

GeoEnvironmental Consultants

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Specialising in the Earth and what's built on it

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28th July 2009

Our Ref: 6056/04

Ms Sharon Waddell
W. A. Stockwell Pty Ltd
PO Box 3144
South Brisbane, QLD 4101

Re: **CONTAMINATION ADVICE FOR REVISED DEVELOPMENT PROPOSAL
39-45 TWEED COAST ROAD, CABARITA, NSW**

Dear Sharon

GeoEnvironmental Consultants Pty Ltd is pleased to provide Stockwells with advice regarding the contamination status of lots along the western side of the proposed development fronting Hastings Street. As per Planning Guidelines SEPP 55 – Remediation of Land Section 3.2.1, Checklist for Initial Evaluation, an assessment has been undertaken in accordance with this evaluation. The following are responses to the initial evaluation for the vacant land described as Lots 184 – 187 and 191 to 194 in DP259164.

- *Is the planning authority aware of any previous investigations about contamination on the land?*

Tweed Shire Council is not aware of any previous investigations being undertaken on the subject parcels.

- *Do existing records held by the planning authority show that an activity listed in Table 1 has ever been approved on the subject land.*

As indicated in the attached photographic history, the subject sites have remained vacant. No development has been undertaken on the site, with no development approval over the subject sites in existence.

It is evident from these photos that the subject land has remained close to its virgin state with only infrastructure eg roads and drainage adjacent to the site developed.

- *Was the subject land at any time zoned for industrial, agricultural or defence purposes?*

No evidence suggests that the site was zoned for industrial, agriculture or defence purposes. The historical photographs provided show the early stages of the Cabarita Township. Given the location of Cabarita Beach and the relationship of the subject

sites to the coast, subdivision of this land for a purpose such as agriculture would not have been envisaged.

The vacant land was subdivided in 1976 from the parent parcel Lot 179 in DP 250211 after transfer from the original owner.

- *Is the subject land currently used for an activity listed in Table 1?*

No. The subject land is vacant and no activity listed in Table 1 is being undertaken on these sites.

- *To the planning authority's knowledge was, or is, the subject land regulated through licensing or other mechanisms in relation to any listed in Table 1?*

No. The subject sites are vacant and no activities which are included in Table 1 are being undertaken on this land.

- *Are there any land use restrictions on the subject land relating to possible contamination, such as notices issued by the EPA or other regulatory authority?*

No notices from the EPA have been received. The owner has received notices from the Tweed Shire Council to maintain the sites from overgrowth of vegetation. No other notices have been received.

- *Does a site inspection conducted by the planning authority (optional) suggest that the site may have been associated with any activities listed in Table 1?*

Recent inspections undertaken by Council Officers show the sites as vacant with no activities listed in Table 1 being undertaken on the site. Photographs taken at the time of inspection 10 June 2009 show the sites are vacant.

- *Is the planning authority aware of information concerning contamination impacts on land immediately adjacent to the subject land which could affect the subject land?*

The land adjacent to Lots 184 to 187 in DP 259164 is developed for mixed used purposes under the Tweed Shire Council's DCP for Commercial. As identified in the recent photograph, 10 Jun2 2009, the sites adjoining Lots 184 to 187 in DP 259164 are established with commercial developments.

The land adjacent to Lots 191 to 194 in DP 259164 are owned by the applicant and have been subject to previous investigations. These investigations and test results are contained in the report by GeoEnvironmental Consultants dated March 2008.

Lots 21 and 22 in DP 31208 were utilized as a service station which is an activity contained in Table 1. These Lots and adjoining Lots 20 in DP 31208 which was utilized as a hotel and Lot 23 in DP 31208 which was utilized for retail and residential purposes were also investigated as part of the March 2008 GeoEnvironmental Consultants report.

A map containing the site layout and test locations is contained within the March 2008 report within the Drawings section. A table outlining the contamination results which marry to the test locations is also included within the Tables and indicates that none of the results are above the thresholds for NSW Guidelines for Assessing Service Stations.

Only 4 of the results obtained showed levels above Ecological Investigation Levels for Lots 20 to 24 in DP 31208. These results were obtained from within the service station premises and at the core of the activity. All other results were below the required thresholds for land zoned commercial and suitable for mixed use development.

Groundwater tested also indicated that there was no significant contamination within the groundwater.

GeoEnvironmental Consultants report Section 6 Conclusions outlines the suitability of Lots 20 to 24 in DP 31208 for the purposed development.

Given test results on Lots 20 to 24 in DP 31208 are below thresholds for mixed use development and the subject sites are vacant land and have not been utilized for any activities contained within Table 1 it is unlikely that contamination would be found within Lots 191 to 194 in DP 259164.

GeoEnvironmental Consultants conclude that completed contamination assessment has addressed the major potential source of contamination, the service station fronting Tweed Coast Road. Assessment included soil and groundwater sample collection and analysis on the western side of the service station. There was no indication from the completed assessment of contaminant migration towards the western lots. The eight western lots have not been impacted from potential contamination sources on the eastern side. There is no evidence to indicate that the western lots have been used for any purpose with potential to cause significant ground contamination.

Please contact Michael Tisdall on 3367 2266 if you have any questions.

Yours sincerely



Michael Tisdall BSc. PGDipSc.

for **GeoEnvironmental Consultants Pty Ltd**

Photographs







