1944 to 1970)	Nelson Douglas Haig Collett	Farming	Vol. 2165 Fol. 120
18 May 1970 (1970 to 2016)	Benjamin Wilver Jones [#]	Grazier	Vol. 2165 Fol. 120 Now: 1/1190399

[#] Denotes current registered proprietor

The history of proprietors indicates that the site (Lot 26 DP751376 and Lot 1 DP 1190399) has been owned since 1911 by private landholders under Crown Tenure Conditional purchase. The title deeds suggest the site has historically been used for farming and/or grazing purposes. The historical title searches are presented as **Appendix A**.

5.6 Council 149 Planning Certificate

A review of the Clarence Valley Council Planning Certificate (pursuant to Section 149(2) and (5) of the *Environmental Planning and Assessment Act 1979*) indicates that based on Council records, the Project Site is 'potentially or actually contaminated' as a result of the historical agricultural land use. The NSW Department of Urban Affairs and Planning and EPA's, *Managing Land Contamination Guidelines, Planning Guidelines SEPP 55 – Remediation of Land* (DUAP, EPA 1998) listed agricultural/horticultural activities, as activities that may cause contamination.

A search of available information as well as a review of historic land use (refer to **Section 5.4**) indicates that the site has most likely been used for the purposes of cattle grazing. Although no specific matters have been identified that apply to the site under the *Contaminated Land Management Act 1997*, the use of pesticides or herbicides on the Project Site may have occurred and as such agricultural residues, may be present within on-site soils and sediments. The Clarence Valley Planning Certificate is provided in **Appendix B**.

5.7 WorkCover NSW Search

A search of the WorkCover NSW records pertaining to a Site Search for *Schedule 11 Hazardous Chemicals on Premises* was not undertaken as part of this Stage 1 PSI report. Based on current and historic land use as well as available site information (i.e. no dwellings or structures on site prior to 2015) it is considered unlikely the site has been used for the purpose of the storage of *Scheduled 11 Hazardous Chemicals*. As such, it is unlikely that licenses exist for the storage of hazardous chemical and dangerous goods on-site.

5.8 Site history summary

The historical aerial photography review indicated that the site was mostly cleared agricultural/rural landscape from the 1950s until the present day (2015), where it has remained consistent with the land use of the surrounding areas. Only two buildings had been established onsite since the 1950s with a stockyard identifiable from 1998 aerials. Built in 2015, the buildings included one residential dwelling and a shed as well as underground septic system with a connected open overflow pit. With the exception of livestock (cattle and horses) the site appears to have remained predominately vacant since the 1950's.

There were no NSW EPA contaminated site notices for the Project Site or land within one kilometre of the site. However council records have identified the site as being potentially or actually contaminated as a result of the potential use of pesticides/herbicides during historical agricultural land use (grazing) on-site.

The title information indicates that the site has had registered owners (conditional Crown tenure) since 1911. Title records did not provide any additional site information pre-dating 1911. Title owners appeared to have been primarily occupied privately and by individuals for the purposes of farming / grazing.

5.9 Potential areas of environmental interest (AEIs)

A number of potential AEIs were identified during the information review and site inspection. **Table 5-4** outlines the potential AEIs located in the vicinity of the site and their associated risks to environmental receptors and site users.

Table 5-4 Potential areas of environmental interest

Site No.	Potential AEI	Location relative to project	Potential contamination source/s	Risk rating
1	Stockpiles	Lot 1 DP 1190399 (west)	Miscellaneous waste material (timber, unknown materials observed within the stockpile and across the immediate surrounding surface. Agricultural residues in the stockpiled material (sediments/soil)	Low
2	Historical dams (x4)	Lot 26 DP 751376 (north east and east) Lot 1 DP 11190399 (west and south east)	Agricultural residues in sediments (pesticides, metals, hydrocarbons). Unknown quality of material used to backfill dam.	Low

Site No.	Potential AEI	Location relative to project	Potential contamination source/s	Risk rating
3	Historical agricultural use (Grazing)	Across the site.	Agricultural residues (pesticides, metals, hydrocarbons) if present are likely to be relatively diffuse in nature and confined to natural surface soils.	Low
4	Broken down Dozer/Tractor	Lot 26 DP 751376	Oils, lubricants, solvents, and fuels (hydrocarbon based) from leaks and heavy metals from the degradation of the equipment	Low
5	Miscellaneous waste across site such as scrap metal (tin sheeting, degraded drums, abandoned farming equipment), timber (fence posts, bamboo), tyres and oil container	Throughout the Project Site	Oils, lubricant, solvent, and fuel (hydrocarbon based) residues from leaking drums and heavy metals from the degradation of scrap metal.	Low
6	Septic tank	Lot 1 DP 1190399 (eastern boundary)	Agricultural residues (pesticides, metals, hydrocarbons) as a result of past activities and Septic effluent from septic overflows. Relatively diffuse in nature and confined to sediments within pit.	Low to Moderate

5.9.1 Summary of potential areas of interest

Potential AEIs and associated contaminants of concern:

- A stockpile of miscellaneous domestic waste material (soils) located adjacent to the western dam in Lot 1 DP1190399, represents a potential source of contamination, possibly associated with diffuse pesticide/herbicide use, heavy metals and hydrocarbons. The stockpile is considered to pose a low risk with respect to exposure given the site history and results of the site inspection. There is a low likelihood of significant contamination being associated with the stockpile.
- The four historical dams (i.e. the north east and east in Lot 26 DP 751376 and east and west of Lot 1 DP119039) represent a potential source of contamination with respect to the low possibility of sediments within the dams containing agricultural residues and potential filling of the dam with materials of unknown quality.
- The historical agricultural land use of the site represents a potential source of contamination associated with diffuse pesticide/herbicide use. The historical land use poses a low risk with respect to contamination given the agricultural residues (pesticides, metals, hydrocarbons) are likely to be relatively localised and diffused in nature and confined to natural surface soils. Considering the predominant use of the site as grazing land and a lack of evidence indicating the Project site had been used for cropping purposes, the use of pesticides/herbicides would likely have been for weed control and not crop management. As such it is unlikely pesticides/herbicides have been applied to the land in mass quantities.
- The broken down tractor /dozer in the southern portion of Lot 26 DP 751376 of the Project Site represents a potential source of contamination associated with oils, lubricants, solvents, and fuels (hydrocarbon based) from leaks, and heavy metals from the degradation of the car body. The vehicle poses a low risk with respect to contamination given the localised and relatively minor contamination potential.

- Fly-tipped waste observed at a number of locations including within drainage channel (i.e. discarded empty steel drums, scrap metal, tin sheeting, concrete etc.) represent a low contamination risk, based on the evidence gathered during the Stage 1 PSI.
- The septic / stormwater system connected to the house in Lot 1 DP 1190399. The septic pit represents a potential source of contamination associated with household sewage and effluent (i.e. pathogens, nutrients, ammonia, coliforms and herbicide use). The septic pit poses a low to moderate risk given that if contamination is present, it could pose an exposure risk to site users and workers during Stage 1 works.

6. Site condition and surrounding environment

6.1 Current occupier and operations

At the time of undertaking the Stage 1 PSI, the site was comprised of two unoccupied vacant lots of land with the exception of grazing livestock. A house along with a corrugated shed was built on the premises (Lot 1 DP 1190399) in 2015. However during the inspection undertaken on the 2 February 2016, it appeared the house was vacant.

6.2 Tanks and associated services

No evidence of above or below ground tanks or associated services were observed across areas of the site.

6.3 Fill material

No fill material was observed on-site however an access track running west along the northern boundary of Lot 26 DP 751376 appears to have been constructed of imported rock material.

A review of 15 test pit sites and soil profiles from the geotechnical investigations undertaken at the site indicate the surface soils consist of topsoil (silty clays). Further detail on soil profiles within the Project Site is included in the *Land Capability and Soil Salinity Working Paper* (Jacobs (2016a)).

6.4 Odours and staining

With the exception of minor staining underneath the tractor/dozer located in Lot 26 DP 751376, no unusual odours or surface staining which could be associated with contamination were noted during the site inspection.

6.5 Chemicals and hazardous wastes

With the exception of a five litre plastic oil container which appeared to contain 2-stroke motor oil, no chemicals or hazardous waste were observed across the site. Multiple degraded 205 litre drums were observed in areas across the Project Site, however no evidence of the former contents were observed and no odours or stains that could indicate the presence of contamination were present.

6.6 Surrounding land use

The Project Site was generally surrounded by rural landscape / agricultural land use with specific sites adjacent to the site:

- North – Rural landscape / agricultural property and residence.
- East – Constructed storm water drain and Avenue Road with rural landscape and agricultural properties/land east of Avenue Road.
- South – Rural landscape / vacant / agricultural land use.
- West – Agricultural land use and rural landscape with multiple minor tributaries connected to the Project Site. The south west is dominated by vegetation / bushland (tree coverage).

7. Site inspection

A site inspection was conducted on 2 February 2016 by a Jacobs environmental scientist. The site inspection focussed on the site, the Project and access points, as well as adjacent land uses and potential AEIs.

In general, the site was cleared land dominated by grass with a sparse covering of tall trees (approximately 15 to 20%). The site contains a vacant residential dwelling, shed and associated septic system (including pit) as well as an unused stockyard along the eastern boundary of Lot 1 DP1190399. A track (degraded) constructed of imported rock material heads west along the northern boundary in Lot 26 DP 75137, as well as a gravel driveway leading to the residence in Lot 1 DP1190399. The Project Site is assumed to have predominately been used for grazing livestock. Both cattle and horses were observed on-site. No evidence of crops or other agricultural land use was observed.

Minor tributaries (1st and 2nd order streams) were observed within the Project Site boundary. Based on the topography of the site and surrounding land, these tributaries are assumed to feed into the Coldstream River (to the east) and Glenugie Creek (to the west). Both Glenugie Creek and the Coldstream River eventually drain north to the Clarence River approximately 10 kilometres to the north-west.

Within the Project Site were four artificially constructed dams. Two of the dams were located in Lot 26 DP 751376 with one located to the north east and the 2nd located along the eastern boundary of the Project Site. Two dams were also located in Lot 1 DP 1190399 with one located in the west of the Project Site and the other in the south east corner.

Across the majority of the Project Site, minimal ground disturbance was noted. Stockpiles of what appeared to be excavated material from the construction of the dam was observed around the dam located in the west of Lot 1 DP 1190399. During the inspection of the stockpiles, what appeared to be a form of fabricated natural fibre material was observed protruding from the surface. However with the exception of minor amounts of timber no other wastes were noted in the stockpiles. Two patches of disturbed ground, approximately 1.5 metres by 1.5 metres were also observed west of the dam. At these locations ash and branches of what appeared to be burnt out trees had been mixed with surface soils and buried. Occasional evidence of small spot fires including camp fires and burnt out trunks were also noted throughout the Project Site.

A broken down tractor/dozer was observed within the south east portion of Lot 26 DP 751376 (coordinates: 56J 506030.3(E); 6709802 (N)). Upon inspection of the tractor, minor surface staining was observed on the ground underneath the tractor.

Minor occurrences of fly-tipped waste were observed at locations within the Project Site. These wastes included scrap metal including part of a vehicle located in the south west of Lot 1 DP 1190399 (coordinates: 56J 505825.7 (E); 6708710 (N)), corrugated tin sheeting, bamboo, discarded timber (fence posts), tyres, discarded and heavily degraded steel drums (205 litre), and a 5-litre plastic container of motor oil (located within stockyard). Corrugated tin sheeting and concrete rubble was also observed within a drainage channel located in the south west of Lot 26 DP 751376. A number of empty steel drums, timber posts, tyres and scrap metal were located within a cluster of trees in the north-west corner of Lot 1 DP 1190399.

8. Conceptual site model

From information gained during the PSI, Jacobs have provided the following preliminary conceptual site model (CSM) in **Table 8-1**.

Table 8-1 Preliminary conceptual site model

Source	AEI No.	Pathway	Receptor	Potential contaminants of concern	Proposed investigation / management strategy
Exposed soil and stockpiles.	1	Contamination of unsealed surfaces and underlying soils/fill.	Current site users. On site construction workers.	Heavy metals, hydrocarbons (TRH, BTEX, PAH), pesticides (OCP).	Management to be undertaken during construction in accordance with a construction environmental management plan (CEMP). Waste classification to be undertaken if material is to be removed from site.
Historical site use (wastes, agriculture).	2, 3, 4, 5	Contamination of unsealed surfaces and underlying soils/fill/sediments.	Current site users. On site construction workers.	Pesticides (OCP), heavy metals, hydrocarbons (TRH, BTEX, PAH)	Management to be undertaken during construction in accordance with a construction environmental management plan (CEMP). Waste classification to be undertaken if material is to be removed from site.
Current site structures (house, dams, stockyard and septic system).	6	Contamination of unsealed surfaces and underlying soils/sediments	Current site users. On site construction workers.	Pesticides (OCPs), heavy metals, hydrocarbons (TRH, BTEX, PAH) and effluents	Management to be undertaken during construction in accordance with a construction environmental management plan (CEMP). Waste classification to be undertaken if material is to be removed from site.

9. Discussion

A review of historical records pertaining to the site indicated a low potential for the Project Site to be contaminated. The Council's Planning Certificate (pursuant to Section 149(2) and (5)) indicated a potential for the Project Site to be contaminated based on historical land use in the region (agricultural/horticultural). In accordance with the Council's contaminated land policy and based on the historic and current zoning of the property as a rural landscape it was determined that the likely source of any contamination on site would stem from the use of pesticides and herbicides. However, upon consideration of the findings from the site inspection and a review of available historical aerial imagery and title deeds, it is likely that any agricultural use of the property has been limited to the grazing of livestock. As such it is unlikely that the Project Site, given historical information would have been exposed to activities that would have used quantities of pesticides and herbicides sufficient to cause contamination.

With the exception of agricultural land use, this Stage 1 PSI identified no other land use activities which could have potentially led to the contamination of the Project Site or adjacent land uses. A site inspection revealed no tanks (above or below ground), fill material or stains (with the exception of minor staining associated with a broken down tractor) present within the Project Site. Furthermore, no signs of the use or mass storage hazardous chemicals were noted on-site.

Some minor surface disturbance was observed around an artificially constructed dam (i.e. stockpiles and burnt out tree trunks) however these disturbances were largely minor and no potential contamination sources were observed within these disturbances.

During the detailed site inspection of the Project Site, minor occurrences of fly-tipped waste were observed at locations within the Project Site. These wastes included scrap metal including part of a vehicle, corrugated tin sheeting, bamboo, discarded timber (fence posts), tyres, discarded and heavily degraded steel drums (205L). With the exception of a broken down dozer/tractor, located within Lot 26 DP 751376, which had at some point leaked/spilt oil as evident from the stain under its undercarriage, no evidence of staining or chemical spills was observed within the Project Site boundary.

Based on the tasks undertaken as part of the PSI process, the weight of evidence indicates that the Project Site is suitable, from a contamination perspective, for the proposed use as a correctional centre and no further contamination investigation is required at this stage.

10. Conclusions and recommendations

10.1 Conclusions

Following a review of the available records and a site inspection, the key findings of the Stage 1 PSI include:

- Acid Sulfate Soils risk across the site is considered extremely low probability (ASRIS 2015). However, the results of the ASS testing completed as part of the *Geotechnical Working Paper* and the understanding of the history of the formation of these site soils do not indicate the typical formation of ASS. This is because the soils do not contain sulphides, and are non-estuarine in origin. However, based on the test results there is some other acid soil generation hazard which would require further field and laboratory investigation to quantify the risk. It is recommended that additional sampling be completed prior to construction occurring in the exact location of the footprint of the Project and to the depths that excavation is required in accordance with the Roads and Traffic Authority (2005) *Guidelines for the Management of Acid Sulfate Materials: Acid Sulfate Soils, Acid Sulfate Rock and Monosulfidic Black Ooze*. Test material would be subject to a full range of analyses including Suspension Peroxide Oxidation Combined Acidity and Sulphate (SPOCAS) suite testing and if the results indicate that acid sulphate material is present, an Acid Sulfate Material Management Plan would be prepared prior to construction activities commencing.
- No beneficial groundwater users were identified in close proximity to the site.
- Staining on the site surface was noted at one location within the Project Site. The stain which was observed underneath an abandoned tractor located in Lot 26 DP 751376 was attributed to an oil spill/leak from the equipment.
- Miscellaneous waste, including scrap metal (degraded steel drums (205 L), corrugated tin sheeting etc), discarded timber (e.g. fence posts, bamboo), tyres, minor amounts of concrete was observed at discrete locations on site, including in a drainage channel (north east of Lot 26 DP751376). Several degraded steel drums, scrap metal, timber and a tyre was located amongst a cluster of trees in the north west of Lot 1 DP 1190399.
- The site was first established for the purpose of farming and grazing in 1911 and used for this purpose up to present day. The site use has remained consistent with the surrounding land use (agricultural/rural-residential land) since its private ownership/tenure. Two buildings have been constructed on-site. In 2015 a house and shed were built on-site and with the addition of four artificially constructed farm dams, a septic system and stockyard remain the only structures/dwellings to have been constructed within the Project Site. With the exception of livestock (cattle, horses) the Project Site appears to have been largely vacant since 1958 up to 2015. Surrounding areas, with the exception of remnant bush land, appear to have been predominantly been used for agricultural purposes or rural landscapes.
- There were no sites within one kilometre of the site that were either regulated or had been notified to the NSW EPA.
- A review of the Clarence Valley Council Planning Certificate (pursuant to Section 149(2) and (5) of the *Environmental Planning and Assessment Act 1979*) indicated that the Project Site is 'potentially or actually contaminated' as a result of the potential application of pesticides and/or herbicides during historical agricultural use. However, based on the use of the site for grazing purposes and not cropping it is unlikely pesticides have been in use in a quantity that would cause a significant contamination risk.
- The NSW Department of Primary Industries cattle dip site locator indicated no cattle dip sites were located within a one-kilometre radius of the Project Site.
- No evidence of hazardous chemicals and hazardous chemical storage (i.e. tanks (underground or above ground) and associated services).
- Based on the tasks undertaken as part of the PSI process, and in accordance with SEPP 55 and Clarence Valley Council's contaminated land policy, it is concluded that the weight of evidence indicates that the site is suitable, from a contamination perspective, for the proposed use as a correctional centre. No further contamination investigation is required.

This working paper has considered the statutory provisions of relevant environmental planning instruments and policies pertaining to the management of contamination, including the *State Environmental Planning Policy No.55 – Remediation of Land*. In doing this, this report has met the relevant sections of SEARs No 1 as issued for the Project; refer to **Table 1-3**.

10.2 Recommendations

Based on the results of the Stage 1 PSI, intrusive investigation works (i.e. Stage 2 Detailed Site Investigation (DSI)) are not considered necessary in order to further define and provide a quantitative assessment of potential contamination within the Project Site. It is recommended that any potential contamination risks, including unexpected finds, be managed under a construction environmental management plan (CEMP).

Based on the available site information and information gathered during the on-site inspection and in particular the lack of evidence indicating contamination risk, there is a low risk that contaminants are present at a quantity that would trigger the need for an intrusive investigation.

Despite the unlikelihood of contaminants being present on-site, a low to moderate risk rating has been applied to potential AEIs on-site. Considering uncertainties around the use of pesticides, where excavation works are required within AEIs, the Construction Environmental Management Plan for the Project would detail contingency measures to address unexpected finds of contaminated material.

11. References

Standards Australia (2005) *Australian Standard AS 4482.1-2005 Guide to the investigation and sampling of sites with potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds (AS 4482.1-2005)*.

ASRIS (2016). *Australian Soil Resource Information System*, Accessed 2 February 2016, Available at <http://www.asris.csiro.au/>

Clarence Valley Council (2011) *Clarence Valley Local Environment Plan 2011*, Clarence Valley Council, NSW.

Clarence Valley Council (2015) *Contaminated Land Policy*, Clarence Valley Council, NSW.

Department of Urban Affairs and Planning and Environmental Protection Authority (1998) *Managing Land Contamination: Planning Guidelines - SEPP 55 (DUAP & EPA, NSW)*

Jacobs (2016a) *New Grafton Correctional Centre; Land Capability and Soil Salinity Working Paper*. Specialist report prepared by Jacobs for Infrastructure New South Wales.

Jacobs (2016a) *New Grafton Correctional Centre; Biodiversity assessment Report*. Specialist report prepared by Jacobs for Infrastructure New South Wales.

Jacobs (2016a) *New Grafton Correctional Centre, Geotechnical Working Paper*. Specialist report prepared by Jacobs for Infrastructure New South Wales.

National Environmental Protection Council (1999) *National Environment Protection Measure (Assessment of Site Contamination) Measure 1999* (NEPC, 1999).

New South Wales Environmental Protection Authority (2000) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2000);

NSW EPA (2000) *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites* (NSW EPA, 2000).

NSW Government (2014) *State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP)*, SEPP 55 – Remediation of Land

Stace HTC, Hubble GD, Brewer R, Northcote KH, Sleeman JR, Mulcahy MJ & Hallsworth EG (1968). *A Handbook of Australian Soils*. Rellim Technology Publishing, Glenside, South Australia.

Appendix A. Land Title Deed Search

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 313 Avenue Rod, Lavadia

Description: - Lot 26 D.P. 751376 & Lot 1 D.P. 1190399

As regards Lot 26 D.P. 751376

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
18.05.1911 (1911 to 1939)	Frederick Collett (Farmer & Grazier)	Crown Tenure Conditional Purchase 1911/55
1939 (1939 to 1941)	Edward Myles Want (Grazier) Robert Carlton (Farmer)	Crown Tenure Conditional Purchase 1911/55 Now Vol 5108 Fol 14
05.03.1941 (1941 to 1950)	Frederick Joseph Collett (Medical Practitioner) Annie Laurie Gillett (Married Woman) Nelson Douglas Haig Collett (Farmer)	Vol 5108 Fol 14
06.04.1950 (1950 to 1981)	Annie Laurie Gillett (Married Woman) Nelson Douglas Haig Collett (Farmer)	Vol 5108 Fol 14 Now Vol 6314 Fol's 229 & 230
06.05.1981 (1981 to 1981)	Beryl Grace Collett (Widow) (Transmission Application not investigated)	Vol 6314 Fol's 229 & 230
20.08.1981 (1981 to date)	# Benjamin Wilver Jones (Grazier)	Vol 6314 Fol's 229 & 230 Now 26/751376

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL

Legal Liaison Searching Services

ABN: 52832569710

Ph: 02 9233 5800

Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,

Sydney 2000

PO Box 2513 Sydney NSW 2001

DX 1019 Sydney

As regards Lot 1 D.P. 1190399

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.07.1911 (1911 to 1944)	George Clarence Collett (No occupation noted)	Vol 2165 Fol 120
05.12.1944 (1944 to 1944)	Charles Irwin Bailey (Farmer) Alfred Bowling (Farmer) (Transmission Application not investigated)	Vol 2165 Fol 120
05.12.1944 (1944 to 1970)	Nelson Douglas Haig Collett (Farmer)	Vol 2165 Fol 120
18.05.1970 (1970 to date)	# Benjamin Wilver Jones (Grazier)	Vol 2165 Fol 120 Now 1/1190399

Denotes current registered proprietor

Leases: - NIL

Easements: - NIL

Yours Sincerely
Mark Groll
29 January 2016
(Ph: 0412 199 304)

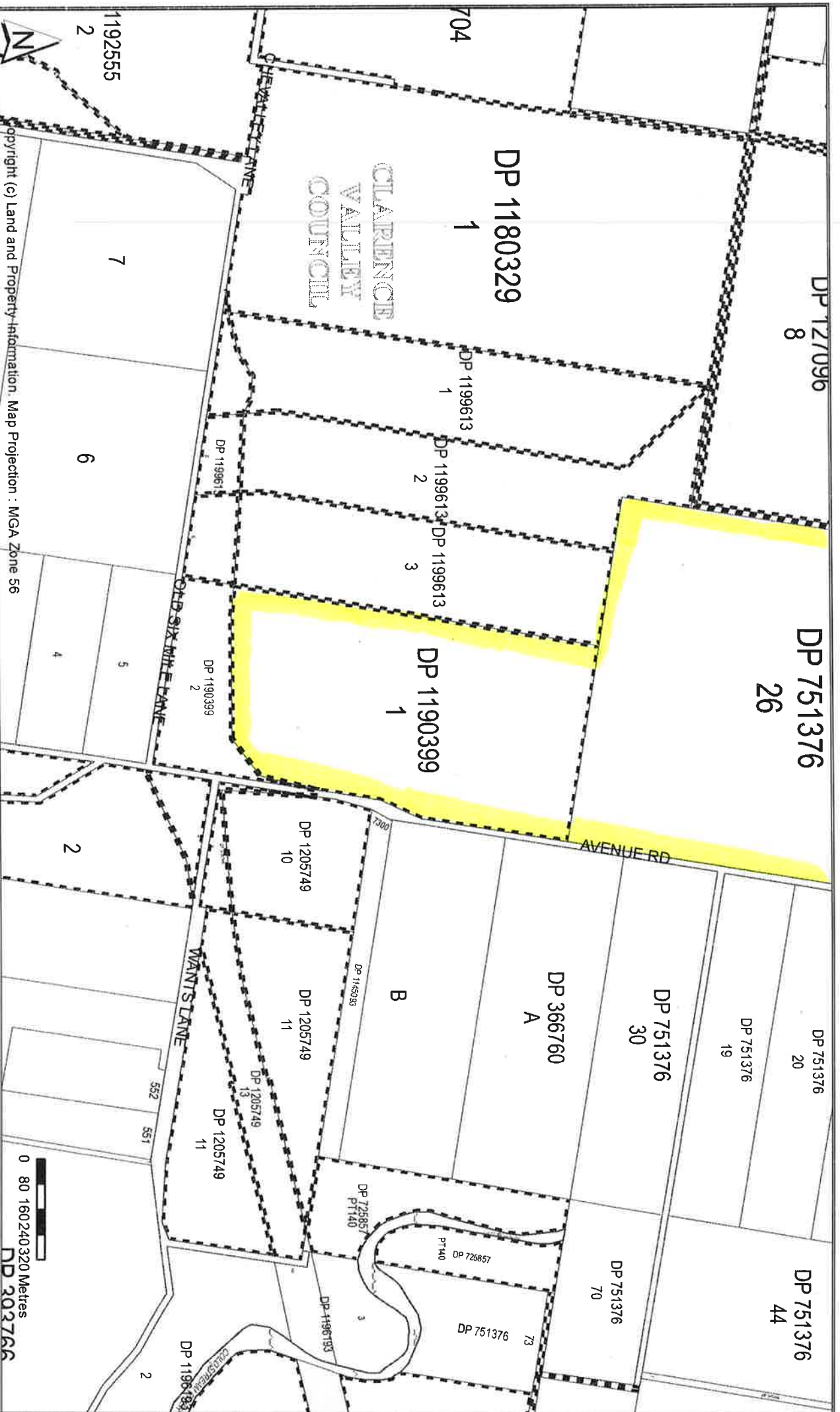


Ref : MARK

Identified Parcel : Lot 1 DP 1190399

Parish : LAVADIA

County : CLARENCE



2/5 29549

Applied for by Benjamin Cohen under 13th Section of Crown Lands Alienation Act of 1861

Scale 20 chains to an Inch
Needle used

19 July 86

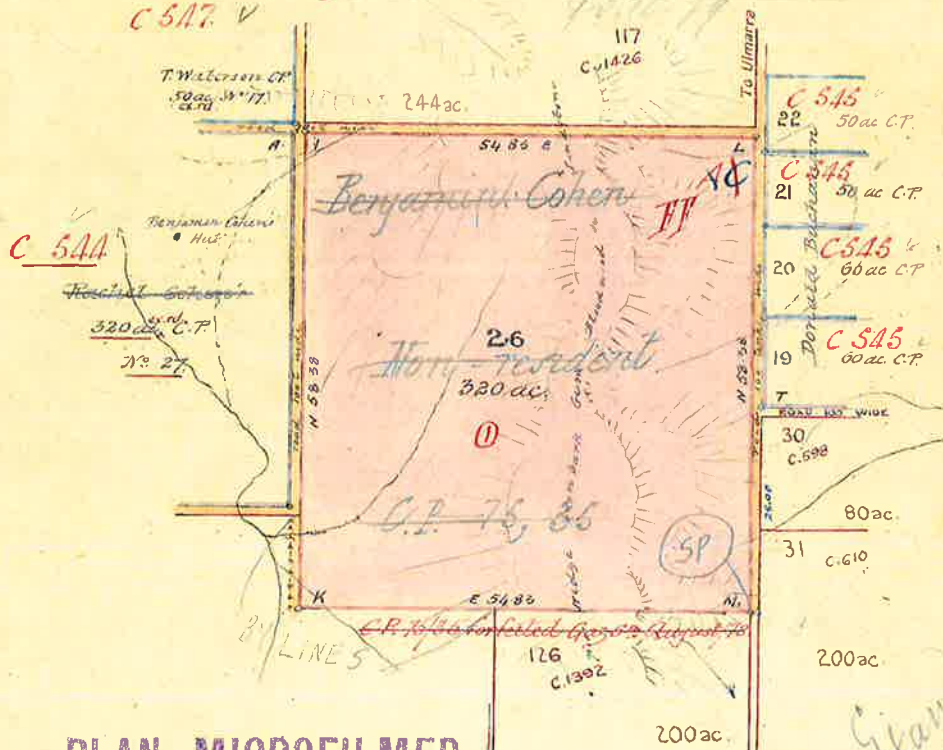
Nide Abt. 78-8467 above lot not bid for *March 22nd April 1899*

Sale at Auction 19 September 1946
 Country lot FF
 Portion 25
 Above lot withdrawn from Sale

Vide adv. 80. 1617 above lot not bid for. / Noted 5 ap. 80. /

CL86-29 F Collett 15th April. Confirmed 26 May 87 Gay. N° 6687. Now A.C.P. 11/55 May 18

C 547 ✓



Handwritten: *Handwritten Chart*
BIB 25-11-19

NO ADDITIONS OR AMENDMENTS TO BE MADE

Reference.

CORNER	STARTING	TIME	FINISH	W
I	284.15	Green	27	26
K	109.	Red	5	26
L	129.	Blue	40	26
M	247.30	Green	19.	26
R	307.28	Blue	15	27
T	127.	Green	32	19

Matched acc. to Regulations

Surveyed 12th Aug^t 1875

Improvements. Hut 4th. on 11/27.

Situate on Glenzie River. —

Transmitted with my letter of 21st. Oct. 1875.

Rev. Mr. [unclear]

Sanchez
Cruz

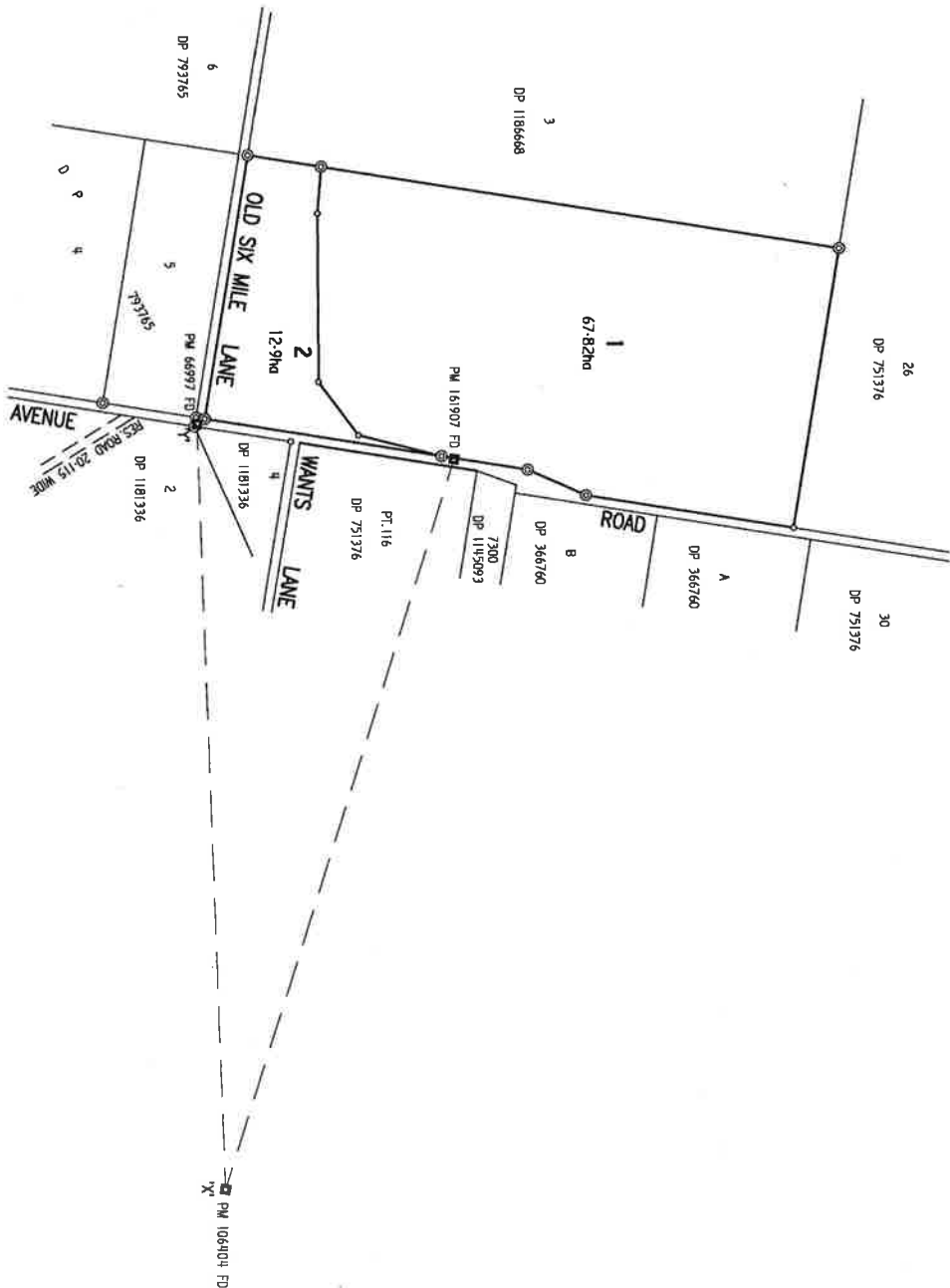
TRACED - GE 0 3 3.

30 Aug. 86

543 - 1577

① For 26 CP II 55 Now Edward Myles Went & Robert Carlton Sale comp^d Sales 39-16-49.4

Man accepted
27 Jan. 1876



STATE SURVEY MARKS - CONNECTIONS & COMPARISONS			
FROM	TO	ORIGIN	BEARING & GROUND DISTANCE
PM 106404	PM 66997	SURVEY	267° 51' 26" ~ 1705-305
PM 66997	PM 161907	SURVEY	267° 51' 26" ~ 1705-297
PM 66997	PM 161907	SURVEY	7° 57' 48" ~ 573-68
PM 161907	PM 106404	SURVEY	7° 57' 51" ~ 573-683
PM 161907	PM 106404	SURVEY	107° 14' 51" ~ 1701-131
PM 161907	PM 106404	SURVEY	107° 14' 52" ~ 1701-127

CLAUSE 35(1)(b) AND CLAUSE 61(2) OF THE SURVEYING & SPATIAL INFORMATION REGULATION 2012			
MARK	MGA EASTING	MGA NORTHING	CL. ORG. METHOD ORIGIN
PM 66997	506 090 355	6 708 162 512	A 1 FROM SCMS SCMS
PM 106404	507 793 778	6 708 226 214	A 1 FROM SCMS SCMS
PM 161907	506 168 809	6 708 730 431	A 1 FROM SCMS SCMS
MGA COORDINATES ADOPTED FROM SCMS AS AT 22 AUGUST 2013			
COMBINED SCALE FACTOR 0.999993 ZONE 56			

PROPERTY IDENTIFIER		
NEW LOT No.	OLD LOT & DP No.	TITLE
LOTS 1 & 2	LOT 126 DP 751376	CT 126/751376

Surveyor: Matthew D. Cooper
Date of Survey: 22nd August 2013
Surveyor's Reference: 12053/2
CHECKLIST
(RMS: 2012126 NR0284)

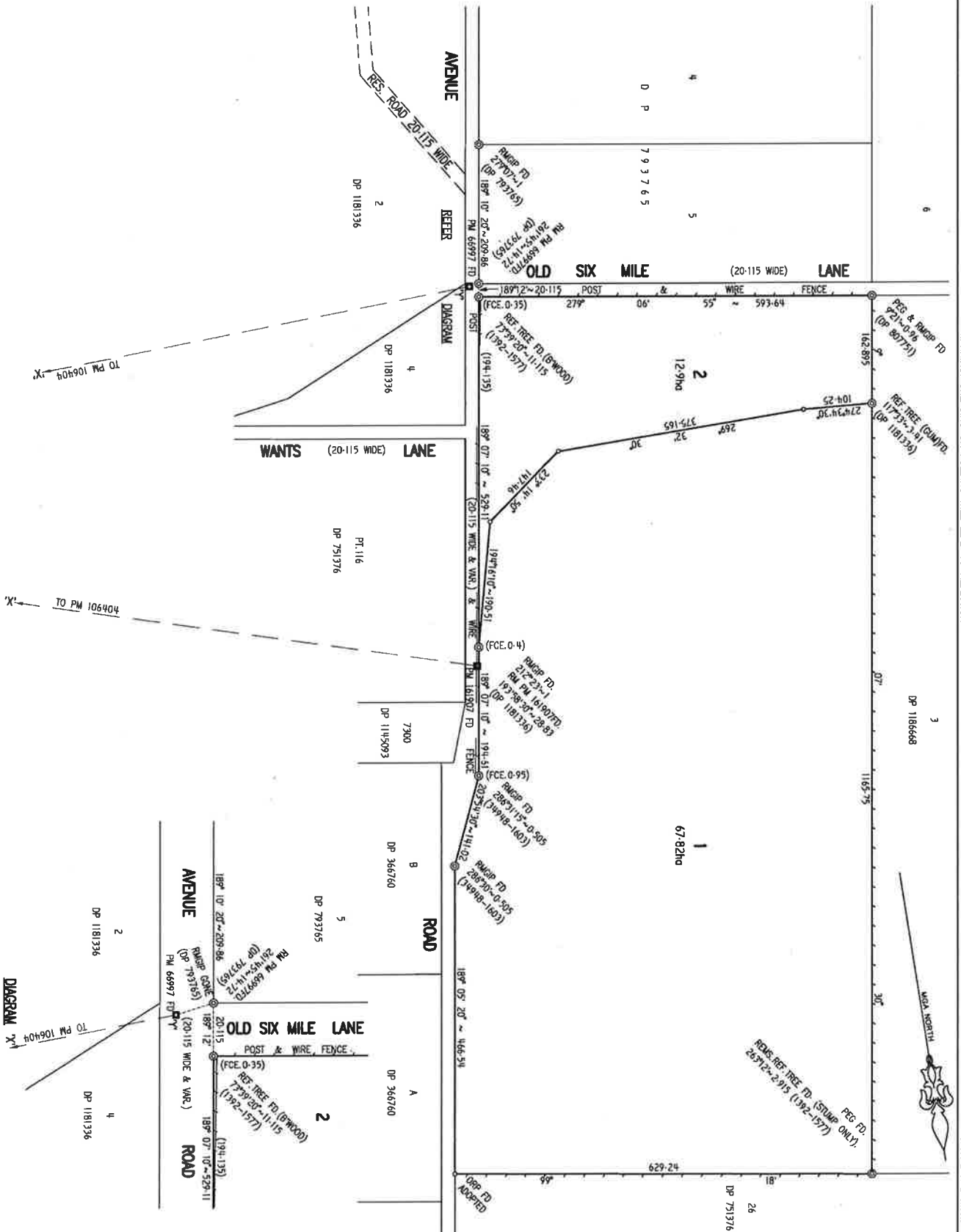
PLAN
OF LAND TO BE ACQUIRED FOR
THE PURPOSES OF THE ROADS ACT, 1993

LGA: CLARENCE VALLEY
Locality: CLERGE
Subdivision No.: N/A
Lengths are in metres.
Reduction Ratio 1:8000



Registered
25.10.2013

DP1190399



Surveyor: Matthew D. Cooper
Date of Survey: 22nd August 2013
Surveyor's Reference: 12053/2
CHECKLIST
(RMS: 2012126 NR0294)

PLAN
OF LAND TO BE ACQUIRED FOR
THE PURPOSES OF THE ROADS ACT, 1993

LGA: CLARENCE VALLEY
Locality: GLENUE
Subdivision No.: N/A

Lengths are in metres.

Reduction Ratio: 1:4000

PLAN: 0010 086 SS 4437

TRK: 0010 086 TP 0006

Registered
25.10.2013

DP1190399

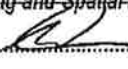
PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Registered:  25.10.2013 Title System: TORRENS Purpose: ROADS ACT, 1993	Office Use Only Office Use Only DP1190399
PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993.	LGA: CLARENCE VALLEY Locality: GLENUGIE Parish: LAVADIA County: CLARENCE
Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given. Signature: Date: File Number: Office:	Survey Certificate I, MATTHEW D. COOPER of RESOURCE DESIGN & MANAGEMENT PTY LTD P.O.BOX 4430 COFFS HARBOUR JETTY, NSW 2450, a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that: <i>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on the 22nd of August 2013.</i> <i>*(b) The part of the land shown in the plan being was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation.</i> <i>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</i> Signature:  Dated: 03/10/13. Surveyor ID: 8484 Datum Line: "X" - "Y" Type: *Urban/*Rural The terrain is *Level-Undulating / *Steep-Mountainous. <i>*Strike through if inapplicable.</i> <i>*Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</i>
Subdivision Certificate I, *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature: Accreditation number: Consent Authority: Date of endorsement: Subdivision Certificate number: File number: <i>*Strike through if inapplicable.</i>	
Statements of intention to dedicate public roads, public reserves and drainage reserves. LOT 2 IS REQUIRED FOR ROAD AND AFTER CONSTRUCTION WILL BE DEDICATED AS PUBLIC ROAD UNDER SECTION 10 OF THE ROADS ACT, 1993. LOTS 1 & 2 SUPERSEDE LOTS 1 & 3 IN DP 1181336	Plans used in the preparation of survey/compilation. DP1181336 DP807751 DP793765 1392-1577 34948-1603
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	Surveyor's Reference: 12053/2, CHECKLIST (RMS:2012126, NR0284)

ePlan

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:  25.10.2013

PLAN OF

LAND TO BE ACQUIRED FOR THE
PURPOSES OF THE ROADS ACT, 1993.

DP1190399

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals- see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number:

Date of Endorsement:

Lot	Street Number	Street Name	Street Type	Locality
1 & 2	313	Avenue	Road	Glenugie

APPROVED:



INFRASTRUCTURE PROPERTY MANAGER, NORTHERN
ROADS & MARITIME SERVICES

Surveyor's Reference: 12053/2, CHECKLIST, (RMS:2012126, NR0284)

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



14632159

14632 Vol. 159

Crown Grant Vol. 5108 Fol. 14

Prior Titles Vol.6314 Fols. 229 & 230



Vol. 14632 Fol. 159

EDITION ISSUED

5 | 1982

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED

Registrar General.

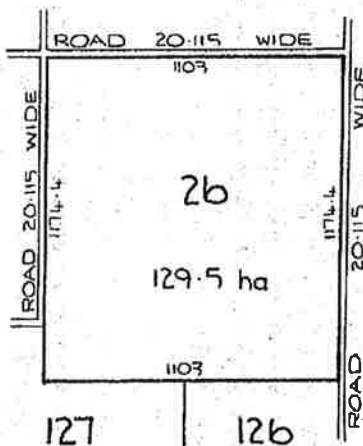


SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



5556335 M.X. A. P.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 26 in the Shire of Ulmarra Parish of Lavadia County of Clarence.
EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

BENJAMIN WILVER JONES

GRM SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



Legal Liaison Services

Legal Liaison Services 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.

Information provided through Tri-Search an approved LPLNSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 26/751376

SEARCH DATE	TIME	EDITION NO	DATE
28/1/2016	10:09 PM	-	-

VOL 14632 FOL 159 IS THE CURRENT CERTIFICATE OF TITLE

LAND

LOT 26 IN DEPOSITED PLAN 751376
LOCAL GOVERNMENT AREA CLARENCE VALLEY
PARISH OF LAVADIA COUNTY OF CLARENCE
(FORMERLY KNOWN AS PORTION 26)
TITLE DIAGRAM CROWN PLAN 543.1577

FIRST SCHEDULE

BENJAMIN WILVER JONES

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS
SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT
THE LOCAL CROWN LANDS OFFICE AT GRAFTON
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lavadia

PRINTED ON 28/1/2016

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Legal Liaison Services

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

28/1/2016 10:10PM

FOLIO: 126/751376

First Title(s): VOL 2165 FOL 120

Prior Title(s): VOL 2165 FOL 120

Recorded	Number	Type of Instrument	C.T. Issue
7/3/1994		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/10/1994		AMENDMENT: TITLE DIAGRAM	
4/6/2004	AA687759	DEPARTMENTAL DEALING	
17/6/2010	AF513587	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
18/12/2012	DP1181336	DEPOSITED PLAN	
25/10/2013	DP1190399	DEPOSITED PLAN	
13/3/2014	AI373699	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

lavadia

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

28/1/2016 10:10PM

FOLIO: 1/1190399

First Title(s): VOL 2165 FOL 120

Prior Title(s): 126/751376

Recorded	Number	Type of Instrument
25/10/2013	DP1190399	DEPOSITED PLAN

C.T. Issue

LOT RECORDED
FOLIO NOT CREATED

~~13/3/2014 AI373699 TRANSFER~~

FOLIO CREATED
EDITION 1

*** END OF SEARCH ***

lavadia

PRINTED ON 28/1/2016

*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.



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Information provided through Tri-Search an approved LPI/NSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/1190399

SEARCH DATE	TIME	EDITION NO	DATE
28/1/2016	10:10 PM	1	13/3/2014

LAND

LOT 1 IN DEPOSITED PLAN 1190399
AT GLENUGIE
LOCAL GOVERNMENT AREA CLARENCE VALLEY
PARISH OF LAVADIA COUNTY OF CLARENCE
TITLE DIAGRAM DP1190399

FIRST SCHEDULE

BENJAMIN WILVER JONES

SECOND SCHEDULE (1 NOTIFICATION)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

lavadia

PRINTED ON 28/1/2016

*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.

Appendix B. Clarence Valley Council 149 (2) (5) Planning Certificate



clarence
VALLEY COUNCIL

Jacobs Group (Australia) Pty
Ltd
PO Box 164
ST LEONARDS NSW 2065

Date of Issue
Your Ref.
Certificate No.
Receipt Details:

08 February 2016
IA101200 - Kyle McLean
PLAN2016/0202

686221

04/02/2016 \$133.00

Property Number: 132862
Property Address: 313 Avenue Road LAVADIA NSW 2462
Legal Description: Lot 26 DP 751376
Lot 1 DP 1190399
Owner: Benjamin Wilver Jones

PLANNING CERTIFICATE

Issued under Section 149(2) of the Environmental Planning and Assessment Act, 1979

Note: the information provided in sections 1 to 19 below is provided under section 149(2) of the Environmental Planning and Assessment Act 1979

1. Relevant planning instruments and development control plans

Text and zoning maps for the relevant local environmental plan/s and development control plan/s can be downloaded from Councils website – www.clarence.nsw.gov.au. Text for the relevant local environmental plan/s can be downloaded from the NSW Government website – www.legislation.nsw.gov.au.

A. Local Environmental Plans

Clarence Valley Local Environmental Plan 2011 applies to the land.

Zone RU2 Rural Landscape

1 Objectives of zone

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To maintain the rural landscape character of the land.
- To provide for a range of compatible land uses, including extensive agriculture.
- To provide land for less intensive agricultural production.
- To prevent dispersed rural settlement.
- To minimise conflict between land uses within the zone and with adjoining zones.

- To ensure that development does not unreasonably increase the demand for public services or public facilities.
- To ensure development is not adversely impacted by environmental hazards.

2 Permitted without consent

Environmental protection works; Extensive agriculture; Forestry; Home-based child care; Home businesses; Home industries; Home occupations; Home occupations (sex services); Horticulture; Viticulture.

3 Permitted with consent

Airstrips; Animal boarding or training establishments; Aquaculture; Bed and breakfast accommodation; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Child care centres; Community facilities; Correctional centres; Crematoria; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Environmental facilities; Farm buildings; Farm stay accommodation; Flood mitigation works; Health consulting rooms; Helipads; Intensive livestock agriculture; Intensive plant agriculture; Landscaping material supplies; Neighbourhood shops; Open cut mining; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Signage; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3.

Clarence Valley Local Environmental Plan 2011 applies to the land.

Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Extensive agriculture; Roads.

3 Permitted with consent

The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose; Advertising structures; Community facilities; Environmental protection works; Flood mitigation works; Markets; Recreation areas.

4 Prohibited

Any development not specified in item 2 or 3.

B. Proposed local environmental planning instruments

The subject land IS affected by a planning proposal for a proposed environmental planning instrument (Local Environmental Plan or LEP) to amend the Clarence Valley Local Environmental Plan 2011 to permit the development of dual occupancy (detached) and secondary dwellings with consent on land zoned RU1 Primary Production, RU2 Rural Landscape and R5 Large Lot Residential. The planning proposal also introduces development controls to guide the development of dual occupancy (detached) and secondary dwellings if the planning proposal is adopted. Interested persons are advised to contact Councils Strategic and Economic Planning Section on phone (02) 6643 0200 for details of how this Draft Plan applies to the subject land.

C. Development Control Plan

The Clarence Valley Development Control Plan - Development in Environmental Protection, Open Space and Special Use Zones applies to the carrying out of development on the land. The Clarence Valley Development Control Plan - Development in Rural Zones applies to the carrying out of development on the land.

D. State Environmental Planning Policies (SEPP)

Text for the relevant state environmental planning policies can be downloaded from the NSW Government website – www.legislation.nsw.gov.au.

The land is affected by State Environmental Planning Policies No 1, 4, 6, 15, 21, 22, 30, 32, 33, 36, 44, 50, 55, 62, 64, 65, Housing for Seniors or People with a Disability 2004, Building Sustainability Index (BASIX) 2004, Major Development 2005, Infrastructure 2007, Mining, Petroleum Production and Extractive Industries 2007, Temporary Structures 2007, Exempt and Complying Development Codes 2008, Rural Lands 2008, Affordable Rental Housing 2009, State and Regional Development 2011 and North Coast Regional Environmental Plan 1988.

E. Proposed state environmental planning instruments

There are NO proposed State environmental planning policies that apply to the land that is or has been the subject of community consultation or public exhibition, unless otherwise stated within this certificate.

2. Other relevant local environmental planning provisions

Note: The following advice is relevant to the local environmental plan/s identified in Section 1A of this Certificate.

A. Minimum land dimensions for erection of dwelling house

The minimum lot size for dwelling purposes as indicated by the Lot Size Map in the Clarence Valley Local Environmental Plan 2011 is 40 hectares.

B. Critical habitat

The subject land is NOT known to include or comprise critical habitat as defined in the *Threatened Species Conservation Act 1995* or Part 7A of the *Fisheries Management Act 1994*.

C. Heritage conservation area

The land is NOT located within a heritage conservation area (however described) under the local environmental planning instrument.

D. Item of environmental heritage

The land does NOT have located on it an item of environmental heritage (however described) under the local environmental planning instrument.

3. Complying development

Note: Text for the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 can be downloaded from the NSW Government website – www.legislation.nsw.gov.au.

Notwithstanding the advice in Parts 3A to 3I (inclusive) below, for complying development to occur it must comply with all relevant requirements and other development standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Where advice regarding whether or not complying development can occur, under relevant Codes listed at Parts 3A to 3I (inclusive) below, indicates that complying development cannot occur on any part of the subject land then such advice takes precedence over any other advice in the same Part that indicates complying development may be able to occur on part of the subject land.

A. General Housing Code

Complying development under this Code may be carried out on the whole of this land.

B. Rural Housing Code

Complying development under this Code may be carried out on the whole of this land.

C. Housing Alterations Code

Complying development under this Code may be carried out on the whole of this land.

D. General Development Code

Complying development under this Code may be carried out on the whole of this land.

E. Commercial and Industrial Alterations Code

Complying development under this Code may be carried out on the whole of this land.

F. Commercial and Industrial (New Buildings and Additions) Code

Complying development under this Code may be carried out on the whole of this land.

G. Subdivisions Code

Complying development under this Code may be carried out on the whole of this land.

H. Demolition Code

Complying development under this Code may be carried out on the whole of this land.

I. Fire Safety Code

Complying development under this Code may be carried out on the whole of this land.

4. Coastal protection

Council has not been notified by the Department of Public Works whether the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act, 1979*.

4A Information relating to coasts and beaches

Either an order has NOT been made under Part 4D of the Coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), or where such an order has been made the Council is satisfied that the order has been fully complied with.

The Council has NOT been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land).

4B Annual charges for coastal protection services under Local Government Act 1993

The owner (or any previous owner) of the land has NOT consented in writing to the land being subject to annual charges under section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

[Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.]

5. Mine subsidence

The land is NOT proclaimed to be within a mine subsidence district within the meaning of section 15 of the *Mines Subsidence Compensation Act, 1961*.

6. Road widening and road realignment

The land IS, according to Council's records, affected by road widening or road realignment under the relevant Local Environmental Plan.

7. Council and other public authority policies on hazard risk restrictions

Hazard Risk Restrictions (generally)

The subject land is NOT affected by a policy adopted by the Council, or by any other public authority and notified to the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulphate soils or any other risk (other than flooding), unless otherwise stated within this certificate.

Acid Sulfate Soil

The subject land IS mapped AS BEING potentially affected by Acid Sulfate soils, as indicated on the Acid Sulfate Soils Planning Map held by Council.

Any Other Risk - Contaminated Land

Council has adopted a policy on contaminated land. This policy will restrict development of land which is affected by contamination, which has been used for certain purposes, in respect of which there is not sufficient information about contamination, which is proposed to be used for certain purposes, or in other circumstances outlined in the policy.

8. Flood related development controls

A. Flood controls on certain residential development

The land IS NOT subject to flood related development controls for development for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing).

B. Flood controls on other development

The land IS NOT subject to flood related development controls for development for any purpose (other than development referred to in item 8A above).

9. Land Reserved for Acquisition

The Clarence Valley Local Environmental Plan 2011 DOES identify and make provision for the acquisition of the subject land, by a public authority, as referred to in section 27 of the Environmental Planning and Assessment Act 1979. More details are available in the Land Reservation Acquisition Map and clause 5.1 of the Clarence Valley Local Environmental Plan 2011.

10. Contributions plans

The Clarence Valley Contributions Plan 2011 applies to the land. It identifies contributions for open space and community facilities applicable to residential development and a Section 94A levy for all other development.

In accordance with the above Contributions Plan/s, Council may require, as a condition of consent for certain developments, that works be carried out or contributions be paid towards the provision of works, services or amenities. Applicants intending to carry out developments should make their own enquiries regarding such possible contributions. In some cases, the Council may not be able to determine the exact requirements for works or contributions until a development application has been lodged and assessed.

11. Biodiversity Certified Land

The land is NOT biodiversity certified land (within the meaning of Part 7AA of the *Threatened Species Conservation Act 1995*), unless otherwise stated in this certificate.

12. Biobanking Agreements

The land is NOT land to which a biobanking agreement under Part 7A of the *Threatened Species Conservation Act 1995* relates, unless otherwise stated in this certificate.

13. Matters arising under the Contaminated Land Management Act 1997 (CLM Act)

Note: The following advice is by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate.

The land is NOT within land declared to be significantly contaminated land, subject to a management order, subject of an approved voluntary management proposal, subject of an ongoing maintenance order or subject to a site audit statement within the meaning of the Contaminated Land Management Act 1997, unless otherwise stated within this certificate.

14. Bushfire prone land

The subject land is indicated on Council's bushfire prone land map as NOT being bush fire prone land.

15. Property vegetation plans

Council HAS NOT been notified that a property vegetation plan (PVP) under the Native Vegetation Act 2003 applies to the land.

16. Orders under Tree (Disputes Between Neighbours) Act 2006

Council has NOT been notified of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

17. Directions under Part 3A

There is NO direction, issued by the Minister for Planning, in force under section 75P(2)(c1) of the Act to the effect that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the *Environmental Planning and Assessment Act 1979* does not have effect.

18. Site compatibility certificates and conditions for seniors housing

Note: Text for the *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* can be downloaded from the NSW Government website – www.legislation.nsw.gov.au.

A. Site Compatibility Certificate

There is NO current site compatibility certificate issued under clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* in respect of proposed development on the land, unless otherwise stated within this certificate.

B. Conditions for seniors housing

No condition of a consent to a development application granted after 11 October 2007 in respect of the land has been granted containing a statement setting out any terms of a kind referred to in clause 18(2) of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004*, unless otherwise stated within this certificate.

19. Site compatibility certificates for infrastructure

Note: Text for the *State Environmental Planning Policy (Infrastructure) 2007* can be downloaded from the NSW Government website – www.legislation.nsw.gov.au.

There is NO current site compatibility certificate issued under clause 19 of *State Environmental Planning Policy (Infrastructure) 2007* in respect of proposed development on the land, unless otherwise stated within this certificate.

20. Site compatibility certificates and conditions for affordable rental housing

Note: Text for the *State Environmental Planning Policy (Affordable Rental Housing) 2009* can be downloaded from the NSW Government website – www.legislation.nsw.gov.au.

A. Site Compatibility Certificate

There is NO current site compatibility certificate (affordable rental housing) issued under *State Environmental Planning Policy (Affordable Rental Housing) 2009* in respect of proposed development on the land, unless otherwise stated within this certificate.

B. Conditions for affordable rental housing

No condition of consent to a development application in respect of the land has been granted containing a statement setting out any terms of a kind referred to in clause 17(1) or 37(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*, unless otherwise stated within this certificate.

21. Paper subdivision information

The land is NOT subject of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot pursuant to Part 16C of the *Environmental Planning and Assessment Regulation 2000*.

22. Site verification certificates

The land is NOT subject of a current site verification certificate that sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of *State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007*, unless otherwise stated within this certificate.

23. Other Advice Issued by Council

The following additional advices are issued by Council in good faith pursuant to Section 149(5) of the Environmental Planning and Assessment Act, 1979

Development Servicing Plans

Council's Development Servicing Plans for Water Supply and Sewerage Services apply in those areas serviced by a Council water supply scheme and sewerage scheme respectively. Enquiries as to whether the land the subject to this certificate is within a water supply or sewerage scheme area should be directed to Council's Water Cycle Section.

Water and Sewer Connection

Properties which consist of more than one lot for ratings purposes, and pay a single sewer and/or water access charge, are entitled to a single water and/or sewer connection. If additional water and/or sewer connections are required (for example when lots are sold separately) then the appropriate fee in Council's Fees and Charges, including a capital contribution, is applicable for any new connections.

If the property is a vacant lot, or is charged a water vacant and/or sewer vacant charge, please contact Council's Water Cycle section to determine the appropriate connection fee.

Copies of relevant documents referred to in this Certificate may be available on request from Council, or by visiting its website at www.clarence.nsw.gov.au. Text for legislation referred to in this Certificate can be downloaded from the NSW Government website – www.legislation.nsw.gov.au.

SECTION 149(5)

THIS CERTIFICATE IS DIRECTED TO THE FOLLOWING RELEVANT MATTERS AFFECTING THE LAND PURSUANT TO SECTION 149(5)

A. Tree Preservation Order

Council has NO Tree Preservation Order applying to the land.

B. Development Consents

A development consent/s has been issued on the land within the last five years. A copy of the relevant document/s is attached. Interested persons should make their own further inquiries or contact Council's Development Services Section.

C. Contaminated Land (additional information)

Council records indicate that the land in question is potentially or actually contaminated. Consideration of Council's adopted policy on Contaminated Land and the provisions of relevant State legislation is warranted. Interested persons should make their own enquiries regarding the extent of any actual contamination of the land.

D. Mid North Coast Regional Strategy

The Mid North Coast Regional Strategy (March 2009) applies to all land within the Clarence Valley Local Government Area. The primary purpose of this Strategy is to ensure that adequate land is available and appropriately located to accommodate the projected housing and employment needs of the Region's population over the 25 years. The Strategy represents an agreed NSW Government position on the future of the Mid North Coast to 2031. It is the pre-eminent planning document for the Mid North Coast and complements and informs other relevant local and State planning instruments. The Strategy applies to the period 2006-2031 and it is intended to be reviewed every five years. The Strategy can be downloaded from the NSW Department of Planning website, www.planning.nsw.gov.au.

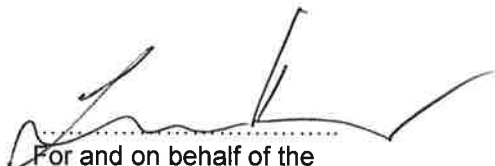
NOTE: When information pursuant to Section 149(5) is requested the Council is under no obligation to furnish any of the information supplied herein pursuant to that Section. Council draws your attention to Section 149(6) which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to sub-Section (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

PLEASE NOTE:

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.

Disclaimer

This certificate contains information provided to Clarence Valley Council by third parties and is as current as the latest information available to Council at the time of production of this document. Council does not warrant the accuracy of the information contained within the information provided by third parties and has not independently verified the information. Please contact Council staff on 6643 0200 should you wish to obtain a listing of the information provided by third parties that has been relied upon in the production of this document. It is strongly recommended that you contact the relevant third parties to confirm the accuracy of the information.



For and on behalf of the
GENERAL MANAGER