

## APPENDIX Q

### Environmental Site Assessments (Phase 1 and Phase 2)

Please note these reports are provided as information only.



## PHASE 1 ENVIRONMENTAL SITE ASSESSMENT

Stage 1 and Civil Works Zone Redevelopment Kempsey  
District Hospital, Kempsey NSW

enstruct Group Pty Ltd

GEOTCOFH03037AA-AD

16 November 2012



16 November 2012

Health Infrastructure NSW  
c/o enstruct Group Pty Ltd  
Level 4 Glen St,  
Milsons Point, NSW, 2061

**Attention: Tim Boulton**

Dear Tim,

**RE: Phase 1 Environmental Site Assessment for the Stage 1 and Civil Works Zone  
Redevelopment Kempsey District Hospital, Kempsey NSW**

Coffey Geotechnics Pty Ltd is pleased to present our report on the Phase 1 Environmental Site Assessment (Phase 1 ESA) prepared for enstruct Group Pty Ltd for the Stage 1 and Civil Works Zone redevelopments within the Kempsey District Hospital located at 119 River Street, Kempsey NSW.

I draw your attention to the attached sheets entitled "Important Information about Your Coffey Environmental Site Assessment" which should be read in conjunction with this report.

I trust that this report meets with your requirements. If you require further information please contact the undersigned in our Coffs Harbour office on 1300 513 213.

For and on behalf of Coffey Geotechnics Pty Ltd



**Andrew Ballard**

Associate Environmental Scientist  
Environmental Team Leader – Coffs Harbour

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**Important Information About Your Coffey Environmental Site Assessment**

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## ABBREVIATIONS

Abbreviation	Description
<b>ACM</b>	Asbestos Containing Material
<b>AEC</b>	Areas of Environmental Concern
<b>AST</b>	Aboveground Storage Tank
<b>ESA</b>	Environmental Site Assessment
<b>NSW EPA</b>	Environment Protection Authority of New South Wales
<b>NSW DEC</b>	Department of Environment and Conservation of New South Wales
<b>NSW DECC</b>	Department of Environment and Climate Change of New South Wales
<b>NSW DECCW</b>	Department of Environment, Climate Change and Water of New South Wales
<b>NSW OEH</b>	Office of Environment and Heritage of New South Wales (former NSW DECCW, NSW DEC, NSW DECC, and NSW EPA)
<b>OCP</b>	Organochlorine Pesticide
<b>OPP</b>	Organophosphorous Pesticide
<b>PAH</b>	Polycyclic Aromatic Hydrocarbon
<b>PCOC</b>	Potential Contaminants of Concern
<b>UST</b>	Underground Storage Tank



## **EXECUTIVE SUMMARY**

Coffey Geotechnics Pty Ltd (Coffey) was engaged by the enstruct Group Pty Ltd on behalf of Health Infrastructure NSW to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) for the proposed Stage 1 and Civil Works Zone redevelopments within the Kempsey District Hospital located within 119 River Street, West Kempsey NSW.

Phase 1 ESA objective was to identify any past or present potentially contaminating activities on the site, provide a preliminary assessment of site contamination and, if necessary, to provide a basis for a more detailed investigation.

In summary, the site history prepared for the Stage 1 and Civil Work Zones redevelopment areas within the Kempsey District Hospital grounds shows that the hospital was constructed in the early 1940's. A review of the earliest available historical 1957 aerial photographs shows original hospital buildings within the northern portion of the Stage 1 area, which included the former nurse quarters. The aerial photographs indicate that the former boiler and laundry buildings and the fumigation building were constructed sometime between 1957 and 1967 and the incinerator and coke storage buildings were constructed between 1967 and 1979.

Interviews with Kempsey District Hospitals Acting Assistant Engineer suggests that the fill embankment observed to the southeast of the boiler and laundry building was filled during construction of the boiler and laundry building in the early 1960's. Observations made by Coffey during our site walkover found no visual evidence of contamination including surface staining observed around the perimeter of the buildings within Stage 1.

A review of NSW WorkCover records found no evidence of underground storage tanks (USTs) being present within the hospital grounds. A review of the limited records held by Kempsey Shire Council for the period 1991 to 2002 included hospital plans identifying the small building to the southwest of the boiler and laundry building as the coal (coke) storage building. The former incinerator was once located in a building to the south of the boiler and laundry buildings at the base of the embankment within the Stage 1 area. This building is now used for waste storage and cleaning of bins.

The findings from the site history assessment and site walkover identified four (4) areas of environmental concern (AECs). These AECs were associated with the former activities and current landuses of the site, they included the former laundry and boiler room, incinerator, fumigation and coke storage buildings, the existing diesel AST, former nurse quarters building, and the fill embankments constructed of unknown material within the site.

Based on the findings of the Phase 1 ESA a more detailed investigation (Phase 2 ESA) is recommended.

## **1 INTRODUCTION**

Coffey Geotechnics Pty Ltd (Coffey) was engaged by the enstruct Group Pty Ltd to undertake a Phase 1 Environmental Site Assessment (Phase 1 ESA) for the proposed Stage 1 and Civil Works Zone redevelopments within the Kempsey District Hospital located within 119 River Street, West Kempsey NSW, see Figure 1.

Coffey understands that the proposed redevelopment for Stage 1 will require the demolition of several buildings; including the former laundry, incinerator and mortuary buildings, and the removal of demountable structures to the north of the main hospital complex. Within the civil works area, new pavements and upgrades to some existing pavements are proposed. These two areas with Kempsey Hospital campus; the Stage 1 and Civil Works Zone redevelopments; form the site assessed for this investigation, see Figure 2.

### **1.1 Phase 1 Environmental Site Assessment Objectives**

Phase 1 ESA objective was to identify any past or present potentially contaminating activities on the site, provide a preliminary assessment of site contamination and, if necessary, to provide a basis for a more detailed investigation.

The Phase 1 ESA considers the potential past and present potentially contaminating activities at the site as well as determining the suitability of a continued commercial/industrial site use and included the following tasks.

The Phase 1 ESA included a Site History study of the site comprised:

- A review of historical aerial photographs to assess changes in landuse or activities on the property over time.
- A title search for past site owners and inspection of Kempsey Shire Council records to determine previous approved development and site uses.
- An interview with a Mr Ryan Thompson, Acting Assistant Engineer at the Kempsey District Hospital, to assist in the location of past buildings, areas of excavation or filling and historical uses of the land that may be potential areas of environmental concern on the site.
- A search of groundwater bores and a search of NSW EPA website for listed properties.
- A site walkover and photographs was undertaken by Coffey Environmental Scientists on the 6 November 2012 to help confirm site history details and gain a better understanding of the past activities, inspect any areas of interest identified from the search of air photographs, to assess features which may indicate potential contamination and to assist in identifying areas of environmental concern (AEC) that may warrant further investigation.

## **2 SITE DESCRIPTION AND WALKOVER OBSERVATIONS**

### **2.1 Site Description and Site Walkover Observations**

The Kempsey District Hospital comprises of eleven (11) separate lots and occupies an area of approximately 4.1 ha. The Stage 1 and Civil Works Zones included in this investigation have been highlighted in the attached Figure 2.



Topographically, the hospital is situated within an area of undulating topography and is located on the upper south and southeast slopes of a low hill. The site was relatively level in the northern portion through previous earthworks for the construction of hospital buildings and associated parking areas and increased in slope as the site fell away towards the southeast. Based on the topography of the site and surrounding area it appears that drainage is by way of overland flow across the natural contours of the land and the drainage pathways existing within the hospital grounds to the southeast.

There were various buildings observed during the site walkover within the Stage 1 and Civil Works Zones. These building have been predominately identified and highlighted in the attached Figure 2 and 3. Vegetation onsite includes areas of landscaped gardens, cleared grass areas and scattered large trees in the southern and southeast portion of the hospital grounds.

Observations made by Coffey Environmental Scientists during a site walkover on 6 November 2012 are summarised in Table 1.

Table 1: Summary of Site Walkover Observations

Laundry, Boiler Building and Fill Embankment	
<p><b>Site Observation:</b></p> <p>The former boiler and laundry buildings were located within the central portion of the Stage 1 area (Photograph 1). The content of these buildings were not observed during the site walkover. It was stated during the site walkover that these buildings were no longer in use and the buildings were used as storage areas.</p> <p>The buildings were constructed with brick exterior walls, corrugated iron roof and fibro exterior eaves. There were several garage roller doors observed on the western side of the buildings. No staining was observed on surface soils surrounding the buildings.</p> <p>Observed adjacent to the southeast of the boiler and laundry building was an earthen embankment. The embankment extends in a northeast direction along the eastern side of the boiler and laundry buildings. The embankment was approximately 3m at the highest point grading down to ground level approximately 20m to the northeast (Photograph 3 &amp; 4). This area may have been filled during construction of the boiler and laundry buildings in the early 1960's. The source of the fill material used in the embankment is unknown.</p>	
	
<p>Photograph 1 &amp; 2: Shows the former boiler and laundry buildings, view towards the east. The second photograph shows the rear of these buildings, view towards the north.</p>	
	
<p>Photograph 3 &amp; 4: Shows the fill embankment to the southeast of the boiler and laundry buildings.</p>	

### Incinerator, Coke Storage and Fumigation Buildings

#### Site Observations

The former incinerator building (Photograph 5 & 6) was located to the south of the boiler and laundry buildings at the base of the embankment within the Stage 1 area. This building is currently used for waste storage and cleaning of bins. There were two small concrete pads observed adjoining to the east and southeast of the building. The southeast pad was a small concrete bund area and the pad on the eastern side of the building appeared to be a wash down area associated with the former incinerator. Suspected asbestos corrugated sheeting was observed on the southern wall of this building and appeared to be in relatively good condition.

The small building (Photograph 7) located to the southwest of the boiler and laundry building, based on plans viewed in the Council records was understood to be the former coal storage area (coke storage), associated with the former boiler. This building was located within the Stage 1 area and the inside of the buildings was not observed during the site walkover.

Another small building was located to the northeast of the boiler and laundry building (Photograph 8) and was understood to be the former fumigation building. This building was located within the Stage 1 area and the inside of this building was not observed during the site walkover.

All three buildings were located within the Stage 1 area and were constructed with brick walls, corrugated iron roof and fibro sheeting eaves (Coke storage and fumigation buildings). There was no surface staining observed around the perimeter of the three buildings.



Photograph 5 & 6: Shows the former incinerator building now currently used for waste storage. Photograph 6 shows the small concrete bund adjacent to the southern side of the building.



Photograph 7 & 8: shows the former coal storage building and fumigation building.

### Helipad, Former Nurse Quarters, Diesel AST and Demountable Buildings

#### Site Observations

The helipad was located in the northeast Civil Works Zone. There appeared to have been some minor infilling during construction on the eastern and southern portions of the helipad (Photograph 9). The material and the source of the material were unknown.

The grassed area located to the west of the helipad fenced area (Stage 1 area) was understood to have been the previous location of the female nurse quarters building (Photograph 10). The year of demolition was not provided, however, the aerial photograph review indicated that it had been demolished between 1979 and 1991. There were remnant concrete footings observed in the site walkover within this area.

A 1,500L diesel AST (Photograph 11) was observed within the Stage 1 area adjacent to the former boiler and laundry building. The AST is currently used for the hospital diesel powder emergency generator. The AST was not enclosed in a concrete bund, however there was no visible surface staining observed around the AST. There was a small building adjacent to the helipad which was also understood to store fuel drums for the helicopter services.

The northern portion of the Stage 1 area and the northeast Civil Works Zone had several demountable buildings present (Photograph 12). The demountable buildings were predominately constructed of timber cladding exterior walls, corrugated iron roofs and raised brick footings. The remaining northern section was predominately sealed car parking and access roads.



Photograph 9: shows the helipad with the small fill embankment on the southern and eastern portions of the pad.

Photograph 10: shows the location of the former female nurse quarters building. The building was understood to have extend south from the existing building in the background of the photograph.

### Helipad, Former Nurse Quarters, Diesel AST and Demountable Buildings



Photograph 11: Shows the 1,500L diesel AST.

Photograph 12: shows one of the demountable buildings observed in the northern portion of the Stage 1 area.

## 2.2 Geology and Hydrology

The Hastings 1:250,000 geological map shows that the site is underlain by the Kempsey Beds comprising of mudstone, sandstone and includes conglomerate where mapped and pebbly sandstone.

A search of the NSW Department of Infrastructure, Planning and Natural Resources (DIPDNR) groundwater bore information in October 2012 indicated that there were no bores within a 500m radius of the site. The closest bore with available information was 630m from the site beyond the Macleay River and available information on this bore is summarised in Table 2 below.

**Table 2: Summary of Groundwater Bore Information**

Bore Number	Authorised Use	Total Depth of Bore (m)	Distance*, Direction & Gradient* from Site	Standing Water Level (m)	Water Bearing Zones (m)
GW053230	Domestic Stock	23.70	630m, DG, SW	12.80	13.4 – 14.0 21.0 – 26.10

Notes: N = north, S = south, W = west, E = east, DG = down-gradient, UG = up-gradient, ND = No Details.  
Distances are approximate and gradients are inferred.

## 3 SITE HISTORY

### 3.1 Historical Information

#### 3.1.1 NSW WorkCover Dangerous Goods Records

A search of the Stored Chemical Information Database and microfiche records held by NSW WorkCover was carried out for the eleven (11) lots within the Stage 1 and Civil Works Zones. The following points were noted from the supplied information:

- A review of the supplied information for the lots indicated that there were no records held by NSW WorkCover for the storage of underground storage tanks (USTs) within the hospital grounds.
- There was an application for Licence for the keeping of liquid oxygen and LPG dated October 1995. The attached drawing indicated that the liquid oxygen was stored in 4.5Kl cylinder and the LPG was in two 7.5Kl vessels. These were both within the Stage 1 area, see attached figure 2. There were various applications for licence renewal related to the liquid oxygen and LPG gas cylinders discussed above.
- There were also chemical storage forms and license renewal forms relating to the storage of LPG cylinders, however the attached plans shows these cylinders were not within the Stage 1 or Civil Works Zones.

### 3.1.2 Kempsey Shire Council Records

Records from Kempsey Shire Council (Council) were viewed on 6 November 2012. The available records were for the period of 1991 to 2002. There were various development applications for the constructions of demountable offices in the north of Stage 1 area, renovations to the rehabilitation unit within the Civil Works Zone and construction of the helipad in the northeast Civil Works Zone.

The plans supplied with DA T4-97-85 (Demountable office building construction) identified most of the buildings present within the hospital grounds. This plan also identified the small building to the southwest of the boiler and laundry building as the coal (coke) storage building.

### 3.1.3 NSW EPA Notices

A review of the NSW EPA website database in October 2012 revealed that no notices have been issued for the site under the *Environmentally Hazardous Chemicals Act (1985)* or the *Contaminated Land Management Act (1997)*.

### 3.1.4 Land Titles Search

A title search was carried out by Advance Legal Search in October 2012 for Lot 20 DP112084, Lot 1 Section 20A DP759080, Lot 2 Section 20A DP759080, Lot 3 to 8 Section 20A DP759080, Lot 1 Section 23A DP759080 and Lot 14 Section 23A DP759080, see Appendix A. The following points were noted from the title search:

#### Lot 20 DP112084

- The title search stated that the Macleay District Hospital has owned Lot 20 since 1940. Prior to 1940 Lot 20 was Crown land.

#### Lot 1 Section 20A DP759080

- The title search stated that the Macleay District Hospital has owned Lot 1 Section 20A since 1949. Prior to 1949 Lot 1 was owned by the Public Trustee.
- Prior to 1949 Lot 1 was owned by Laura Ada Garrard (grantee) from 1873.

#### **Lot 2 Section 20A DP759080**

- The title search stated that the Macleay District Hospital has owned Lot 2 since 1940. Prior to 1940 Lot 2 was owned by William Nance (bootmaker), Harold Charles Henderson (grazier), John Booth (farmer) and William O'Meara (auctioneer) between 1921 and 1940.
- Lot 2 was owned by William Harrington (official assignee) during 1921. Prior to 1921 Allan Deuchar (Salesman) owned Lot 2 from 1911.
- Prior 1911 Lot 2 was owned by George Ivon Garrard (minor/ grantee) from 1873.

#### **Lot 3 to 8 Section 20A DP759080**

- The title search stated that the Macleay District Hospital has owned Lot 3 to 8 since 1941. Prior to 1988 Lot 3 to 8 was known as Allotments 3 to 8 Section 20A.
- Prior to 1941 Allotments 3 to 8 Section 20A was owned by William Thomas Dungar, Chalres Sutherland, William Nance, Henry High and Michael McPhillips (grantees). It was stated that Allotment 3 to 8 Section 20A were grant for a Public Hospital.

#### **Lot 1 Section 23A DP759080**

- The title search stated that the Macleay District Hospital Kempsey has owned Lot 1 Section 23A since 1941. Prior to 1988 Lot 1 was known as Allotment 1 Section 23A.
- Between 1891 and 1941 Allotment 1 Section 23A was owned by various people with occupations including gangers, gentleman, civil engineer and bricklayer.
- Prior to 1891 Allotment 1 Section 23A was owned by James Smith (butcher/ grantee) from 1881.

#### **Lot 14 Section 23A DP759080**

- The title search stated that the Macleay District Hospital Kempsey has owned Lot 14 since 1940. Prior to 1988 Lot 14 was known as Allotment 14 Section 23A.
- Prior to 1940 Lot Allotment 14 was owned by various people from 1940 to 1902. Including Harold Charles Henderson and John Booth (1927 to 1940), Margaret Paine (1918 to 1927), Joseph Alexander Spencer (1911 to 1918) and Mildred Constance Stewart (1902 to 1911).
- Prior to 1902 was owned by Mildred Constance Garrard (grantee) 1873 to 1902.

### **3.1.5 Aerial Photography Review**

A review of historical aerial photographs of the site dating from 1958 to 1997 was carried out. The current 2011 Google Earth Image was also reviewed. A summary of the site in each photograph from 1958 onwards is provided in Table 3 below. Given the complexity of the site with regards to different Stages (Stage 1 and Civil Works Zone) and the structures present within each Stage Coffey has identified key buildings and highlighted these in the attached Figure 2 and Figure 3. These buildings are referred to in the below aerial photograph review.



**Table 3: Summary of Aerial Photographs**

Year	Site	Surrounding Land
1958	<p>Photograph is black and white.</p> <p>The hospital is present predominately in the northern portion of the current hospital grounds.</p> <p>The following structures were observed within the Stage 1 and Civil Works Zones:</p> <ul style="list-style-type: none"> <li>• There appears to be five structures present within the Stage 1 area. Three of these buildings appear to be current day buildings. These buildings included the former nurse quarters building, blood bank building and the group room building.</li> <li>• The former nurse quarters building is located in the northeast of the Stage 1 area, the blood bank building is located to the southwest of former nurse quarters and the group room is located in the central northern portion of Stage 1 area.</li> <li>• There was also a structure observed along the north boundary of the Stage 1 area and extends into the Civil Works Zone in the far northeast of the hospital grounds.</li> <li>• A small structure was also noted to the south of the blood bank building.</li> <li>• The main hospital buildings have been constructed in the northwest of the hospital grounds and extend into part of the Civil Works Zone in the central west portion of the site.</li> <li>• The remaining areas of the Civil Works Zone appear to be parking areas in the north and grass land with scattered trees in the south. In the northeast Civil Works Zone there appears to be an area of bare earth. There are some scattered trees and cleared grass land in the south of the Stage 1 area.</li> </ul>	<p>There are several structures associated with the hospital predominately in the northwest of the hospital grounds which is not included in this investigation.</p> <p>There appears to be a quarry to the north of the site, residential allotments to the east, Macleay River beyond River Street to the west, scattered trees and cleared grassland to the south with a cemetery beyond.</p>

Year	Site	Surrounding Land
1967	<p>Photograph is black and white.</p> <ul style="list-style-type: none"> <li>The small structure observed in the 1958 aerial photograph to the south of the blood bank building appears to have been demolished.</li> <li>There have been several additional large structures built within the hospital grounds (general wards buildings). These buildings are predominately within the Stage 2 area not covered in this investigation, however the general ward building extends into the southwest portion of the Stage 1 area.</li> <li>There have been two additional buildings constructed within the Stage 1 area the first structure (boiler and laundry building) located in the central portion of Stage 1 and the second structure (autopsy building) located in the south of Stage 1 area. There appears to have been some extensions to northern side of the blood bank building.</li> <li>A small structure (education centre building) has been constructed along the southern boundary of the Civil Works Zone in southwest of the hospital grounds.</li> <li>The community health building has been constructed adjoining to the east of the former nurse quarters building and forms the current community health area.</li> </ul>	<p>The area of scattered trees and grassland in the south of the hospital grounds has been cleared and extensive redevelopment has been undertaken, with two large building constructed within the hospital grounds. They appear to be the present general ward buildings. There have been extensions to the eastern side of former nurse quarters building. This building is understood to be the community health building and is not within the Stage 1 and Civil Works Zone.</p> <p>A sewage treatment plant has been constructed to the northeast of the Hospital. No other significant changes from the 1958 aerial photograph.</p>

Year	Site	Surrounding Land
1979	<p>Photograph is black and white.</p> <ul style="list-style-type: none"> <li>The area of bare earth observed in the 1958 aerial photograph in the northeast Civil Works Zone appears to be now grass covered.</li> <li>There have been some extensions to southern and western sides of the boiler and laundry building. . Two small structures have been constructed to the north (coke storage building) and northeast (incinerator building) of autopsy building.</li> <li>The southern Civil Works Zone and the southern portion of the Stage 1 area appear to now have a sealed pavement access road. The northern portion of the Stage 1 area car parking and access road appears to be still bare earth.</li> </ul>	<p>Trees have been planted along the eastern and northern boundaries of the hospital grounds. There has also been clearing of trees to the southeast of the hospital grounds.</p> <p>Increase in residential allotments beyond the cemetery to the south of the Hospital. The sewerage treatment plant to the northeast has increased in size.</p>
1991	<p>Photograph is in colour.</p> <ul style="list-style-type: none"> <li>There appears to be a small structure to the east of mortuary building in the southern portion of the Stage 1 area, appears to be potentially the current day LPG gas storage area.</li> <li>The southern part of the former nurse quarters present in the 1958 aerial photograph has been demolished and removed and now appears to be a cleared grass area.</li> <li>The car park area in the northern portion of Stage 1 and within the northwest Civil Works Zone appears to be now sealed pavement.</li> </ul>	<p>The quarry to the north of the site appears to have been abandoned. No other significant changes from the 1979 aerial photograph.</p>

Year	Site	Surrounding Land
1997	<p>Photograph is in colour.</p> <ul style="list-style-type: none"> <li>The building noted in the 1958 aerial photograph which extended along the northern boundary in both the Stage 1 and the northern Civil Works Zone has been demolished and removed, with sealed pavement now present within this area. There appears to have been some extension on the northern side of community health building within the northeast Civil Works Zone.</li> <li>The helipad has been constructed within the northeast Civil Works Zone.</li> </ul>	No significant changes from the 1991 aerial photograph.
Google Earth 2011	Photograph is in colour. No significant changes from the 1997 aerial photograph.	No significant changes from the 1997 aerial photograph.

### **3.1.6 Interviews**

A discussion with the Acting Assistant Engineer Mr Ryan Thompson was undertaken during the site walkover of the hospital grounds on the 6 November 2012. Mr Thompson identified the following points with regards to current and previous buildings within the site:

- Mr Thompson has been employed at the Kempsey District Hospital since 2009.
- Mr Thompson indicated that the former female nurse quarters building in the northeast of the Stage 1 area had been previously demolished and removed. Mr Thompson did not know the date when the building was demolished. The aerial photograph review indicated that the building had been demolished between 1979 and 1991.
- Mr Thompson indicated that the small 1,500L diesel AST observed in the site walkover to the northwest of the boiler and laundry building was used for the diesel power generator at the hospital. He understood that there were no underground storage tanks (UST) at the site. It was also indicated that there was a small brick building adjacent to the southwest of the helipad which was used to store small drums of aviation fuel. This aviation fuel drum store was maintained by Westpac Rescue Helicopter Service.
- Mr Thompson indicated that the fill embankment to the southeast of the former boiler and laundry buildings was placed during construction of these buildings in the early 1960's. This was confirmed with the aerial photograph review, which indicated that the buildings were constructed between 1958 and the 1967 aerial photograph.
- Mr Thompson indicated that the boiler and laundry, fumigation and coal storage buildings were empty and no longer used or were used for storage.
- Mr Thompson was not sure whether coal was storage in the small shed noted as 'coke storage' on the plans viewed during the Council records viewing prior to the site walkover.

#### 4 AREAS OF ENVIRONMENTAL CONCERN (AEC)

Based on the site history assessment, site walkover and anecdotal information provided from discussions with a current hospital employee four (4) AEC's were identified. Each of the AECs and the potential contaminants of concern (PCOC) are described in Table 4 below

**Table 4: Summary of Areas of Environmental Concern**

AEC Number	AEC	Description of Potentially Contaminating Activity	Potential Contaminants of Concern
AEC 1	Embankments (suspected fill) (southeast of boiler and laundry building and associated with the helipad)	The material and source of the fill material is unknown. Potential for buried contaminated material to be present within the fill material.  The fill embankment to the southeast of the boiler and laundry building may have potential contamination given the fill embankment was constructed in the early 1960's.	Asbestos (ACM), OCP/ OPPs, metals, PAHs, TRH/ BTEX
AEC 2	Boiler Room, Incinerator and Coke Storage buildings, and the diesel AST  Fumigation Building	Potential for localised hydrocarbon and fly ash contamination within surface soils around these buildings.  Potential for residual contamination associated with the former chemicals used and stored within the fumigation building, if any, in the surface soils to the east of the building.	ACM, metals, PAHs, TRH/ BTEX  OCP/ OPPs, metals
AEC 3	Former Nurse Quarters Building	Potential asbestos and lead based paints contamination in soils surface within the foot print of the former building.	ACM, metals
AEC 4	Broad screening over the balance of the site	Potential for structures to have been constructed of fibro sheeting (potential ACM) and may have used lead based paints. Deterioration of these materials could have potentially mobilise the contaminates into surrounding soils.  Potential for localised hydrocarbon contamination within surface soils.  Potential unknown sources of contamination may be present.	ACM, metals, OCP/OPP, PAHs, TRH/BTEX

## 5 CONCLUSIONS AND RECOMMENDATIONS

Coffey Geotechnics Pty Ltd (Coffey) was engaged by the enstruct Group Pty Ltd to conduct a Phase 1 Environmental Site Assessment (Phase 1 ESA) for the proposed Stage 1 and Civil Works Zone redevelopments within the Kempsey District Hospital located within 119 River Street, West Kempsey NSW.

Phase 1 ESA objective was to identify any past or present potentially contaminating activities on the site, provide a preliminary assessment of site contamination and, if necessary, to provide a basis for a more detailed investigation.

In summary, the site history prepared for the Stage 1 and Civil Work Zones redevelopment areas within the Kempsey District Hospital grounds shows that the hospital was constructed in the early 1940's. A review of the earliest available historical 1957 aerial photographs shows original hospital buildings within the northern portion of the Stage 1 area, which included the former nurse quarters. The aerial photographs indicate that the former boiler and laundry buildings and the fumigation building were constructed sometime between 1957 and 1967 and the incinerator and coke storage buildings were constructed between 1967 and 1979.

Interviews with Kempsey District Hospitals Acting Assistant Engineer suggests that the fill embankment observed to the southeast of the boiler and laundry building was filled during construction of the boiler and laundry building in the early 1960's. Observations made by Coffey during our site walkover found no visual evidence of contamination including surface staining observed around the perimeter of the buildings within Stage 1.

A review of NSW WorkCover records found no evidence of underground storage tanks (USTs) being present within the hospital grounds. A review of the limited records held by Kempsey Shire Council for the period 1991 to 2002 included hospital plans identifying the small building to the southwest of the boiler and laundry building as the coal (coke) storage building. The former incinerator was once located in a building to the south of the boiler and laundry buildings at the base of the embankment within the Stage 1 area. This building is now used for waste storage and cleaning of bins.

The findings from the site history assessment and site walkover identified four (4) areas of environmental concern (AECs). These AECs were associated with the former activities and current landuses of the site, they included the former laundry and boiler room, incinerator, fumigation and coke storage buildings, the existing diesel AST, former nurse quarters building, and the fill embankments constructed of unknown material within the site.

Based on the findings of the Phase 1 ESA a more detailed investigation (Phase 2 ESA) is recommended; see Table 5 and the attached Figure 3.

**Table 5: Summary of Phase 1 ESA Recommendations**

AEC	Area	Recommendations
AEC 1	Stage 1 Area	Phase 2 ESA to assess materials within the fill embankment to the southeast of the laundry building and within the helipad area.  Fill Embankment (southeast laundry building)  - Investigation will include 3 boreholes within the fill embankment to assess for presence of contamination and the extent of filling



AEC	Area	Recommendations
	Civil Works Zone	<p>within this area.</p> <p>Helipad Fill Embankment</p> <ul style="list-style-type: none"> <li>- Investigation will include 2 shallow boreholes within the fill embankment to assess for presence of contamination and the extent of filling within this area.</li> </ul>
AEC 2	Stage 1 Area	Phase 2 ESA to assess contamination adjacent to site buildings with the collection of judgemental samples from exposed soils around the perimeter of the laundry, boiler room, incinerator, fumigation and coke storage buildings and the diesel AST.
AEC 3	Stage 1 Area	Phase 2 ESA to assess contamination in surface soils in the vicinity of the former nurse quarters building.
AEC 4	Stage 1 and Civil Works Zone	Phase 2 ESA to screen for potential contamination in surface soils for the remaining areas of the site. Sampling will include; systematic sampling in open areas of the site, judgemental sampling from exposed soils in developed areas of the site, and the collection of environmental samples from fill and residual soils from geotechnical borehole locations. Individual sample locations will be dependent upon location of underground services and access to areas of exposed soils to permit sample collection.

## **6 REFERENCES**

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

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

NSW DEC. (2006). *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme (2nd Edition)*. Department of Environment and Conservation NSW, Sydney.

NSW EPA. (2011). *Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites*. Environmental Protection Authority NSW, Sydney.

NSW EPA. (1995). *Sampling Design Guidelines*. Environmental Protection Authority NSW, Sydney.

NSW EPA. (1994). *Contaminated Sites: Guidelines for Assessing Service Station Sites*. Environmental Protection Authority NSW, Sydney.

## 7 LIMITATIONS

The findings contained in this report are the result of discrete/specific methodologies used in accordance with normal practices and standards. To the best of our knowledge, they represent a reasonable interpretation of the past and present uses of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points. If material is observed during construction that does not conform to that described in this report, or is suspicious in nature, then an environmental consultant should be contacted and further assessments undertaken.

In preparing this report, current guidelines for assessment and management of contaminated land were followed. This work has been conducted in good faith in accordance with Coffey Geotechnics understanding of the client's brief and general accepted practice for environmental consulting.

This report was prepared for enstruct Group Pty Ltd with the objective was to identify any past or present potentially contaminating activities on the site, provide a preliminary assessment of site contamination and, if necessary, to provide a basis for a more detailed investigation.

No warranty, expressed or implied, is made as to the information and professional advice included in this report. The report is not intended for other parties or other uses. Anyone using this document does so at their own risk and should satisfy themselves concerning its applicability and, where necessary, should seek expert advice in relation to the particular situation.

We draw your attention to the attached sheet "*Important Information About Your Coffey Environmental Site Assessment*" which outlines or discusses limitations associated with interpreting contamination site assessment and validation data and drawing conclusions based on the data.

For and on behalf of Coffey Geotechnics Pty Ltd



**Andrew Ballard**

Associate Environmental Scientist  
Environmental Team Leader – Coffs Harbour

## Important information about your **Coffey** Environmental Site Assessment

Uncertainties as to what lies below the ground on potentially contaminated sites can lead to remediation costs blow outs, reduction in the value of the land and to delays in the redevelopment of land. These uncertainties are an inherent part of dealing with land contamination. The following notes have been prepared by Coffey to help you interpret and understand the limitations of your environmental site assessment report.

### **Your report has been written for a specific purpose**

---

Your report has been developed on the basis of a specific purpose as understood by Coffey and applies only to the site or area investigated. For example, the purpose of your report may be:

- To assess the environmental effects of an on-going operation.
- To provide due diligence on behalf of a property vendor.
- To provide due diligence on behalf of a property purchaser.
- To provide information related to redevelopment of the site due to a proposed change in use, for example, industrial use to a residential use.
- To assess the existing baseline environmental, and sometimes geological and hydrological conditions or constraints of a site prior to an activity which may alter the sites environmental, geological or hydrological condition.

For each purpose, a specific 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 unrecognised contamination pose to the proposed activity. Such risks may be both financial (for example, clean up costs or limitations to the site use) and physical (for example, potential health risks to users of the site or the general public).

### **Subsurface conditions can change**

---

Subsurface conditions are created by natural processes and the activity of man and may change with time. For example, groundwater 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 the 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 and/or on the property.

### **Interpretation of factual data**

---

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. 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. Actual conditions may differ from those inferred to exist, because no professional, no matter how well 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, parties involved with land acquisition, management and/or redevelopment should retain the services of Coffey through the development and use of the site to identify variances, conduct additional tests if required, and recommend solutions to unexpected conditions or other 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 with redevelopment or on-going use of the site. 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.

## Important information about your **Coffey** Environmental Site Assessment

### **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. In particular, a due diligence report for a property vendor may not be suitable for satisfying the needs of a purchaser. Your report should not be applied for any purpose other than that originally specified at the time the report was issued.

### **Interpretation by other professionals**

---

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

### **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, engineers or geologists based on their interpretation of field logs (assembled by field personnel), field testing and laboratory evaluation of field samples. This information should not under any circumstances be redrawn for inclusion in other documents or separated from the report in any way.

### **Contact 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 land development and land use. It is common that not all approaches will be necessarily dealt with in your environmental site assessment report due to concepts proposed at that time. As a project progresses through planning and design toward construction and/or maintenance, speak with Coffey to develop alternative approaches to problems that may be of genuine benefit both in time and cost.

### **Responsibility**

---

Environmental 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 other 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.

## Figures



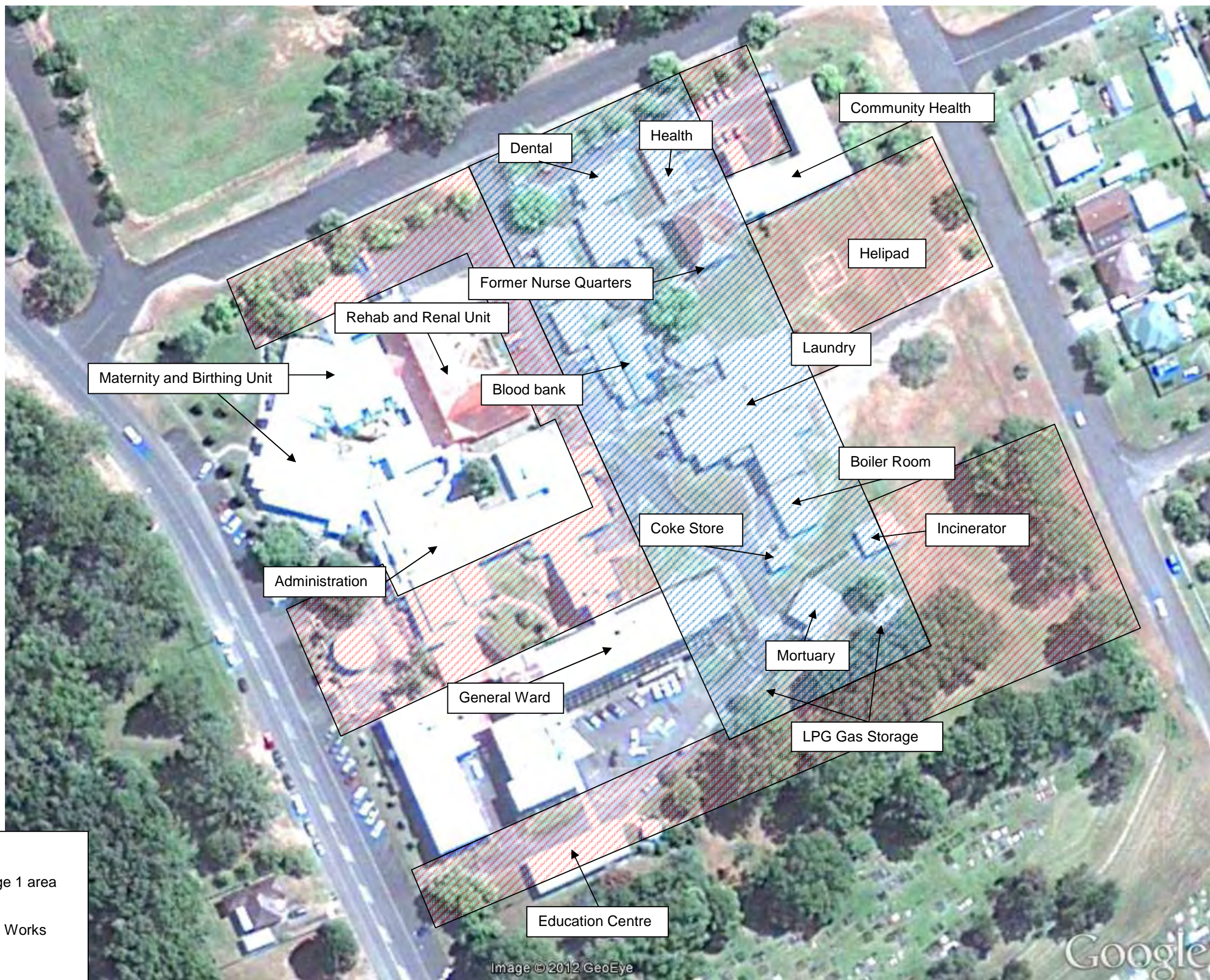


drawn	JP
approved	AB
date	16-Nov-12
scale	NTS
original size	A4



client:	enstruct Group Pty Ltd	
project:	Phase 1 Environmental Site Assessment for the Stage 1 and Civil Works Zones Redevelopment Kempsey District Hospital, Kempsey NSW	
title:	Site Locality Plan	
project no:	GEOTCOFH03037AA-AD	figure no: Figure 1

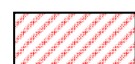




**Legend:**



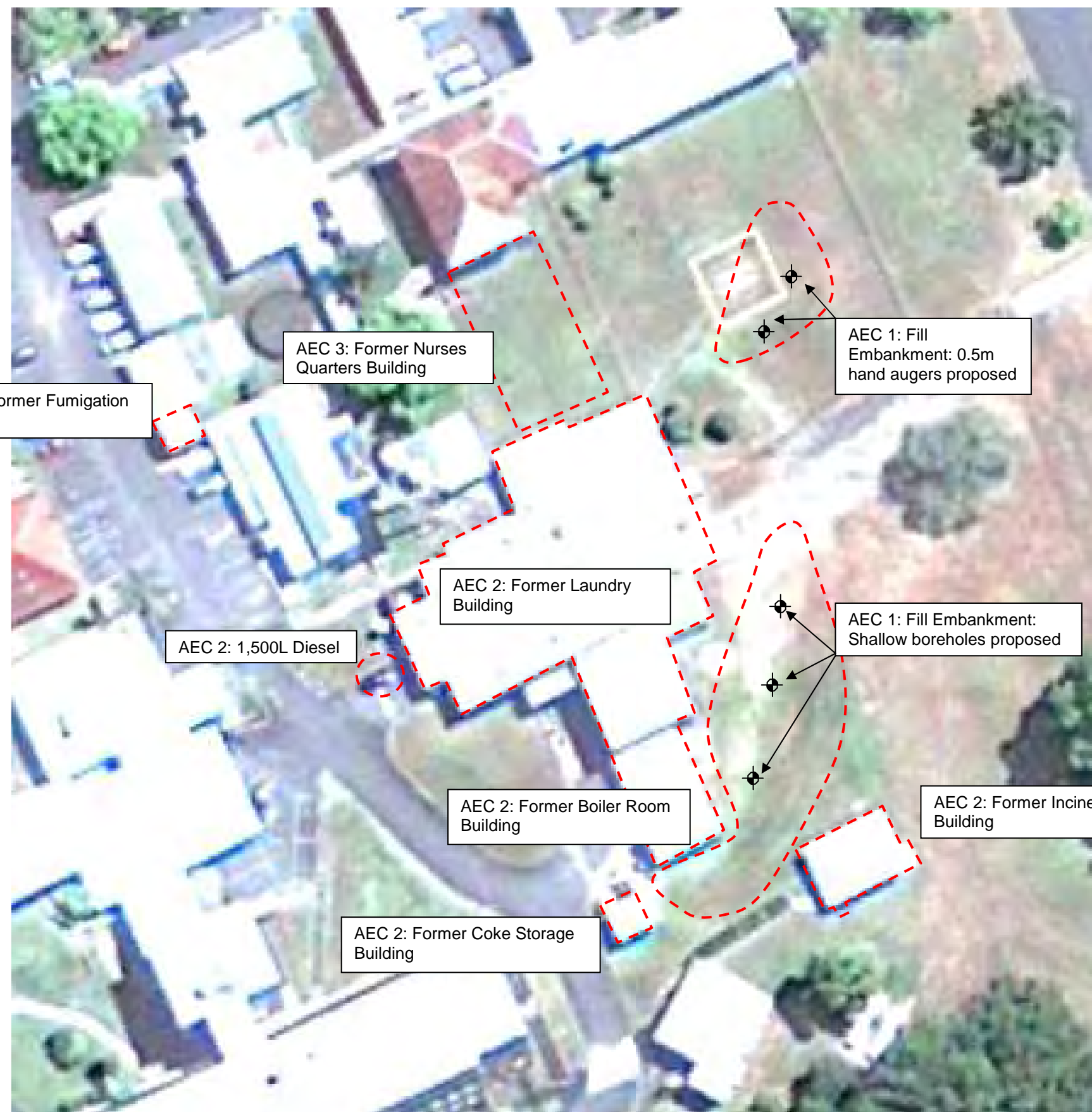
Approximate Stage 1 area




Approximate Civil Works Zones


revision	description	drawn	approved	date		drawn	JP		client:	enstruct Group Pty Ltd	
	Image sourced from Google Earth 2012					approved	AB		project:	Phase 1 Environmental Site Assessment for the Stage 1 and Civil Works Zones Redevelopment Kempsey District Hospital, Kempsey NSW	
						date	16-Nov-12		title:	Site Layout Plan	
						scale	NTS		project no:	GEOTCOFH03037AA-AD	figure no: Figure 2
						original size	A3				





**Legend:**

 Areas of Environmental Concern

 Borehole Locations

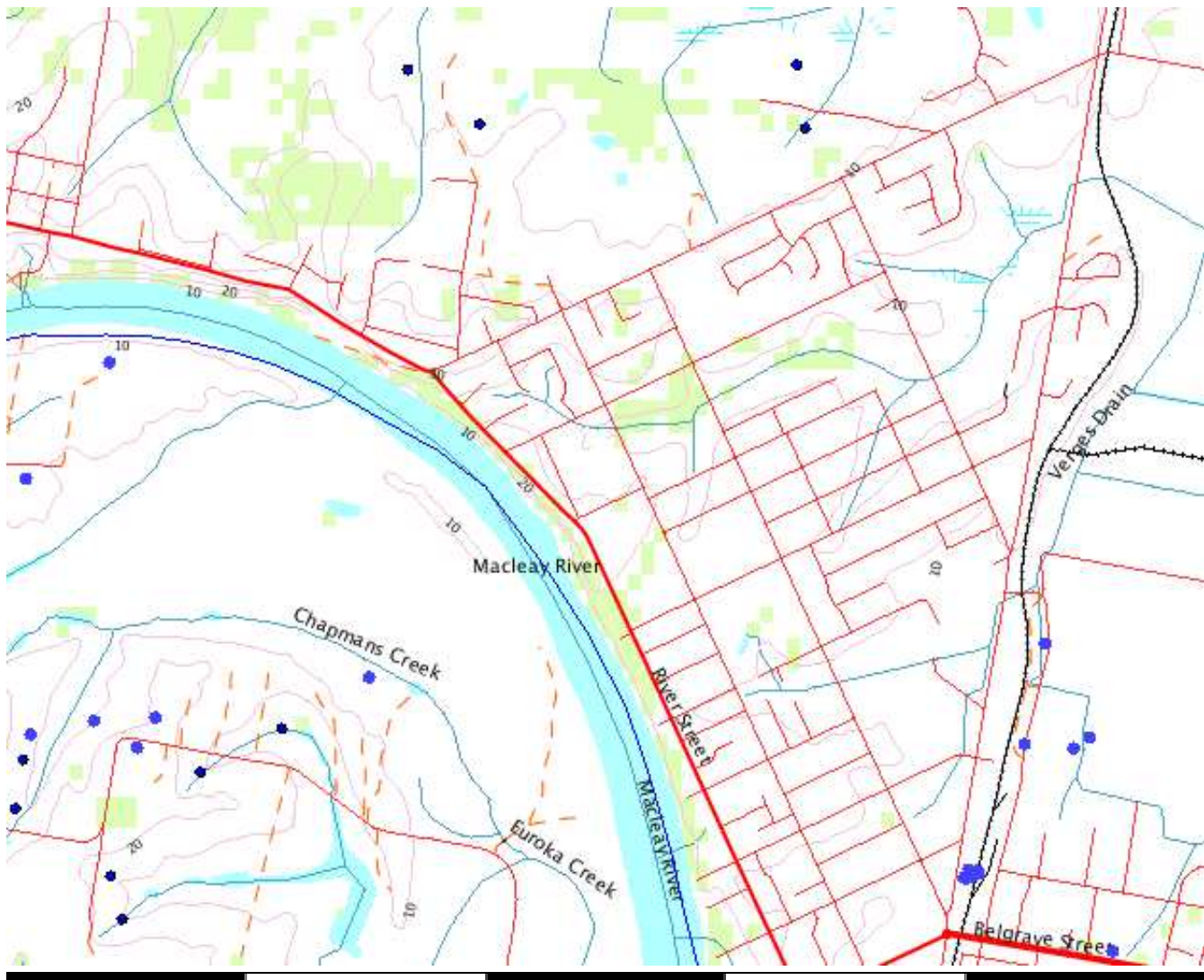
revision	description	drawn	approved	date		drawn	JP		client:	enstruct Group Pty Ltd	
	Image sourced from Google Earth 2012					approved	AB		project:	Phase 1 Environmental Site Assessment for the Stage 1 and Civil Works Zones Redevelopment Kempsey District Hospital, Kempsey NSW	
						date	16-Nov-12		title:	Areas of Environmental Concern	
						scale	NTS		project no:	GEOTCOFH03037AA-AD	figure no: Figure 3
						original size	A3				

# Appendix A

## **Site History Information**

# Map from the NSW Natural Resource Atlas

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>  
Friday, October 19, 2012



0 3 Km

## Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	

# Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)  
Document Generated on Friday, October 19, 2012

Print Report

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

## Work Requested -- GW073240

### Works Details [\(top\)](#)

GROUNDWATER NUMBER	GW073240
LIC-NUM	30BL176325
AUTHORISED-PURPOSES	DOMESTIC
INTENDED-PURPOSES	DOMESTIC STOCK
WORK-TYPE	Bore
WORK-STATUS	(Unknown)
CONSTRUCTION-METHOD	Percussion
OWNER-TYPE	
COMMENCE-DATE	
COMPLETION-DATE	1994-12-12
FINAL-DEPTH (metres)	23.70
DRILLED-DEPTH (metres)	23.70
CONTRACTOR-NAME	
DRILLER-NAME	
PROPERTY	O' DONNELL'S
GWMA	-
GW-ZONE	-
STANDING-WATER-LEVEL	12.80
SALINITY	
YIELD	0.50

### Site Details [\(top\)](#)

REGION	30 - NORTH COAST
RIVER-BASIN	
AREA-DISTRICT	
CMA-MAP	
GRID-ZONE	
SCALE	
ELEVATION	
ELEVATION-SOURCE	
NORTHING	6562311.00
EASTING	482061.00
LATITUDE	31 4' 22"

LONGITUDE	152 48' 43"
GS-MAP	
AMG-ZONE	56
COORD-SOURCE	Map Interpretation
REMARK	

Form-A [\(top\)](#)

COUNTY	DUDLEY
PARISH	KALATEENEE
PORTION-LOT-DP	LOT 1 DP735279

Licensed [\(top\)](#)

COUNTY	DUDLEY
PARISH	KALATEENEE
PORTION-LOT-DP	432 1009462

Construction [\(top\)](#)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;  
ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE- NO	PIPE- NO	COMPONENT- CODE	COMPONENT- TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	23.70	255			Rotary
1	1	Casing	Steel	-0.50	1.50	168			Welded; Driven into Hole
1	1	Casing	PVC Class 9	-0.50	23.70	135			Glued; Seated on Bottom
1	1	Opening	Slots - Vertical	11.50	23.70	135			PVC Class 9; Sawn; A: 2mm

Water Bearing Zones [\(top\)](#)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK- CAT-DESC	S- W-L	D- D-L	YIELD	TEST-HOLE- DEPTH (metres)	DURATION	SALINITY
13.40	14.00	0.60							
21.00	26.10	5.10		12.80	0.50	26.10		1.00	

Drillers Log [\(top\)](#)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
0.00	0.60	0.60	Topsoil		

10/19/12			Feature info	
0.60	13.40	12.80	Clay	
13.40	20.70	7.30	Shale - broken	
20.70	23.70	3.00	Shale	

---

**Warning To Clients:** This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.





WorkCover NSW  
92-100 Donnison Street, Gosford, NSW 2250  
Locked Bag 2906, Lisarow, NSW 2252  
T 02 4321 5000 F 02 4325 4145  
WorkCover Assistance Service 13 10 50  
DX 731 Sydney [workcover.nsw.gov.au](http://workcover.nsw.gov.au)

Our Ref: D12/150976  
Your Ref: Joel Parkin

16 October 2012

Attention: Joel Parkin  
Coffey Geotechnics  
1/18 Hurley Drive,  
Coffs Harbour NSW 2450

Dear Mr Parkin,

**RE SITE: 119 River Rd West Kempsey NSW**

I refer to your site search request received by WorkCover NSW on 8 October 2012 requesting information on licences to keep dangerous goods for the above site.

Enclosed are copies of the documents that WorkCover NSW holds on Dangerous Goods Licences 35/013121 relating to the storage of dangerous goods at the above-mentioned premises, as listed on the Stored Chemical Information Database (SCID).

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

Yours Sincerely

Brent Jones  
Senior Licensing Officer  
Dangerous Goods Notification Team

**1. APPLICATION TYPE (select only one box)**☐ New site \$100 fee applies.☒ Further notification To be supplied every 12 months – \$100 fee applies.☐ New occupier of an existing dangerous goods notifiable site (where the notification has expired) \$100 fee applies.

Please provide the following for a further notification or, if you are a new occupier of an existing dangerous goods notifiable site.

Acknowledgement number for the site (if known)

35/ 013121

Expiry date (DD/MM/YYYY)

/ / 2012 or the old address

Street number/street name (include Lot or DP number if applicable)

119

Street name

RIVER ST

Suburb

KEMPSEY

State

NSW

Postcode

2440

**2. SITE OCCUPIER'S DETAILS (person in control of the site)**

Required for a new site or a new occupier of an existing dangerous goods notifiable site (where the notification period has expired). It is only required for a further notification where details have changed.

**2.1 Individual occupier**

Title Family/Surname

Given name

Other names

Date of birth (DD/MM/YYYY)

Daytime contact number

Mobile number

Fax number

Email

Please go to section 2.4

**2.2 Corporation occupier**

Legal name

MID NORTH COAST LOCAL HEALTH

DISTRICT

Registered business (trading name)

MID NORTH COAST LOCAL HEALTH

DISTRICT

ABN

57 946 356 658

Please go to section 2.3

DIAS

**6. STORAGE DETAILS** (must be completed for both new notifications and further notifications)

If space is insufficient please provide details on a separate sheet of paper.

Storage facility

Identifier

LPG1

Type of storage facility

ABOVE GROUND TANK

Class or division

2.1

Maximum storage capacity

7500

Unit (L or kg or number)

L

UN number

1075

Class or division

2.1

Typical quantity

7500

Unit (L or kg or number)

L

Packing group

Proper shipping name

PETROLEUM GASES LIQUIFIED

Product or common name

LPG

UN number

LPG2

Class or division

2.1

Typical quantity

7500

Unit (L or kg or number)

L

Packing group

Proper shipping name

PETROLEUM GASES LIQUIFIED

Product or common name

LPG

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

Storage facility  
identifier

MGI

Type of storage facility

CYLINDER STORE

Class or division

2.2

Maximum storage capacity

3750

Unit (L or kg or number)

L

UN number

1002

Class or division

2.2

Typical quantity

3750

Unit (L or kg or number)

L

Packing group

II

Proper shipping name

AIR COMPRESSED

Product or common name

MEDICAL BREATHING AIR

UN number

1070

Class or division

2.2

Typical quantity

9905

Unit (L or kg or number)

L

Packing group

II

Proper shipping name

NITROUS OXIDE

Product or common name

NITROUS OXIDE

UN number

1072

Class or division

2.2

Typical quantity

29450

Unit (L or kg or number)

L

Packing group

II

Proper shipping name

OXYGEN COMPRESSED

Product or common name

MEDICAL OXYGEN

UN number

3156

Class or division

2.2

Typical quantity

4000

Unit (L or kg or number)

L

Packing group

II

Proper shipping name

COMPRESSED GAS OXIDISING N.O.S.

Product or common name

ENTANOX

Storage facility  
identifier

OXY1

Type of storage facility

ABOVE GROUND TANK

Class or division

2.2

Maximum storage capacity

4500

Unit (L or kg or number)

L

UN number

1073

Class or division

2.2

Typical quantity

4500

Unit (L or kg or number)

L

Packing group

Proper shipping name

OXYGEN REFRIGERATED LIQUID

Product or common name

LIQUID OXYGEN

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

UN number

Class or division

Typical quantity

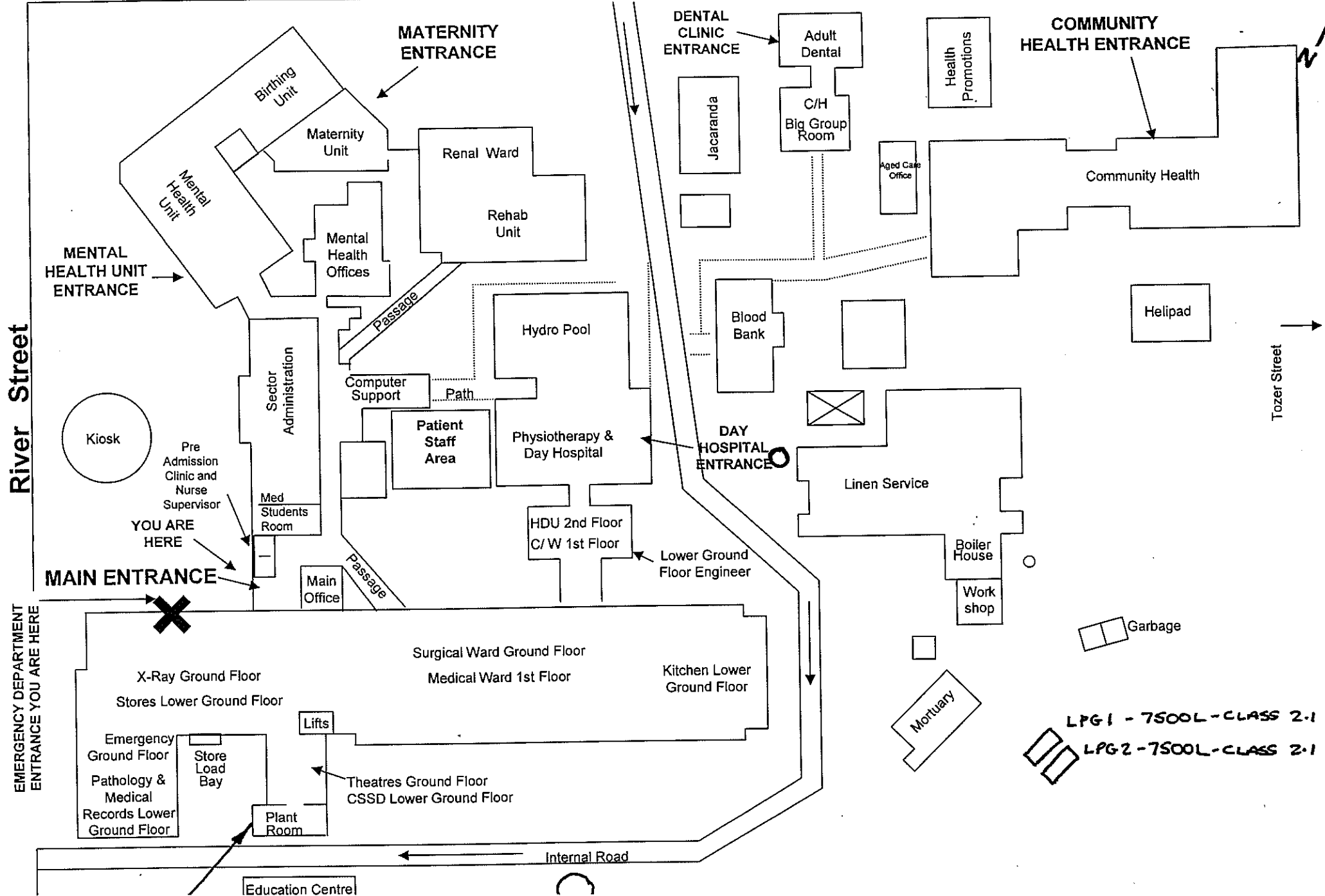
Unit (L or kg or number)

Packing group

Proper shipping name

Product or common name

# Polwood Street



Licence No. 35/013121

## 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 35/013121 to 14/11/2004 . I confirm that all the licence details shown below are correct (amend if necessary).

*P. McKinney*  
.....  
(Signature)

*P. MCKINNEY*  
.....  
(Please print name)

*10/10/03*  
.....  
(Date signed)

for: MID NORTH COAST HEALTH SERVICE

### 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 26 September 2003

Licence Number 35/013121

Expiry Date 14/11/2003

Licensee MID NORTH COAST HEALTH SERVICE

KEMPSEY DISTRICT HOSPITAL

Postal Address: KEMPSEY DISTRICT HOSPITAL 119 RIVER ST WEST KEMPSEY NSW 2440

Licensee Contact JIM MELDRUM Ph. 026562 6155 Fax. 026562 7379

*Phil MCKINNEY*  
Premises Licensed to Keep Dangerous Goods

MID NORTH COAST HEALTH SERVICE KEMPSEY DISTRICT HOSPITAL  
119 RIVER ST WEST KEMPSEY 2440

Nature of Site HOSPITALS (EXCEPT PSYCHIATRIC HOSPITALS)

Major Supplier of Dangerous Goods VARIOUS

Emergency Contact for this Site OIC Ph. 065 62 6155

Site staffing 24HRS 7DAYS

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
LPG1	ABOVE-GROUND TANK	Class 2.1	7500 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	6600 L
LPG2	ABOVE-GROUND TANK	Class 2.1	7500 L
		UN 1075 PETROLEUM GASES, LIQUEFIED	6600 L
OXY1	ABOVE-GROUND TANK	Class 2.2	3540 M3
		UN 1073 OXYGEN, REFRIGERATED LIQUID	3000 M3

ATP

Reference



## 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 35/013121 to 1998. I confirm that all the licence details shown below are correct (amend if necessary).



(Signature)

JIM MELDRUM

(Please print name)

28/10/97

(Date signed)

for: MACLEAY HASTINGS HEALTH SERVICE

**THIS SIGNED DECLARATION SHOULD BE RETURNED TO:**

WorkCover New South Wales  
Dangerous Goods Licensing Section (Level 3)  
Locked Bag 10  
P O CLARENCE STREET 2000

Enquiries: ph (02) 9370 5187  
fax (02) 9370 6105

### Details of licence on 17 October 1997

Licence Number 35/013121 Expiry Date 15/11/97

Licensee ~~MACLEAY HASTINGS HEALTH SERVICE~~ MID NORTH COAST HEALTH SERVICE  
KEMPSEY DISTRICT HOSPITAL - CENTRAL SECTOR

Postal Address 119 RIVER ST, WEST KEMPSEY 2440

Licensee Contact Jim Meldrum Ph. ~~065 62 6155~~ Fax. ~~065 62 1557~~

02-6562-6155 TEL  
02-6562-7379 FAX

Premises Licensed to Keep Dangerous Goods  
119 RIVER ST  
WEST KEMPSEY 2440

Nature of Site Hospitals Major Supplier of Dangerous Goods BORAL

Emergency Contact for this Site OIC ph. 065 62 6155

Site staffing 24hrs 7days

### Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
LPG1	ABOVE-GROUND TANK	Class 2.1 UN 1075 PETROLEUM GASES, LIQUE	7500 L 6600 L
LPG2	ABOVE-GROUND TANK	Class 2.1 UN 1075 PETROLEUM GASES, LIQUE	7500 L 6600 L
OXY1	ABOVE-GROUND TANK	Class 2.2 UN 1073 OXYGEN, REFRIGERATED L	3540 m3 3000 m3

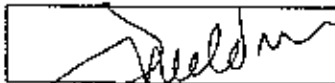




# LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

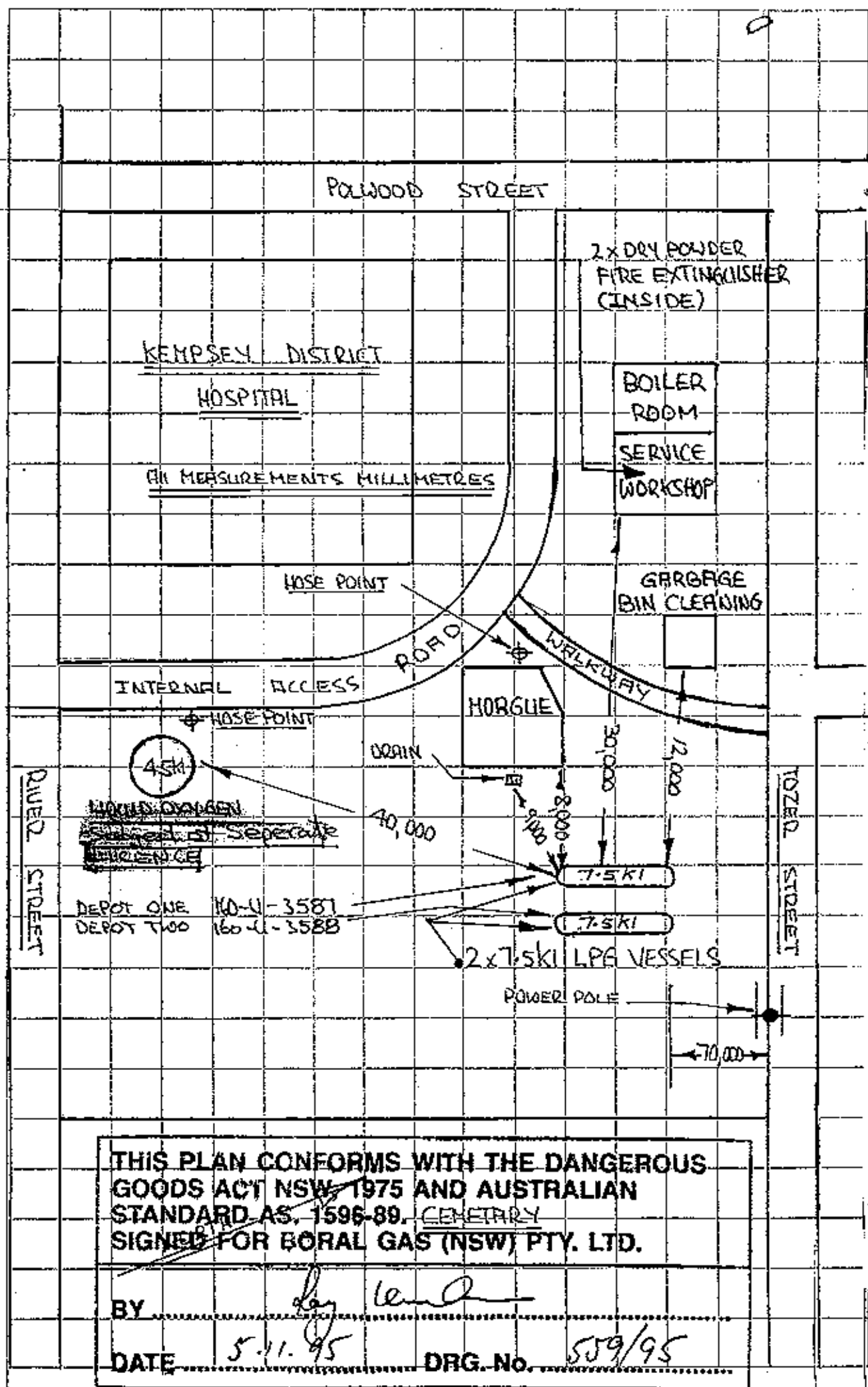
## Application for new licence, amendment or transfer

1. Name of applicant		ACN
MACLEAY HASTINGS HEALTH SERVICE		
2. Site to be licensed		
No	Street	
119	RIVER ST. (KEMPSEY DISTRICT HOSPITAL)	
Suburb/Town		Postcode
KEMPSEY WEST		2440
3. Previous licence number (if known) Not known 35-013121		
4. Nature of site PUBLIC HOSPITAL		
5. Emergency contact on site:		
Phone	Name	
065-62-6155	OFFICER IN CHARGE	
6. Site staffing:	Hours per day	Days per week
	24	7
7. Major supplier of dangerous goods BORNAL GAS		
8. If new site or significant modification		
Plan stamped by:	Accredited consultant's name:	Date stamped
	Roy VEERHOUT	27 DEC 1995
9. Number of dangerous goods depots at site TWO X LAG		
10. Trading name or occupier's name KEMPSEY DISTRICT HOSPITAL		
11. Postal address of applicant		Suburb/Town
AS ABOVE		
12. Contact for licence enquiries:		
Phone	Fax	Name
065-62-6155	065-631-557	JIM MELDRUM (ENGINEER)
I certify that the details contained in this application (or the accompanying computer disk) are true and correct		
13. Signature of applicant		Date
		27-10-95

Please complete attached site sketch, depot listing and check sheet (if required) and return to WorkCover Authority in envelope provided.

## Site Sketch

Please carefully read the instructions in Part B of the guide before sketching the site.





# EXPLANATORY

## Inflammable Liquid—

Mineral Oil — includes kerosene, mineral turpentine and white spirit (for cleaning), and compositions containing same.  
Mineral Spirit — includes petrol, benzene, benzolene, benzol and naphtha, and compositions containing same.

## Dangerous Goods—

- Class 1.—Acetone, amyl acetate, butyl acetate, carbon bisulphide; any combination of substances of an inflammable character suitable for use as an industrial solvent and having a true flashing point of less than 73 degrees Fahrenheit.  
Class 2.—Nitro-cellulose (also known as "pyroxylin" and "collodion cotton") moistened with an alcohol, butyl alcohol (also known as "butanol"), methylated spirits, vegetable turpentine; and any liquid or solid containing methylated spirits, having a true flashing point of less than 150 degrees Fahrenheit.  
Class 3.—Nitro-cellulose product.  
Class 4.—Compressed or dissolved acetylene contained in a porous substance.

## DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Department of Mines, Sydney, and must be accompanied by the prescribed fee, as set out hereunder:— BOX 216 P.O. ROYAL ARCHANGEL, SYDNEY  
Registration of Premises (Fee \$3.00 p.a.) — For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept in separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.  
In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.  
Store License, Div. A (Fee \$6.50 p.a.) — For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1 and 2.  
Store License, Div. B (Fees, See Regulation 7) — For quantities exceeding 4,000 gallons of mineral and/or mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.  
For the keeping of Dangerous Goods of Classes 3 and/or 4. (\$15.00 p.a.).  
2. The certificate of inspection at foot hereof must be signed by an Inspector under the Inflammable Liquid Act, 1915 (as amended), or Police Officer, or other officer duly authorised in that behalf, and where the premises are situated outside the Metropolitan Area of Sydney, it is requested that such certificate be obtained prior to forwarding application.

1. Name in full of occupier

MACLEAY DISTRICT HOSPITAL.

2. Occupation

PUBLIC HOSPITAL.

3. Locality of the premises in which the depot or depots are situated

No. or Name

Street RIVER STREET.

Town WEST KEMPSEY, N.S.W. 2440

4. Nature of premises (Dwelling, Garage, Store, etc.)

STORE

5. Will mineral spirit be kept in a prescribed underground tank depot?

6. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time

Depot No.	Construction of Depots			Inflammable Liquid		Dangerous Goods			
	Walls	Roof	Floor	Mineral Spirit Gallons	Mineral Oil Gallons	Class 1 Gallons	Class 2 Gallons	Class 3 lb.	Class 4 cub. ft.
1									
2		3 x 420	L.P. GAS CYLINDERS.						252
3									
4									
5									
6									
7		4.50 refunded by							
8		cheque no. 11463							
9		dated 10/2/71							
10									

Signature of Applicant

Date of Application

18/2/71

Postal Address

RIVER ST WEST KEMPSEY, N.S.W. 2440

## CERTIFICATE OF INSPECTION

I, being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to, and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place

Signature of Inspector

(PLEASE TURN OVER)

# DIRECTIONS

1. Applications must be forwarded to the Chief Inspector of Inflammable Liquid, Explosives Department, Box R.216, Royal Exchange Sydney, N.S.W. 2000 and must be accompanied by the prescribed fee, as set out hereunder:

Registration of Premises (Fee \$3.00 p.a.) - For quantities not exceeding 300 gallons of mineral oil and 100 gallons of mineral spirit, if kept together; or 800 gallons of mineral oil and 100 gallons of mineral spirit, if kept separate depots; or 500 gallons of mineral spirit, if kept in an underground tank depot; or 800 gallons of mineral oil and 500 gallons of mineral spirit, if mineral spirit is kept in an underground tank depot.

In addition to, or in lieu of the above, similar quantities of Dangerous Goods of Classes 1 and 2 may be kept under the like conditions; reading Dangerous Goods of Class 1 for the words Mineral Spirit and Dangerous Goods of Class 2 for the words Mineral Oil.

Store License, Div. A (Fee, \$6.50 p.a.) - For quantities in excess of those stated above, but not exceeding 4,000 gallons mineral oil and/or mineral spirit, and/or Dangerous Goods of Classes 1, 2 and 9.

Store License, Div. B (Fee, See Regulation 7) - For quantities exceeding 4,000 gallons of mineral spirit, and/or dangerous goods of Classes 1 and 2, and/or dangerous goods of Class 3.

For the keeping of Dangerous Goods of Classes 3 and/or 4. (\$15.00 p.a.).

Fees for the keeping of inflammable liquid and dangerous goods in excess of the above stated quantities and also for Liquid Petroleum Gas storage are set out in Regulation 7.

*new line Div A.*

1. Name of occupier including full christian names.	<u>MACLEAY DISTRICT HOSPITAL.</u>
2. Trading Name (if any)	<u>MACLEAY DISTRICT HOSPITAL.</u>
3. Locality of the premises in which the depot or depots are situated	No. or Name <u>—</u> Street <u>RIVER ST.,</u> Town <u>WEST KEMPSEY. NSW</u>
4. Postal address	Postcode <u>2440.</u>
5. Occupation	<u>PUBLIC HOSPITAL</u>
6. Nature of premises (dwelling, garage etc.)	<u>PUBLIC HOSPITAL.</u>

7. Particulars of construction of depots and maximum quantities of inflammable liquid and/or Dangerous Goods to be kept at any one time.

## DETAILS OF CONSTRUCTION OF PREMISES

Depot No.	Construction of depots*			Inflammable liquid		Dangerous goods					
	Walls	Roof	Floor	Mineral spirit gallons	Mineral oil gallons	Class 1 gallons	Class 2 gallons	Class 3 lb	Class 4 cu ft	Class 5A water gal	Class 9 gallons
1	2/4 20	16. Cylinders								168	
2											
3											
4											
5											
6											
7											
8											
9											
10											

PUBLIC REVENUE A/C.

CHQ. \$6.50

9/11/70.

(Date)

Receipt No.

9331

\* If product is kept in tanks describe depots as underground or aboveground tanks.

THE MACLEAY DISTRICT HOSPITAL

Signature of occupier

Chief Executive Officer

Date of application 5th Nov., 1970.

## CERTIFICATE OF INSPECTION

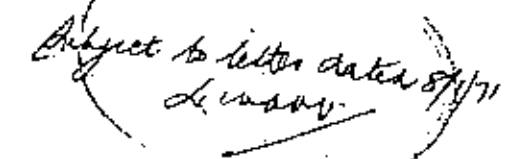
I, A. Leonard Basset being an Inspector under the Inflammable Liquid Act, 1915 (as amended), do hereby certify that the premises or store herein referred to and described is suitable with regard to its situation and construction for the safe keeping of inflammable liquid and/or dangerous goods in quantity and nature specified.

Place

Kempsey

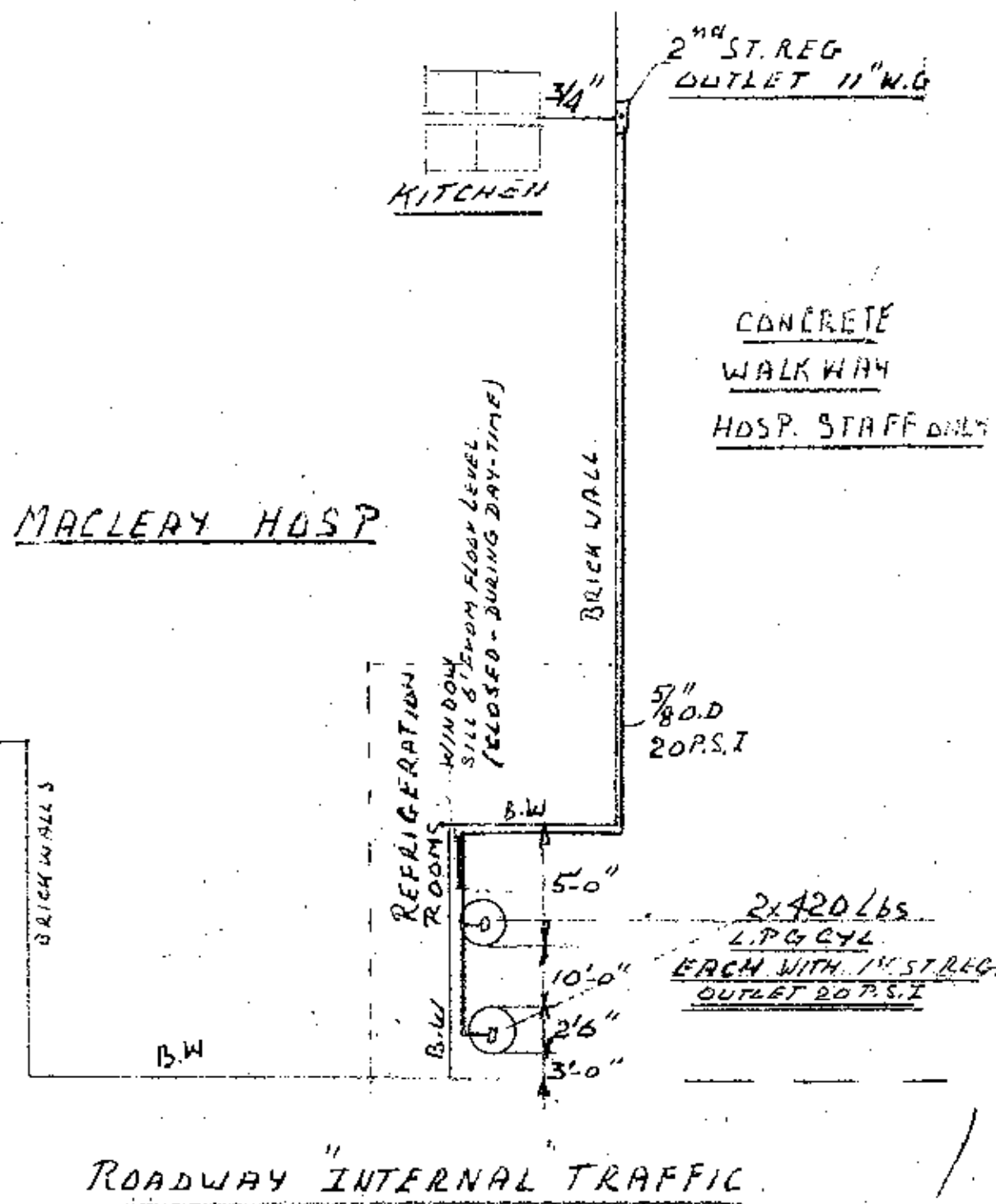
Signature of Inspector

A. L. Basset



SPEED-E-GAS NEWCASTLE PTY LTD			
A	ADDITIONAL 420 LBS CYL 24/12-70	REVISIONS	LOCATION OF 2x 420 LBS L.P.G. CYLINDERS AT MACLEAY-HOSPITAL <u>KEMPSEY</u>
			<table><tr><td>DRAWN L.V.D.W. 2-6-1970</td><td>APPROVED H.A.S.</td><td>SCALE: NTS L.P.G. 655</td></tr></table>
DRAWN L.V.D.W. 2-6-1970	APPROVED H.A.S.	SCALE: NTS L.P.G. 655	

N



RETAINING WALL

Subject to life area 11/6/70  
L. W. W. W.

SPEED-E-GAS NEWCASTLE PTY LTD

LOCATION OF 2x 420 LBS  
L.P.G. CYLINDERS AT  
MACLEARY HOSPITAL  
KEMPSEY.

REVISIONS

DRAWN	APPROVED	SCALE: NTS
L. W. W. W.	1/1 3	L.P.G. 655
2-6-1970		





You are here: [Home](#) > [Contaminated land](#) > [Record of notices](#)

## Search results

Your search for: LGA: Kempsey Shire Council

[Search Again](#)

[Refine Search](#)

**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](#).

### Search TIP

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

... [more search tips](#)

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](#)

19 October 2012

## **ADVANCE LEGAL SEARCHERS PTY LIMITED**

(ACN 147 943 842)  
ABN 82 147 943 842

PO Box 149  
Yagoona NSW 2199

Telephone: +612 9754 1590  
Mobile: 0412 169 809  
Facsimile: +612 8076 3026  
Email: [alsearch@optusnet.com.au](mailto:alsearch@optusnet.com.au)

13<sup>th</sup> October, 2012

### **COFFEY GEOTECHNICS PTY LTD**

1/18 Hurley Drive,  
**COFFS HARBOUR, NSW 2450**

**Attention: Joel Parkin,**

**RE:**

**119 River Street,  
West Kempsey  
Project No. GEOTCOFH03037AA**

<b>Note 1:</b>	<b>Lot 20 DP 112084</b>	<b>(page 1)</b>
<b>Note 2:</b>	<b>Lot 1 Section 20A DP 759080</b>	<b>(page 3)</b>
<b>Note 3:</b>	<b>Lot 2 Section 20A DP 759080</b>	<b>(page 4)</b>
<b>Note 4:</b>	<b>Lot 3 to 8 Section 20A DP 759080 &amp; Lot 1 DP 115920</b>	<b>(page 5)</b>
<b>Note 5:</b>	<b>Lot 1 Section 23A DP 759080</b>	<b>(page 6)</b>
<b>Note 6:</b>	<b>Lot 14 Section 23A DP 759080</b>	<b>(page 7)</b>

**Note 1:**

### **Current Search**

Folio Identifier 20/112084 (title attached)  
DP 112084 (plan attached)  
Dated 09<sup>th</sup> October, 2012  
Registered Proprietor:  
**THE MACLEAY DISTRICT HOSPITAL**

## Title Tree Lot 20 DP 112084

Folio Identifier 20/112084

Certificate of Title Volume 5172 Folio 124

Crown Road

\*\*\*\*\*

## Summary of Proprietor(s) Lot 20 DP 112084

Year	Proprietor
------	------------

	<b>(Lot 20 DP 112084)</b>
1988 – todate	The Macleay District Hospital
	<b>(Lot 20 DP 112084)</b>
1940 – 1988	The Macleay District Hospital Kempsey, grantee
	<b>(Part Polwood Street, West Kempsey – Parish Yarravel)</b>
Prior – 1940	Crown Land

\*\*\*\*

**Note 2:****Current Search**

Folio Identifier 1/20A/759080 (title attached)

Crown Plan 16-1593 (plan attached)

Dated 09<sup>th</sup> October, 2012

Registered Proprietor:

**THE MACLEAY DISTRICT HOSPITAL KEMPSEY****Title Tree****Lot 1 Section 20A DP 759080**

Folio Identifier 1/20A/759080

Certificate of Title Volume 6117 Folio 192

Certificate of Title Volume 165 Folio 241

\*\*\*\*\*

**Summary of Proprietor(s)****Lot 1 Section 20A DP 759080****Year****Proprietor**

	<b>(Lot 1 Section 20A DP 759080)</b>
1988 – todate	The Macleay District Hospital Kempsey
	<b>(Allotment 1 Section 20A Town of West Kempsey – Area 1 Acre – CTVol 6117 Fol 192)</b>
1950 – 1988	The Macleay District Hospital Kempsey
	<b>(Allotment 1 Section 20A Town of West Kempsey – Area 1 Acre – CTVol 165 Fol 241)</b>
1949 – 1950	The Macleay District Hospital Kempsey
1949 – 1949	Public Trustee <i>(vide The Local Government Act, 1919)</i>
1873 – 1949	Laura Ada Garrard, spinster / grantee

\*\*\*\*

**Note 3:****Current Search**

Folio Identifier 2/20A/759080 (title attached)

Crown Plan 16-1593 (plan attached)

Dated 09<sup>th</sup> October, 2012

Registered Proprietor:

**THE MACLEAY DISTRICT HOSPITAL KEMPSEY****Title Tree****Lot 2 Section 20A DP 759080**

Folio Identifier 2/20A/759080

Certificate of Title Volume 165 Folio 242

\*\*\*\*\*

**Summary of Proprietor(s)****Lot 2 Section 20A DP 759080****Year****Proprietor**

	<b>(Lot 2 Section 20A DP 759080)</b>
1988 – todate	The Macleay District Hospital Kempsey
	<b>(Allotment 2 Section 20A Town of West Kempsey – Area 1 Acre – CTVol 165 Fol 242)</b>
1940 – 1988	The Macleay District Hospital Kempsey
1921 – 1940	William Nance, bootmaker Harold Charles Henderson, grazier John Booth, farmer William O'Meara, auctioneer
1921 – 1921	William Harrington, official assignee
1911 – 1921	Allan Deuchar, salesman
1873 – 1911	George Ivon Garrard, minor / grantee

\*\*\*\*

**Note 4:****Current Search**

Folio Identifier Auto Consol 1116-190 (title attached)  
 Lots 3 to 8 Section 20A DP 759080 & Lot 1 DP 115920  
 DP 115920 & Crown Plan 16-1593 (plan attached)  
 Dated 09<sup>th</sup> October, 2012  
 Registered Proprietor:  
**THE MACLEAY DISTRICT HOSPITAL KEMPSEY**

**Title Tree****Lots 3 to 8 Section 20A DP 759080 & Lot 1 DP 115920**

Folio Identifier Auto Consol 1116-190

Certificate of Title Volume 1116 Folio 190

\*\*\*\*\*

**Summary of Proprietor(s)****Lots 3 to 8 Section 20A DP 759080 & Lot 1 DP 115920****Year****Proprietor**

	<b>(Lots 3 to 8 Section 20A DP 759080 &amp; Lot 1 DP 115920 – A/C 1116-190)</b>
1988 – todate	The Macleay District Hospital Kempsey
	<b>(Allotments 3 to 8 Section 20A Town of West Kempsey &amp; Lot 1 DP 115920 – Area 11 Acres 0 Roods 28 Perches – CTVol 1116 Fol 190)</b>
1941 – 1988	The Macleay District Hospital Kempsey
1894 – 1941	William Thomas Dungar, grantee Charles Sutherland, grantee William Nance, grantee Henry High, grantee Michael McPhillips, grantee ( <i>grant for Public Hospital</i> )

\*\*\*\*

**Note 5:****Current Search**

Folio Identifier 1/23A/759080 (title attached)

Crown Plan 16-1593 (plan attached)

Dated 09<sup>th</sup> October, 2012

Registered Proprietor:

**THE MACLEAY DISTRICT HOSPITAL KEMPSEY****Title Tree****Lot 1 Section 23A DP 759080**

Folio Identifier 1/23A/759080

Certificate of Title Volume 3014 Folio 70

Certificate of Title Volume 545 Folio 157

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**Summary of Proprietor(s)  
Lot 1 Section 23A DP 759080****Year****Proprietor**

	<b>(Lot 1 Section 23A DP 759080)</b>
1988 – todate	The Macleay District Hospital Kempsey
	<b>(Allotment 1 Section 23A Town of West Kempsey – Area 1 Acre – CTVol 3014 Fol 70)</b>
1941 – 1988	The Macleay District Hospital Kempsey
1927 – 1941	Harold Charles Henderson, gentleman John Booth, gentleman
1920 – 1927	Thomas Allen Paine, ganger
1919 – 1920	William James Millner, civil engineer
1919 – 1919	Peter Burke, gentleman
	<b>(Allotment 1 Section 23A Town of West Kempsey – Area 1 Acre – CTVol 545 Fol 157)</b>
1891 – 1919	Peter Burke, gentleman
1884 – 1891	Philip Trigg, bricklayer
1881 – 1884	James Smith, butcher / grantee

\*\*\*\*



**Note 6:****Current Search**

Folio Identifier 14/23A/759080 (title attached)  
 Crown Plan 16-1593 (plan attached)  
 Dated 09<sup>th</sup> October, 2012  
 Registered Proprietor:  
**THE MACLEAY DISTRICT HOSPITAL**

**Title Tree**  
**Lot 14 Section 23A DP 759080**

Folio Identifier 14/23A/759080

Certificate of Title Volume 156 Folio 111

\*\*\*\*\*

**Summary of Proprietor(s)**  
**Lot 14 Section 23A DP 759080**

**Year                      Proprietor**

	<b>(Lot 14 Section 23A DP 759080)</b>
1988 – todate	The Macleay District Hospital
	<b>(Allotment 14 Section 23A Town of West Kempsey – Area 1 Acre – CTVol 156 Fol 111)</b>
1940 – 1988	The Macleay District Hospital Kempsey
1927 – 1940	Harold Charles Henderson, gentleman John Booth, gentleman
1918 – 1927	Margaret Paine, wife of ganger
1911 – 1918	Joseph Alexander Spencer, public accountant
1902 – 1911	Mildred Constance Stewart, married woman
1873 – 1902	Mildred Constance Garrard, spinster / grantee

\*\*\*\*

# Cadastral Records Enquiry Report

Ref : BOX 97 - WEST KEMPSEY

**Requested Parcel** : Lot 4 Section 20A DP 759080

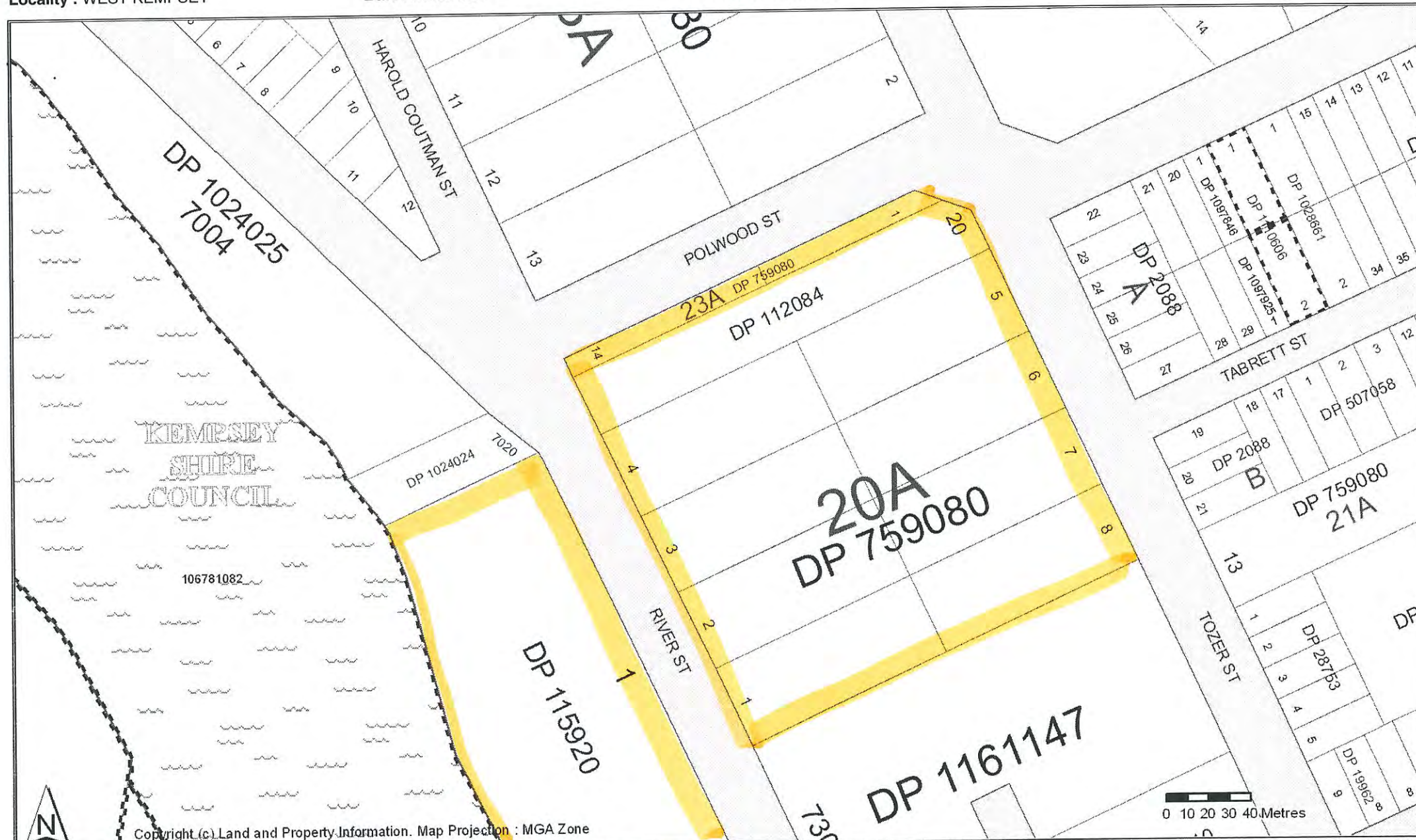
**Identified Parcel** : Lot 4 Section 20A DP 759080

**LGA** : KEMPSEY

**Parish** : YARRAVEL

**County** : DUDLEY

**Locality** : WEST KEMPSEY



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