

ANNEXURE 8

Phase 1 Contamination and Preliminary Acid Sulphate Soils and River Bank Stability Assessments

**prepared by
Coffey Services Australia Pty Ltd**

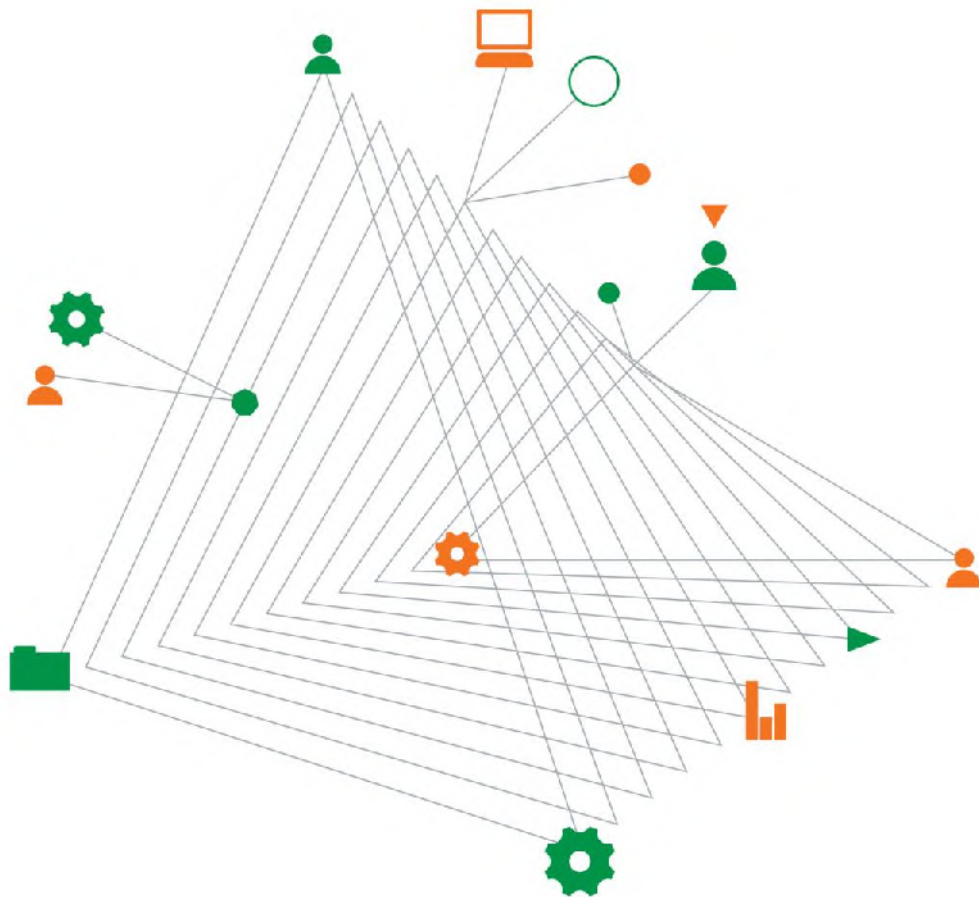
**Lot 1 DP 838753 (No. 160), Lot 241 DP 1130535 (No. 171)
and Lot 143 DP 1069758 (220), Bolong Road, Bomaderry**

Supagas Pty Ltd

Phase 1 Contamination & Preliminary Acid Sulfate Soil and Riverbank Stability Assessments

Proposed CO₂ Plant
Bolong Road, Bomaderry, NSW

22 February 2018



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Phase 1 Contamination & Preliminary Acid Sulfate Soil and Riverbank Stability Assessments

Prepared for
Supagas Pty Ltd

Prepared by
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Executive summary

Supagas Pty Ltd (Supagas) intend to construct a carbon dioxide (CO₂) plant on land owned by Manildra Group from the Shoalhaven Starches operations at Bolong Road, Bomaderry, NSW. The main CO₂ plant will be situated on the northern portion of Lot 143 DP 1069758, Bolong Road, Bomaderry, but will also include some infrastructure at the Shoalhaven Starches plant for raw CO₂ treatment and a pipeline from the Shoalhaven Starches plant to the CO₂ plant. A modification request will be submitted to the NSW Department of Planning and Environment (DPE) for this proposed development.

Supagas will take CO₂ from the Shoalhaven Starches operations and then process the gas to remove impurities to a food grade quality (for example in beverages). The CO₂ gas is treated and stored on site for later distribution.

As part of this planning submission, a Phase 1 contamination assessment, acid sulfate soils and riverbank stability assessment will be submitted as supporting documentation to fulfil DPE's requirements for the environmental assessment for this modification proposal.

The objectives of the assessment were to:

- Assess the likelihood for contamination to exist on the site from past or present activities and provide guidance on additional assessment / management (if required).
- Assess the potential for acid sulfate soils to be present in the area of the proposed works within the anticipated depth of disturbance with recommendations on the need for management.
- Consider the proximity of the various structures proposed to the northern bank of the Shoalhaven River and potential effects on the stability of the river bank.

The scope of work developed to meet this objective included a review of site history information, previous reports and a site walkover.

Contamination assessment

Site history information indicated that the site of the main CO₂ plant has generally been grassed rural land possibly used for grazing up until the 1980s. The site of the main CO₂ plant then became a grassed, unused area of a Dairy Co-op, and later an unused area of a meat packaging plant. The area of the raw CO₂ treatment plant is a small area located within the adjacent Manildra owned Shoalhaven Starches Plant and this area also has a history of rural land use followed by fermentation and starch production. The proposed pipeline intersects an area of a former homestead (and associated structures) and soils containing bonded asbestos containing materials have previously been found in that area. The pipeline area along the northern site boundary (on the southern side of Bolong Road) appears to have been cleared land/nature strip, with vehicle access track/driveways established in places. Four areas of environmental concern (AECs) were identified at the site:

AEC 1 - The sites of the main CO₂ plant, CO₂ pipeline and the raw CO₂ treatment plant from potential presence of imported fill of unknown origin and quality (in particular the grassed mound in the northern part of the main CO₂ plant)

AEC 2 – Proposed main CO₂ plant and CO₂ pipeline from possible effluent irrigation

AEC 3 – Proposed raw CO₂ plant and CO₂ pipeline area from nearby substation and other industrial activity

AEC 4 – Western section of proposed pipeline (area of former homestead) where bonded asbestos containing material has been previously identified

Based on the findings of the assessment, we consider that AECs 1, 2 and 3 have generally a low likelihood for being affected by contamination that would pose an unacceptable risk to human health or the environment under the proposed development scenario.

AEC 4 was assessed to have a high potential for contamination as bonded asbestos containing material has been previously identified in this area. The site history information indicated this area formerly had a farmhouse dwelling and associated structures. Bonded asbestos containing material was identified in soils within this area. If excavation is proposed in this area then appropriate management will be required to protect the health of workers and nearby users along with appropriate waste management. This work would need to be carried out in compliance with relevant standards and codes of practice.

Sampling of site soils could be carried out pre-development to assess the actual conditions of the site, otherwise the development could be managed through adopting a robust construction environmental management plan and unexpected finds protocol (UFP) to mitigate risks to construction workers and the nearby environment. The UFP would assist to provide direction that if during the excavation work, material is encountered which appears to be potentially contaminated or suspicious, excavation works should cease until observation is carried out by a competent environmental consultant. In the context of the above, potentially contaminated or suspicious material would include stained or odorous soil, fibrous material, asbestos sheeting, drums, metal or plastic chemical containers or brightly coloured material, septic pits etc.

Should soils require offsite disposal or re-use, then they should be appropriately classified or assessed against relevant resource recovery exemptions and/or the NSW EPA 2014 Waste Classification Guidelines, whichever is more appropriate.

Acid sulfate soils

Based on the geological site setting, previous and current results, it is possible that ASS could be intersected at depths greater than 3m to 4m below the ground surface for infrastructure on the southern side of Bolong Road. Acid sulfate soils could be shallower and more sporadic on the northern side of Bolong Road for the proposed pipeline.

We recommend that an acid sulfate soil management plan be prepared for the project which could involve some upfront testing (particularly along the proposed pipeline route) or testing at the time of excavation. The plan should be prepared in accordance with the relevant sections of the 1998 ASS Manual prepared by ASSMAC. The detail of the plan can be refined based on the likely volumes to be extracted. For small volumes a simple work plan may be sufficient.

Avoidance is a preferred strategy and Supagas should consider construction methodologies that avoid disturbing ASS, such as use of screw piles (if structurally suitable). An environmental consultant with suitable experience in identifying and managing ASS should be appointed to oversee any excavation that could intersect acid sulfate soils and carry out assessment and provide management advice at that time.

Riverbank stability

Nearby geotechnical investigation suggests that the riverbank is formed on deep alluvial soils that are generally stiff to hard consistency below about 6m depth. For these inferred ground conditions, the proposed development is expected to be sufficiently remote from the current Shoalhaven River northern bank to not adversely affect riverbank stability. Nevertheless, the following general guidelines should be observed:

- The foundation conditions should be assessed by appropriate geotechnical investigation prior to design, and the global stability of the riverbank analysed for the expected development loading.
- Heavily loaded structures may need to be supported on deep foundation systems founded at a suitable depth to avoid loads being applied to the soil mass close to the riverbanks.
- During construction, the proposed position of cranes or other large temporary surface loads such as stockpiles and building materials storage would need to be assessed prior to construction (using the information from the geotechnical investigation).
- The suitability of construction activities that involve significant ground vibration (such as pile driving) would need geotechnical assessment prior to adopting these methods.

This executive summary must be read in conjunction with the full report and in the context of the attached sheets “Important Information about your Coffey Environmental Report”, “Important Information about your Coffey Report” and to the statement of limitations attached to this report.

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Important information about your Coffey Environmental Report

Important information about your Coffey Report

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Appendix E – Historical Title Search Results

Appendix F – SafeWork NSW Search Results

Abbreviations

ACM	Asbestos Containing Materials
AEC	Area of Environmental Concern
AHD	Australian Height Datum
BTEX	Benzene, Toluene, Ethylbenzene and Xylenes
COPC	Chemical of potential concern
CSM	Conceptual Site Model
m bgs	Metres below ground surface
NEPM	National Environment Protection (Assessment of Site Contamination) Measure
OCP	Organochlorine Pesticide
OPP	Organophosphorus Pesticide
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
TPH / TRH	Total Petroleum Hydrocarbon / Total Recoverable Hydrocarbons
VOC	Volatile Organic Compound

1. Introduction

Supagas Pty Ltd (Supagas) intend to construct a carbon dioxide (CO₂) plant on land owned by Manildra Group from the Shoalhaven Starches operations at Bolong Road, Bomaderry, NSW. The main CO₂ plant will be situated on the northern portion of Lot 143 DP 1069758, Bolong Road, Bomaderry, but will also include some infrastructure at the Shoalhaven Starches plant for raw CO₂ treatment and a pipeline from the Shoalhaven Starches plant to the CO₂ plant. A modification request will be submitted to the NSW Department of Planning and Environment (DPE) for this proposed development.

Supagas will take CO₂ from the Shoalhaven Starches operations and then process the gas to remove impurities to a food grade quality (for example in beverages). The CO₂ gas is treated and stored on site for later distribution.

CO₂ will be transferred from the Shoalhaven Starches Facility to the CO₂ plant by a pipeline along the southern side of Bolong Road, running through the frontage of the former Dairy Farmers site to the proposed CO₂ plant site. The CO₂ pipeline location is provided in Figure 2.

As part of this planning submission, a Phase 1 contamination assessment, acid sulfate soils and riverbank stability assessment will be submitted as supporting documentation to fulfil DPE's requirements for the environmental assessment for this modification proposal.

The objectives of the assessment were to:

- Assess the likelihood for contamination to exist on the site from past or present activities and provide guidance on additional assessment / management (if required).
- Assess the potential for acid sulfate soils to be present in the area of the proposed works within the anticipated depth of disturbance with recommendations on the need for management.
- Consider the proximity of the various structures proposed to the northern bank of the Shoalhaven River and potential effects on the stability of the river bank.

2. Scope of work

The work carried out by Coffey to meet the above objectives included:

- Review of published information (e.g. topographic, geological, acid sulfate soil risk, soil landscape maps).
- Review of previous reports and information on Coffey file for assessing geotechnical conditions, acid sulfate soil conditions and the likelihood of potential contamination to exist at the site. This included review of previous reports which contained: historical land title records, historical aerial photographs, Council planning records; a search of NSW EPA databases, and collation of this information.
- A site walkover to visually assess riverbank conditions, potential sources of contamination, observe surrounding land uses, topography, drainage, nearby sensitive environments, and assess details of the site history and desk study to further assess potential areas of environmental concern (AECs) and contaminants of potential concern (COPCs).
- Developing a Conceptual Site Model (CSM) with respect to contamination.
- Preparation of this report, making conclusions and recommendations with respect to the objectives outlined in Section 1.

This report was prepared with reference to NSW EPA endorsed guidelines and State Environmental Planning Policy 55 Remediation of Land (DUAP, 1998).

3. Summary of site details and surroundings

3.1. Site identification

Site identification details and surrounding land uses are summarised in **Table 1**. The site locality is shown on Figure 1, with the various plant and pipeline locations shown on Figures 1 and 2.

Table 1: Site Identification Details

Address:	Main CO ₂ plant - Part of 220 Bolong Road, Bomaderry Raw CO ₂ plant – Part of 171 Bolong Road, Bomaderry Pipeline – Part of 220 Bolong Road and part of 171 Bolong Road Bomaderry
Title identification:	Main CO ₂ plant - Eastern part of Lot 143 DP1069758 Raw CO ₂ plant – Part of Lot 241 DP1130535 Pipeline - Part of Lot 241 DP1130535, part Lot 143 DP1069758, part of Lot 241 DP1130535
Area (approx.):	Main CO ₂ plant – approximately 4,500m ² Raw CO ₂ plant – approximately 50m ²
Local government area:	Shoalhaven City Council
County:	Camden
Parish:	Bunberra
Zoning:	Main CO ₂ plant, Raw CO ₂ plant and pipeline on southern sides of Bolong Road - Zone IN1 (General Industrial) under Shoalhaven Local Environmental Plan 2014.
Current land use:	Main CO ₂ plant – vacant grassed Raw CO ₂ plant – industrial Pipeline – vacant grassed and industrial
Adjoining land uses:	North: Bolong Road and beyond rural/grazing South: Rail line and beyond Shoalhaven River West: Manildra meat packaging plant (former dairy co-op) East: Industrial complex (metal storage, possibly welding)
Site coordinates (GDA94-MGA54):	1381048E, 6100821N (approx. centre of Main CO ₂ plant)

The exact site boundaries are not clearly defined at this stage. Site fencing along the east and west of the main CO₂ plant was used as an estimate of the boundary.

3.2. Topography, drainage, soil, geology & hydrogeology

Table 2 summarises topography, drainage, soil, geology, acid sulfate soil and hydrogeology associated with the site. Topography, drainage, soil and geology information was obtained from published maps listed in Section 11.

Table 2: Topography, drainage, geology and hydrogeology

Elevation:	Between about 4-6m above Australian Height Datum (AHD) (Based on Google Earth Pro, 2017)
General topography:	The site is relatively flat. There is a grassed mound in the northern portion of the proposed main CO ₂ plant which rises about 1.8m.
Closest surface water body:	The Shoalhaven River is located about 90m south of the proposed main CO ₂ plant.
Drainage:	Surface water on the proposed main CO ₂ plant is likely to drain to the south toward a stormwater drainage inlet and grass swale located at the southern end of the site.
Regional geology:	Reference to the 1:250,000 Wollongong Geological Series Sheet (S1 56-9, First Edition) prepared by the NSW Department of Mines (1952) indicates the site is likely to be underlain by Quaternary Alluvium, gravel, swamp deposits and sand dunes.
Soil landscape:	Reference to the 1:100,000 Kiama Soil Landscape Series Sheet (9028, First Edition), produced by the Department of Conservation and Land Management NSW (1993) indicates that the site is located on Shoalhaven Soils. These soils are described as moderately deep Prairie Soils on levees, Red Earths and Yellow and Red Podzolic Soils on terraces and Alluvial Soils and Gleyed Podzolic soils on the floodplains.
Acid Sulfate Soil:	Reference to the Berry 1:25,000 Acid Sulfate Soil Risk map, prepared by the Department of Land and Water Conservation (DLWC) (1997), indicates that the site is mapped as being in an area with a low probability of ASS occurrence. In the proposed main CO ₂ and raw CO ₂ treatment plants, ASS, if present, are expected to be at depths greater than 3m bgs. These areas are described as an alluvial levee at an elevation of 4m AHD.
Groundwater bore search: (NSW DPI, Office of Water)	Two registered groundwater bores were identified within 500m of the site, located to the west within the former Dairy Farmers Co-op. No summary sheets were available for these bores. Search results are included in Appendix B.
Depth to groundwater:	An assessment carried out by Coffey (Coffey, 2015) on land approximately 200-300m west of the site recorded groundwater at 3.1m to and 3.8m bgs in two monitoring wells.
Inferred groundwater flow direction:	Groundwater in areas close to the Shoalhaven River is inferred to flow towards the south towards the Shoalhaven River, but groundwater in areas further north could flow to the north into the broader Broughton Creek floodplain area.

Coffey has not carried out geotechnical drilling investigation for the main CO₂ site, however, we have previously carried out geotechnical investigation for another site (ref: GEOTWOLL03658AB-AA Rev 1 dated October 2014) within the Manildra Plant located near the Raw CO₂ site (which is about 400m west of the Main CO₂ site).

That report indicates general ground conditions near the Raw CO₂ site comprising some fill over very deep alluvial soils (greater than 25m). The boreholes encountered fill and some loose alluvium at relatively shallow depth, but with clays ranging in consistency from stiff to hard generally below 6m depth.

4. Site history

4.1. Summary of site history

Information on the Site history was obtained from previous Coffey reports on file previously prepared for Manildra which contain relevant history for the proposed site. These included:

- Coffey (2008) – Preliminary Environmental Site Assessment and geotechnical investigation, Proposed Ethanol Expansion, Shoalhaven Starches Plant, Bolong Road, Bomaderry, NSW (Ref: ENVIUNAN00111AA)
- Coffey (2015) Contamination assessment, Proposed Starches Product Dryer, Part Lot 143 DP1069758, Bolong Road, Bomaderry, NSW (Ref: GEOTWOLL03658AB Rev1);

These reports contained relevant information sources including:

- Aerial photographs (1948-51 to 2016);
- Historical land titles;
- Shoalhaven City Council records and Section 149 planning certificate;
- Dangerous goods licenses held for the site by WorkCover.

In addition, we spoke to Manildra representatives with knowledge of the area and checked the NSW EPA register for listings of the Site and nearby Sites;

A copy of the site history information is presented in Appendix A to F and a summary is provided below.

Table 3: Summary of site history

Historical land use:	<p>A chronology of the historical land use is summarised below:</p> <ul style="list-style-type: none">• In the early 20th century, the land was likely to have been either vacant or used for rural/agricultural purposes;• From 1903 to 1970, the site was owned by a variety of individuals, whose occupations were farmers (dairy farmers);• Historical aerial photography indicated that the site was grassed rural land (most likely grazing) up to between 1984 and 1992. A Dairy Farmers milk co-op was built between this time and the site formed an unused grassed area to the east of the co-op. The site does not appear to have been used during or post the co-op.• The area of the proposed raw CO₂ storage had a similar history except that Shoalhaven Starches constructed fermenters in the area between 2002 and 2013.• The proposed pipeline area has a similar history, and it intersects an area with a former homestead which was present prior to 1993. The area of the proposed pipeline has been predominantly undeveloped grassed land/nature strip running along the northern site boundary (southern side of Bolong Road). Vehicle access tracks/driveways have crossed the area in the 1960s, which may have been gravelled. The land immediately south of the pipeline within the western area has been used for storage of equipment associated with the industrial uses.
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Filling Activities:	Information on filling was not available. A grassed fill mound was observed in the northern part of the site during the site walkover and from these observations, the mound is evident in historical aerial photos back to 1993 when the main larger dairy co-op building is evident. The area of the proposed raw CO ₂ treatment plant and western portion of the CO ₂ pipeline had a gravel hardstand and some fill may be present. A previous report (Coffey, 2015) identified soils with bonded asbestos containing material (ACM) in an area close to where a pipeline is proposed. The ACM coincided with areas where former farmhouse dwellings use to be located. This area is shown in Figure 2.
Chemical usage & storage:	No information is available to suggest chemical use or storage at the main CO ₂ plant.
Section 149 Planning Certificate (Appendix C)	Land not subject to any notifications under the Contaminated Land Management Act 1997.
NSW EPA Registers (Appendix D)	No listing for the site or immediate surrounds.
Offsite considerations:	A steel fabricator (Boweld) is located to the east of the main CO ₂ plant site. Anecdotal information indicates that they specialise in structural steel including welding, sand blasting and painting. They also have a boat builder operating on site. Knowledge of exact or historical specific activities and chemical use/storage is not known

4.2. Gaps in the site history

The following gaps in the site history were identified:

- Limited information is available on the early history of the site, i.e. prior to 1948-1951, and therefore, some site activities may not have been identified.
- The demolition practices used to remove the former dwelling and associated structures is not known;
- The source of the fill mound and any filling history is not known.

5. Site observations

Site observations were made by a Coffey Principal Environmental Engineer on 15 September 2017. Following the relocation of the pipeline route, a Coffey Environmental Scientist attended the site on 8 February, 2018 to inspect the area of the proposed alternative route for the pipeline.

5.1. Environmental

The following site features were observed and also shown on Figure 2 and Photos 1 to 7.

The main site of the proposed Supagas CO₂ plant is located to the east of what is now a meat packaging plant (formerly a Dairy Co-op) and forms a grassed area with some trees (Photos 1 to 5).

The site was relatively flat and contained a grassed mound in the northern part (Photo 1). The mound was approximately oval shaped and at its maximum height was approximately 1.8m above surrounding ground. The type of fill within the mound was not evident as the mound was grass covered.

Fencing was present on some parts of the site to the east and west. The boundary of what will be the site was not marked to the north or west.

Pipes were observed around the perimeter of the general site and to the north, some of these had a sign indicating 'reclaimed effluent'. They did not appear in use.

Observations were also made of the area of proposed raw CO₂ plant which is located some 500m west of the main site and within the Manildra Shoalhaven Starches plant. This proposed plant is relatively small and will occupy an area of about 6m x 8m and is currently occupied by two shipping containers (Photo 6). Observations within the containers was not possible at the time of the visit and Coffey was advised they contained general equipment. The containers appeared to be on a gravel hardstand surface. Based on plans on file from Manildra and site observations, the surrounding infrastructure comprises:

North: large fermenter tanks

West: electrical substation, drainage sump and pump house

East: compressor room and storage yard

South: Rail lines

There was no visible evidence of underground storage tanks, chemical storage or staining. No apparent evidence was noted of vegetation die back.

During the site inspection on 8 February 2018, the following observations were made and information was provided for the area of the proposed CO₂ pipeline route:

- The pipeline will be installed beneath the ground surface, adjacent to the boundary fence.
- A new car park has been built within the southern portion of the site, with the ground surface consisting of blue metal/gravel. A stockpile containing natural soils was observed within the southern area, this material was used to raise the carpark slightly (Photo 7).
- Surface soils were observed to be natural clays, which were re-worked in some areas from vehicle activity. Inspection of the soils was limited in places due to grass cover.
- The pipe line will be installed beneath the entry road to the meat packaging plant.
- Some large trees are present within the pipeline route, the site representative was unsure if these tree will be removed of if the pipeline will be installed around them.

Photographs 7 to 11 below show the area of the proposed pipeline.



Photo 1: Grassed mound in northern part of main CO₂ plant (facing south-west)



Photo 2: Southern part of main CO₂ plant (facing south)



Photo 3: Central part of main CO₂ plant (facing south-east)



Photo 4: Central part of main CO₂ plant (facing north-east)



Photo 5: Stormwater pit near southern part of main CO₂ plant (facing north-east)



Photo 6: Site of proposed raw CO₂ treatment plant (facing south-west)



Photo 7: Location of proposed pipeline within the western portion of the site – pipeline will be installed adjacent to the vegetation.



Photo 8: Location of proposed pipeline along the central portion of the site (looking north east).



Photo 9: Location of proposed pipeline within the eastern portion of the site (looking south west) pipeline will be installed beneath the site entry road.



Photo 10: Location of the proposed pipeline within the northern portion of the site (looking north east), pipeline may be installed around the large trees.



Photo 11: Location of the proposed pipeline and area for the CO₂ Plant (looking north east).

5.2. Riverbank

Near Main CO₂ site

The land between the site and the riverbank has rail lines for freight trains which transport products from the Shoalhaven Starches Plant. The top of the riverbank in the general area was approximately 3.5-4m above the river level and in part tiered with large sandstone boulders forming scour protection and riverbank support (See Photo 12 below). However, tidal variation of river level in this area can be in excess of 1.5m.



Photo 12 – Riverbank opposite main CO₂ plant

The riverbank further to the west was not accessible to the toe and could be viewed from the upper bank only. In this area the riverbank appeared to be close to vertical.

No apparent evidence of tension cracks or instability was noted on the land between the site and the riverbank. A general photo of this land is shown in Photo 13 below.



Photo 13: Land between rail line and riverbank opposite proposed main CO₂ plant

Near Raw CO₂ site

Observations of the riverbank opposite the proposed raw CO₂ treatment plant area were not directly made, but steel sheet piling was evident along the riverbank (as seen from the site) for several metres (>10m) both up and downstream (shown in Photo 14 below). The land between the site and the riverbank also has rail lines and spurs associated with trains for the Shoalhaven Starches Plant. No apparent evidence of tension cracks or instability was noted on the land between the site and the riverbank.



Photo 14: Sheet piling in foreground along riverbank opposite the proposed raw CO₂ plant.

In summary, the riverbank has been subject to erosion and protection measures have been installed in some areas. However, erosion and instability are different processes. We observed no evidence of riverbank instability during our site visit from the available vantage points.

6. Conceptual site model (Environmental)

6.1. General

A conceptual site model (CSM) is used to determine the presence of plausible exposure pathways, and hence the presence of significant risk to susceptible receptors such as humans, ecosystems, or the built environment. For a significant or identifiable risk to exist an exposure pathway must be present, which requires each of the following to be identified:

- The presence of substances that may cause harm (SOURCE);
- The presence of a receptor, which may be harmed at an exposure point (RECEPTOR); and
- The existence of means of exposing a receptor to the source (EXPOSURE ROUTE).

In the absence of a plausible exposure pathway there is no risk. Therefore, the presence of measurable concentrations of chemical substances does not automatically imply that the site will cause harm. In order for this to be the case, a plausible exposure pathway must be present, allowing a source to adversely affect a receptor. The nature and importance of both receptors and exposure routes, which are relevant to any particular site, will vary according to its characteristics, intended end-use, and its environmental setting.

6.2. Potential contamination sources

Based on the site history information and site observations, there is potential for contamination on the site in the following areas of environmental concern (AECs):

Table 4: Potential AEC /Source Summary

AEC /Source	Likelihood of contamination	COPCs
AEC 1 - The main CO ₂ plant, CO ₂ pipeline and the raw CO ₂ treatment plant from potential presence of imported fill of unknown origin and quality (in particular the grassed mound in the northern part of the main CO ₂ plant)	Low	TRH, BTEX, PAH, OC/OP, PCB, heavy metals and asbestos
AEC 2 – Proposed main CO ₂ plant and CO ₂ pipeline from possible effluent irrigation	Low	Nutrients, pH and salinity (in groundwater and surface water)
AEC 3 – Proposed raw CO ₂ plant area and CO ₂ pipeline from nearby substation and other industrial activity	Low	Petroleum hydrocarbons, heavy metals
AEC 4 – Western section of proposed pipeline (area of former homestead – see Figure 2) where bonded asbestos containing material has been previously identified	High	Asbestos (if the pipeline goes underground or if foundations are required within area of adjacent hardstand noted to contain asbestos).

Based on the potential contamination sources and mechanisms identified for this site, contamination (if any) is likely to be limited to near surface soils and within fill.

6.3. Receptors and pathways

Based on the preliminary details of the proposed development, the main receptors are likely to be construction workers, involved in the construction of the plant during earthworks and future maintenance workers. Contamination exposure pathways exist including dermal contact, inhalation and ingestion. Non-human receptors would include underground services that can be adversely affected through exposure to petroleum hydrocarbons.

Groundwater and receiving nearby surface water (ecological receptors) could potentially be impacted if the quality of the fill was poor and leachable. In the case of the raw CO₂ plant, nearby infrastructure such as fermenters, substation and sumps could have a local impact on groundwater quality.

Receptors in this case could be:

- Construction workers - through pathways such as dermal contact, inhalation and ingestion
- Shoalhaven River (ecosystems and primary human contact) – through groundwater seepage or surface water runoff.

We note that a previous report (Coffey, 2015) assessed groundwater quality in a portion of Lot 143, but outside the current site area. The report noted relatively minor exceedances of nickel, zinc, phosphorous and anthracene in groundwater and surface water samples (from treatment ponds). It was assessed at the time that these relatively minor exceedances would not pose an unacceptable risk to marine water aquatic ecosystems in the adjacent Shoalhaven River.

7. Acid sulfate soils

A previous assessment on land approximately 200-300m west of the main CO₂ plant site included some acid sulfate soil testing (Coffey, 2015). Coffey has carried out numerous other assessments on land between Bolong Road and the Shoalhaven River for Manildra. Based on the geological site setting, previous and current results, it is possible that ASS could be intersected at depths greater than 3m to 4m below the ground surface at the site at the main CO₂ plant, CO₂ pipeline and the raw CO₂ plant.

At shallower depths, there is a low risk that acid sulfate soils are present, however this may be influenced by the presence of fill within the site. Should dark grey, high plasticity estuarine clays be encountered at depths shallower than 3m, these soils should be considered potential acid sulfate soils unless otherwise tested.

A previous assessment on land to the north of Bolong Road for another previously proposed pipeline (Coffey, 2008) included some acid sulfate soil testing. Areas to the east of the proposed pipeline recorded some actual acidity possibly suggesting some acid sulfate soil potential. The results suggested that acid sulfate soils could be sporadic and in lenses.

8. Riverbank instability

Based on the proposed layout plan provided, the positions of the new structures and storage areas in the Main CO₂ site are relatively remote (about 40m) from the northern bank of the Shoalhaven River. The Raw CO₂ site is closer to the river (about 20m) but with a much smaller load footprint.

Riverbank stability depends on the ground conditions below the riverbank, and the footprint, magnitude and the distance from the river of the loads applied. For the inferred ground conditions and development locations, relatively light loads are not expected to adversely affect the stability of the current Shoalhaven River northern bank.

New heavily loaded structures should be supported on footing systems designed to reduce additional loading to the riverbank, in particular those sections of river bank protected by the existing rock revetment wall and steel sheet pile walls. The footing type and depth would need to be assessed by geotechnical investigation and riverbank stability analyses.

The proposed position of cranes or other large temporary surface loads such as stockpiles and building materials would need to be assessed prior to construction (using the information from the geotechnical investigation).

The suitability of construction activities that involve significant ground vibration (such as pile driving) would need geotechnical assessment prior to adopting these methods.

9. Conclusions

Contamination assessment

Site history information indicated that the site of the main CO₂ plant has generally been grassed rural land possibly used for grazing up until the 1980s. The site then became a grassed, unused area of a Dairy Co-op, and later an unused area of a meat packaging plant. The area of the raw CO₂ treatment plant is a small area located within the adjacent Manildra owned Shoalhaven Starches Plant and this area also has a history of rural land use followed by fermentation and starch production. The proposed pipeline intersects an area of a former homestead (and associated structures) and soils containing bonded asbestos containing materials have previously been found in that area. The pipeline area running along the northern site boundary (on southern side of Bolong Road) consists of areas of vegetation and grass land, some fill material may be present within the western portion beneath the gravel hardstand. Four AECs were identified at the site:

AEC 1 - The sites of the main CO₂ plant, CO₂ pipeline and the raw CO₂ treatment plant from potential presence of imported fill of unknown origin and quality (in particular the grassed mound in the northern part of the main CO₂ plant)

AEC 2 – Proposed main CO₂ plant and CO₂ pipeline from possible effluent irrigation

AEC 3 – Proposed raw CO₂ plant area and CO₂ pipeline from nearby substation and other industrial activity

AEC 4 – Western section of proposed pipeline (area of former homestead) where bonded asbestos containing material has been previously identified

Based on the findings of the assessment, we consider that AECs 1, 2 and 3 have generally a low likelihood for being affected by contamination that would pose an unacceptable risk to human health or the environment under the proposed development scenario.

AEC 4 was assessed to have a high potential for contamination as bonded asbestos containing material has been previously identified in this area. The site history information indicated this area formerly had a farmhouse dwelling and associated structures. Bonded asbestos containing material was identified in soils within this area. If excavation is proposed in this area then appropriate management will be required to protect the health of workers and nearby users along with appropriate waste management. This work would need to be carried out in compliance with relevant standards and codes of practice.

Sampling of site soils could be carried out pre-development to assess the actual conditions of the site, otherwise the development could be managed through adopting a robust construction environmental management plan and unexpected finds protocol (UFP) to mitigate risks to construction workers and the nearby environment. The UFP would assist to provide direction that if during the excavation work, material is encountered which appears to be potentially contaminated or suspicious, excavation works should cease until observation is carried out by a competent environmental consultant. In the context of the above, potentially contaminated or suspicious material would include stained or odorous soil, fibrous material, asbestos sheeting, drums, metal or plastic chemical containers or brightly coloured material, septic pits etc.

Should soils require offsite disposal or re-use, then they should be appropriately classified or assessed against relevant resource recovery exemptions and/or the NSW EPA 2014 Waste Classification Guidelines, whichever is more appropriate.

Acid sulfate soils

Based on the geological site setting, previous and current results, it is possible that ASS could be intersected at depths greater than 3m to 4m below the ground surface for infrastructure on the southern side of Bolong Road. Acid sulfate soils could be shallower and more sporadic on the northern side of Bolong Road for the proposed pipeline.

We recommend that an acid sulfate soil management plan be prepared for the project which could involve some upfront testing (particularly along the proposed pipeline route) or testing at the time of excavation. The plan should be prepared in accordance with the relevant sections of the 1998 ASS Manual prepared by ASSMAC. The detail of the plan can be refined based on the likely volumes to be extracted. For small volumes a simple work plan may be sufficient.

Avoidance is a preferred strategy and Supagas should consider construction methodologies that avoid disturbing ASS, such as use of screw piles (if structurally suitable). An environmental consultant with suitable experience in identifying and managing ASS should be appointed to oversee any excavation that could intersect acid sulfate soils and carry out assessment and provide management advice at that time.

Riverbank stability

For the inferred ground conditions and remoteness from the riverbank of the proposed development, the risk of riverbank instability is not expected to be significant for the scope of development currently understood. Instability risks could be managed by appropriate footing systems founded at sufficient depth to minimise loads on soils adjacent to the riverbanks. This assessment will need to be confirmed by specific geotechnical investigation.

10. Limitations

The preliminary geotechnical assessment and recommendations of this report are based on a desk study limited to regional information and subsurface investigation data that is extrapolated from a nearby site. Subsurface conditions can be complex and vary over relatively short distances – and over time. Site specific investigations will be required to support detailed design. Detailed design and construction should not proceed on the basis of this desk study report without further geotechnical advice. The limitations of geotechnical assessment are further explained in the attached important information sheet.

We also draw your attention to the attached sheets titled "Important Information about your Coffey Environmental Report" which should be read in conjunction with this report.

11. References

1. **Coffey (2008)** Preliminary Environmental Site Assessment and Geotechnical Investigation, Proposed Ethanol Expansion, Shoalhaven Starches Plant, Bolong Road, Bomaderry, NSW (Ref: ENVIUNAN00111AA)
2. **Coffey (2015)** Contamination assessment, Proposed Starches Product Dryer, Part Lot 143 DP1069758, Bolong Road, Bomaderry, NSW (Ref: GEOTWOLL03658AB Rev1);
3. **Coffey (2017)** Phase 1 Contamination, Acid Sulfate Soil and Riverbank Stability Assessment Proposed CO₂ plant, Bolong Rd, (Ref WOLEN209747-R01)
4. **Department of Urban Affairs and Planning (1998)** Managing Land Contamination, Planning Guidelines SEPP55 – Remediation of Land
5. **NEPC (2013)** National Environmental Protection (Assessment of Site Contamination) Measure 1999, as amended in 2013, National Environment Protection Council;
6. **NSW Department of Land and Water Conservation (1997)**, Burrier-Berry Acid Sulfate Soils Risk Map 1:25,000 edition two;
7. **NSW OEH (2011)** Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites, OEH 2011/0650, ISBN 0 7310 3892 4, Office of Environment and Heritage, Sydney;
8. **NSW Department of Finance and Services, Spatial Services**, SIX Maps maps.six.nsw.gov.au, NSW Map (2012) Accessed 1/05/2017; and
9. **NSW Department of Primary Industries, Office of Water**, allwaterdata.water.nsw.gov.au/water.stm, Accessed 19/06/201

Important information about your **Coffey** Environmental Report

Introduction

This report has been prepared by Coffey for you, as Coffey's client, in accordance with our agreed purpose, scope, schedule and budget.

The report has been prepared using accepted procedures and practices of the consulting profession at the time it was prepared, and the opinions, recommendations and conclusions set out in the report are made in accordance with generally accepted principles and practices of that profession.

The report is based on information gained from environmental conditions (including assessment of some or all of soil, groundwater, vapour and surface water) and supplemented by reported data of the local area and professional experience. Assessment has been scoped with consideration to industry standards, regulations, guidelines and your specific requirements, including budget and timing. The characterisation of site conditions is an interpretation of information collected during assessment, in accordance with industry practice,

This interpretation is not a complete description of all material on or in the vicinity of the site, due to the inherent variation in spatial and temporal patterns of contaminant presence and impact in the natural environment. Coffey may have also relied on data and other information provided by you and other qualified individuals in preparing this report. Coffey has not verified the accuracy or completeness of such data or information except as otherwise stated in the report. For these reasons the report must be regarded as interpretative, in accordance with industry standards and practice, rather than being a definitive record.

Your report has been written for a specific purpose

Your report has been developed for a specific purpose as agreed by us and applies only to the site or area investigated. Unless otherwise stated in the report, this report cannot be applied to an adjacent site or area, nor can it be used when the nature of the specific purpose changes from that which we agreed.

For each purpose, a tailored approach to the assessment of potential soil and groundwater contamination is required. In most cases, a key objective is to identify, and if possible quantify, risks that both recognised and potential contamination pose in the context of the agreed purpose. Such risks may be financial (for example, clean up costs or constraints on site use) and/or physical (for example, potential health risks to users of the site or the general public).

Limitations of the Report

The work was conducted, and the report has been prepared, in response to an agreed purpose and scope, within time and budgetary constraints, and in reliance on certain data and information made available to Coffey.

The analyses, evaluations, opinions and conclusions presented in this report are based on that purpose and scope, requirements, data or information, and they could change if such requirements or data are inaccurate or incomplete.

This report is valid as of the date of preparation. The condition of the site (including subsurface conditions) and extent or nature of contamination or other environmental hazards can change over time, as a result of either natural processes or human influence. Coffey should be kept apprised of any such events and should be consulted for further investigations if any changes are noted, particularly during construction activities where excavations often reveal subsurface conditions.

In addition, advancements in professional practice regarding contaminated land and changes in applicable statutes and/or guidelines may affect the validity of this report. Consequently, the currency of conclusions and recommendations in this report should be verified if you propose to use this report more than 6 months after its date of issue.

The report does not include the evaluation or assessment of potential geotechnical engineering constraints of the site.

Interpretation of factual data

Environmental site assessments identify actual conditions only at those points where samples are taken and on the date collected. Data derived from indirect field measurements, and sometimes other reports on the site, are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact with respect to the report purpose and recommended actions.

Variations in soil and groundwater conditions may occur between test or sample locations and actual conditions may differ from those inferred to exist. No environmental assessment program, no matter how comprehensive, can reveal all subsurface details and anomalies. Similarly, no professional, no matter how well qualified, can reveal what is hidden by earth, rock or changed through time.

The actual interface between different materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but

steps can be taken to reduce the impact of unexpected conditions.

For this reason, parties involved with land acquisition, management and/or redevelopment should retain the services of a suitably qualified and experienced environmental consultant through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other unrecognised features encountered on site. Coffey would be pleased to assist with any investigation or advice in such circumstances.

Recommendations in this report

This report assumes, in accordance with industry practice, that the site conditions recognised through discrete sampling are representative of actual conditions throughout the investigation area. Recommendations are based on the resulting interpretation.

Should further data be obtained that differs from the data on which the report recommendations are based (such as through excavation or other additional assessment), then the recommendations would need to be reviewed and may need to be revised.

Report for benefit of client

Unless otherwise agreed between us, the report has been prepared for your benefit and no other party. Other parties should not rely upon the report or the accuracy or completeness of any recommendation and should make their own enquiries and obtain independent advice in relation to such matters.

Coffey assumes no responsibility and will not be liable to any other person or organisation for, or in relation to, any matter dealt with or conclusions expressed in the report, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in the report.

To avoid misuse of the information presented in your report, we recommend that Coffey be consulted before the report is provided to another party who may not be familiar with the background and the purpose of the report. In particular, an environmental disclosure report for a property vendor may not be suitable for satisfying the needs of that property's purchaser. This report should not be applied for any purpose other than that stated in the report.

Interpretation by other professionals

Costly problems can occur when other professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, a suitably qualified and experienced environmental consultant should be retained to explain the implications of the report to other professionals referring to the report and then review plans and specifications produced to see how other professionals have incorporated the report findings.

Given Coffey prepared the report and has familiarity with the site, Coffey is well placed to provide such

assistance. If another party is engaged to interpret the recommendations of the report, there is a risk that the contents of the report may be misinterpreted and Coffey disowns any responsibility for such misinterpretation.

Data should not be separated from the report

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, laboratory data, drawings, etc. are customarily included in our reports and are developed by scientists or engineers based on their interpretation of field logs, field testing and laboratory evaluation of samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

This report should be reproduced in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties.

Responsibility

Environmental reporting relies on interpretation of factual information using professional judgement and opinion and has a level of uncertainty attached to it, which is much less exact than other design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. As noted earlier, the recommendations and findings set out in this report should only be regarded as interpretive and should not be taken as accurate and complete information about all environmental media at all depths and locations across the site.

Important information about your **Coffey** Report

As a client of Coffey you should know that site subsurface conditions cause more construction problems than any other factor. These notes have been prepared by Coffey to help you interpret and understand the limitations of your report.

Your report is based on project specific criteria

Your report has been developed on the basis of your unique project specific requirements as understood by Coffey and applies only to the site investigated. Project criteria typically include the general nature of the project; its size and configuration; the location of any structures on the site; other site improvements; the presence of underground utilities; and the additional risk imposed by scope-of-service limitations imposed by the client. Your report should not be used if there are any changes to the project without first asking Coffey to assess how factors that changed subsequent to the date of the report affect the report's recommendations. Coffey cannot accept responsibility for problems that may occur due to changed factors if they are not consulted.

Subsurface conditions can change

Subsurface conditions are created by natural processes and the activity of man. For example, water levels can vary with time, fill may be placed on a site and pollutants may migrate with time. Because a report is based on conditions which existed at the time of subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time. Consult Coffey to be advised how time may have impacted on the project.

Interpretation of factual data

Site assessment identifies actual subsurface conditions only at those points where samples are taken and when they are taken. Data derived from literature and external data source review, sampling and subsequent laboratory testing are interpreted by geologists, engineers or scientists to provide an opinion about overall site conditions, their likely impact on the proposed development and recommended actions. Actual conditions may differ from those inferred to exist, because no professional, no matter how qualified, can reveal what is hidden by earth, rock and time. The actual interface between materials may be far more gradual or abrupt than assumed based on the facts obtained. Nothing can be done to change the actual site conditions which exist, but steps can be taken to reduce the impact of unexpected conditions. For this reason, owners should retain the services of Coffey through the development stage, to identify variances, conduct additional tests if required, and recommend solutions to problems encountered on site.

Your report will only give preliminary recommendations

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary. Only Coffey, who prepared the report, is fully familiar with the background information needed to assess whether or not the report's recommendations are valid and whether or not changes should be considered as the project develops. If another party undertakes the implementation of the recommendations of this report there is a risk that the report will be misinterpreted and Coffey cannot be held responsible for such misinterpretation.

Your report is prepared for specific purposes and persons

To avoid misuse of the information contained in your report it is recommended that you confer with Coffey before passing your report on to another party who may not be familiar with the background and the purpose of the report. Your report should not be applied to any project other than that originally specified at the time the report was issued.

Interpretation by other design professionals

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a report. To help avoid misinterpretations, retain Coffey to work with other project design professionals who are affected by the report. Have Coffey explain the report implications to design professionals affected by them and then review plans and specifications produced to see how they incorporate the report findings.

Important information about your **Coffey** Report

Data should not be separated from the report*

The report as a whole presents the findings of the site assessment and the report should not be copied in part or altered in any way. Logs, figures, drawings, etc. are customarily included in our reports and are developed by scientists, engineers or geologists based on their interpretation of field logs (assembled by field personnel) and laboratory evaluation of field samples. These logs etc. should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

Geoenvironmental concerns are not at issue

Your report is not likely to relate any findings, conclusions, or recommendations about the potential for hazardous materials existing at the site unless specifically required to do so by the client. Specialist equipment, techniques, and personnel are used to perform a geoenvironmental assessment. Contamination can create major health, safety and environmental risks. If you have no information about the potential for your site to be contaminated or create an environmental hazard, you are advised to contact Coffey for information relating to geoenvironmental issues.

Rely on Coffey for additional assistance

Coffey is familiar with a variety of techniques and approaches that can be used to help reduce risks for all parties to a project, from design to construction. It is common that not all approaches will be necessarily dealt with in your site assessment report due to concepts proposed at that time. As the project progresses through design towards construction, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

Responsibility


Reporting relies on interpretation of factual information based on judgement and opinion and has a level of uncertainty attached to it, which is far less exact than the design disciplines. This has often resulted in claims being lodged against consultants, which are unfounded. To help prevent this problem, a number of clauses have been developed for use in contracts, reports and other documents. Responsibility clauses do not transfer appropriate liabilities from Coffey to other parties but are included to identify where Coffey's responsibilities begin and end. Their use is intended to help all parties involved to recognise their individual responsibilities. Read all documents from Coffey closely and do not hesitate to ask any questions you may have.

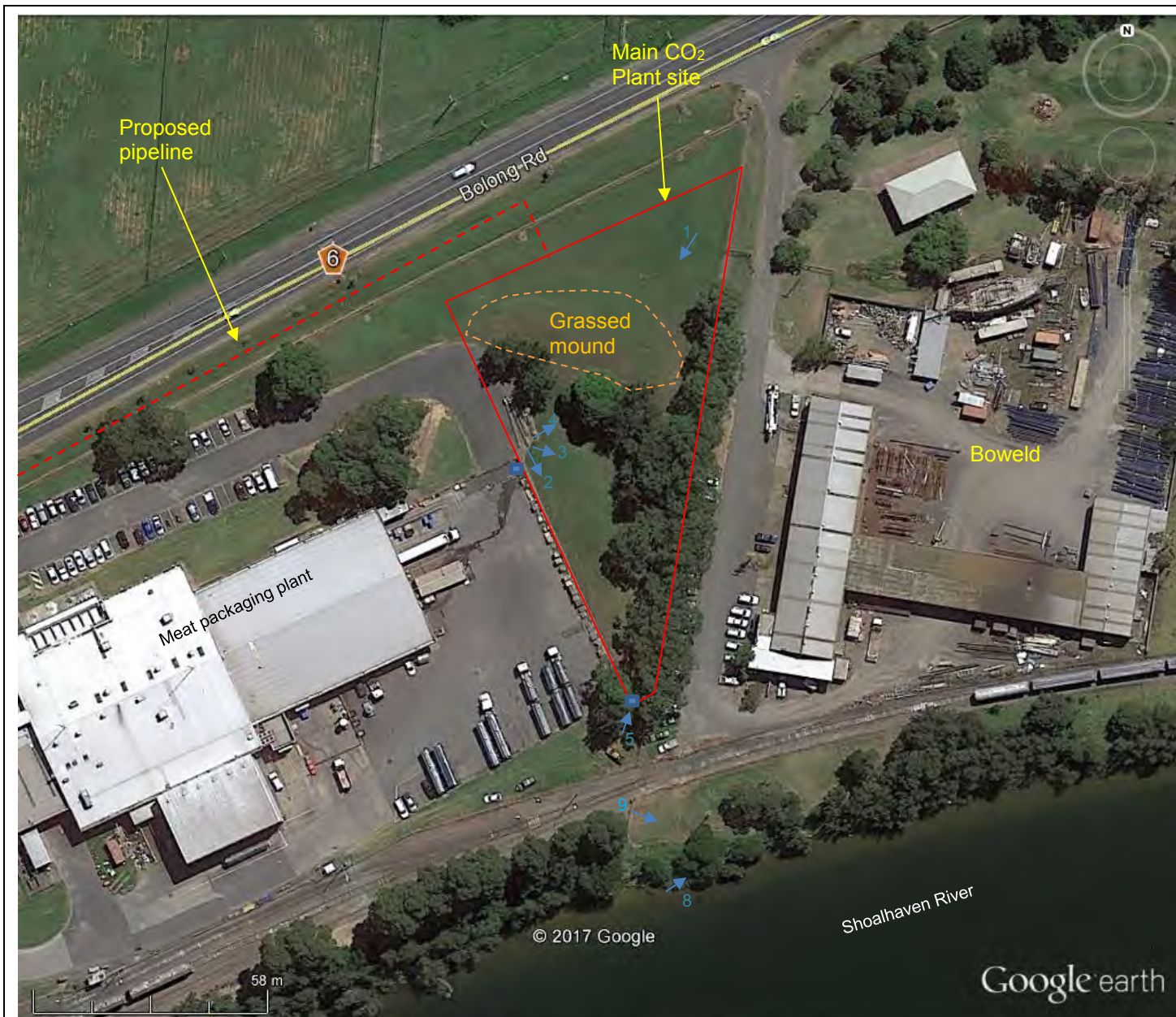
* For further information on this aspect reference should be made to "Guidelines for the Provision of Geotechnical information in Construction Contracts" published by the Institution of Engineers Australia, National headquarters, Canberra, 1987.

Figures



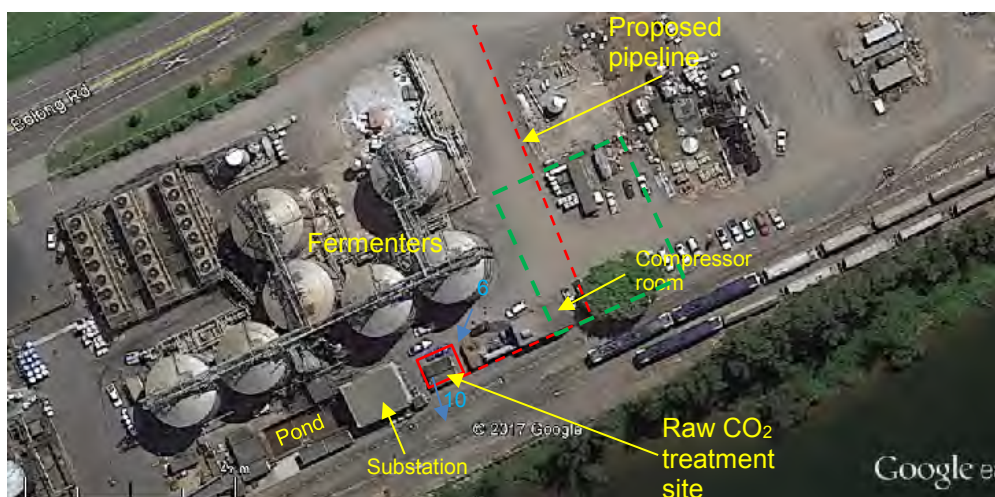
Ref: Google Earth Pro.

drawn	MF/ JS	 A TETRA TECH COMPANY	client:	SUPAGAS	
approved	LPF		project:	CONTAMINATION, ACID SULFATE SOIL AND RIVERBANK STABILITY ASSESSMENT PROPOSED CO ₂ PLANT BOLONG ROAD, BOMADERRY	
date	06/02/2018		title:	SITE LOCALITY PLAN	
scale	AS SHOWN		project no:	CBREN214340-R01	figure no: FIGURE 1
original size	A4				




Legend

- Site boundary (Approx.)
- Storm water drain
- ➔ 5 Photo location and direction
- [] Approximate area where bonded ACM was previously encountered in the subsurface (Area of former homestead and associated structures)



Ref: Google Earth Pro.

S	MF/JS	 A TETRA TECH COMPANY	client:	SUPAGAS	
approved	LPF		project:	CONTAMINATION, ACID SULFATE SOIL AND RIVERBANK STABILITY ASSESSMENT PROPOSED CO ₂ PLANT BOLONG ROAD, BOMADERRY	
date	06/02/2018		title:	SITE LAYOUT PLAN	
scale	AS SHOWN		project no:	CBREN214340-R01	figure no: FIGURE 2
original size	A4				

Appendix A – Aerial Photographs



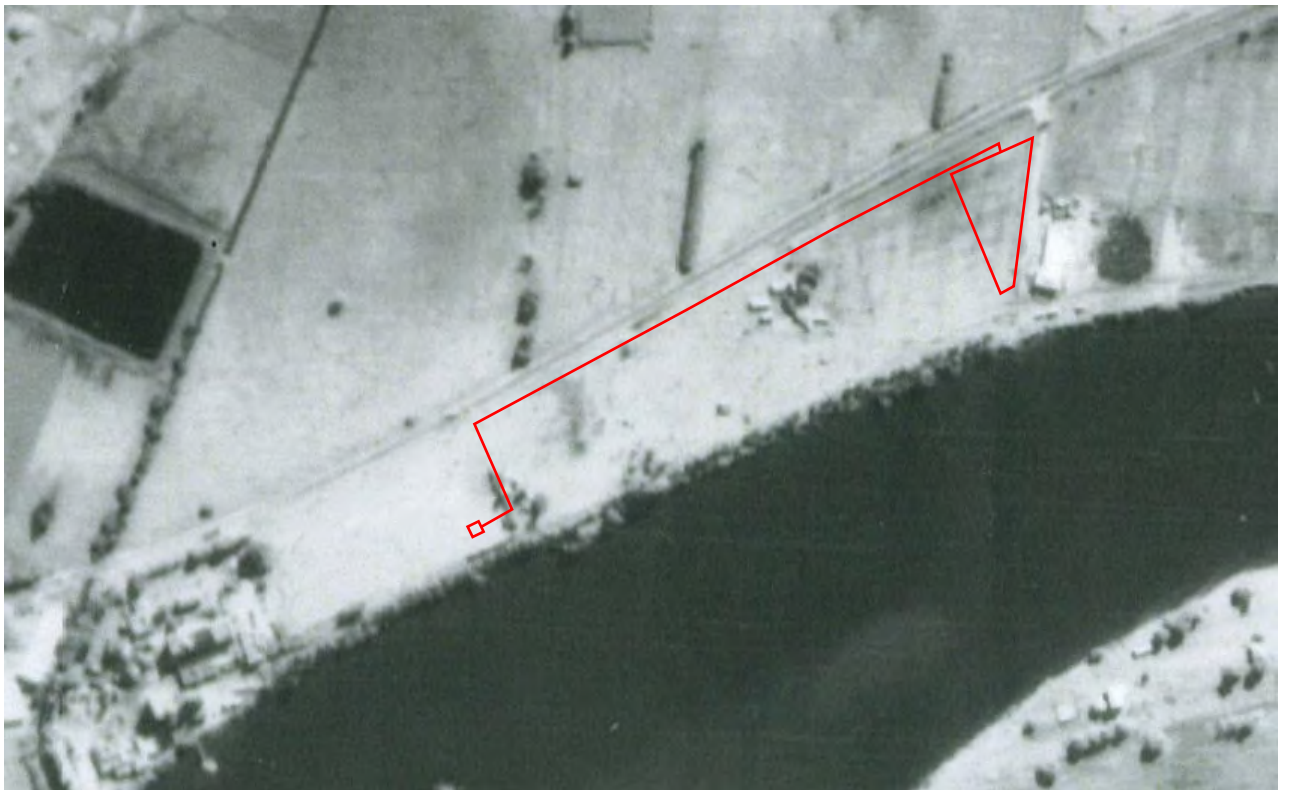
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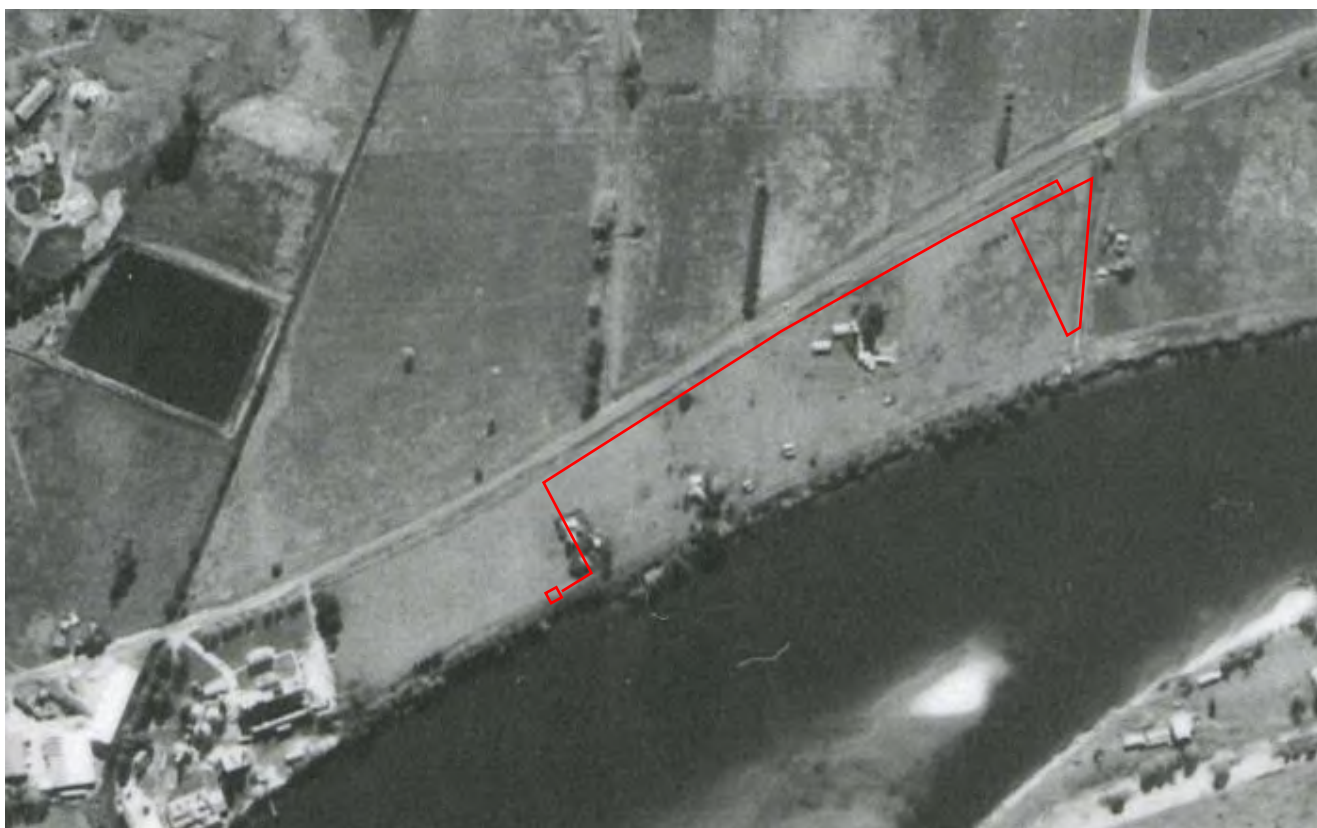
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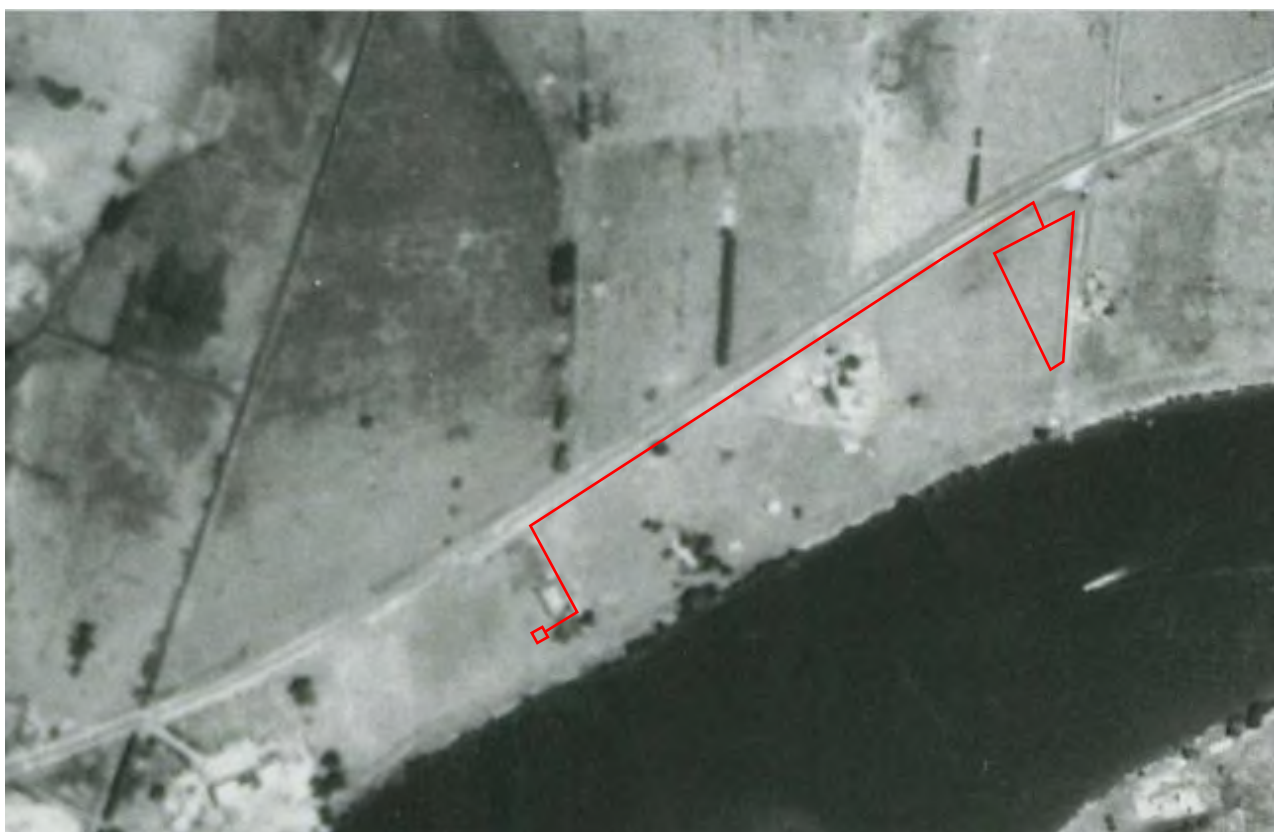
1993



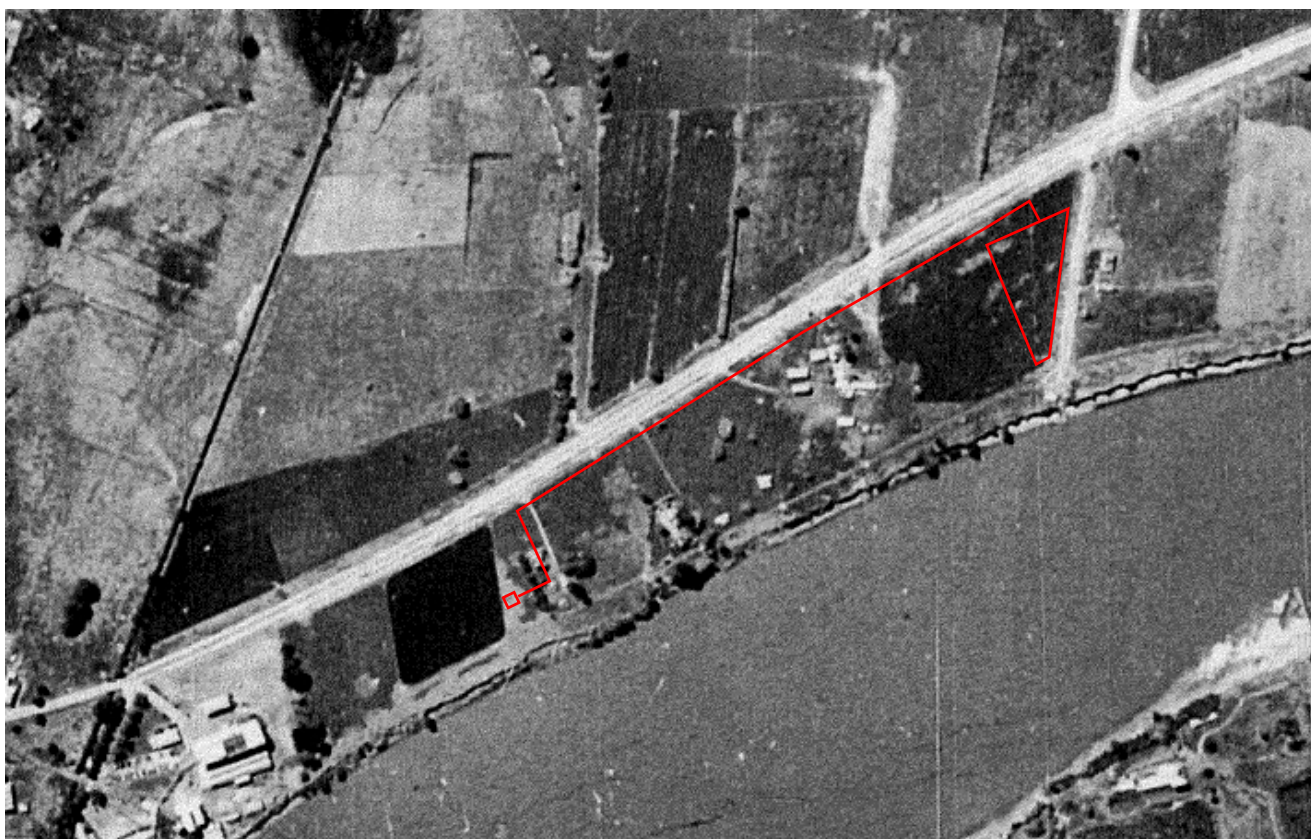
1984



1979



1974



1960

Appendix B – Groundwater Bore Search Results

**Appendix C –
Section 149
Planning
Certificate**



City Administrative Centre

Bridge Road, Nowra NSW Australia 2541

Phone: (02) 4429 3111 • Fax: (02) 4422 1816 • DX 5323 Nowra

Address all correspondence to

The General Manager, PO Box 42, Nowra NSW Australia 2541

PLANNING CERTIFICATE UNDER SECTION 149
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2014/02555

Issued to: James Boyle
118 Auburn St
WOLLONGONG NSW 2500

Assessment number: 03155.71900

Receipt No.: 20117653

Date: 26/06/2014

Fee: \$133

Multiple Lot Fee: \$0

Urgency Fee: \$0.00

Applicants reference: GEOTWOLL03658AB

Property:

Lot 143 DP 1069758, 220 Bolong Rd, BOMADERRY
Parish of BUNBERRA, County of CAMDEN

The above information is as recorded by Council.

DISCLAIMER AND CAUTION:

1. The information on zones, controls etc given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate is accurate as at the date of this certificate.
3. In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

The information contained in this certificate is prepared in accordance with the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning Assessment Regulation 2000 (as amended).

PLANNING CERTIFICATE UNDER SECTION 149
Certificate No: 2014/02555

SECTION 149(2):

As at the date of this certificate the following information in respect of the abovementioned land is supplied pursuant to Schedule 4 of the Regulations:

1 Names of relevant planning instruments and DCP's

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Shoalhaven Local Environmental Plan 2014

STATE ENVIRONMENTAL PLANNING POLICY

No. 71 COASTAL PROTECTION - Gazetted 1st November 2002

The policy applies to land within the "coastal zone" and makes the NSW Minister for Planning the consent authority for nominated developments including structures greater than 13 metres in height and certain subdivisions.

This land or part of this land is identified as being in an area defined as a ***sensitive coastal location***.

State Environmental Planning Policy affecting the City

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 30 – Intensive Agriculture

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

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

State Environmental Planning Policy No. 36 – Manufactured Home Estates

State Environmental Planning Policy No. 44 – Koala Habitat Protection

State Environmental Planning Policy No. 50 – Canal Estate Development

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 62 – Sustainable Aquaculture

State Environmental Planning Policy No. 64 - Advertising and Signage

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

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

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

State Environmental Planning Policy (Major Developments) 2005

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining Petroleum Production and Extractive Industries) 2007

PLANNING CERTIFICATE UNDER SECTION 149
Certificate No: 2014/02555

State Environmental Planning Policy (Miscellaneous Consent) 2007
State Environmental Planning Policy (Rural Lands) 2008
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved):

PLANNING PROPOSAL- PP003 - HOUSEKEEPING AMENDMENTS TO SHOALHAVEN
LEP2014 - COUNCIL RESOLUTION 3 JUNE 2014 (49237E)

The purpose of this planning proposal is to make necessary "housekeeping" amendments to Shoalhaven LEP2014 and to report this to Council for consideration prior to proceeding further. (49237E)

- (3) Development Control Plans that apply to the carrying out of development on this land: (A copy can be inspected or purchased at Council's Nowra office during normal business hours)

DEVELOPMENT CONTROL PLAN NO. 18 (CAR PARKING CODE) (7481E)
ADOPTED 2 SEPTEMBER 1986, EFFECTIVE 15 OCTOBER 1986 (as amended)
DEVELOPMENT CONTROL PLAN NO. 78 (ON SITE SEWAGE MANAGEMENT FOR
UNSEWERED AREAS) (3399E)
ADOPTED 15 SEPTEMBER 1998, EFFECTIVE 14 OCTOBER 1998 (as amended)

DEVELOPMENT CONTROL PLAN No. 82 (A SIGNAGE STRATEGY) (4102E)
ADOPTED 28 AUGUST 2001, EFFECTIVE 29 OCTOBER 2001 (as amended)
DEVELOPMENT CONTROL PLAN No. 91- SINGLE DWELLING AND ANCILLARY
STRUCTURES (MINIMUM BUILDING REQUIREMENTS) (12856E)
ADOPTED 25 JUNE 2007, EFFECTIVE 29 AUGUST 2007 (as amended)
DEVELOPMENT CONTROL PLAN NO. 93 (CONTROLS FOR SITE WASTE MINIMISATION &
MANAGEMENT) (15930E)
ADOPTED 23 MAY 2000, EFFECTIVE 7 JUNE 2000 (as amended)
DEVELOPMENT CONTROL PLAN NO. 100 (SUBDIVISION CODE) (5034E)
ADOPTED 23 OCTOBER 2001 & 18 DECEMBER 2001, EFFECTIVE 18 FEBRUARY 2002 (as
amended)
DEVELOPMENT CONTROL PLAN NO. 106 (DEVELOPMENT ON FLOOD PRONE LAND
(24778E)
ADOPTED 26 SEPTEMBER 2006, EFFECTIVE 23 OCTOBER 2006 (as amended)

PLANNING CERTIFICATE UNDER SECTION 149
Certificate No: 2014/02555

DEVELOPMENT CONTROL PLAN NO. 109 (HOME ACTIVITY GUIDELINES) (26752E)
ADOPTED 17 DECEMBER 2002, EFFECTIVE 14 MARCH 2003

DEVELOPMENT CONTROL PLAN No. 120 (COMMERCIAL USE OF PUBLIC FOOTPATHS)
(39733E)

ADOPTED 8 DECEMBER 2009, EFFECTIVE 23 DECEMBER 2009 (as amended)

DEVELOPMENT CONTROL PLAN No. 123 (CARAVAN PARKS IN FLOOD PRONE AREAS)
(45889E)

ADOPTED 22 OCTOBER 2013, EFFECTIVE 6 NOVEMBER 2013

This DCP (and Local Approvals Policy LAP POL12/104) provides development controls for manufactured home estates, caravan parks, camping grounds, moveable dwellings, rigid annexes and associated structures on flood prone land within the City.

2 Zoning and land use under relevant LEPs

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014
MADE 8 APRIL 2014 COMMENCED 22 APRIL 2014

a. Zone IN1 General Industrial

b. Permitted without consent
Nil

c. Permitted with consent

Bulky goods premises; Depots; Freight transport facilities; General industries; Industrial training facilities; Kiosks; Light industries; Markets; Neighbourhood shops; Roads; Take away food and drink premises; Timber yards; Warehouse or distribution centres; Any other development not specified in item (b) or (d).

d. Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Child care centres; Correctional centres; Crematoria; Eco-tourist facilities; Educational establishments; Environmental facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Highway service centres; Home-based childcare; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Places of public worship; Registered clubs; Residential accommodation; Respite day care centres; Restricted premises; Retail premises; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Wharf or boating facilities.

PLANNING CERTIFICATE UNDER SECTION 149

Certificate No: 2014/02555

- e. There is no development standard applying to the land fixing minimum land dimensions for the erection of a dwelling house on the land.
- f. The land **does not** include or comprise critical habitat.
(Note: "critical habitat" means habitat declared to be critical habitat under Part 3 of Threatened Species Conservation Act 1995. Whilst this land has not been declared as "critical Habitat", there may be other legislation controlling the removal of vegetation).
- g. The land **is not** in a conservation area (however described).
(Note: this item relates to "heritage conservation areas" as defined in the LEP).
- h. An item of environmental heritage (however described) **is not** situated on the land.
(Note: "environmental heritage" relates to matters/items of cultural heritage, for example, items listed on the State Register, items specifically listed in the LEP or matters subject to an "interim heritage order" under the Heritage Act 1977).

Other provisions in SLEP 2014 may also apply to the development of this land. You can view the SLEP at the website www.legislation.nsw.gov.au or at Council's offices.

PLANNING CERTIFICATE UNDER SECTION 149
Certificate No: 2014/02555

3 Complying development

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2000 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with the lodgement of a Complying Development Certificate application to either Council or a private certifier. The NSW Department of Planning and Infrastructure has provided a series of information sheets on its website

<http://www.planning.nsw.gov.au/exemptandcomplying>

Specific land exemptions for General Housing Code and Rural Housing Code

Complying development under the General Housing Code and the Rural Housing Code **MAY NOT** be carried out on this land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as amended.

Under the General Housing Code and the Rural Housing Code the land is affected by specific land exemptions -

excluded land identified by an environmental planning instrument as being:
within a buffer area.

excluded land identified by an environmental planning instrument as being:
environmentally sensitive land.

Specific land exemptions for Housing Alterations Code and General Development Code

Complying development under the Housing Alterations Code and the General development Code **MAY** be carried out on this land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as amended.

Specific land exemptions for Commercial and Industrial (New Buildings and Additions) Code

Complying development under the Commercial and Industrial (New Buildings and Additions) **MAY NOT** be carried out on this land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 as amended.

PLANNING CERTIFICATE UNDER SECTION 149

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Under the General Commercial and Industrial Code the land is affected by specific land exemptions -

excluded land identified by an environmental planning instrument as being:
within a buffer area.

excluded land identified by an environmental planning instrument as being:
environmentally sensitive land.

4 Coastal protection

The Council **has not** received any notification from the Department of Services, Technology and Administration that the land is affected by the operation of Sections 38 or 39 of the Coastal Protection Act, 1979.

(a) Certain information relating to beaches and coasts

(1) 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), except where the council is satisfied that such an order has been fully complied with.

(2)(a) 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)

(3) the council **has not** been notified of any information (if any) as is required by the regulations under section 56B of the Coastal Protection Act 1979 to be included in the planning certificate.

(b) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

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.

PLANNING CERTIFICATE UNDER SECTION 149
Certificate No: 2014/02555

5 Mine subsidence

The land **has not** been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act, 1961.

6 Road widening and road alignment

- (a) NOT affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993
- (b) If affected by any environmental planning instrument it will be listed below.
- (c) NOT affected by any road widening or road realignment under any resolution of Council.

Note: Information in item 6, relates to Council's road proposals; other authorities eg. NSW Roads and Maritime Services, may have proposals not set out herein.

7 Council and other public authority policies on hazard risk restrictions

The land **IS NOT** affected by a policy adopted by the Council or any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

PLANNING CERTIFICATE UNDER SECTION 149
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7a Flood related development controls information

1. Whether or not development on that land or part of the land 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) is subject to flood related development controls.

Citywide Development Controls apply to this land including:

- Shoalhaven Local Environmental Plan 2014 - Clause 7.3 Flood Planning
- Development Control Plan 106 (as amended) - Development on Flood Prone Land

These controls apply to land shown as "flood planning area" on the Shoalhaven Local Environmental Plan 2014 Flood Planning Area Map and to land subject to the discharge of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard.

2. Whether or not development on that land or part of the land for any purpose is subject to flood related development controls.

Citywide Development Controls apply to this land including:

- Shoalhaven Local Environmental Plan 2014 - Clause 7.3 Flood Planning ; and
- Development Control Plan 106 (as amended) - Development on Flood Prone Land
- Development Control Plan 123 - Caravan Parks in Flood Prone Areas Policy

These controls apply to land shown as "flood planning area" on the Shoalhaven Local Environmental Plan 2014 Flood Planning Area Map and to land subject to the discharge of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metres freeboard.

The "Lower Shoalhaven River Floodplain Risk Management Study & Plan - Climate Change Assessment (2011)" identifies that this land or part of this land is affected by flooding.

8 Land reserved for acquisition

The land **IS NOT** reserved for acquisition by a public authority, as referred to in section 27 of the Act under any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1.

PLANNING CERTIFICATE UNDER SECTION 149
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9 Contributions plans

SHOALHAVEN CONTRIBUTIONS PLAN 2010 (as amended)

Shoalhaven Contributions Plan 2010 allows Council to levy contributions on new (future) development to fund proportions of the cost of providing essential community infrastructure. The Plan will be regularly amended and those amendments will form part of the Plan. Amendments may include a revised contribution project rate and new contribution projects. Contact Council for contributions applicable at a particular date.

(Note that where development of a lot involves an increased demand for water and/or sewerage services, an increased contribution for these are not included in the contributions plan, but will be required under the Local Government Act and the Water Management Act - contact Shoalhaven Water within Council for further details)

9a Biodiversity certified land

The land **is not** biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995).

10 Biobanking agreements

The council **has not** been notified by the Director-General of the Department of Environment, Climate Change and Water, of the existence of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995, on this land.

11 Bush fire prone land

The land the subject of this certificate **IS NOT** identified as bushfire prone land on a Bushfire Prone Land map certified by the Commissioner of the NSW Rural Fire Service.

12 Property vegetation plans

The Council **HAS NOT** been notified whether or not a property vegetation plan under the Native Vegetation Act 2003 applies to this land.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

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

14 Directions under Part 3A

There is no direction by the Minister in force under section 75P (2) (c1) of the Act 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 Act does not have effect.

PLANNING CERTIFICATE UNDER SECTION 149

Certificate No: 2014/02555

- 15 **Site compatibility certificates and conditions for seniors housing**
Council **is not** aware of a current site compatibility certificate (seniors housing) in respect of proposed development on the land.
- 16 **Site compatibility certificates for infrastructure**
Council **is not** aware of a current site compatibility certificate (Infrastructure), in respect of proposed development on the land.
- 17 **Site compatibility certificates and conditions for affordable rental housing**
Council **is not** aware of a current site compatibility certificate (affordable rental housing), in respect of proposed development on the land.
- 18 **Paper subdivision information**
The land **is not** affected by a development plan (proposed or adopted) or subdivision order as defined under Part 16C of the Environmental Planning & Assessment Regulation 2000
- 19 **Site verification certificates**
Council **is not** aware of a current site verification certificate (mining, petroleum production and extractive industries), in respect of this land.

Note: The following matters are prescribed by Section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The land **is NOT** significantly contaminated land within the meaning of the Act
- (b) The land **is NOT** subject to a management order within the meaning of that Act.
- (c) The land **is NOT** the subject of an approved voluntary management proposal within the meaning of the Act
- (d) The land **is NOT** the subject of an ongoing maintenance order within the meaning of the Act
- (e) The land **is NOT** the subject of a site audit statement within the meaning of the Act

Note: Section 26 of the *Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009* provides that a planning certificate must include advice about any exemption under section 23 or authorisation under section 24 of that Act if the council is provided with a copy of the exemption or authorisation by the Co-ordinator General under that Act.

PLANNING CERTIFICATE UNDER SECTION 149
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Information under Section 149(5)

As at the date of this certificate, the abovementioned land is also affected as follows:

(NOTE: SECTION 149(6) STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SECTION 149(5))

DEVELOPMENT CONTROL PLAN NO. 18 - DRAFT AMENDMENT No. 4
(CAR PARKING CODE)
PUBLICLY EXHIBITED 2 APRIL - 9 MAY 2014 (File 7481E)

The draft Amendment seeks to discount car parking requirements for shop top housing and for specific forms of development in the Nowra CBD. The draft Amendment also allows for 'stack' parking in certain circumstances and removes the defined car parking rates for hotel/club developments.

DRAFT DEVELOPMENT CONTROL PLAN NO. 76 (HERITAGE ITEMS)
PUBLICLY EXHIBITED 14 JUNE - 18 AUGUST 2000 (1106 & 3182)

The purpose of the plan is to:

- identify and conserve the environmental heritage of the Shoalhaven's rural, coastal and urban areas;
 - ensure heritage conservation in the above areas is integrated into planning decisions and development control processes;
 - ensure development does not adversely affect the heritage significance of heritage items, heritage conservation areas and their settings and cultural landscapes;
 - and provide for public involvement in the conservation of environmental heritage.
- Refer also to Division 4A of SLEP 1985.

DRAFT DEVELOPMENT CONTROL PLAN NO. 111 (CRIME PREVENTION)
COUNCIL RESOLVED TO PREPARE DCP 27 AUGUST 2002. (27090)

The aims of the Draft Plan is to raise community awareness and promote a strategy for crime prevention through environmental design, and set up performance criteria and design requirements that help to reduce the potential for crime and create safer environments. Affects the whole of the Shoalhaven.

DRAFT DEVELOPMENT CONTROL PLAN NO. 112 (ACCESSIBILITY GUIDELINES)
COUNCIL RESOLVED TO PREPARE DCP 27 AUGUST 2002. (27091)

The aim of the Draft Plan is to update Council's documents "Design Guidelines for Accessible Living" and "A Checklist of Development Requirements for Accessible Living" in accordance with new Australian Standards and to review criteria for public domain, commercial building and housing to improve accessibility for people with disabilities. Affects the whole of the Shoalhaven.

PLANNING CERTIFICATE UNDER SECTION 149
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DRAFT SHOALHAVEN DEVELOPMENT CONTROL PLAN No. 118 (COASTAL HAZARDS)
PUBLICLY EXHIBITED 25 NOVEMBER 2009 to 29 JANUARY 2010 EXTENDED TO 30 APRIL
2010 (35859E)

The draft plan contains development provisions to apply to all development that requires
development consent within areas affected by the draft DCP.

DRAFT DEVELOPMENT CONTROL PLAN No. 122 (Sustainable Stormwater Management)
COUNCIL RESOLVED TO PREPARE DCP 24 JANUARY 2012 (44854E)

The aim of the draft DCP is to:
provide direction and advice to applicants in order to facilitate sustainable stormwater
management within the Development application process;
provide design principles that assist development to meet the aims of this DCP; and
provide objectives, targets and controls for the management of stormwater.

DRAFT SHOALHAVEN DEVELOPMENT CONTROL PLAN 2006 (CITY OF SHOALHAVEN)
COUNCIL RESOLVED TO PREPARE DCP 20 DECEMBER 2005 (33571)

The aim of the plan is to administratively comply with the requirements of one DCP for
each parcel of land providing existing DCPs as chapters of the overall Development
Control Plan.

SHOALHAVEN CONTRIBUTIONS PLAN 2010 (DRAFT AMENDMENT No. 3) (47787E)
PUBLICLY EXHIBITED 19 FEBRUARY 2014 - 21 MARCH 2014

The purpose of the Amendment is to fund a portion of the costs of providing the
essential community infrastructure for the new Mundamia Urban Release Area (URA).

DRAFT SHOALHAVEN PLANNING POLICY No. 002 (WHOLE CITY - HIGHER DENSITY
HOUSING)
COUNCIL RESOLVED TO PREPARE SPP 28 JUNE 2005 (32607)

The aim of the plan is to set guidelines for higher density housing within the city.

MATTERS AFFECTING THIS LAND

RETAILING FROM INDUSTRIAL PREMISES: Council resolved on the 16 July 1985 to
adopt a maximum figure of 20% of the gross floor space for retailing in each
development within all industrial zones. (File No 84/2195)

Council has adopted a policy titled "Wastewater Non Urban Availability Policy" which
has been in place for a number of years. The policy is designed to limit the connection
of individual properties in rural areas to reticulated sewerage systems. Details may be
obtained from Shoalhaven Water. (12039) (23/07/2002)

PLANNING CERTIFICATE UNDER SECTION 149
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Advice to Council on 3 November 2006 confirms information previously provided by The Department of Defence, that the subject land is within HMAS Albatross Military Aircraft Operating Area. Specifically, the subject land is within an area known as Helo North and information provided to Council advises:

"Helo North

Helicopter Training Area

Operating heights - Surface to 3000ft

Military helicopters conduct training evolutions in this area. The area is available for this type of operation 24 hours per day. However operations are generally weekdays between 8.00am and 5.00pm. Occasionally night flying is conducted in this area. This activity is normally completed by 11.00pm."

Further information is available by contacting HMAS Albatross at Nowra.

Council resolved on the 25th November 2003, to adopt a policy relating to Building Line Setbacks for small lots (Less than 600 meters squared) in subdivisions approved prior to the adoption of Development Control Plan 100. Further details on these setbacks may be obtained by contacting Council's Planning and Development Services Group. (5266)

Council resolved on 27 February 2007 to adopt a charge for the design and installation of "on-property" pressure sewer in new developments. Please note that this charge may vary annually and must be confirmed in Council's Management Plan (Fees and Charges).

MATTERS AFFECTING THE WHOLE OF THE CITY

ACID SULFATE SOILS - Large areas of the coastal zone of NSW have the potential to be affected by acid sulfate soils which become problematic if exposed during excavations or similar activities. The Dept of Land & Water Conservation have maps which indicate the potential occurrence of acid sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid sulfate soils existing on your property. Enquiries to NSW Department of Planning & Infrastructure.

Council resolved on 27/10/1998 to adopt the draft policy for the subdivision of tourist related accommodation. The aim of the policy is to ensure that developments approved as tourist accommodation continue to operate for this purpose should the property be subdivided to allow separate ownership of units/dwellings. Affects the whole of the Shoalhaven. (71/2013)

Council policy "Provision of Water and Sewerage Infrastructure - Development Not Included in Development Servicing Plans" shall apply to all lands which have not been included in its water supply and/or sewerage services development servicing plans.

PLANNING CERTIFICATE UNDER SECTION 149

Certificate No: 2014/02555

CATS AND DOGS: IMPACTS ON NATIVE FAUNA

Council resolved on 20 Dec 05 in order to protect populations of native fauna, including threatened species, from impacts associated with the keeping of domestic cats and dogs within certain development, in accordance with the *Environmental Planning & Assessment Act, 1979* and the *Threatened Species Conservation Act, 1995*.

- "That Council not prohibit or restrict the keeping of companion animals eg (cats and dogs) for the purpose of imposing conditions of development consent; and
- That appropriate measures for the management of companion animals may be applied in sensitive environmental locations." (file 23139)

Council resolved on 20 March 2012 to publicly exhibit an amendment to the "Payment of Development Contributions and Section 64 Charges by Deferment or Instalments Policy" from 4 April 2012 to 3 May 2012. The purpose of the draft policy is to enable the payment of development contributions and Section 64 Headworks Charges by deferment or Instalments under special circumstances by Council endorsement.

CITY OF SHOALHAVEN TREE PRESERVATION ORDER Gazetted 18 October, 2013

This land is affected either in whole or in part by a Tree Preservation Order which prohibits the removal or damage to trees greater than a certain size without the written consent of the Council. Details on the Order and any exemptions that may apply can be obtained from Council's Planning and Development Services Group. A copy of the Order may be freely obtained from Council's website, www.shoalhaven.nsw.gov.au

- NOT affected by a foreshore height code.
- NOT affected by a Residential District proclamation.



for R D Pigg,
GENERAL MANAGER

Appendix D – NSW EPA Search results

[Home](#) [Contaminated land](#) [Record of notices](#)

Search results

Your search for: Suburb: BOMADERRY

did not find any records in our database.

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the [planning process](#).

More information about particular sites may be available from:

- The [POEO public register](#)
- The appropriate planning authority: for example, on a planning certificate issued by the local council under [section 149 of the Environmental Planning and Assessment Act](#).

See [What's in the record and What's not in the record](#).

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.

This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register. [POEO public register](#)

[Search Again](#)

[Refine Search](#)

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... [more search tips](#)

13 October 2017

For business and industry ()

For local government ()

Contact us

☎ 131 555 (tel:131555)

💻 Online
(<http://www.epa.nsw.gov.au/about-us/contact-us/feedback/feedback-form>)

✉ info@epa.nsw.gov.au
(mailto:info@epa.nsw.gov.au)

🏠 EPA Office Locations
(<http://www.epa.nsw.gov.au/about-us/contact-us/locations>)

Accessibility (<http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/help-index>)
Disclaimer (<http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/disclaimer>)
Privacy (<http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/privacy>)
Copyright (<http://www.epa.nsw.gov.au/about-us/contact-us/website-service-standards/copyright>)

Find us on     (<https://www.epa.nsw.gov.au/>)

Appendix E – Historical Title Search Results

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

P.O. Box 149
Yagoona NSW 2199

Telephone: +612 9644 1679
Mobile: 0412 169 809
Facsimile: +612 8076 3026
Email: alsearch@optusnet.com.au

26th June, 2014

COFFEY ENVIRONMENTS PTY LTD

118 Auburn Street,
WOLLONGONG NSW 2500

Attention: James Boyle

**RE: 220 Bolong Road, Bomaderry
PO No: WOLL - 860**

Current Search

Folio Identifier 143/1069758 (title attached)
DP 1069758 (plan attached)
Dated 25th June, 2014
Registered Proprietor:
MANILDRA ENERGY AUSTRALIA PTY LIMITED

Title Tree
Lot 143 DP 1069758

Folio Identifier 143/1069758

Folio Identifier 2/838753

Folio Identifier 1/543268

Certificate of Title Volume 11404 Folio 157

(a)

(b)

Certificate of Title Volume 9903 Folio 14

Certificate of Title Volume 11359 Folio 60

Certificate of Title Volume 3624 Folio 56

Certificate of Title Volume 10913 Folio 37

Certificate of Title Volume 1449 Folio 228

Certificate of Title Volume 7223 Folio 197

Certificate of Title Volume 3624 Folio 56

Certificate of Title Volume 1449 Folio 228

Summary of proprietor(s) Lot 143 DP 1069758

Year	Proprietor
	(Lot 143 DP 1069758)
2012 – todate	Manildra Energy Australia Pty Limited
2010 – 2012	Dairy Farmers Pty Limited
2004 – 2010	Shoalhaven Dairy Co-Op Ltd
	(Lot 2 DP 838753)
1994 – 2004	Shoalhaven Dairy Co-Op Ltd
	(Lot 1 DP 543268)
1988 – 1994	Shoalhaven Dairy Co-Op Ltd
	(Lot 1 DP 543268 – Area 18 Acres 3 Roods 9 ¼ Perches – CTVol 11404 Fol 157)
1984 – 1988	Shoalhaven Dairy Co-Op Ltd
1983 – 1984	Nowra Dairy Co-Op Ltd
1980 – 1983	Leo Francis Packman, contractor Daisy Irene Melton, company director
1970 – 1980	Francis Gilbert Melton, contractor Leo Francis Packman, contractor
1970 – 1970	Arthur Albert William Ollerenshaw, dairy farmer

See Notes (a) & (b)

Note (a)

	(Lot 1 DP 33348 – Area 2 Acres – CTVol 9903 Fol 41)
1965 – 1970	Arthur Albert William Ollerenshaw, dairy farmer
1965 – 1965	John Rainsford Shepherd, newsagent
	(Part of Lot 4 Section 1 DP 3885 – Area 111 Acres 3 Roods 2 Perches – CTVol 3624 Fol 56)
1925 – 1965	John Rainsford Shepherd, farmer
1924 – 1925	John Rainsford Shepherd, farmer James Glenville Shepherd, farmer
	(Lot 4 Section 1 DP 3885 – Area 113 Acres 2 Roods 0 Perches – CTVol 1449 Fol 228)
1921 – 1924	John Rainsford Shepherd, farmer James Glenville Shepherd, farmer
1906 – 1921	Richard Shepherd, farmer
1903 – 1906	George Shipton, farmer

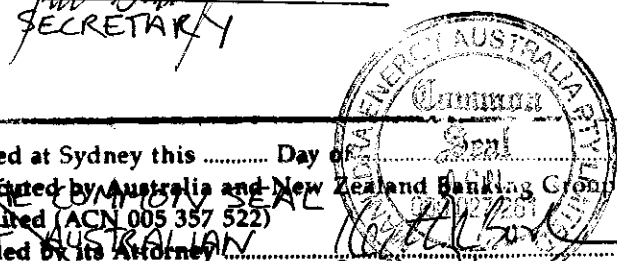
Note (b)

	(Part of Lot 4 Section 1 DP 3885 – Area 97 Acres 0 Roods 33 ¾ Perches – CTVol 11359 Fol 60)
1970 – 1970	Arthur Albert William Ollerenshaw, dairy farmer
	(Part of Lot 4 Section 1 DP 3885 with other lands – Area 144 Acres 0 Roods 36 Perches – CTVol 10913 Fol 37)
1968 – 1970	Arthur Albert William Ollerenshaw, dairy farmer
	(Part of Lot 4 Section 1 DP 3885 with other lands – Area 295 Acres 1 Rood 29 ¼ Perches – CTVol 7223 Fol 197)
1958 – 1968	Arthur Albert William Ollerenshaw, dairy farmer
1956 – 1958	John Stanley Haddin, company director
	(Part of Lot 4 Section 1 DP 3885 – 111 Acres 3 Roods 2 Perches – CTVol 3624 Fol 56)
1925 – 1956	John Rainsford Shepherd, farmer
1924 – 1925	John Rainsford Shepherd, farmer James Glenville Shepherd, farmer
	(Lot 4 Section 1 DP 3885 – Area 113 Acres 2 Roods – CTVol 1449 Fol 228)
1921 – 1924	John Rainsford Shepherd, farmer James Glenville Shepherd, farmer
1906 – 1921	Richard Shepherd, farmer
1903 – 1906	George Shipton, farmer

SIGNATURES AND SEALS ONLY.

THE COMMON SEAL
OF MANILORA ENERGY
AUSTRALIA PTY LIMITED
ACN 000 027 261
WAS AFFIXED HERETO
BY AUTHORITY OF THE
BOARD OF DIRECTORS
IN THE PRESENCE OF

DIRECTOR



Dated at Sydney this Day of
Signed by Australia and New Zealand Banking Group
Limited (ACN 005 357 522)
Signed by its Attorney
who Certifies that he is duly authorised pursuant to Power of
Attorney Registered No. 610096876
WAS AFFIXED HERETO
BY AUTHORITY OF THE
BOARD OF DIRECTORS
Signed in the presence of

(Signature)

DIRECTOR

(Print Name)

(Title)

AUSTRALIAN CO-OPERATIVE
FOODS LTD BY ITS ATTORNEY
LAURENCE WILLIAM ROBINSON
WHO STATES THAT AT THE DATE
OF HIS EXECUTION HEREOF HE
HAS HAD NO NOTICE OF THE
REVOCATION OF THE POWER
OF ATTORNEY DATED 7TH
SEPTEMBER 1995 REGISTERED
BOOK 4110 NO. 763 UNDER THE
AUTHORITY OF WHICH HE HAS
EXECUTED THIS PLAN IN THE
PRESENCE OF:

L.W. ROBINSON

SIGNATURE OF WITNESS

PRINT NAME

Crown Lands Office Approval

PLAN APPROVED

Authorised Officer

Land District

Paper No.

Field Book

Subdivision Certificate

I hereby certify that the provisions of s.109J of the Environmental Planning
and Assessment Act 1979 have been satisfied in relation to the
proposed

SUBDIVISION

set out herein

* Authorised Person/General Manager/Accredited Certifier

Consent Authority

Date of endorsement

Accreditation no

Subdivision Certificate no

File no

S/F 8890

SC 10420

Note:

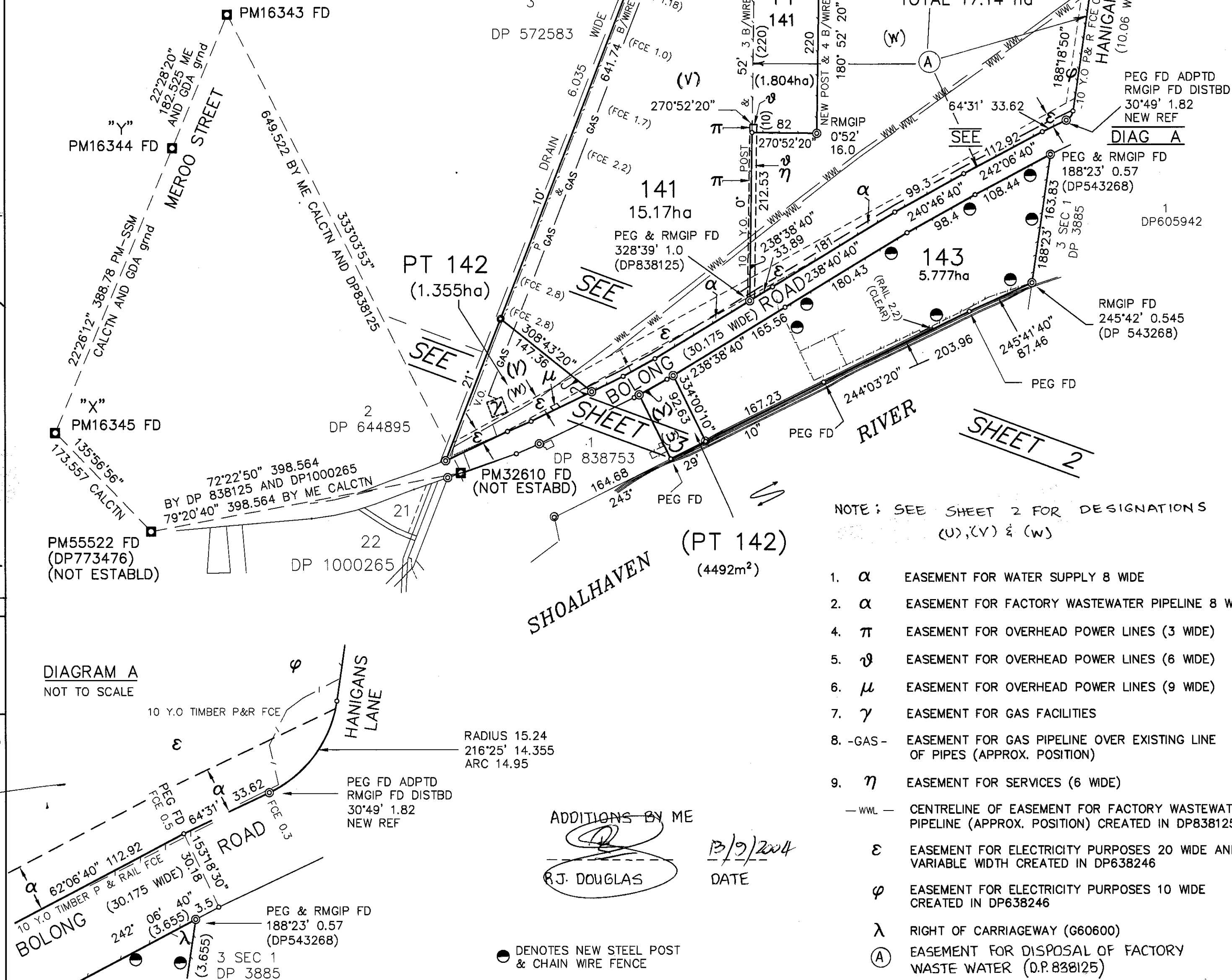
When the plan is to be lodged electronically in the Land Titles Office

it should include a signature in an electronic or digital format

approved by the Registrar-General.

* Delete whichever is inapplicable

SURVEYORS (PRACTICE) REGULATION 1996: 2001: CLAUSE 32(2)				
MGA COORDINATES				
MARK	EASTING	NORTHING	ZONE	CLASS
PM 16343	281600.784	6140989.272	56	B
PM 16344	281531.004	6140820.574	56	B
PM 16345	281382.590	6140461.151	56	B
COMBINED SEA LEVEL & SCALE FACTOR 1.000187				
SOURCE: COORDINATES ADOPTED FROM S.C.I.M.S 9 OCTOBER 2002				



NOTE: SEE SHEET 2 FOR DESIGNATIONS
(U), (V) & (W)

1. α EASEMENT FOR WATER SUPPLY 8 WIDE
2. α EASEMENT FOR FACTORY WASTEWATER PIPELINE 8 WIDE
4. π EASEMENT FOR OVERHEAD POWER LINES (3 WIDE)
5. ν EASEMENT FOR OVERHEAD POWER LINES (6 WIDE)
6. μ EASEMENT FOR OVERHEAD POWER LINES (9 WIDE)
7. γ EASEMENT FOR GAS FACILITIES
8. -GAS- EASEMENT FOR GAS PIPELINE OVER EXISTING LINE OF PIPES (APPROX. POSITION)
9. η EASEMENT FOR SERVICES (6 WIDE)
- WWL- CENTRELINE OF EASEMENT FOR FACTORY WASTEWATER PIPELINE (APPROX. POSITION) CREATED IN DP838125
- ϵ EASEMENT FOR ELECTRICITY PURPOSES 20 WIDE AND VARIABLE WIDTH CREATED IN DP638246
- ϕ EASEMENT FOR ELECTRICITY PURPOSES 10 WIDE CREATED IN DP638246
- λ RIGHT OF CARRIAGEWAY (G60600)
- (A) EASEMENT FOR DISPOSAL OF FACTORY WASTE WATER (D.P.838125)

● DENOTES NEW STEEL POST
& CHAIN WIRE FENCE

ADDITIONS BY ME

R.J. DOUGLAS

13/9/2004
DATE

DP1069758

Registered 21.9.2004

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: W6440-17 71

Last Plan: DP838125; DP838753

PLAN OF SUBDIVISION
OF LOTS 41 & 42
DP838125 AND LOT
2 DP838753

Lengths are in metres. Reduction Ratio 1: 4000

LGA SHOALHAVEN CITY

Locality: BOMADERRY

Parish: BUNBERRA

County: CAMDEN

This is sheet 1 of my plan in 3 sheets.
(Delete if inapplicable)

Surveyors (Practice) Regulation 2001
ROSS J. DOUGLAS
of ALLEN PRICE & ASSOCIATES
75 PLUNKETT ST NOWRA 2541
a surveyor registered under the Surveyors Act, 1929,
certify that the survey represented in this plan is accurate,
has been made in accordance with the Surveyors (Practice)
Regulation 2001 and was completed on 9/10/02
The survey relates to THE LOTS
(here specify the land actually surveyed, or specify any land
shown in the plan that is not the subject of the survey)
(Signature) (Date) 9/10/02
Surveyor registered under the surveyors Act 1929
Datum Line: "X"- "Y" (PM-PM)
Type: Urban/Rural

Plans used in preparation of survey/compilation.
DP 3885 DP644895
DP231142 DP838125
DP376494 DP838753
DP543268 DP1000265
DP638246

PANEL FOR USE ONLY for statements of intention
to dedicate public roads, to create public reserves,
drainage reserves, easements, restrictions on the
use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT, 1919, IT IS
INTENDED TO:-

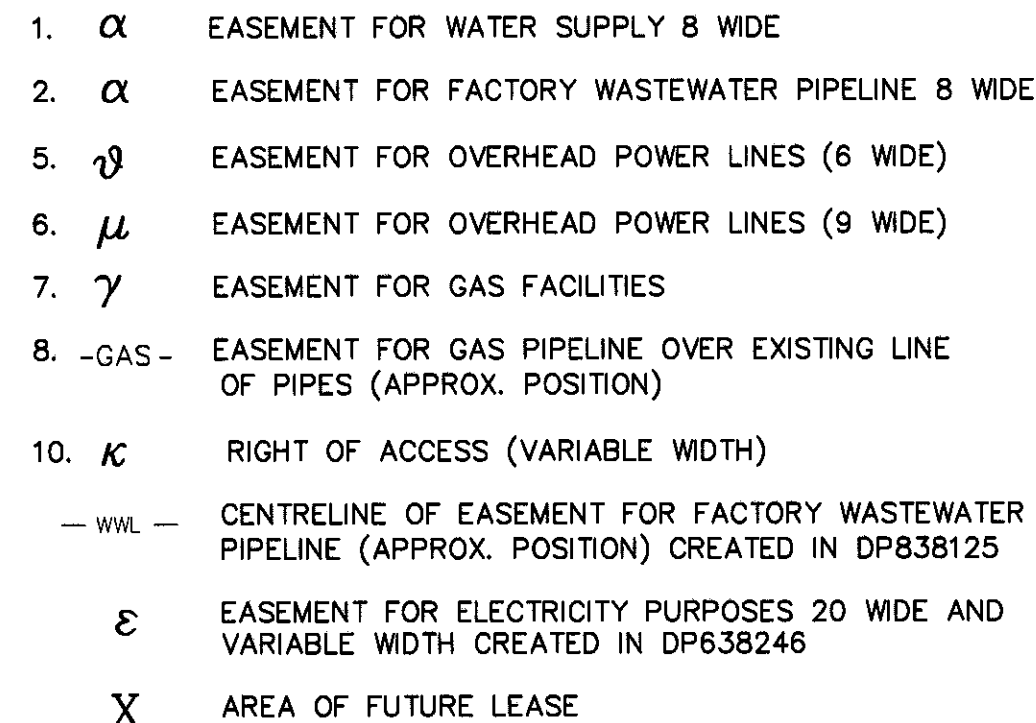
CREATE:

- 1) EASEMENT FOR WATER SUPPLY 8 WIDE
- 2) EASEMENT FOR FACTORY WASTEWATER PIPELINE 8 WIDE
- 3) EASEMENT FOR DRAINAGE OF SEWAGE OVER EXISTING LINE OF PIPES
- 4) EASEMENT FOR OVERHEAD POWER LINES 3 WIDE
- 5) EASEMENT FOR OVERHEAD POWER LINES 6 WIDE

CONTINUED ON SHEET 2

13/9/04
DATE

8	53°37'	2.85
9	64°52'	2.95
10	77°08'	2.98
11	84°59'	2.83
12	92°31'	2.91
13	115°58'	2.84
14	140°51'	2.99
15	144°42'	2.90
16	70°32'	3.36
17	162°06'	10.27
18	180°05'	2.88
19	192°46'	2.92
20	199°30'	2.94
21	202°37'	2.93
22	206°52'	2.96
23	212°47'	2.94
24	250°05'	10.775
25	340°16'	0.28
26	181°36'	11.94



For use where space is insufficient in any panel on Plan Form 2.

► SURVEYOR'S REFERENCE: 23393-1

Appendix F – SafeWork NSW Search Results

Application for Licence to Keep Dangerous Goods

Application for: New Licence ☐ Amendment ☒ Transfer ☐ Renewal of expired licence ☐

SERVICE CENTRE


16 NOV 2004

WORKCOVER
NEW SOUTH WALES

PART A - Applicant and site information (See page 2 of Guidance Notes)

1	Name of applicant	ACN	
	AUSTRALIAN COOPERATIVE FOODS PTY LTD		
2	Postal Address of Applicant	Suburb/Town	Postcode
	PO Box 46	BOMADERRY	2541
3	Trading Name or Site Occupier's Name		
	DAIRY FARMERS		
4	Contact for Licence Inquiries		
	Phone	Fax	Name
	(02) 4421 0600	02 4423 0287	JOHN MCKENNA
5	Previous Licence Number (if known)		35/ 031755
6	Previous Occupier (if known)		N/A
7	Site to be Licensed		
	No	Street	
	220	BOLONG RD BOMADERRY NSW	
8	Main Business of Site		
	MILK & CREAM PROCESSING		
9	Site staffing:	Hours per day	Days per week
		24	7
10	Site Emergency Contact		
	Phone	Name	
	(04408) 428005	PETER RYAN	
11	Major Supplier of Dangerous Goods		
	VARIOUS		
12	If a new site or for amendments to depots - see page 4 of Guidance Notes.		
	Plans Stamped by:	Name of Consultant	Date Stamped
		RICHARD HALL	5-11-04

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13	Signature of Applicant	Printed Name
		John McKenna

Please send your application and fee to: **Dangerous Goods Licensing,
WorkCover NSW, Locked Bag 2906, LISAROW NSW 2252**

Phone: (02) 4421 9500 Fax: (02) 4421 9500

PART C - DANGEROUS GOODS STORAGE

DEPOT N	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY
DG3	Cylinder Store	2.3	350 KG

UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ.Qty	Units
1005	Ammonia, Anhydrous	2.3	-	Ammonia	140	Kg
1018	Chlorodifluoromethane	2.2	-	R22	67	Kg
1956	Compressed Gas NOS	2.2	-	R409A	56	Kg

DEPOT N	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY			
DG4	Bulk Container	5.1	1,000 L			
UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ.Qty	Units
3149	Hydrogen Peroxide/Peroxyacetic Acid Mix	5.1	II	Proxitane Sanitiser	500	L

DEPOT N	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY
DG5	Roofed Store	3	3280 L

UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ.Qty	Units
1197	Extracts, Flavouring, Liquid	3	II	Liquid Flavouring Extracts	2400	L

DEPOT N	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY
DG6A	Tank	8	5000 L

UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ.Qty	Units
2031	Nitric Acid	8	III	Dilute CB96 < 1%	5000	L

DEPOT N	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY
DG6B	Tank	8	5000 L

UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ.Qty	Units
1719	Caustic Alkali Liquid NOS	8	III	Dilute Spectrum <1%	5000	L

DEPOT N	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY
DG7	Roofed Store	8	1500 L

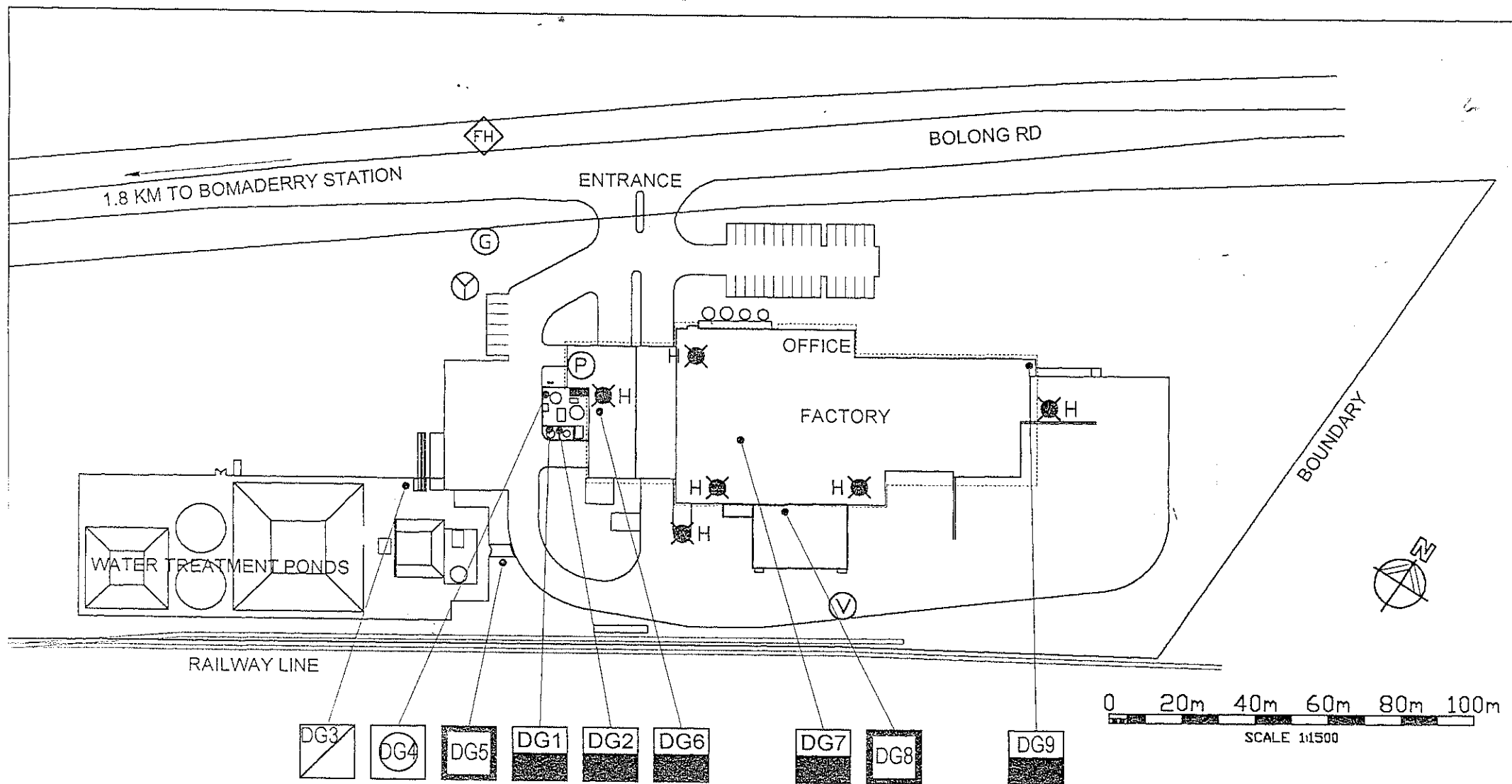
UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ Qty	Units
1719	Caustic Alkali Liquid N.O.S.	3	11	Maxifoam	600	L


DEPOT N	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY
DG8	Flammable Liquid Cabinet	3	250 L

UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ.Qty	Units
1197	Extracts, Flavouring, Liquid	3	II	Liquid Flavouring Extracts	200	L

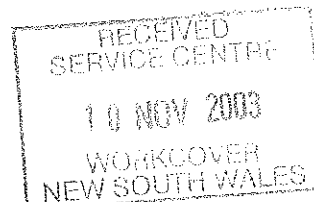
DEPOT N	TYPE OF DEPOT	DEPOT CLASS	MAXIMUM STORAGE CAPACITY
DG9	Roofed Store	8	10 Units

UN NO	Proper Shipping Name	Class	PG	Product or Common name	Typ.Qty	Units
2794	Batteries, Wet, Filled with Acid	8	III	Batteries	8	Ea



REVISIONS	REV A	05-11-04	ISSUED DRN NRH CHK	CLIENT DAIRY FARMERS 220 BOLONG RD BOMADERRY NSW 2541 TEL: (02) 4421 0600 FAX: (02) 4423 0287	 RICHARD HALL & ASSOCIATES OFFICE 2, LEVEL 1 157A VICTORIA RD DRUMMOYNE NSW 2047 TEL: (02) 9719 1355 PO BOX 186 DRUMMOYNE NSW 2047 FAX: (02) 9719 8360	TITLE SCID PLAN					
	PROJECT DANGEROUS GOODS LICENCE					DRAWN NRH	DATE 04-08-04	SCALE 1:1500	DWG. No A307-100 SHEET 1 OF 2	REV. A	

03175

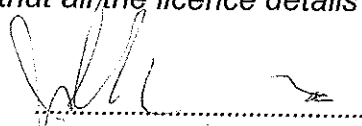


Licence No. 35/031755

APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/031755 to 19/12/2004. I confirm that all the licence details shown below are correct (amend if necessary).


(Signature)

John McKenna
(Please print name)

7/11/03
(Date signed)

for: AUSTRALIAN CO-OPERATIVE FOOD LTD

THIS SIGNED DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section
LOCKED BAG 2906
LISAROW NSW 2252

Enquiries: ph (02) 43215500
fax (02) 92875500

Details of licence on 31 October 2003

Licence Number 35/031755

Expiry Date 19/12/2003

Licensee AUSTRALIAN CO-OPERATIVE FOOD LTD

DAIRY FARMERS

Postal Address: DAIRY FARMERS 220 BOLONG RD BOMADERRY NSW 2541

Licensee Contact ^{Peter Ryan} ~~KEITH ROSSKELLY~~/JOHN MCKENNA Ph. 02 4421 0600 Fax. 02 4423 0287

Premises Licensed to Keep Dangerous Goods

AUSTRALIAN CO-OPERATIVE FOOD LTD DAIRY FARMERS
220 BOLONG RD BOMADERRY 2541

Nature of Site MILK AND CREAM PROCESSING

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site ~~KEITH ROSSKELLY 0419 415 952~~ Ph. ~~02 4421 4004~~

Site staffing 24HRS 7DAYS ^{Peter Ryan} ~~0408 428005~~ Ph. ~~4443 7746~~

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
C1	ABOVE-GROUND TANK	Class 8	10000 L
	UN 1719 CAUSTIC ALKALI LIQUID, N.O.S.		10000 L
C2	ABOVE-GROUND TANK	Class 8	5000 L
	UN 2031 NITRIC ACID		5000 L

Application for Licence to Keep Dangerous Goods



Application for ☒ new licence ☒ amendment ☐ transfer ☐ renewal of expired licence

PART A - Applicant and site information

ARBN.
ACN

1 Name of applicant

AUSTRALIAN CO-OPERATIVE FOODS LTD 010 308 068

2 Postal address of applicant

Suburb/Town

Postcode

220 BOLONG ROAD

BOMADERRY

2541

3 Trading name or site occupier's name

DAIRY FARMERS

4 Contact for licence inquiries

Phone

Fax

Name

44 210 600

44 230 287

STEVE

STEWART

5 Previous licence number (if known)

35/

— 031755

6 Previous occupier (if known)

N/A

7 Site to be licensed

No

Street

220

BOLONG ROAD

Suburb / Town

Postcode

BOMADERRY

2541

8 Main business of site

MILK PROCESSING

9 Site staffing: Hours per day

24

Days per week

7

10 Emergency contact

Phone

Name

44 214 004

KEITH ROSSKELLY

11 Major supplier of dangerous goods

CAMPBELL BROTHERS

12 If a new site or for amendments to depots

Plan stamped by:

Name of Accredited Consultant

Date stamped

ROLAND CHURCHES

I certify that the details in this application (including any accompanying computer disk) are correct and cover all licensable quantities of dangerous goods kept on the premises.

13 Signature of applicant

Date

Keith Ross Kelly

09/02/00

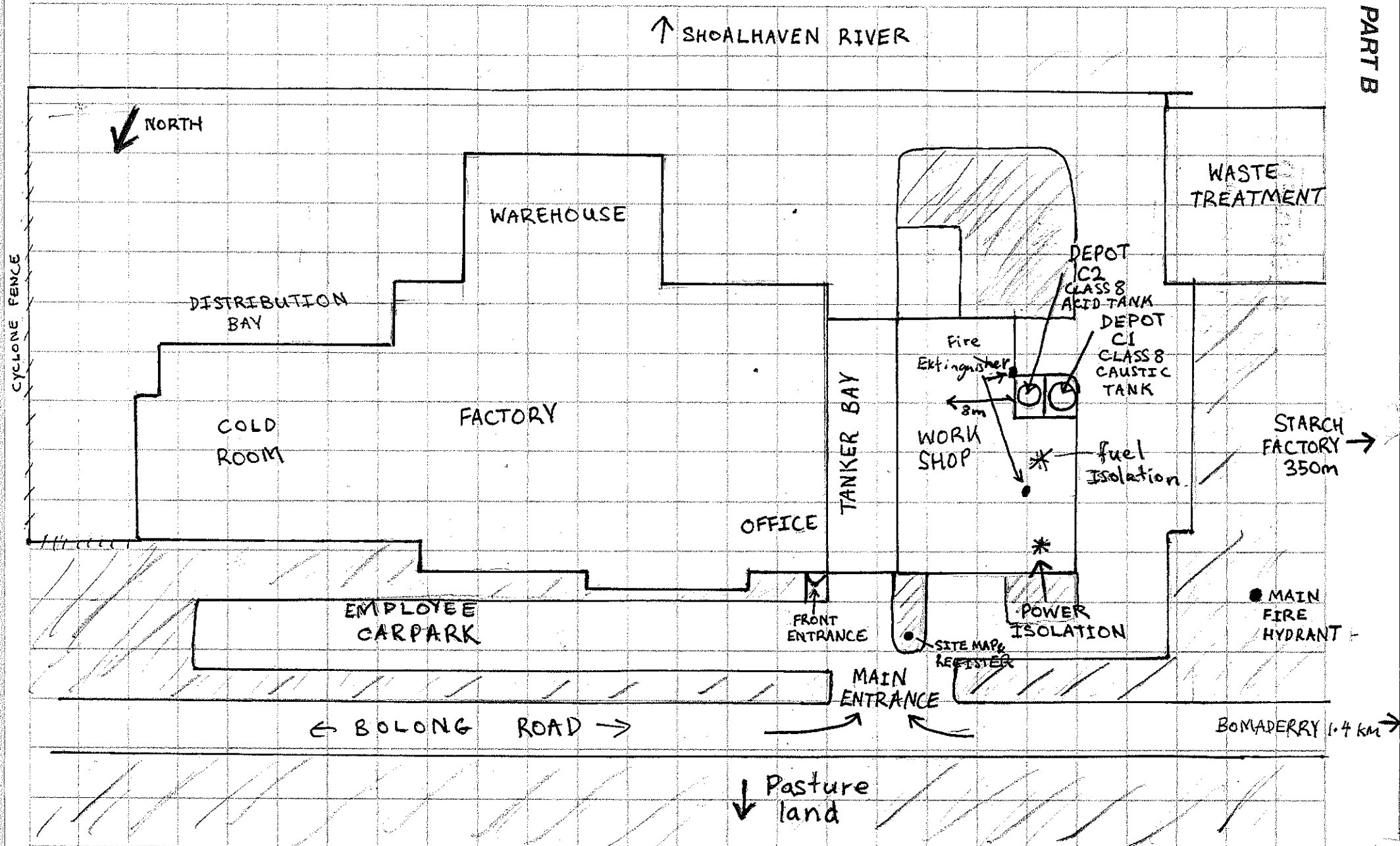
Please send your application, marked **CONFIDENTIAL**, to:

**Dangerous Goods Licensing, Level 3, Locked Bag 10, Clarence Street,
SYDNEY NSW 2000**

Site Sketch Please carefully read the instructions on page 3 of the guide before sketching the site.

 = Grounds

PART B



PART C – Dangerous Goods Storage Complete one section per depot.

Add depots
C1 & C2

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot Number	Type of depot	Depot Class	Maximum storage capacity
C1	Bulk Caustic Tank	8	10,000 L

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³
1719	CAUSTIC ALKALI LIQUID. SODIUM HYDROXIDE	8 II	SPECTRUM	10,000	L

Pls Recl

Depot Number	Type of depot	Depot Class	Maximum storage capacity
C2	Bulk Acid Tank	8	5,000 L

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³
1760	CORROSIVE LIQUID NITRIC ACID & ORTHOPHOSPHORIC ACID	8 II	CB93	5,000	L

Pls Recl

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³

Depot Number	Type of depot	Depot Class	Maximum storage capacity

UN Number	Correct Shipping Name	PG Class (I, II, III)	Product or common name	Typical quantity	Unit, e.g. L, kg, m³

Stamped for Dairy Farmers Bomaderry Depots No. C1 for 10,000 L Class 8 PG II in bulk & C2 for 5,000 L Class 8, PG II in bulk.

Drawing: Dairy Farmers; 17/12/99

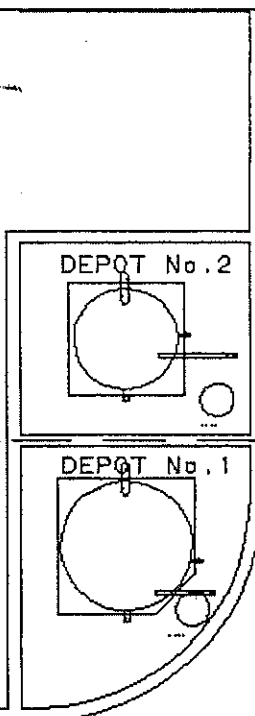
This plan conforms with the Dangerous Goods Act 1975 & AS 3780

M ch.

Signed by R Churches
for ChemCARE Consulting Pty Ltd
Date: 3 February, 2000

OTHER EQUIPMENT
IN THIS AREA OF
THIS BUND NOT
SHOWN ON THIS
DRAWING.

SCREEN
DOUBLE-SIDED.



Dairy Farmers Bomaderry Depot No.2 for 5,000lt Class 8 PGII in bulk

Separation distance for depots-

Nearest onsite facility => 8m

Nearest boundary => 8m

Nearest protected work (off site)= remote > 20m

Nearest other DG depot (class 8 depot 2) =liquid tight wall

Nearest stormwater drain inlet = >10m

60B(E)Dry powder extinguisher at Depot No.2

Identity of contents (150mm), 250mm Class diamond and required 50mm text "Danger No Smoking" shown at each approach to the depot.

Dairy Farmers Bomaderry Depot No.1 for 9,900lt Class 8 PGII in bulk

Separation distance for depots-

Nearest onsite facility => 8m

Nearest boundary => 8m

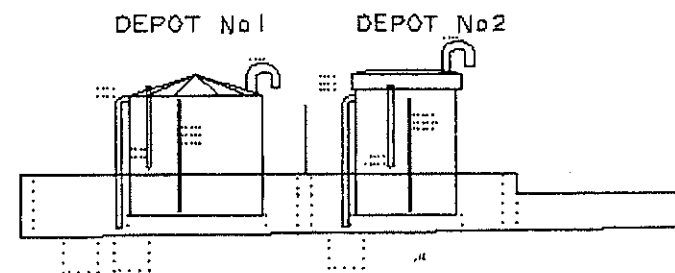
Nearest protected work (off site)= remote > 20m

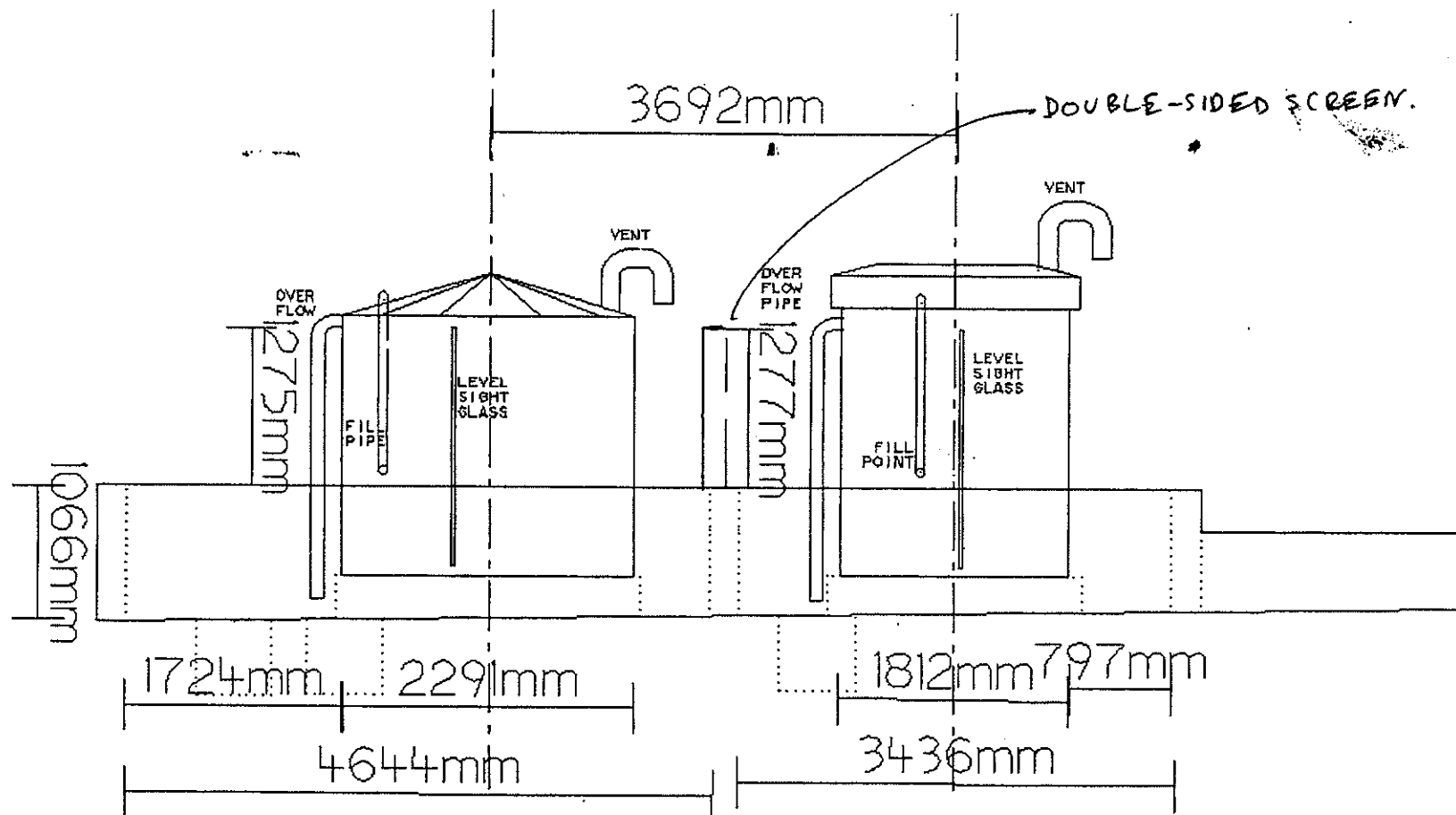
Nearest other DG depot (class 8 depot 2) =liquid tight wall

Nearest stormwater drain inlet = >10m

60B(E)Dry powder extinguisher at Depot No.2

Identity of contents (150mm), 250mm Class diamond and required 50mm text "Danger No Smoking" shown at each approach to the depot.





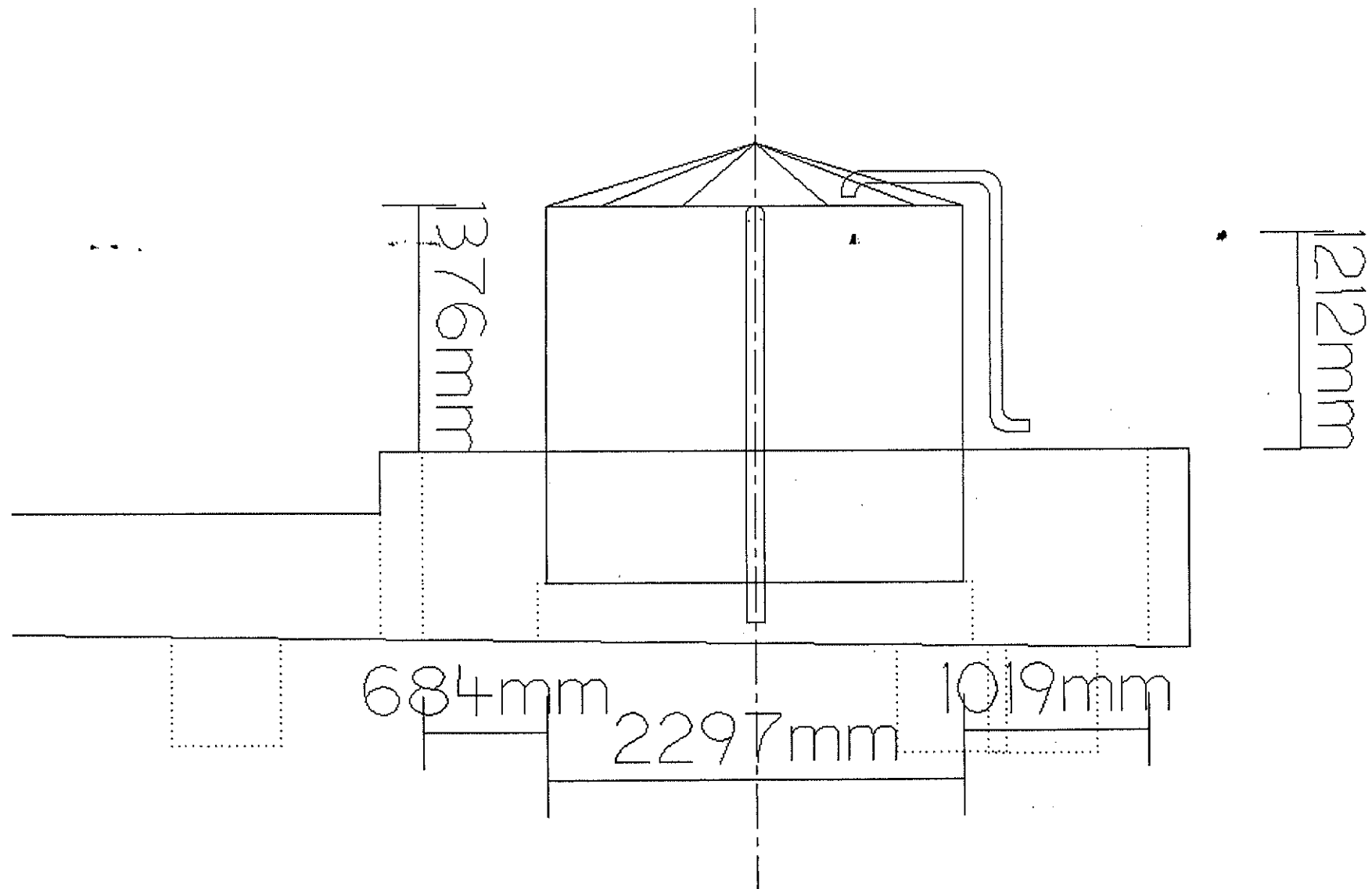
Stamped for Dairy Farmers Bomaderry Depots No. C1 for 10,000 L Class 8 PG II in bulk & C2 for 5,000 L Class 8, PG II in bulk.

Drawing: Dairy Farmers: 17/12/99

This plan conforms with the Dangerous Goods Act 1975 & AS 3780

R Churches

Signed by R Churches
for ChemCARE Consulting Pty Ltd
Date: 3 February, 2000



○○○○
LPG

HOSE
HOT
WATER
TANK
2700d1a

WATER
TANK
13000l1



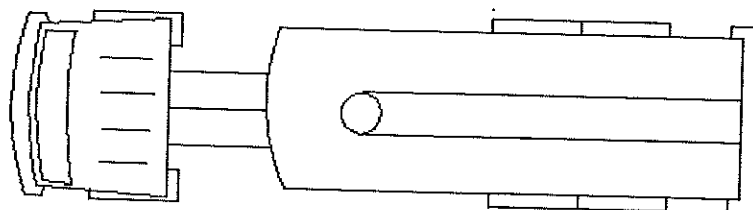
CAUSTIC
10000l1
2350d1a

ACID
5000l1
2000d1a

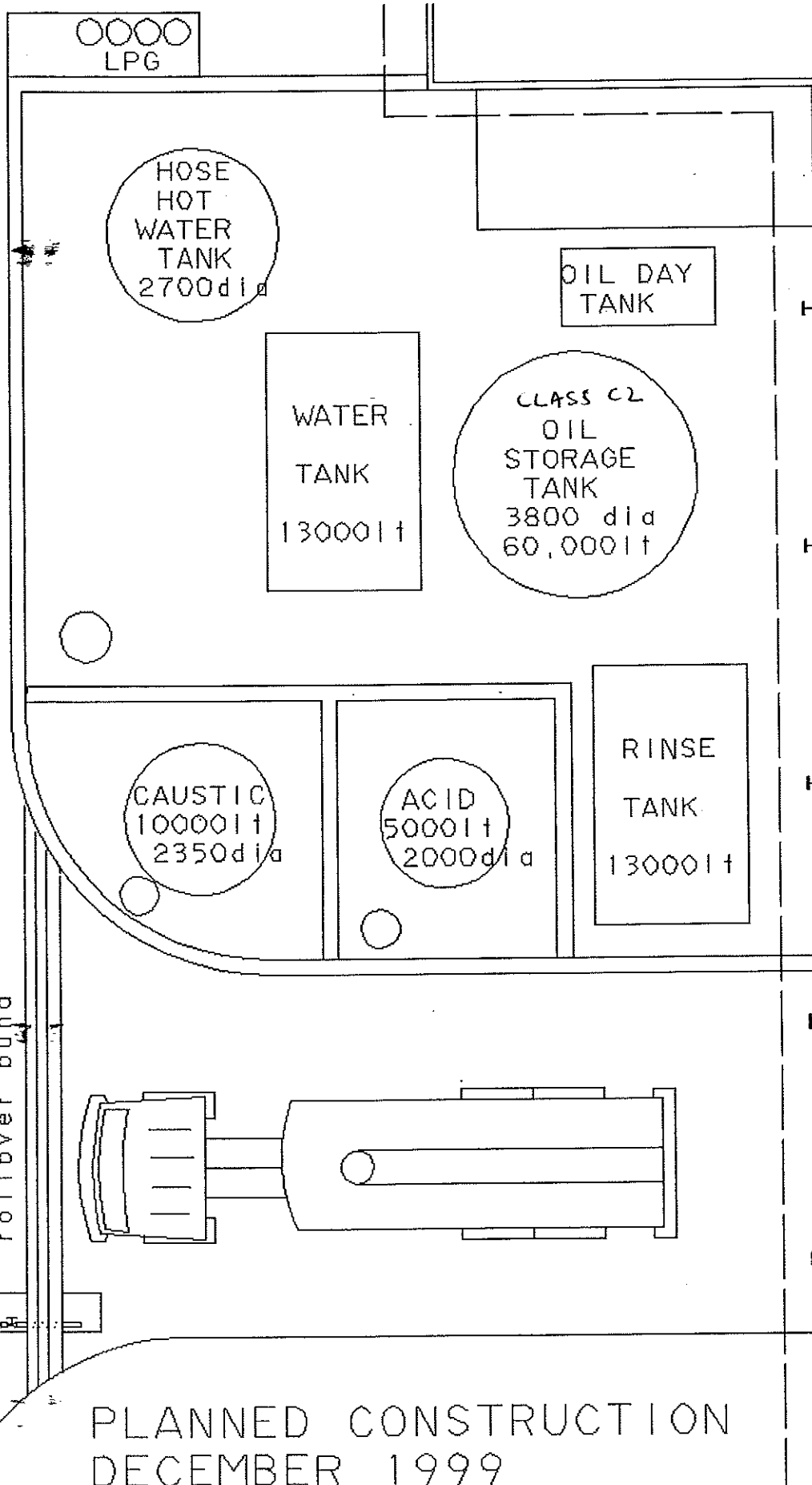
RINSE
TANK
13000l1

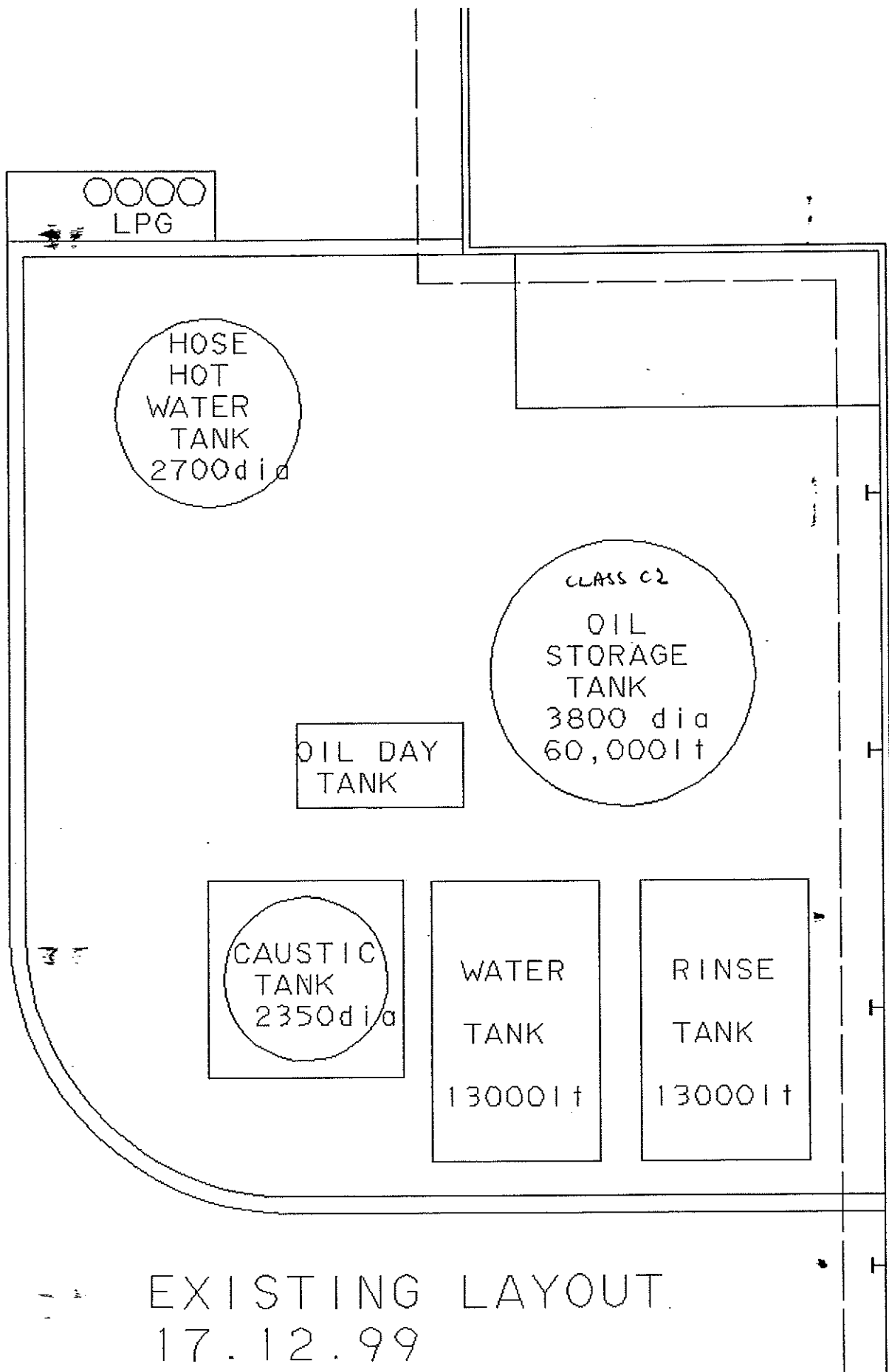
rollover bund

sump



PLANNED OIL TANK
REMOVAL SEPT 2000





WORKCOVER AUTHORITY

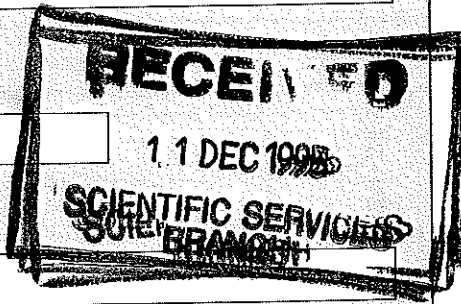


LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

Application for new licence, amendment or transfer

1. Name of applicant		ACN
Australian Co-Operative Foods Limited		010 308 068
2. Site to be licensed		
No	Street	
220	Bolong Road	
Suburb/Town		Postcode
Bomaderry		2541
3. Previous licence number (if known) 35/031755		
4. Nature of site Milk Processing - Dairy Food Manufacture		
5. Emergency contact on site:		
Phone	Name	
(044) 210 600	Keith Rosskelly	
6. Site staffing: Hours per day 24 Days per week 7		
7. Major supplier of dangerous goods Nowra Chemicals & Ecolab		
8. If new site or significant modification		
Plan stamped by:	Accredited consultant's name:	Date stamped
9. Number of dangerous goods depots at site 10		
10. Trading name or occupier's name		
Australian Co-Operative Foods Limited		
11. Postal address of applicant		Suburb/Town Postcode
P.O. Box 46		Bomaderry 2541
12. Contact for licence enquiries:		
Phone	Fax	Name
(044) 210 600	(044) 230 287	Peter Delaney



I certify that the details contained in this application (or the accompanying computer disk) are true and correct

13. Signature of applicant Date 5/12/95

Depot number	Type of depot	Class			Licensed maximum storage capacity		
4	Unroofed Store (Drums)	8			4000kg		

UN number	Shipping name	Pkg. Class Group EPG			Product or common name	Typical quantity	Uniteg. L, kg, m³
2967	Sulphamic Acid	8	II	8A2	DS-80	800	kg
1759	Corrosive Solid N.O.S.	8	II	8A1	Cirkon	800	kg
1823	Sodium Hydroxide Solid	8	II	8A1	Pearl Caustic	1000	kg
1805	Phosphoric Acid Solution	8	III	8A1	Stonekleen	100	kg
1824	Sodium Hydroxide Solution	8	II	8A1	Stabilon CIP	600	kg
1813	Potassium Hydroxide Solution	8	II	8A1	Ultra S Cleaner	600	kg
1824	Sodium Hydroxide Solution	8	II	8A1	Circulation Cleaner	50	kg

[illegible]

CHEMICAL STORAGE

Complete 1 section per depot

If you have more depots than the space provided, photocopy sufficient sheets first.

Depot number	Type of depot	Class			Licensed maximum storage capacity
5	Above Ground Tank	8			2500kg

UN number	Shipping name	Pkg. Class	Group	EPG	Product or common name	Typical quantity	Uniteg. L, kg, m ³
1760	Corrosive Liquid N.O.S.	8	II	8A1	Nowcid	2000	kg

Depot number	Type of depot	Class			Licensed maximum storage capacity
6	Above Ground Tank	8			2500kg

UN number	Shipping name	Pkg. Class	Group	EPG	Product or common name	Typical quantity	Uniteg. L, kg, m ³
1824	Sodium Hydroxide Solution	8	II	8A1	CIP Cleaner	2000	kg

Depot number	Type of depot	Class			Licensed maximum storage capacity
7	Above Ground Tank	2.3			1500L

UN number	Shipping name	Pkg. Class	Group	EPG	Product or common name	Typical quantity	Uniteg. L, kg, m ³
1005	Anhydrous Ammonia	2.3		2B3	Anhydrous Ammonia	1500	L

Depot number	Type of depot	Class			Licensed maximum storage capacity
8	Roofed Store	5.1			500kg

UN number	Shipping name	Pkg. Class	Group	EPG	Product or common name	Typical quantity	Uniteg. L, kg, m ³
3149	Hydrogen Peroxide &	5.1	II	5C2	Oxonia Active	400	kg
	Peroxyacetic Acid Mixture						

you have more depots than the space provided, photocopy sufficient sheets first.

Depot number	Type of depot	Class			Licensed maximum storage capacity		
10	Roofed Store	8			800kg		

UN number	Shipping name	Pkg. Class Group EPG			Product or common name	Typical quantity	Unit, g, m³
1824	Sodium Hydroxide Solution	8	II	2R	Maxitreat 486	400	kg

