Ordinary Council Meeting

22 March 2022

Attachments - Under Separate Cover

These attachments to be retained for Council Meeting

11 HIGH STREET
YAMBA NSW 2464

LIST OF DRAWINGS	REV
DA_001 - Cover Sheet	B
DA_101 - Site Analysis	B
DA_102 - Site Plan	B
DA_103 - Area Calculations	B
DA_104 - Strata Subdivison Plan	B
DA_201 - Basement Floor Plan	C
DA_202 - Ground Floor Plan	B
DA_203 - First Floor Plan	B
DA_204 - Roofs Plan	B
DA_301 - North, East and West Elevations	C
DA_302 - Section AA" and South Elevation	B
DA_303 - Section BB'	B
DA_401 - Materials & Colours	B
DA_501 - Shadow Diagrams	B
DA_601 - Landscape Plan	B

Assessor # 20420 Certificate # 0006034409 Issued: 210521

Thermal Performance Specifications
NATHERS Summary

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail
Single Glazed		Low e	Aluminium	5.60	0.41		As per plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M²	Detail

Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Single brick		R2.0	Light	As per plans.

Internal walls	Construction	Insulation	Detail
Plasterboard		None	As per plans

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Varies	As per plans. Various coverings. Lower levels.
Timber		None	Varies	As per plans. Various coverings. Upper levels.

Ceilings	Construction	Insulation	Detail
Plasterboard		R4.0/None	Upper level/where adjoins exterior insulation only

Roof	Construction	Insulation	Colour – solar abs.	Detail
Metal		Foil + R1.3	Medium colour	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
As per plans		Soffits

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Location
	Soffits/Blinds	As plans

Overshadowing	Overshadowing structures	Overshadowing trees
NA		

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	0	Living area open to entry:	Y	Ventilated skylights:	N
Terrain category:	Suburban	Doors separate living areas:	N	Open fire, unflued gas heat:	N
Roof ventilation:	Unventilated	Stair open to heated areas:	Y	Vented downlights:	N
Cross ventilation:	Standard	Seals to windows and doors:	Y	Wall and ceiling vents:	N
Subfloor:	Ground	Exhaust fans without dampers:	N		


ABSA
Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 01/04/2021-31/03/2022
Assessor Name Damian O'Toole
Assessor Number 20420
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

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PROJECT
11 HIGH STREET
YAMBA 2464

CLIENT
LEAH HENRICKS

DA NOT FOR CONSTRUCTION

DRAWING
COVER SHEET

PROJECT NO.	DRAWING NO.	REVISION	
20-012	DA-001	B	
SCALE @ A3	**DATE**	**DRAWN**	**AUTHORISED**
1 : 100	14/04/2021	GC	GC

0 1M 5M

REV	DESCRIPTION	DATE	ISSUED	CHECK
A	FOR DA LODGEMENT	21/05/2021	GC	GC
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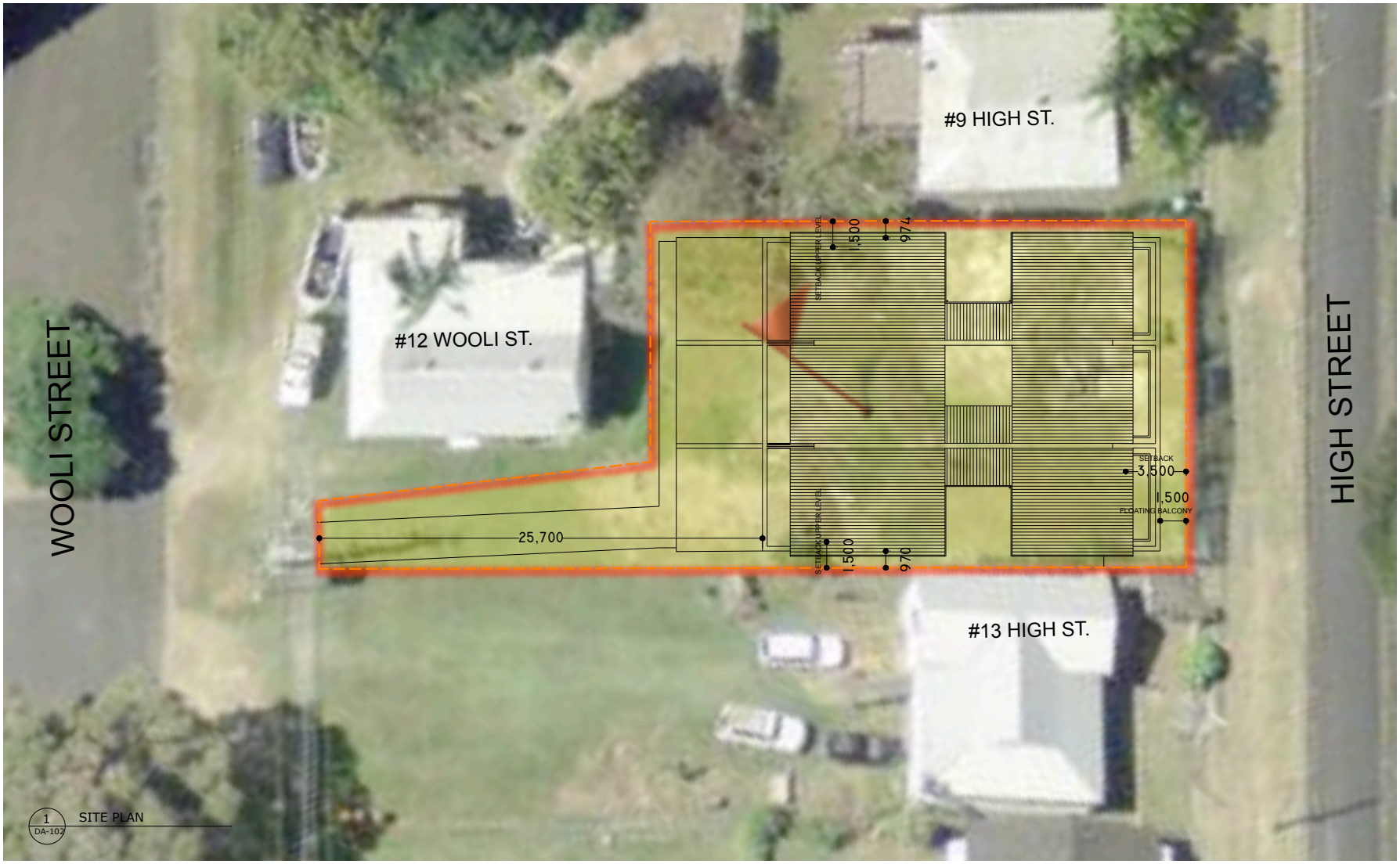

1 DA-102 SITE PLAN

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11 HIGH STREET
YAMBA 2464

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SITE PLAN

PROJECT NO.	DRAWING NO.	REVISION
20-012	DA-102	B
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1 : 200	12/04/2021	GC / GC

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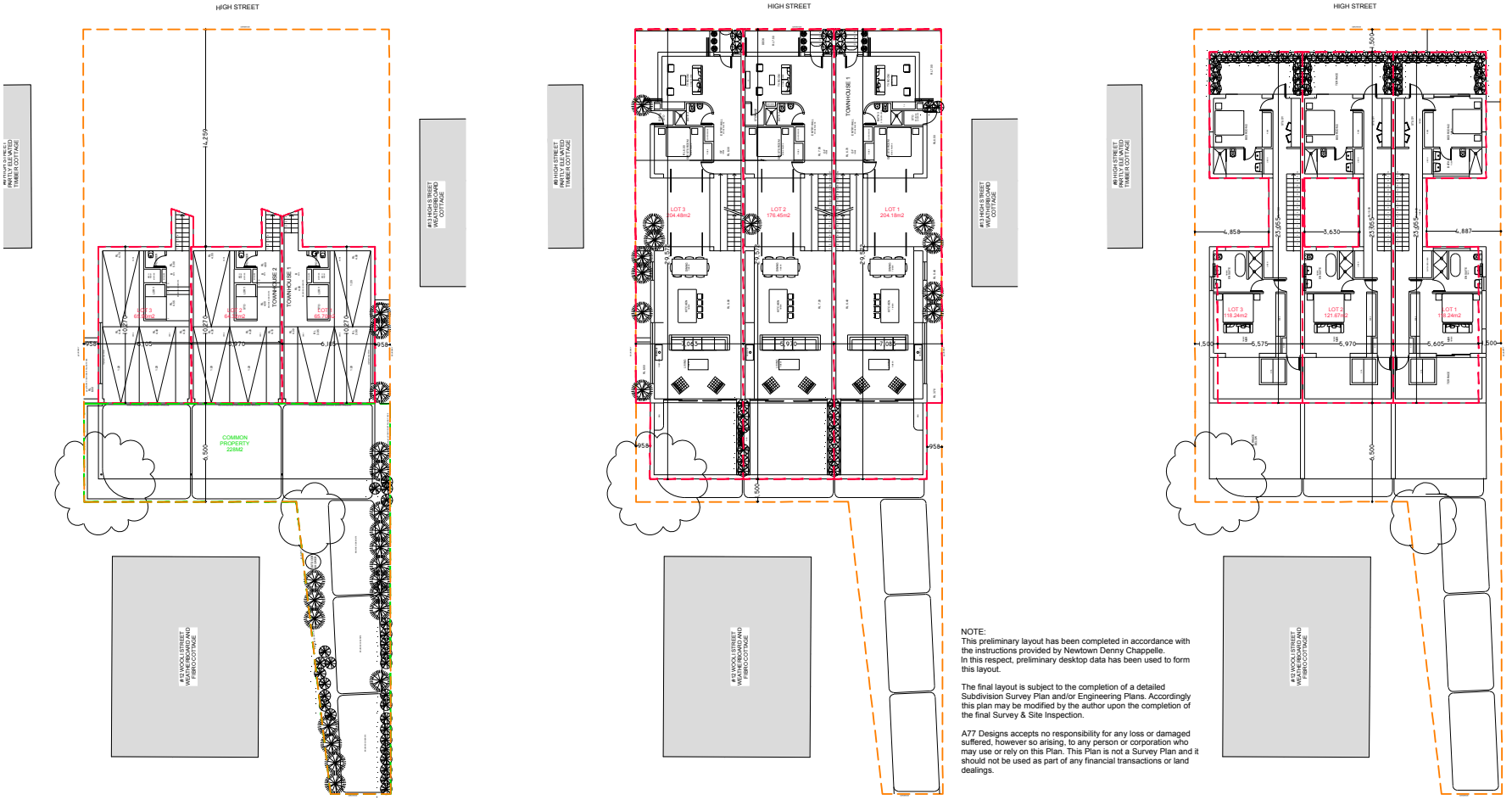

1 DA-104 BASEMENT

2 DA-104 GROUND FLOOR PLAN

3 DA-104 FIRST FLOOR PLAN

NOTE:
This preliminary layout has been completed in accordance with the instructions provided by Newtown Denny Chappelle. In this respect, preliminary desktop data has been used to form this layout.

The final layout is subject to the completion of a detailed Subdivision Survey Plan and/or Engineering Plans. Accordingly this plan may be modified by the author upon the completion of the final Survey & Site Inspection.

A77 Designs accepts no responsibility for any loss or damaged suffered, however so arising, to any person or corporation who may use or rely on this Plan. This Plan is not a Survey Plan and it should not be used as part of any financial transactions or land dealings.

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PROJECT
11 HIGH STREET
YAMBA 2464

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DRAWING
STRATA SUBDIVISION PLAN

PROJECT NO.	DRAWING NO.	REVISION	
20-012	DA-104	B	
SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 250	17/05/2021	GC	GC

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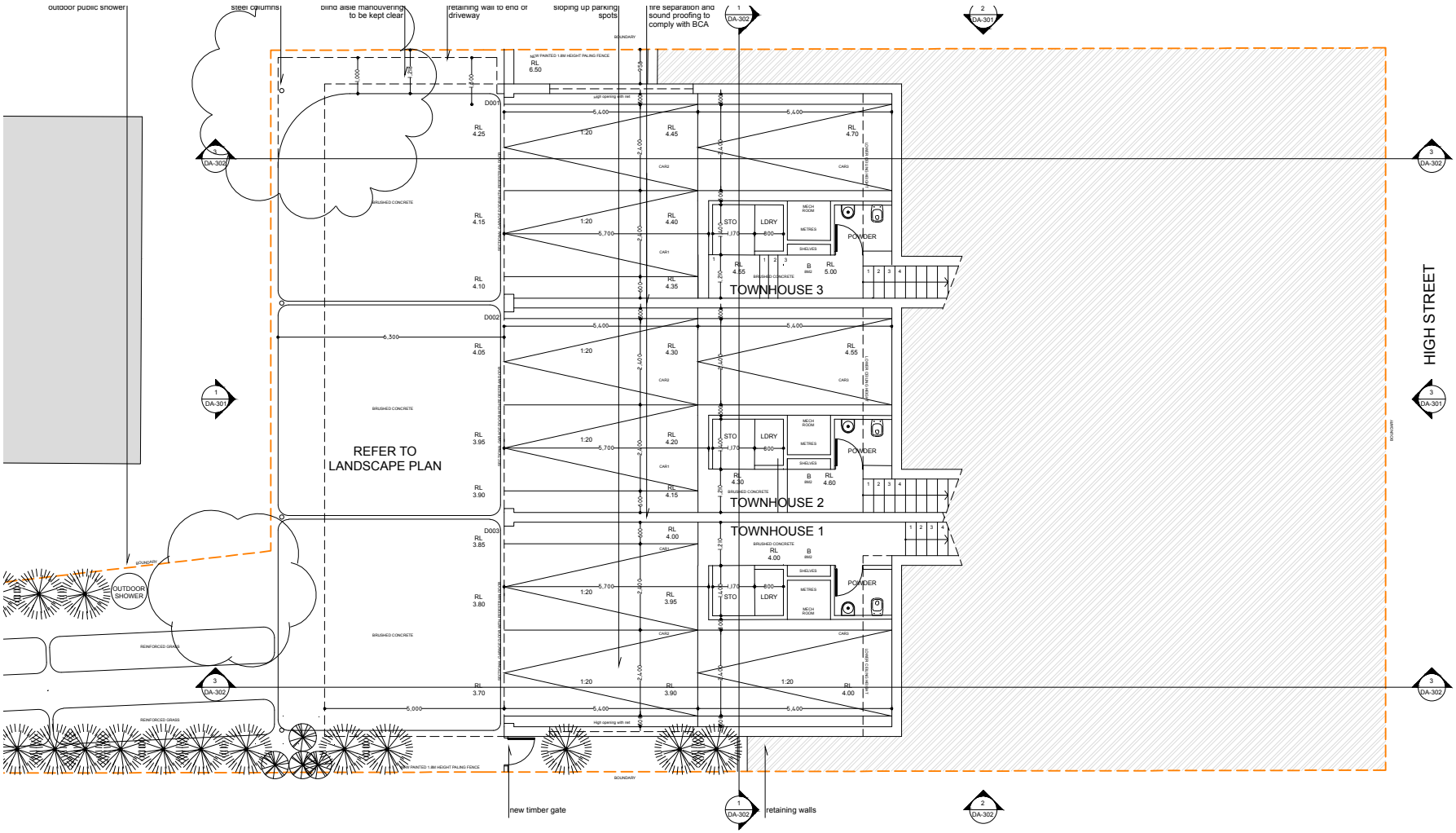

1 DA-201 BASEMENT

#13 HIGH STREET
WEATHERBOARD
COTTAGE

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PROJECT
11 HIGH STREET
YAMBA 2464

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DRAWING
BASEMENT

PROJECT NO.	DRAWING NO.	REVISION
20-012	DA-201	C
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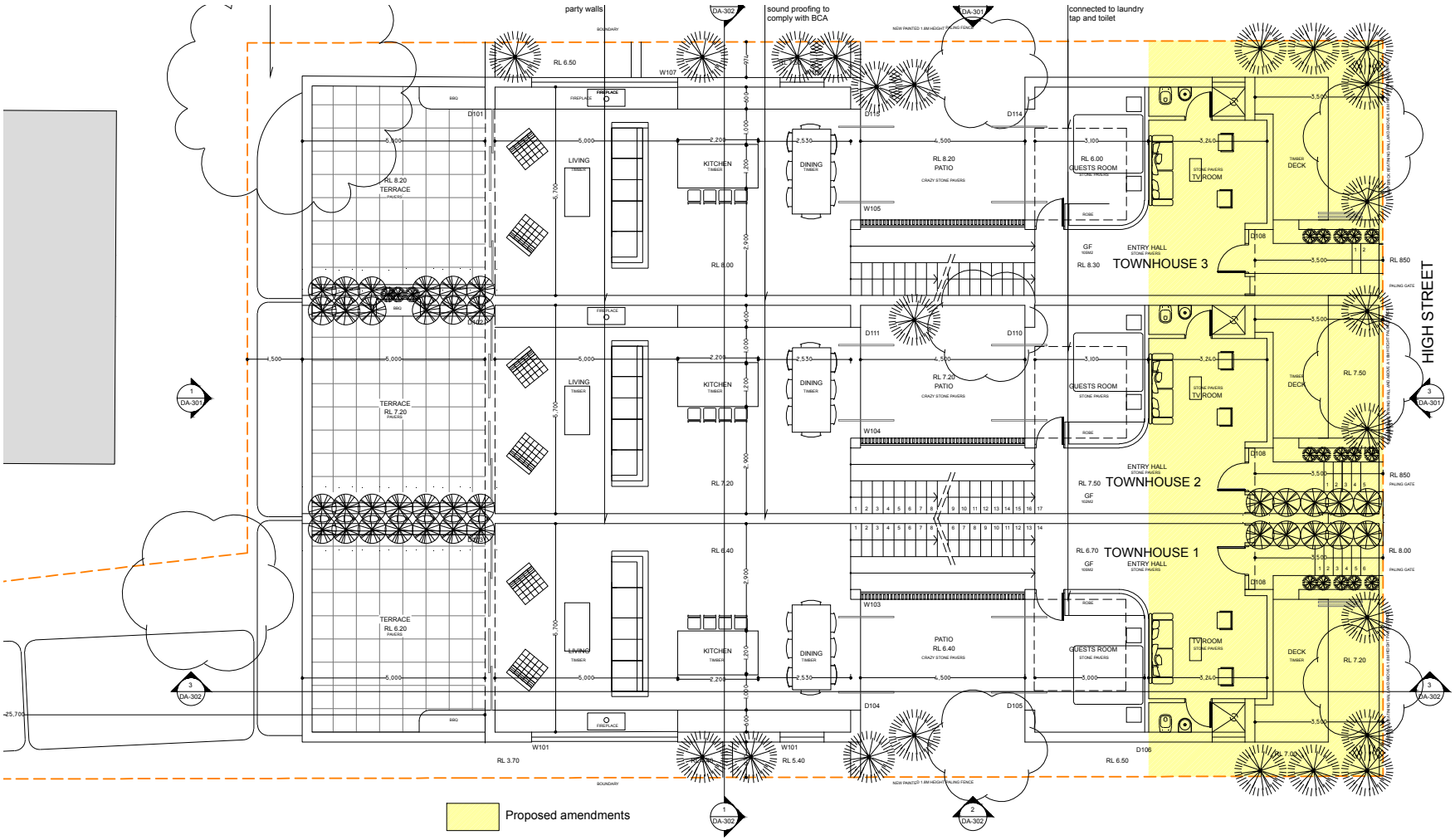
A	ISSUE FOR DA LODGEMENT	21/05/2021	GC	GC
B	AMENDMENT BASEMENT	27/07/2021	GC	GC
C	FOR REVIEW OF DETERMNATION	17/11/2021	GC	GC



1 DA-202 GROUND FLOOR PLAN

#13 HIGH STREET WEATHERBOARD COTTAGE

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PROJECT
11 HIGH STREET
YAMBA 2464

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LEAH HENRICKS

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DRAWING
GROUND FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION
20-012	DA-202	B
SCALE @ A3	DATE	DRAWN / AUTHORISED
1 : 100	12/04/2021	GC / GC

REV	DESCRIPTION	DATE	ISSUED	CHECK
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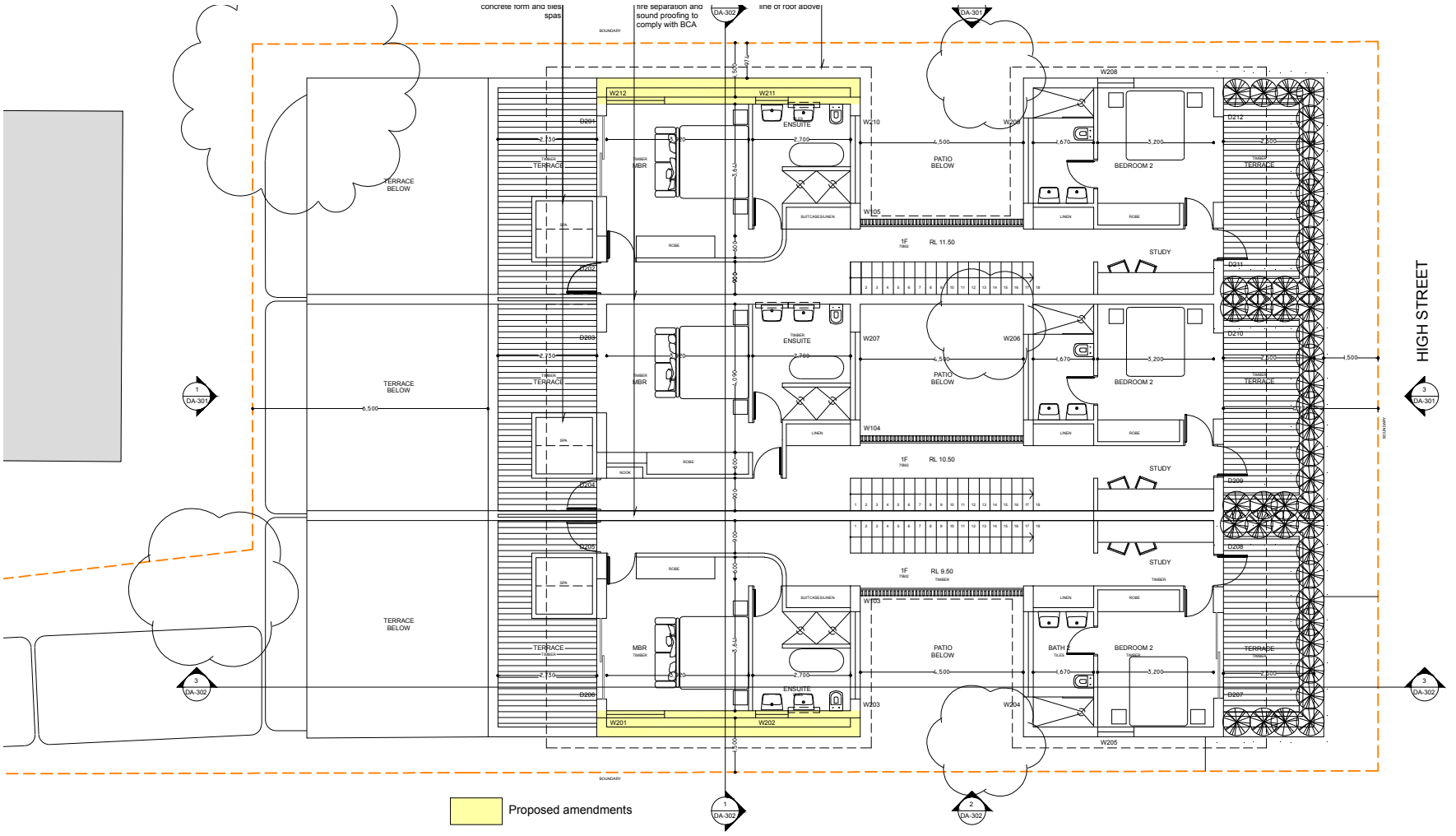
B	FOR REVIEW OF DETERMNATION	17/11/2021	GC	GC



1 DA-203 FIRST FLOOR PLAN

#13 HIGH STREET
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COTTAGE

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PROJECT
11 HIGH STREET
YAMBA 2464

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DRAWING
FIRST FLOOR PLAN

PROJECT NO.	DRAWING NO.	REVISION
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SCALE @ A3	DATE	DRAWN / AUTHORISED
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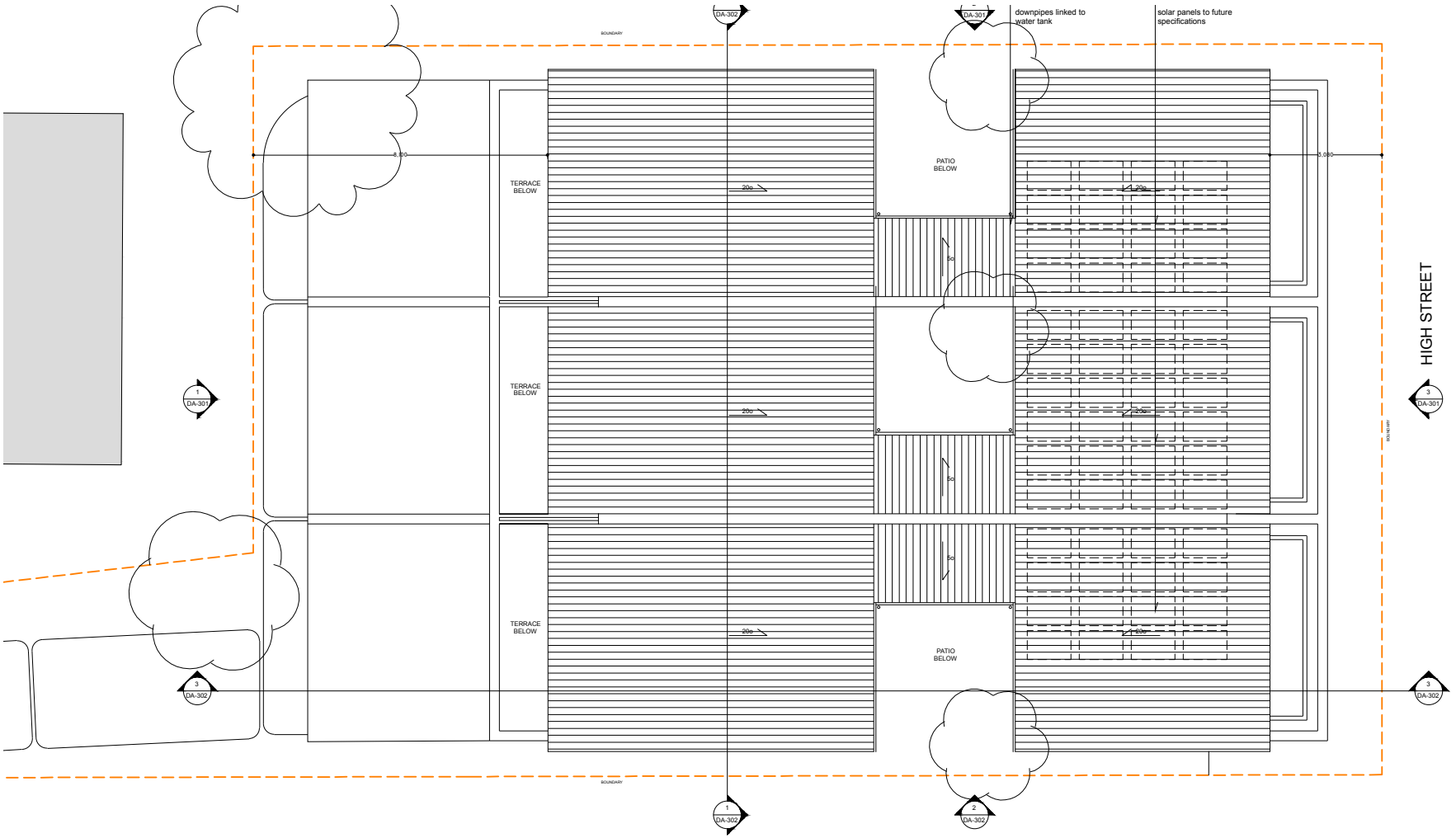

1 DA-204 ROOFS PLAN

#13 HIGH STREET
WEATHERBOARD
COTTAGE

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PROJECT
11 HIGH STREET
YAMBA 2464

CLIENT
LEAH HENRICKS

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DRAWING
ROOFS PLAN

PROJECT NO.	DRAWING NO.	REVISION
20-012	DA-204	B
SCALE @ A3	DATE	DRAWN / AUTHORISED
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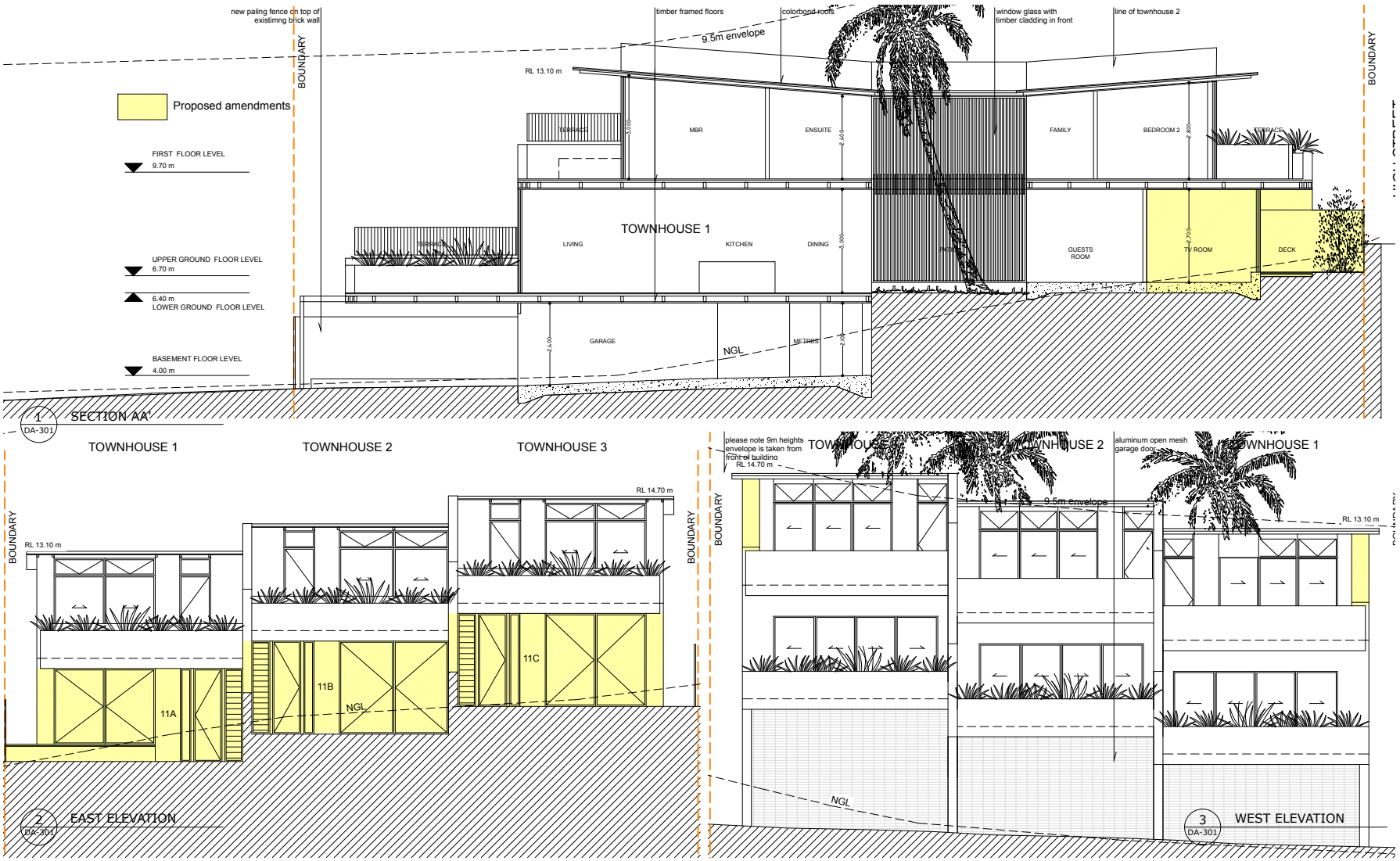

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PROJECT
11 HIGH STREET
YAMBA 2464

CLIENT
LEAH HENRICKS

DA NOT FOR CONSTRUCTION

DRAWING
EAST & WEST ELEVATION AND SECTION AA'

PROJECT NO.	DRAWING NO.	REVISION
20-012	CDC-301	C
SCALE @ A3	DATE	DRAWN / AUTHORISED
1 : 100	15/04/2021	GC / GC

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REV	DESCRIPTION	DATE	ISSUED	CHECK
A	ISSUE FOR DA LODGEMENT	21/05/2021	GC	GC
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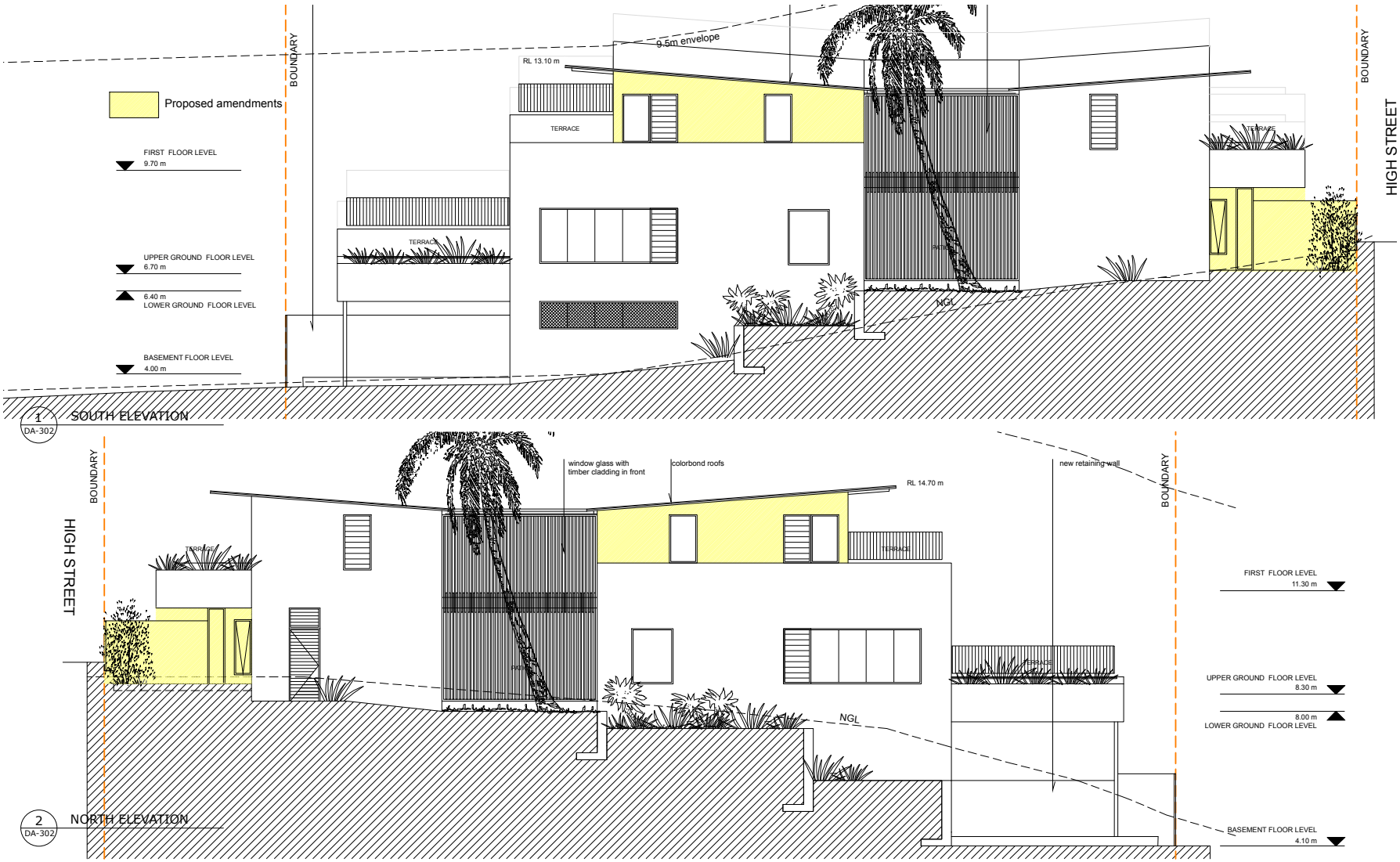
C	FOR REVIEW OF DETERMNATION	17/11/2021	GC	GC



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PROJECT
11 HIGH STREET
YAMBA 2464

CLIENT
LEAH HENRICKS

DA NOT FOR CONSTRUCTION

DRAWING
NORTH AND SOUTH ELEVATIONS

PROJECT NO.	DRAWING NO.	REVISION
20-012	CDC-302	B

SCALE @ A3	DATE	DRAWN	AUTHORISED
1 : 100	14/04/2021	GC	GC

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REV	DESCRIPTION	DATE	ISSUED	CHECK
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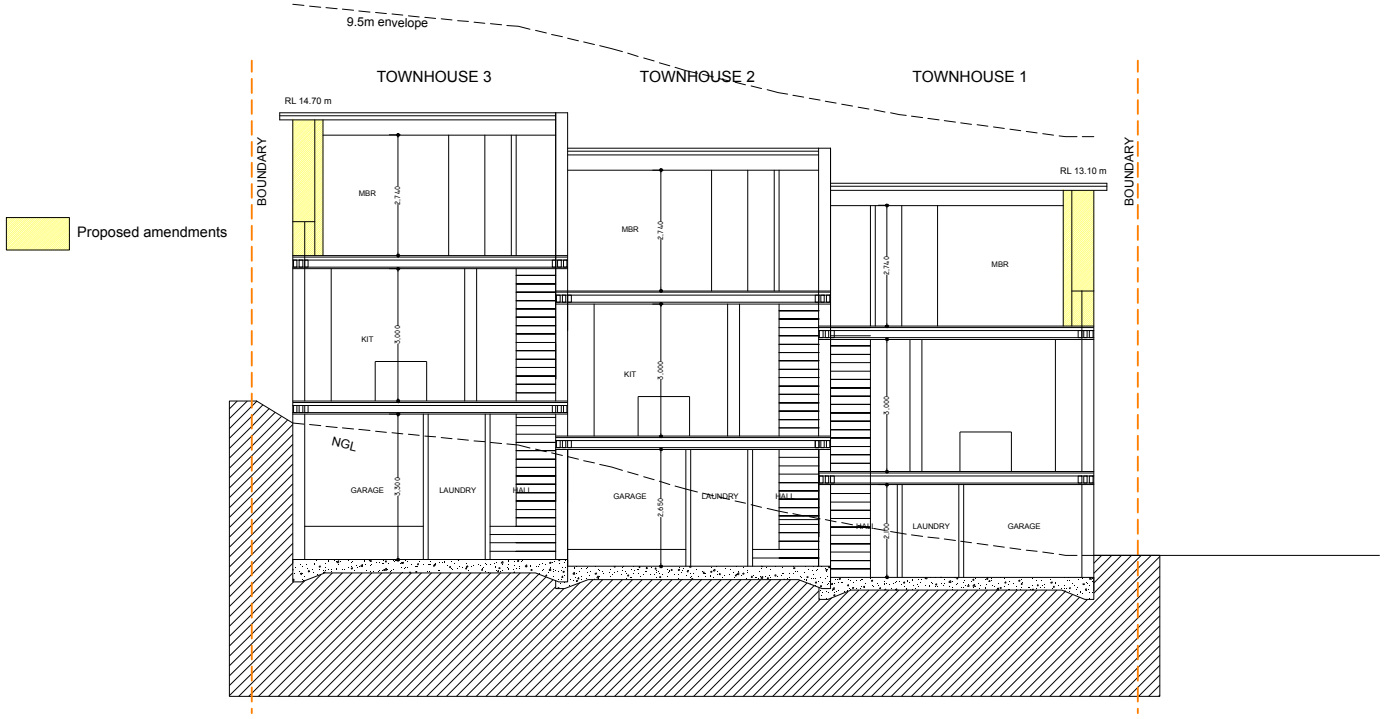

1 DA-303 SECTION BB'

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PROJECT
11 HIGH STREET
YAMBA 2464

CLIENT
LEAH HENRICKS

DA NOT FOR CONSTRUCTION

DRAWING
SECTION BB'

PROJECT NO.	DRAWING NO.	REVISION
20-012	CDC-303	B
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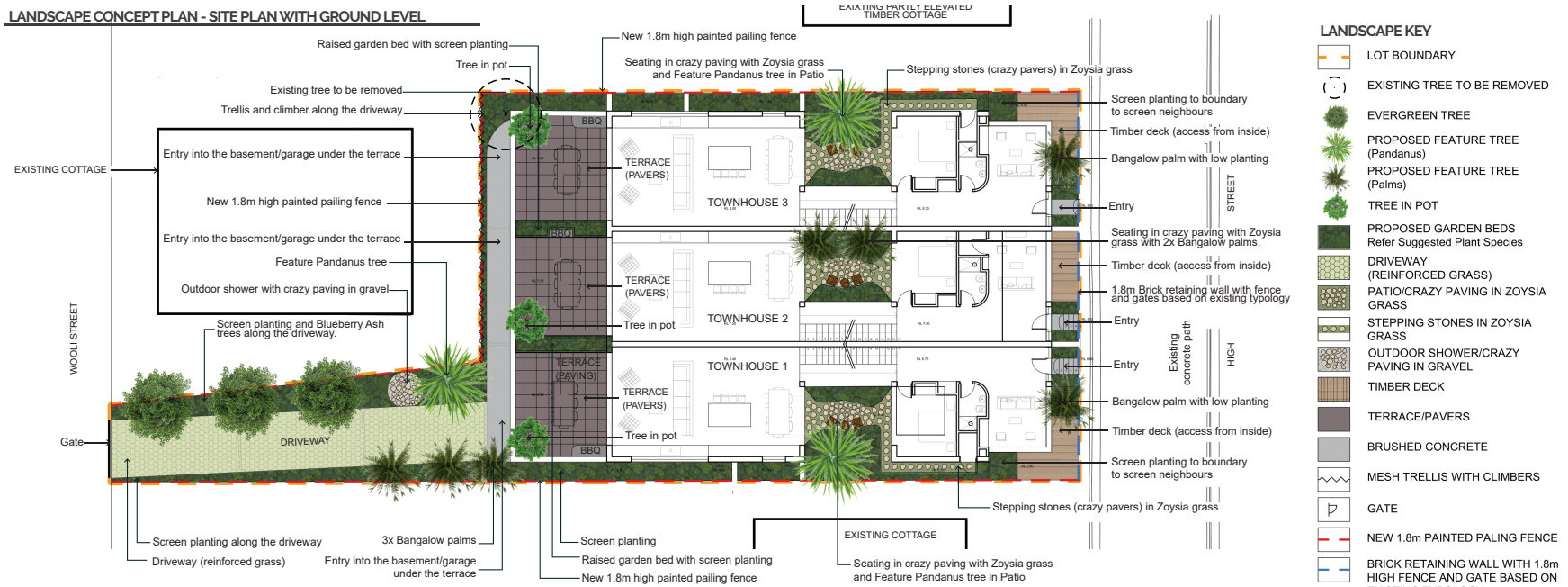
1 : 100	17/05/2021	GC / GC

0 1M 5M

REV	DESCRIPTION	DATE	ISSUED	CHECK
A	ISSUE FOR DA LODGEMENT	21/05/2021	GC	GC
B	AMENDMENT BASEMENT	27/07/2021	GC	GC

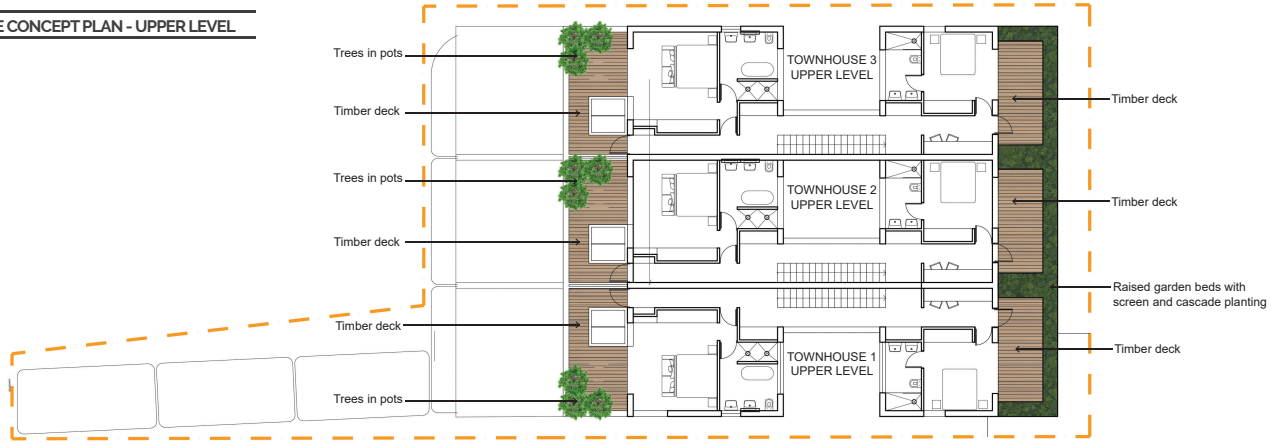
LANDSCAPE CONCEPT PLAN - SITE PLAN WITH GROUND LEVEL



LANDSCAPE KEY

- LOT BOUNDARY
- EXISTING TREE TO BE REMOVED
- EVERGREEN TREE
- PROPOSED FEATURE TREE (Pandanus)
- PROPOSED FEATURE TREE (Palms)
- TREE IN POT
- PROPOSED GARDEN BEDS Refer Suggested Plant Species
- DRIVEWAY (REINFORCED GRASS)
- PATIO/CRAZY PAVING IN ZOYSIA GRASS
- STEPPING STONES IN ZOYSIA GRASS
- OUTDOOR SHOWER/CRAZY PAVING IN GRAVEL
- TIMBER DECK
- TERRACE/PAVERS
- BRUSHED CONCRETE
- MESH TRELLIS WITH CLIMBERS
- GATE
- NEW 1.8m PAINTED PALING FENCE
- BRICK RETAINING WALL WITH 1.8m HIGH FENCE AND GATE BASED ON EXISTING TYPOLOGY

LANDSCAPE CONCEPT PLAN - UPPER LEVEL



LANDSITE

landscape architecture

0 0.5 1 2.5 5m 1:100 at A1 1:200 at A3

Date: 23-06-2021 I Project No: 2112

SK01

PROPOSED TOWNHOUSES
11 HIGH STREET, YAMBA, NSW - A77 - GIAN CERUTTI
LANDSCAPE CONCEPT PLAN

LANDSITE Pty Ltd
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SUGGESTED PLANT SPECIES - TOWNHOUSES

TREES & PALM

BOTANICAL NAME	COMMON NAME
1. Archontophoenix cunninghamiana	Bangalow Palm
2. Elaeocarpus reticulatus	Blueberry Ash
3. Citrus aurantifolia 'Tahitian Lime' (In Pots)	Tahitian Lime
4. Ficus lyrata (In Pots)	Fiddle Leaf Fig
5. Pandanus tectorius	Screw Pine
6. Ravenala madagascariensis	Travellers Palm

SHRUBS

BOTANICAL NAME	COMMON NAME
1. Alpinia sericea	Native Ginger
2. Heliconia psittacorum 'Lizette'	Heliconia
3. Philodendron sp.	Philodendron
4. Monstera Deliciosa	Swiss Cheese Plant
5. Strelitzia nicolai	Giant White Bird of Paradise
6. Westringia fruticosa 'Jervis Gem'	Coastal Rosemary
7. Zamia furfuracea	Cardboard Cycad

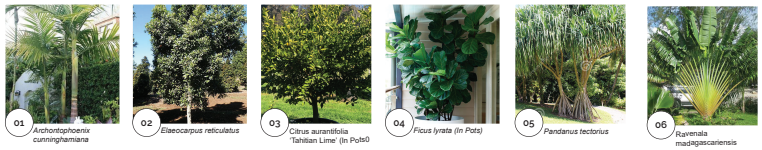
GROUNDCOVERS/TUFTING PLANTS

BOTANICAL NAME	COMMON NAME
1. Blechnum nudum	Fishbone Fern
2. Casuarina glauca 'Cousin It'	Cousin IT
3. Dichondra repens 'silver falls'	Silver falls
4. Lomandra longifolia 'Tanika'	Mat Rush
5. Lomandra hystix	Mat Rush
6. Neomarica gracilis	Walking Iris
7. Senecio serpens	Blue Chalksticks
8. Zoysia tenuifolia	No Mow Grass

CLIMBERS

1. Trachelospermum jasminoides	Star Jasmine

TREES & PALM



SHRUBS

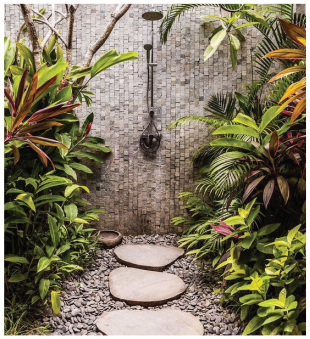
GROUNDCOVERS/TUFTING PLANTS

CLIMBER

CHARACTER IMAGERY

The transition from indoor to the outdoor patio with stepping stones in zoysia grass, feature tree (Pandanus tree or Palm) and low planting

Up: Screen planting
Below: Rasied Garden Bed with screen planting



Stepping stones (Crazy pavers) with screen planting to shower area

Plants in Pots

High Street Fence and gates based on existing typology

LANDSITE landscape architecture

Date: 23-06-2021 I Project No: 2112

SK02

PROPOSED TOWNHOUSES
11 HIGH STREET, YAMBA, NSW - A77 - GIAN CERUTTI
LANDSCAPE CONCEPT PLAN - PLANTING SCHEDULE AND CHARACTER IMAGES

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Planning Proposal

Proposal: Rezoning from SP3 Tourist to B5 Business Development.

Property: 2 Spring Street, South Grafton (Lot 2 DP 839420)

Prepared by: Rick Bennell

Date: 20 August 2021 (version 3)

BENNELL & ASSOCIATES

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BENNELL & ASSOCIATES

Declaration

Document: Planning Proposal: Rezoning of No.2 Spring Street, South Grafton from SP3 Tourist to B5 Business Development

Author: Richard Alan Bennell

Occupation: Town Planner; Director of Bennell and Associates

Qualifications: Bachelor of Town Planning, Graduate Diploma. Environmental Studies

Declaration: I, Richard Alan Bennell, declare that this Planning Proposal constitutes a planning proposal for the purposes of Section 3.33 of the Environmental Planning and Assessment Act 1979 (the Act) and further declare that the document complies with the relevant provisions of the Act and the Department of Planning and Environment's *A guide to preparing planning proposals* (December 2018).

Date: 25 March 2021 (version 2)

Document History and Version Control				
Version	**Prepared by**	**Approved by**	**Date Approved**	**Brief Description**
1	Rick Bennell	Fiona Bennell	22 January 2021	Planning Proposal
2	Rick Bennell	Fiona Bennell	25 March 2021	Planning Proposal
3	T Dwyer	T Dwyer	20 August 2021	revision

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Summary

Bennell and Associates has been engaged by Clarence Valley Council to prepare a Planning Proposal report for the rezoning of 2 Spring Street, South Grafton from 'SP3 Tourist' to 'B5 Business Development'. The site was created as a public reserve in 1961 and a Tourist Information Centre was established on the site in 1990. The land is located at South Grafton within the extensive Clarence River floodplain and is approximately 600m from the South Grafton Town Centre and 2km from the Grafton City Centre.

The land is an irregular shaped allotment with a 51.8m frontage to Spring Street, a 102.5m frontage to the Big River Way/Charles Street (Gwydir Highway), a 39.5m frontage to the car parking area to the rear (i.e. west) and a 50.4m frontage to the property to the north (i.e. "McDonalds" restaurant). The land has an area of 3,418m2 and is generally flat with a slight rise from the east to the west with elevations generally 4.0m Australian Height Datum (AHD) to 4.5m AHD.

The Tourist Information Centre building is a single storey building that accommodated a theatrette, public space, office, store, verandah and amenities. An artificial decorative pond, picnic shelter, seating areas, lawn areas and ornamental trees also exist on the land. The site currently features a shared access and car parking arrangement with the adjoining property (McDonalds restaurant) and access to the sites are shared through rights of carriageway which currently cover the existing access roadways. A right of carriageway also includes shared access to 20 off-street carparking spaces to the rear of the property.

The land uses in the locality are in accordance with the prevailing zoning provisions with the Special Uses zone applying to the former highway and railway corridors (i.e. SP2 zone) and the subject land and adjoining car park (i.e. SP3 zone); the Recreation zone (i.e. RE1 zone) applying to the parklands to the west, southwest and southeast; and the Business zone (i.e. B5 zone) applying to the balance of the area. The area is dominated by automotive related uses with service stations, fast food outlets and bulky goods outlets being the dominant land uses.

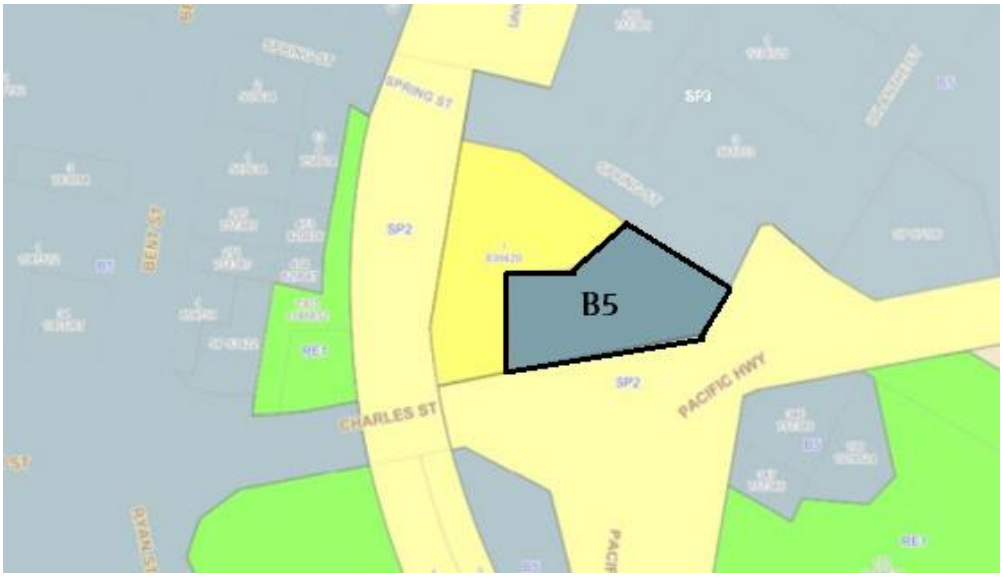
Alternative zones considered for the subject land included residential, industrial, environmental and waterway zonings. The high noise levels, dislocation from community services and facilities and general amenity of the site rules out consideration for residential purposes. The use of the land for industrial purposes is ruled out on the basis of the incompatibility with the surrounding uses and the option for such development in other industrial parks and areas in the Local Government Area. The zoning for environmental management or conservation or waterways is ruled out on the basis of the absence of any significant biodiversity values or other environmental values to warrant such a zoning.

Other alternatives to zoning the land for business purposes would be the retention of the existing special uses zone or zoning the land for recreational purposes. Retention of the special uses zone would rely on finding a suitable public use for the site. The Clarence Valley Cultural Strategic Plan 2018-2022 indicates that sufficient spaces and venues exist to serve the population in the future and proposes the consolidation of facilities and services and encouraging initiatives that grow usage of existing multi-purpose venues, parks and creative spaces. No alternative community uses have been identified for the site. Similarly, the use of the land for recreation purposes is not considered to be in keeping with Council's Open Space Strategic Plan 2012. The Plan notes that there are a large number of small open spaces, and a small number of larger open spaces and acknowledges that ideally this should be the opposite with larger open spaces and less smaller spaces.

For Grafton the growth in open space demand is seen as being provided by expansion of the existing sporting complex over adjoining farmland. The subject premises could provide for a

pocket park/playground but this is considered inappropriate given the directions under the Strategic Plan and opportunity for such a park/playground in a more suitable location should the demand warrant in the future; the nearby JJ Lawrence Fields which are closer to residential areas would be more suitable.

In light of the above, the zoning of the land to B5 Business Development represents the most suitable and compatible zoning and represents a logical extension of this zone in keeping with the surrounding area.



Proposed zoning

The land is a relatively flat parcel of land located in a highly urbanised environment. The likely environmental effects associated with the planning proposal relate to potential flood impacts, soil contamination impacts, water quality impacts and scenic quality impacts. These effects can be satisfactorily managed under the existing controls under Local Environmental Plan 2011 and the supporting Development Control Plan 2011; it being noted that the site and soil investigations have found that the land is not contaminated. It is to be noted that the soil testing showed that the site is suitable for a business zoning but further testing of the pond for heavy metals is recommended.

The redevelopment of the site under the business zoning has potential for development with a capital cost in the order of $3-5million and can potentially provide for 70-80 construction job opportunities and 50 post construction job opportunities. In terms of cultural impacts, it is noted that the land does not support a listed heritage item is not located in a heritage conservation area and has no identified European heritage values. No Aboriginal items or places have been found to exist on nor near the site.

The land is provided with all the necessary services (i.e. water, sewerage, telecommunications, electricity and drainage) and the Traffic Impact Assessment has demonstrated that the likely development under the proposed zoning will have no significant impact on the safety and efficiency of the road network.

The proposed rezoning of the land to B5 Business Development is consistent with the North Coast Regional Plan, Council's local strategies, the relevant State Policies and Ministerial Directions that apply to rezoning. The rezoning of the land to B5 Business Development

represents the most logical zoning for the land in keeping with the surrounding area and allowing the delivery of positive socio-economic benefits.

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Section 1

Preliminary

Bennell and Associates has been engaged by Clarence Valley Council to prepare a Planning Proposal report for the rezoning of 2 Spring Street, South Grafton from SP3 Tourist to B5 Business Development. The real property description of the land is Lot 2 in Deposited Plan No 839420.

1.1 Context

This planning proposal constitutes a document referred to in Section 3.33 of the Environmental Planning and Assessment Act 1979. It has been prepared in accordance with the Department of Planning and Environment's "*A guide to preparing planning proposals"* (December 2018). A gateway determination under Section 3.34 of the Act is requested.

1.2 Subject Land

This planning proposal applies to No.2 Spring Street, South Grafton (Lot 2, DP 839420) as identified in the Site Identification plan below (Figure 1). The land is located at South Graton within the extensive Clarence River floodplain and is approximately 600m from the South Grafton Town Centre and 2km from the Grafton City Centre.

The land is an irregular shaped allotment with a 51.8m frontage to Spring Street, a 102.5m frontage to the Big River Way/ Charles Street (Gwydir Highway), a 39.5m frontage to the car parking area to the rear (i.e. west) and a 50.4m frontage to the property to the north (i.e. "McDonalds" restaurant). The land has an area of 3,418m2 and is generally flat with a slight rise from the east to the west with elevations generally 4.0m Australian Height Datum (AHD) at the Spring Street frontage and 4.5m AHD at the western boundary.

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Figure 1: Locality Sketch *(site identification)*

The site currently features a shared access and car parking arrangement with the adjoining property (McDonalds restaurant, including a drive through facility); this land is Lot 1 DP 839420. The shared vehicular access relies on a one-way traffic movement from the Spring Street entry and exit driveways. Access to the sites are shared through rights of carriageway which currently cover the existing access roadways. A right of carriageway also includes shared access to 20 off-street carparking spaces on Lot 1 DP 839420.

The site was created as a public reserve in 1961 and a Tourist Information Centre was established on the site in 1990. The Information Centre building is a single storey building that accommodated a theatrette, public space, office, store, verandah and amenities; the Centre included the establishment of the artificial decorative pond that exists on the site. A picnic shelter, seating areas, lawn areas and ornamental trees also exist on the land.

The land is burdened by a variable width (generally 5.15m wide) right of carriageway presently occupied by an access driveway on the northern side of the property and is benefitted by a right of carriageway on the southern side of the property occupied by a parking area ; refer to Appendix 7 for the Deposited Plan details. The land is also subject to an easement for signage occupied by a “Mc Donald’s pylon sign in the south eastern extremity of the property.

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Figure 2: Aerial Photo

1.3 Current Zoning and Use

The land is currently zoned SP3 Tourist under Clarence Valley Local Environmental Plan (LEP) 2011; refer to Figure 3.

As stated above, the site is the location of the former Grafton Visitor Information Centre and has been vacant since Council's Tourism Information Services ceased operation from this site in January 2018. The site is located in a highly urbanised environment that includes the former Pacific Highway (now Big River Way) to the immediate south, the North Coast Railway Line to the west and a range of highway service uses surrounding the site. The land use survey in Figure 4 describes the range of uses in the immediate locality of the subject land.

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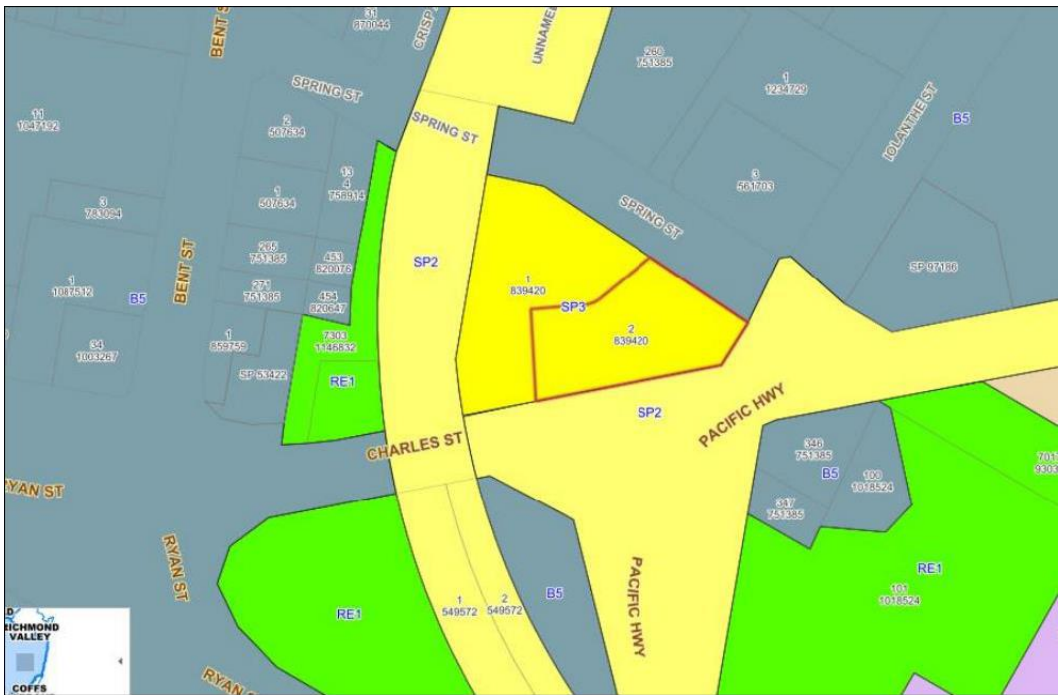

Figure 3: Current Zoning

Figure 4: Land Use Mix in Locality

The land uses in the locality are in accordance with the prevailing zoning provisions with the Special Uses zone applying to the former highway and railway corridors (i.e. SP2 zone) and the subject land and adjoining car park (i.e. SP3 zone); the Recreation zone (i.e. RE1 zone) applying to the parklands to the west, southwest and southeast; and the Business zone (i.e. B5 zone) applying to the balance of the area. The area is dominated by automotive related uses often found in regional Cities and towns with service stations, fast food outlets and bulky goods outlets being the dominant land uses.

The nature of the surrounding environment lends itself to land uses that benefit from high exposure to passing trade; that are tolerable of noise from both the road traffic and railway traffic; that require relatively large areas for parking, loading and general manoeuvring of vehicles; and that have good access to transport links.

1.4 Background

The land is classified as “operational” land under section 26 of the Local Government Act 1993. Further details of the public land reclassification process and of existing interests are provided below:

1. The land was reclassified from community to operational by Amendment No 14 to Grafton LEP 1988 which was gazetted on 28 June 1996; a copy of Amendment No 14 is at Appendix 9.
2. A public hearing on the reclassification was held on 4 April 1996. No members of the public attended the public hearing.
3. Details of existing interests on the land include:
    (a) Right of carriageway appurtenant to the land above described affecting the part designated (A) in DP 839420
    (b) Right of carriageway affecting the part designated (B) in DP 839420
    (c) Easement for signage affecting the part designated (A) in DP 265061?

All of the above interests are proposed to remain.

A Certificate of Title (CT) for DP 839420 dated 12 August 2021 also features a notation in relation to DP1218910 being a Plan of Acquisition (Roads Act, 1993). A copy of the CT is at Appendix 9. A letter from Transport Roads and Maritime Services (RMS) dated 9 April 2018 advises that *“RMS will not be proceeding with the acquisition part of Lot 2 in Deposited Plan 839420. The registered plan - DP 1218910 is no longer required for the proposed upgrade of the Grafton Bridge Project”.* Hence, this interest in the land is extinguished.

Council resolved at its meeting on 19 September 2017, in committee of the whole, to list Lot 2 DP 839420 for sale by auction.

Council resolved on 28 July 2020 to appoint an independent party to prepare a Planning Proposal to rezone the subject land to B5 Business Development. As stated above, the site is the location of the former Grafton Visitor Information Centre and has been vacant since Council’s Tourism Information Services ceased operation from this site in January 2018.

The property has been identified as surplus to Council’s needs and is proposed to be disposed through sale under Council’s property rationalisation program; the property has been on the market since late 2017. The surrounding area is zoned B5 Business Development and the extension of this zone to the subject land is sought by Council.

Existing development on site

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Section 2

Objectives or Intended Outcome

2.1 Objectives

The objectives of the planning proposal are:

- To amend the zoning of the land under the Clarence Valley LEP 2011 to enable a use that provides for employment and investment in the local area without impacting on the viability of the Grafton commercial centre;
- To enable the land to be developed for uses (i.e. business light industrial) that are compatible with the surrounding area and supports the viability of the business centre;
- To provide a land use outcome that allows the land to be used for its best and highest use;
- To provide for the improved management of the land by increasing the economic viability of the land; and
- To provide for the development of the land in keeping with its environmental and servicing capacity.

2.2 Intended Outcomes

The intended outcomes from the rezoning are:

- That the land will be rezoned under the Clarence Valley LEP 2011 so that is afforded the opportunity to be developed for a wider range of land uses;
- That the land will be used for a purpose that is compatible with its gateway setting;
- That the land will be used for a purpose that maximises its potential to provide for investment and employment in the local area;
- That the land will be used for a purpose that is within the servicing capacity of the land and will not detrimentally impact upon the safety and level of service of the local road network;
- That the land will be developed in a manner that will have a neutral to beneficial impact upon the natural and built environment; and
- That the land will be sold and the proceeds to be used by Council to improve services and facilities in the Local Government Area.

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Section 3

Explanation of Provisions

3.1 Explanation

The proposal is simply for the change in the zoning of the subject land from SP3 Tourist to B5 Business Development under LEP 2011. This will be achieved by an amending LEP that will include a new map for the land showing the land zoned as 'B5 Business Development'. The change in zone will invoke the B5 land use provisions which are detailed in the table below.

Zone B5 Business Development
Objectives of zone • To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres. • To enable light industrial uses which are compatible with the commercial function of the locality. • To support the nearby commercial centre of Grafton without adversely impacting on the viability of that centre.
Permitted without consent Home-based childcare; Home occupations; Home occupations (sex services)
Permitted with consent Boarding houses; Centre-based child care facilities; Dwelling houses; Garden centres; Hardware and building supplies; Landscaping material supplies; Liquid fuel depots; Oyster aquaculture; Passenger transport facilities; Respite day care centres; Roads; Shop top housing; Specialised retail premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4
Prohibited Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Industrial training facilities; Marinas; Mooring pens; Pond-based aquaculture; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sex services premises; Sewage treatment plants; Vehicle body repair workshops; Waste or resource management facilities; Water recreation structures; Water storage facilities; Water treatment facilities; Wharf or boating facilities

Clarence Valley LEP 2011 does not impose any floor space ratio limitations, but it does include a building height limit for business and other zones. The existing height limit for the business zones in this locality is 9m and there is no proposed change to this for the subject land; development of the subject land will be subject to a building height limit of 9m.

Any development of the land will be subject to the other relevant provisions of the LEP and the more detailed provisions under the supporting Clarence Valley Business Zones Development Control Plan (DCP) 2011; the DCP includes, inter alia, provisions relating to building design, landscaping, servicing, access and parking, outdoor advertising, flooding and stormwater management.

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Section 4

Justification

4.1 Is the planning proposal a result of any strategic study or report?

Council resolved on 28 July 2020 to appoint an independent party to prepare a Planning Proposal to rezone the subject land to B5 Business Development. As stated above, the site is the location of the former Grafton Visitor Information Centre and has been vacant since Council's Tourism Information Services ceased operation from this site in January 2018. Like many other Councils, Clarence Valley Council has moved most of its tourist information services on-line; although some services are run through the Grafton Regional Gallery. The result of this change in service direction has led to the existing Grafton Visitor Information Centre building being redundant.

The property has been identified as surplus to Council's needs and is proposed to be disposed through sale under Council's property rationalisation program; the property has been on the market since late 2017. The surrounding area is zoned B5 Business Development and the extension of this zone to the subject land is sought by Council.

Alternative zones for the subject land available under LEP 2011 include residential, industrial, environmental or waterway zonings. The high noise levels, dislocation from community services and facilities and general amenity of the site rules out consideration for residential purposes. The use of the land for industrial purposes is ruled out on the basis of the incompatibility with the surrounding uses and the option for such development in other industrial parks and areas in the Local Government Area. The zoning of the site for environmental management or conservation or waterways is ruled out on the basis of the absence of any significant biodiversity values or other environmental values to warrant such a zoning.

Other alternatives to zoning the land for business purposes would be the retention of the existing special uses zone or zoning the land for recreational purposes.

Retention of the special uses zone would rely on finding a suitable public use for the site. The Clarence Valley Cultural Strategic Plan 2018-2022 provides policy direction for the delivery community services and facilities required in the Local Government Area in the future. The Plan indicates that sufficient spaces and venues exist to serve the population in the future and proposes the consolidation of facilities and services and encouraging initiatives that grow usage of existing multi-purpose venues, parks and creative spaces. Moreover, Council has not identified an alternative community use for the subject land.

Similarly, the use of the land for recreation purposes is not considered to be in keeping with Council's Open Space Strategic Plan 2012. This plan has identified that there are approximately 740 parks and reserves in the Clarence Valley with a rate of 32 hectares per 1,000 people; this is considered to be a very high rate of provision. The Plan notes that there are a large number of small open spaces, and a small number of larger open spaces and acknowledges that ideally, for cost effective operations and management, this should be the opposite with larger open spaces and less smaller spaces. For south Grafton the growth in open space is seen as being provided by expansion of the existing sporting complex over adjoining farmland. The subject premises could provide for a pocket park/playground but this is considered inappropriate given the directions under the Strategic Plan and opportunity for

such a park/playground in a more suitable location should he demand warrant in the future; the nearby JJ Lawrence Fields which are closer to residential areas would be more suitable.

In light of the above, the zoning of the land to B5 Business Development represents the most suitable and compatible zoning and represents a logical extension of this zone in keeping with the surrounding area.

4.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The property has been vacant since the Tourism Information Services ceased operation in January 2018 and the property has been on the market for a number of years with the current zoning. The 'do nothing option' of retaining the existing SP3 zoning will result in the land being dormant as the market has indicated that the land has no tourist related use that is viable for the land. The land cannot meet the objectives of providing for employment and investment under the current zoning because of the limitations on the use of the land.

The rezoning of the land for business purposes is the only realistic means of achieving the objectives and intended outcomes outlined above.

Relationship to Strategic Planning Framework

4.3 Applicable Regional Plan - Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

The *North Coast Regional Plan 2036* (NCRP 2036) released in March 2017 is the applicable regional plan. It is the NSW Government's strategy for guiding land use planning decisions for the North Coast region.

The Regional Plan comprises four goals, 25 directions and 80 actions. The goals articulate the intended outcome; the directions identify the broad issues or policy areas that need to be focused on; and the actions represent the steps needed to be taken or initiatives that need to be implemented to achieve the goals. Actions are either implemented as strategies or as initiatives.

The North Coast Delivery, Coordination and Monitoring Committee has been established to oversee implementation of the vision, goals and actions in the Regional Plan. In this regard the North Coast Regional Plan 2036 - Implementation Plan 2017-2019 has also been released to accompany the Regional Plan.

Appendix 1 outlines the consistency of the proposal with the Regional Plan. As detailed in Appendix 1, the proposal is consistent with the relevant objectives and actions in the Plan.

4.4 Consistency with Council's local strategies and other local strategic plans

The Clarence 2027 is Council's adopted community strategic plan. It is supported by Council's Delivery Program and Annual Operational Plan applicable at the time. Other local strategies include:

- Council's Delivery Program and Operational Plan (applicable at the time)

- Clarence Valley Council Local Strategic Planning Statement 2020
- South Grafton Heights Precinct Strategy
- Clarence Valley Settlement Strategy
- Clarence Valley Economic Development Strategic Plan
- Clarence Valley Industrial Lands Strategy
- Clarence Valley Council Biodiversity Management Strategy 2010
- Clarence Valley Cultural Strategic Plan 2018-2022
- Clarence Valley Open Spaces Strategic Plan 2012

An assessment of the planning proposal against these documents is included in Appendix 2 demonstrates that the proposed rezoning is consistent with these strategies.

4.5 Consistency with applicable state environmental planning policies

The proposal is consistent with applicable state environmental planning policies (SEPPs) as referenced in Appendix 3.

4.6 Consistency with applicable Ministerial Directions (s.9.1 Directions)

The proposal is consistent with applicable Section 9.1 Directions as referenced in Appendix 4.

Environmental, Social and Economic Impact

4.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The land is located in a highly urbanised environment and all of the site has been disturbed by past development activities, including construction of the Tourist Information Centre, pond, accessways and ancillary buildings. The site is not likely to support critical habitat or threatened species, populations or ecological communities, or their habitats.

4.8 Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The land is a relatively flat parcel of land located in a highly urbanised environment. The likely environmental effects associated with the planning proposal relate to potential flood impacts, soil contamination impacts, water quality impacts and scenic quality impacts.

The land is part of the extensive floodplain of the Clarence River and the land is mapped as being within the 1 in 100-year flood event; although the land is not within a floodway. Redevelopment of the land has the potential to change flood behaviour in the local area and is subject to the 'flood planning' and 'floodplain risk management' provisions of the LEP. Moreover, any redevelopment of the land is subject to the DCP provisions which state:

> *Primary habitable floor levels to be no lower than the 100- year flood level plus freeboard. The primary habitable floor levels for infill development in Grafton, South Grafton and the Heber Street Catchment may be reduced to no lower than 6.4, 7.1 and*

8.0 metres AHD respectively where the development (i) would be otherwise incompatible in the streetscape; (ii) result in unacceptable visual, overlooking or overshadowing impacts on adjoining properties; or is not PART of a larger proposal which does not need to conform with the height and character of existing surrounding development. If this level is impractical for an infill development in a Business zone, the floor level should be as high as possible.

The imposition of the LEP and DCP controls upon any future redevelopment will ensure flood impacts are appropriately managed.

The Civil Engineers Report in Appendix 6 addresses the water quality issues. The main findings and conclusions from this report are:

- Future uses of the site could include retention of the artificial water pond on the site as an effective water quality treatment measure.
- If the pond was to be removed it would need to be drained and filled using clean fill; this would be subject to a development application and subject to Council's controls under the DCP.
- Any significant future redevelopment would need to incorporate water sensitive urban design elements; treatment measures could include a bioretention system or proprietary cartridge tank system.
- The grassed swale on the verge adjoining the site would provide water treatment benefits.
- Soil erosion and sediment control measures would need to be put in place for any significant land disturbance.

The imposition of the above measures will ensure the redevelopment of the land under the change in zoning can be carried out in a manner that adequately manages water quality impacts.

Regional Geotechnical Solutions Pty Ltd (RGS) were engaged to undertake a Site Contamination Assessment for proposed rezoning; refer to Appendix 5. The assessment involved intrusive soil sampling and laboratory testing of recovered soil samples. Based on the assessment undertaken the soil tested meets the requirements for a commercial/industrial site as detailed in the NEPM 2013 guidelines. However, water tested from the feature pond exceeded the adopted threshold and further assessment of the pond area were recommended. The additional soil testing was subsequently carried out of the pond sediment, surface soil at the outlet and a further water sample for dissolved metals. All soil samples tested (from base of pond and outlet point) revealed levels below the adopted assessment criteria for all contaminants tested. The water sample revealed a zinc concentration of in excess of the threshold for fresh water but below the criteria for marine water, there is no criteria for drinking water for zinc. The report concludes that owning to the nature of the likely future use, the potential human health impacts associated with the elevated zinc would be negligible.

In terms of scenic quality, the main issue is the role of this site as part of the gateway to Grafton. The site is a highly visible site located on one of the main thoroughfares to Grafton. The existing building is typical of regional buildings of the 1990s period, with a corrugated metal hip roof, brick walls, a gable feature at the entry, timber posts around a deeply recessed patio area. The building fronts onto a boardwalk and artificial pond with a defined edge and supporting water lilies. The existing development on the land adds to the aesthetic appeal of

this highly urbanised and cluttered environment. The existing development of the land has intrinsic value but no significant extrinsic value. While the existing building and pond contribute to the intrinsic aesthetic appeal the site, their contribution is not significantly remarkable to warrant require their retention in any redevelopment of the site under the proposed change in zoning; an improved extrinsic and intrinsic aesthetic outcome is achievable under the proposed rezoning.

Existing Building on the site

Any redevelopment under a change in zoning that results in the removal of the existing pond and building will need to ensure that it adds to the attraction base of this important entry. Landscaping along the frontages to both Spring Street and Big River Way will be important in maintaining the aesthetic appeal the site offers and adherence to the DCP controls will ensure the design outcomes for the site under the zoning change are positive. The DCP includes controls on design in relation to:

- Building proportions;
- Rooflines;
- Frontage treatments;
- Corner site treatments;
- Landscaping;
- Provision of awnings and verandahs;
- Building height;
- Corporate colours and signage; and
- Crime prevention.

With the imposition of these controls on any redevelopment under the proposed zoning can deliver a positive effect in terms of scenic quality.

Intrinsic aesthetic values of site

Urbanised setting of site

4.9 Relevant social and economic effects?

Given that the land's use as a tourist information centre is now redundant and no other suitable community use can be identified, the socio-economic effects will depend upon the ultimate redevelopment of the land under the proposed new zoning. As can be seen by the land use table above for the B5 zone, the land has the potential for a wide range of permissible uses from childcare centres to warehouse and distribution centres. However, given the location of the land, the size of the land and the nature of surrounding uses, it is expected that uses reliant on a high visibility to passing trade, reliant on good vehicular access and tolerable of this busy environment are most likely.

Considering the surrounding development, the land is most likely to be used for bulky goods retailing or a convenience food outlet or both. Interestingly on the opposite side of the subject land (i.e. Lot 20, DP 1059688, Corner of Iolanthe Street and Big River Way) is a site of similar size (i.e. 3,000m2) that supports a bulky goods outlet ("Super cheap auto") of approximately 700m2 of retail floorspace, and two 'fast food' outlets ("Hungry Jacks" and "Subway") approximately 150m2 of retail floorspace. Assuming a similar development on the subject land, consideration needs to be given to the likely social and economic impacts of such a development upon the nearby business centres.

In terms of bulky goods, these retail outlets by their nature require large, preferably flat, land parcels with a main road focus. While retail outlets in core centres range in size from 80 - 120m² gross leasable area (GLA), bulky goods stores are often in the range of 500m² - 3,500m² GLA. Moreover, these outlets also require large areas for displays and the loading and unloading of goods. These land requirements dictate that bulky goods retail outlets are not able to be located in core business centres.

Bulky goods retailing benefits from co-location; the clustering of outlets together maximises their regional attraction. The subject land sits within a location with a number of bulky goods retail outlets including a hardware store "Bunnings") a tyre outlet, an outdoor goods outlet ("BCF"). Development of the subject land for bulky goods retailing will add to the offer in this locality.

A 'Review of Grafton Business Centres' (JGA and Associates, 2003) put forward six guiding principles in relation to the growth and development of Grafton's business centres as follows:

- *Grafton's current population is more than adequately served by the three (3) existing major chain supermarkets including the new one at South Grafton*
- *In the absence of any fundamental change in the scale of the trade area population or its demographic profile it would be inappropriate to introduce any further major supermarket floor space into Grafton CBD or elsewhere in the city*
- *The relatively slow rate of population growth of Grafton's catchment area is not such as would, in the short term or medium term, justify significant upgrading of the overall scale of comparison-shopping facilities*
- *Conventional retailing facilities should essentially be limited to the core of the CBD.*
- *Fringe CBD areas are suitable for the development of facilities such as bulky goods retailing and the like*
- *Established office precincts, outside of the CBD retail core and frame areas, should be recognised in the formal CBD structure.*

The subject land is a suitable candidate site for bulky goods retailing; it is located on the fringe; it is a large flat site with main road focus and is close to other bulky goods outlets.

In terms of fast food outlets, the subject land is well located next to McDonalds and in close proximity to other fast food outlets including "Hungry Jacks", Red Rooster" and "Subway". Similar to bulky goods outlets, fast food outlets also benefit from clustering with the increase in the range in offer adding to the location's attraction base. Moreover, fast food outlets also need main road focus, safe road access for drive through facilities and sufficient land for parking and the drive through facilities. These factors dictate that these outlets are also best located in fringe areas outside the main business centres.

The development of the site for bulky goods and/or a fast food outlet is expected to involve a capital cost in the order of $3-5million. Such developments generate employment opportunities in the construction phase and post construction phase. Considering projects of a similar scale it is anticipated that the construction phase will provide employment opportunities for 70-80 building contractors and the post construction phase has the potential to provide up to 50 full time equivalent jobs. The construction jobs are expected to involve demolition and site preparation contractors, builders, plumbers, electricians, painters, landscapers, utility technicians, plasterers, fabricators and other contractors. The direct post construction jobs are expected to be retail related and include salespersons, administration, management, wait staff, cleaners and maintenance personnel. Such projects also have multiplier benefits that create additional indirect job opportunities for suppliers, transporters and the like.

In terms of cultural impacts, it is noted that the land does not support a listed heritage item is not located in a heritage conservation area and has no identified European heritage values. In relation to Aboriginal Heritage, while the site is unlikely to be a source for Aboriginal heritage items places or other values, the ultimate development of the site will involve activities that will disturb the ground surface and it is important that due diligence is followed with respect to potential impacts upon Aboriginal cultural values.

Given the location, past disturbance, including construction of the artificial lake, and existing nature of the land, it is unlikely to be a source for Aboriginal cultural values. There are no other sources of information that the author of this report is aware of that would indicate the presence of any Aboriginal heritage item, object or place on or near the land. The AHIMS ‘basic search’ within 50m of the site has revealed that there are no Aboriginal sites or places have been found or recorded in or near the land; refer to Appendix 8.

In consideration of the above, the rezoning and likely ultimate development of the land is expected to have a positive socio-economic impact.

State and Commonwealth Interests

4.10 Is there adequate public infrastructure for the planning proposal?

The Civil Engineering report in Appendix 6 outlines the services available to the land and the services that can be extended to service a redevelopment of the land. In summary the report states:

- Stormwater from the site discharges to Council’s piped trunk drainage system; this system has ample capacity to carry runoff from the subject property for any proposed use of the site.
- The existing building is connected to services including Council’s reticulated water supply system, Council’s sewerage system, essential energy power supply and telco services.
- The site is within an existing developed area with power supply and telecommunication services available in this local area.

The Traffic and Transport Impact Assessment report is included in Appendix 7 and this report addresses the access and parking issues associated with any future development under the change in zoning. The main conclusions reached in this report are:

- *Site constraints analysis has been carried out to determine the highest order of potential additional traffic generation likely to result from redevelopment of the site under a B5 zone. This has been determined to be a 700m2 Gross Floor Area (GFA) bulky goods development and a 150m2 GFA fast food restaurant.*

- *Peak hour traffic surveys conducted on Spring Street show that the road and intersections currently operate at good levels of service.*

- *Estimates of traffic generation and trip distribution from possible development on Lot 2 Spring Street, based on Roads and Maritime Services (RMS) Guide to Traffic Generating Developments, show that the addition of traffic generation from the proposed rezoning will have no impact on future level of service (LOS) on Spring Street or the surrounding road network.*

- *Sensitivity testing of the site access undertaken using intersection analysis and inflated annual traffic growth projection to 2030. The 2030 plus development analysis shows that the existing Spring Street entry and exit to the site remain at LOS A following the addition of potential traffic from development likely under the proposed rezoning.*

- *The existing internal access features a shared entry from Spring Street and a through or circulating lane directing traffic to the off street carparking and the single exit point. The existing McDonalds drive through has separate storage lanes and car park access lanes which operate independent of the shared circulating lane.*

- *The McDonalds drive through has queue length in excess of 110m (18 cars) from the pickup point which is well in excess of drive through queue storage required in RMS Guide to Traffic Generating developments. Access to the off-street carparking areas and the McDonalds loading/waste bay is also gained from the circulating lane and are clearly delineated.*

- *Any development requiring vehicular access to Lot 2 will benefit from the shared circulating lane and could achieve left in / left out movements without compromising any traffic management arrangement or service capacity on the adjoining lot.*

- *Development on of the land in accordance with a B5 zone would be capable of providing off street carparking and service vehicle access in accordance with Clarence Valley Council Business Zones DCP 2011.*

4.11 What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

A gateway determination has not yet been issued.

Refer also to Section 6 Community Consultation below.

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Section 5

Mapping

5.1 Mapping

As stated above, the proposal is simply for the change in the zoning of the subject land from SP3 Tourist to B5 Business Development under LEP 2011. This will be achieved by an amending LEP that includes a new map for the land showing the land zoned as 'B5 Business Development'.

Figure 5: Map of Current Zoning

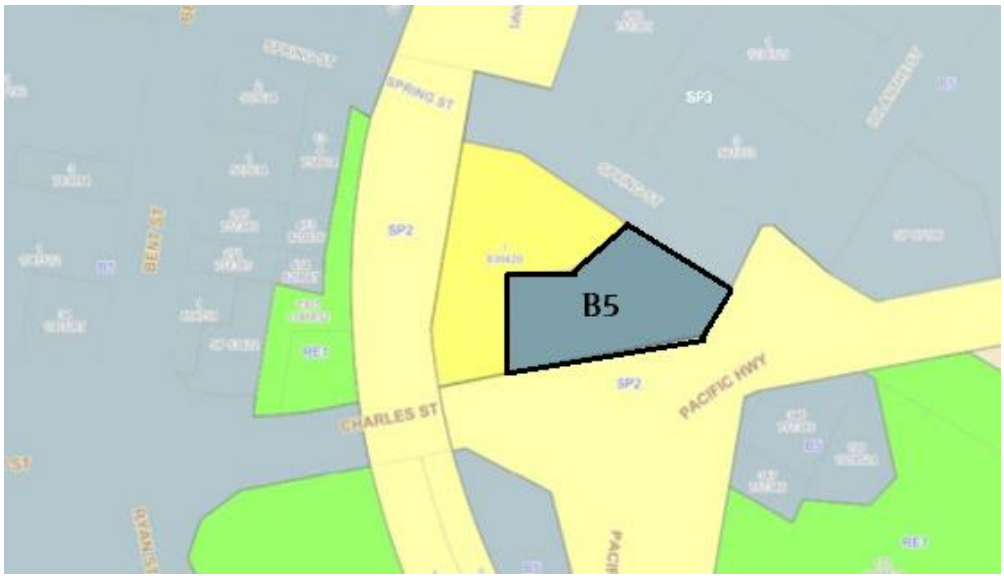

Figure 6: Map of Proposed Zoning

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Section 6

Community Consultation

6.1 Consultation

The proposal is for a site-specific zoning of a parcel of land owned by Council which is classified as 'operational land'. The land is surrounded by commercial uses, is located adjacent to a busy road network and the North Coast Railway Line; there are no sensitive land uses adjacent or near the subject lands that could be significantly impacted by the rezoning.

The Planning Proposal will be subject to the mandatory community participation requirements under Section 2.22 and Part 1 of Schedule 1 of the Act; a minimum requirement of 28 days public exhibition unless the gateway determination for the proposal specifies a different period of public exhibition. This level of consultation is considered to be adequate having regard to the minor nature of the rezoning, the issues outlined above, the potential impacts and the public interest matters.

It is also proposed to consult Transport for NSW at the formal public exhibition stage.

As the land is already classified as operational there is no need to conduct a public hearing under the Local Government Act. Refer to section 1.4 of this proposal for further details in relation to the past reclassification of this land from community to operational.

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Section 7

Project Timeline

7.1 Timeline

The estimated Planning Proposal project timeline is outlined in the Table below.

Task	Estimated Timeframe
Council resolution to support & prepare a planning proposal and to forward to the Planning Gateway	**July 2021**
Lodgement of proposal to Planning Portal with a request for a Gateway determination	**August 2021**
Government agency consultation following Gateway determination	**October 2021**
Public exhibition/consultation period (assuming 14 day minimum)	**October 2021**
Consideration of submissions	**November 2021**
Officer report to Council (post exhibition)	**December 2021**
Submission to the Department with a request to make the LEP	**December 2021**
Making of final plan Notification of the LEP amendment	**Unknown** (not within Councils control)

Note: A public hearing is not required as the land is already classified as operational land.; refer to section 1.4 of this proposal.

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Appendix 1

North Coast Regional Plan 2036 Consistency Checklist

(Note - refer to section 4.3 of this document)

NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
Goal 1 - The most stunning environment in NSW **Direction 1 - Deliver environmentally sustainable growth**		
Action 1.1 - Focus future urban development to mapped urban growth areas.	Yes	Land within an existing urban area
Action 1.2 - Review areas identified as 'under investigation' within urban growth areas to identify and map sites of potentially high environmental value.	Not applicable.	
Action 1.3 - Identify residential, commercial or industrial uses in urban growth areas by developing local growth management strategies endorsed by the Department of Planning and Environment.	Yes	In keeping with growth strategy
Action 1.4 - Prepare land release criteria to assess appropriate locations for future residential, commercial and industrial uses.	Not applicable.	
Goal 1 - The most stunning environment in NSW **Direction 2 - Enhance biodiversity, coastal and aquatic habitats, and water catchments**		
Action 2.1 - Focus development to areas of least biodiversity sensitivity in the region and implement the 'avoid, minimise, offset' hierarchy to biodiversity, including areas of high environmental value.	Yes	Land is a highly disturbed urban site
Action 2.2 - Ensure local plans manage marine environments, water catchment areas and groundwater sources to avoid potential development impacts.	Yes	Adequate safeguards are in place
Goal 1 - The most stunning environment in NSW **Direction 3 - Manage natural hazards and climate change**		
Action 3.1 - Reduce the risk from natural hazards, including the projected effects of climate change, by identifying, avoiding and managing vulnerable areas and hazards.	Yes	Land will be subject to LEP and DCP controls in relation to natural hazard issues
Action 3.2 - Review and update floodplain risk, bushfire and coastal management mapping to manage risk, particularly where urban growth is being investigated.	Not applicable.	
Action 3.3 - Incorporate new knowledge on regional climate projections and related cumulative impacts in local plans for new urban development.	Not applicable.	
Goal 1 - The most stunning environment in NSW **Direction 4 - Promote renewable energy opportunities**		
Action 4.1 - Diversify the energy sector by identifying renewable energy resource precincts and infrastructure corridors with access to the electricity network.	Not applicable.	
Action 4.2 - Enable appropriate smaller-scale renewable energy projects using bio-waste, solar, wind, small-scale hydro, geothermal or other innovative storage technologies.	Not applicable.	
Action 4.3 - Promote appropriate smaller and community-scale renewable energy projects.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 5 - Strengthen communities of interest and cross-regional relationships**		

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NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
Action 5.1 - Collaborate on regional and intra-regional housing and employment land delivery, and industry development.	Not applicable.	
Action 5.2 - Integrate cross-border land use planning between NSW and South East Queensland, and remove barriers to economic, housing and jobs growth.	Not applicable.	
Action 5.3 - Encourage ongoing cooperation and land use planning between the City of Gold Coast and Tweed Shire Council.	Not applicable.	
Action 5.4 - Prepare a regional economic development strategy that drives economic growth opportunities by identifying key enabling infrastructure and other policy interventions to unlock growth.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 6 - Develop successful centres of employment**		
Action 6.1 - Facilitate economic activity around industry anchors such as health, education and airport facilities by considering new infrastructure needs and introducing planning controls that encourage clusters of related activity.	Yes	Proposal adds to cluster of automotive related uses in precinct
Action 6.3 - Promote knowledge industries by applying flexible planning controls, providing business park development opportunities and identifying opportunities for start-up industries.	Yes	Proposal increases range of uses on site in keeping with surrounding businesses
Action 6.3 - Reinforce centres through local growth management strategies and local environmental plans as primary mixed-use locations for commerce, housing, tourism, social activity and regional services.	Yes	Proposal consistent with growth strategy
Action 6.4 - Focus retail and commercial activities in existing centres and develop place–making focused planning strategies for centres.	Yes	Land being zoned for business purposes within existing business precinct
Action 6.5 - Promote and enable an appropriate mix of land uses and prevent the encroachment of sensitive uses on employment land through local planning controls.	Yes	Proposal is in keeping with land use mix existing in area
Action 6.6 - Deliver an adequate supply of employment land through local growth management strategies and local environmental plans to support jobs growth.	Yes	Proposal has potential to generate 50 full time jobs
Action 6.7 - Ensure employment land delivery is maintained through an annual North Coast Housing and Land Monitor.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 7 - Coordinate the growth of regional cities**		
Action 7.1 - Prepare action plans for regional cities that: ▪ ensure planning provisions promote employment growth and greater housing diversity; ▪ promote new job opportunities that complement existing employment nodes around existing education, health and airport precincts; ▪ identify infrastructure constraints and public domain improvements that can make areas more attractive for investment; and ▪ deliver infrastructure and coordinate the most appropriate staging and sequencing of development.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 8 - Promote the growth of tourism**		
Action 8.1 - Facilitate appropriate large-scale tourism developments in prime tourism development areas such as Tweed Heads, Tweed Coast, Ballina, Byron Bay, Coffs	Not applicable.	

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NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
Harbour and Port Macquarie.		
Action 8.2 - Facilitate tourism and visitor accommodation and supporting land uses in coastal and rural hinterland locations through local growth management strategies and local environmental plans.	Not applicable.	
Action 8.3 - Prepare destination management plans or other tourism focused strategies that: ▪ identify culturally appropriate Aboriginal tourism opportunities; ▪ encourage tourism development in natural areas that support conservation outcomes; and ▪ strategically plan for a growing international tourism market.	Not applicable.	
Action 8.4 - Promote opportunities to expand visitation to regionally significant nature-based tourism places, such as Ellenborough Falls, Dorrigo National Park, Wollumbin–Mount Warning National Park, Iluka Nature Reserve and Yuraygir Coastal Walk.	Not applicable.	
Action 8.5 - Preserve the region's existing tourist and visitor accommodation by directing permanent residential accommodation away from tourism developments, except where it is ancillary to existing tourism developments or part of an area otherwise identified for urban expansion in an endorsed local growth management strategy.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 9: Strengthen regionally significant transport corridors**		
Action 9.1 - Enhance the competitive value of the region by encouraging business and employment activities that leverage major inter-regional transport connections, such as the Pacific Highway, to South East Queensland and the Hunter.	Yes	Proposal provides a business zone close to major inter-regional transport connections
Action 9.2 - Identify buffer and mitigation measures to minimise the impact of development on regionally significant transport infrastructure including regional and state road network and rail corridors.	Not applicable.	
Action 9.3 - Ensure the effective management of the State and regional road network by: ▪ preventing development directly adjoining the Pacific Highway; ▪ preventing additional direct 'at grade' access to motorway-class sections of the Pacific Highway; ▪ locating highway service centres on the Pacific Highway at Chinderah, Ballina, Maclean, Woolgoolga, Nambucca Heads, Kempsey and Port Macquarie, approved by the Department of Planning and Environment and Roads and Maritime Services; and ▪ identifying strategic sites for major road freight transport facilities.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 10 - Facilitate air, rail and public transport infrastructure**		
Action 10.1 - Deliver airport precinct plans for Ballina–Byron, Lismore, Coffs Harbour and Port Macquarie that capitalise on opportunities to diversify and maximise the potential of value-adding industries close to airports.	Not applicable.	
Action 10.2 - Consider airport-related employment opportunities and precincts that can capitalise on the expansion proposed around Gold Coast Airport.	Not applicable.	
Action 10.3 - Protect the North Coast Rail Line and high-	Not applicable.	

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NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
speed rail corridor to ensure network opportunities are not sterilised by incompatible land uses or land fragmentation.		
Action 10.4 - Provide public transport where the size of the urban area has the potential to generate sufficient demand.	Not applicable.	
Action 10.5 - Deliver a safe and efficient transport network to serve future release areas.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 11: Protect and enhance productive agricultural lands**		
Action 11.1 - Enable the growth of the agricultural sector by directing urban and rural residential development away from important farmland and identifying locations to support existing and small-lot primary production, such as horticulture in Coffs Harbour.	Not applicable.	
Action 11.2 - Deliver a consistent management approach to important farmland across the region by updating the Northern Rivers Farmland Protection Project (2005) and Mid North Coast Farmland Mapping Project (2008).	Not applicable.	
Action 11.3 - Identify and protect intensive agriculture clusters in local plans to avoid land use conflicts, particularly with residential and rural residential expansion.	Not applicable.	
Action 11.4 - Encourage niche commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, and build the sector's capacity to adapt to changing circumstances.	Not applicable.	
Action 11.5 - Address sector-specific considerations for agricultural industries through local plans.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 12 - Grow agribusiness across the region**		
Action 12.1 - Promote the expansion of food and fibre production, agrichemicals, farm machinery, wholesale and distribution, freight and logistics, and processing through flexible planning provisions in local growth management strategies and local environmental plans.	Not applicable.	
Action 12.2 - Encourage the co-location of intensive primary industries, such as feedlots and compatible processing activities.	Not applicable.	
Action 12.3 - Examine options for agribusiness to leverage proximity from the Gold Coast and Brisbane West Wellcamp airports.	Not applicable.	
Action 12.4 - Facilitate investment in the agricultural supply chain by protecting assets, including freight and logistics facilities, from land use conflicts arising from the encroachment of incompatible land uses.	Not applicable.	
Goal 2 - A thriving, interconnected economy **Direction 13 - Sustainably manage natural resources**		
Action 13.1 - Enable the development of the region's natural, mineral and forestry resources by directing to suitable locations land uses such as residential development that are sensitive to impacts from noise, dust and light interference.	Not applicable.	
Action 13.2 - Plan for the ongoing productive use of lands with regionally significant construction material resources in locations with established infrastructure and resource accessibility.	Not applicable.	
Goal 3 - Vibrant and engaged communities **Direction 14 - Provide great places to live and work**		
Action 14.1 - Prepare precinct plans in growth areas, such as Kingscliff, or centres bypassed by the Pacific Highway, such as Woodburn and Grafton, to guide development and	Not applicable.	

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NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
establish appropriate land use zoning, development standards and developer contributions.		
Action 14.2 - Deliver precinct plans that are consistent with the Precinct Plan Guidelines (Appendix C).	Not applicable.	
Goal 3 - Vibrant and engaged communities **Direction 15 - Develop healthy, safe, socially engaged and well-connected communities**		
Action 15.1 - Deliver best-practice guidelines for planning, designing and developing healthy built environments that respond to the ageing demographic and subtropical climate.	Not applicable.	
Action 15.2 - Facilitate more recreational walking and cycling paths and expand inter-regional and intra-regional walking and cycling links, including the NSW Coastline Cycleway.	Not applicable.	
Action 15.3 - Implement actions and invest in boating infrastructure priorities identified in regional boating plans to improve boating safety, boat storage and waterway access.	Not applicable.	
Action 15.4 - Create socially inclusive communities by establishing social infrastructure benchmarks, minimum standards and social impact assessment frameworks within local planning.	Not applicable.	
Action 15.5 - Deliver crime prevention through environmental design outcomes through urban design processes.	Not applicable.	
Goal 3 - Vibrant and engaged communities **Direction 16 - Collaborate and partner with Aboriginal communities**		
Action 16.1 - Develop partnerships with Aboriginal communities to facilitate engagement during the planning process, including the development of engagement protocols.	Not applicable.	
Action 16.2 - Ensure Aboriginal communities are engaged throughout the preparation of local growth management strategies and local environmental plans.	Not applicable.	
Goal 3 - Vibrant and engaged communities **Direction 17: Increase the economic self-determination of Aboriginal communities**		
Action 17.1 - Deliver opportunities to increase the economic independence of Aboriginal communities through training, employment and tourism.	Not applicable.	
Action 17.2 - Foster closer cooperation with Local Aboriginal Land Councils to identify the unique potential and assets of the North Coast communities.	Not applicable.	
Action 17.3 - Identify priority sites with economic development potential that Local Aboriginal Land Councils may wish to consider for further investigation.	Not applicable.	
Goal 3 - Vibrant and engaged communities **Direction 18 - Respect and protect the North Coast's Aboriginal heritage**		
Action 18.1 - Ensure Aboriginal objects and places are protected, managed and respected in accordance with legislative requirements and the wishes of local Aboriginal communities.	Yes	No objects or places have been identified on this disturbed site
Action 18.2 - Undertake Aboriginal cultural heritage assessments to inform the design of planning and development proposals so that impacts to Aboriginal cultural heritage are minimised and appropriate heritage management mechanisms are identified.	Yes	No impacts to Aboriginal cultural heritage are expected
Action 18.3 - Develop local heritage studies in consultation with the local Aboriginal community, and adopt appropriate measures in planning strategies and local plans to protect Aboriginal heritage.	Not applicable.	
Action 18.4 - Prepare maps to identify sites of Aboriginal	Not applicable.	

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NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
heritage in 'investigation' areas, where culturally appropriate, to inform planning strategies and local plans to protect Aboriginal heritage.		
Goal 3 - Vibrant and engaged communities **Direction 19 - Protect historic heritage**		
Action 19.1 - Ensure best-practice guidelines are considered such as the Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance and the NSW Heritage Manual when assessing heritage significance.	Not applicable.	
Action 19.2 - Prepare, review and update heritage studies in consultation with the wider community to identify and protect historic heritage items, and include appropriate local planning controls.	Not applicable.	
Action 19.3 - Deliver the adaptive or sympathetic use of heritage items and assets.	Not applicable.	
Goal 3 - Vibrant and engaged communities **Direction 20 - Maintain the region's distinctive built character**		
Action 20.1 - Deliver new high-quality development that protects the distinct character of the North Coast, consistent with the North Coast Urban Design Guidelines (2009)	Not applicable.	
Action 20.2 - Review the North Coast Urban Design Guidelines (2009).	Not applicable.	
Goal 3 - Vibrant and engaged communities **Direction 21 - Coordinate local infrastructure delivery**		
Action 21.1 - Undertake detailed infrastructure service planning to support proposals for new major release areas.	Not applicable.	
Action 21.2 - Maximise the cost-effective and efficient use of infrastructure by directing development towards existing infrastructure or promoting the co-location of new infrastructure.	Yes	Land is within an area with existing infrastructure services
Goal 4 - Great housing choice and lifestyle options **Direction 22 - Deliver greater housing supply**		
Action 22.1 - Deliver an appropriate supply of residential land within local growth management strategies and local plans to meet the region's projected housing needs.	Not applicable.	
Action 22.2 - Facilitate housing and accommodation options for temporary residents by: ▪ preparing planning guidelines for seasonal and itinerant workers accommodation to inform the location and design of future facilities; and ▪ working with councils to consider opportunities to permit such facilities through local environmental plans.	Not applicable.	
Action 22.3 - Monitor the supply of residential land and housing through the North Coast Housing and Land Monitor.	Not applicable.	
Goal 4 - Great housing choice and lifestyle options **Direction 23 - Increase housing diversity and choice**		
Action 23.1 - Encourage housing diversity by delivering 40 per cent of new housing in the form of dual occupancies, apartments, townhouses, villas or dwellings on lots less than 400 square metres, by 2036.	Not applicable.	
Action 23.1 - Develop local growth management strategies to respond to changing housing needs, including household and demographic changes, and support initiatives to increase ageing in place.	Not applicable.	
Goal 4 - Great housing choice and lifestyle options **Direction 24: Deliver well-planned rural residential housing areas**		

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NORTH COAST REGIONAL PLAN 2036 GOALS, DIRECTIONS & ACTIONS	CONSISTENCY	COMMENTS
Action 24.1 - Facilitate the delivery of well-planned rural residential housing areas by: ▪ identifying new rural residential areas in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment; and ▪ ensure that such proposals are consistent with the Settlement Planning Guidelines: Mid and Far North Coast Regional Strategies (2007) or land release criteria (once finalised).	Not applicable.	
Action 24.2 - Enable sustainable use of the region's sensitive coastal strip by ensuring new rural residential areas are located outside the coastal strip, unless already identified in a local growth management strategy or rural residential land release strategy endorsed by the Department of Planning and Environment.	Not applicable.	
Goal 4 - Great housing choice and lifestyle options **Direction 25 - Deliver more opportunities for affordable housing**		
Action 25.1 - Deliver more opportunities for affordable housing by incorporating policies and tools into local growth management strategies and local planning controls that will enable a greater variety of housing types and incentivize private investment in affordable housing.	Not applicable.	
Action 25.2 - Prepare guidelines for local housing strategies that will provide guidance on planning for local affordable housing needs.	Not applicable.	

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Appendix 2

Councils Local Strategy and Strategic Plan/s Consistency Checklist

(Note - refer to section 4.4 of this document)

Strategy/Strategic Plan	Relevant component/statement of consistency
The Clarence 2027	The proposal is relevant to the following Community Plan themes and objectives:
	Vision: T*o make the Clarence Valley a community full of opportunity*
	Mission: *To plan and deliver services valued by the community"* Economic Objectives: • *Promotes the Clarence region as a wonderful place to invest, live, work, and visit* • *Grows the Clarence Valley economy through supporting local business and industry* • *Provides land use planning that facilitates and balances economic growth, environmental protection and social equity* Proposed rezoning allows for sale of a redundant site in and area with existing infrastructure and in a manner that will not be detrimental to the environment. The proposal will provide for investment and employment and is in keeping with the key themes of maintaining a diverse infrastructure base, strengthening the economy and caring for the natural environment.
Council's Delivery Program and Operational Plan	The proposal is in keeping with "Disposal of Council Surplus Land and Buildings Policy"
Clarence Valley Council Local Strategic Planning Statement 2020 (LSPS)	Council's LSPS sets the broad direction for land use planning in the Clarence Valley for the next 20 years. It includes priorities to manage growth and development, protect the environment and the character of spaces and places, and Actions that Council will work on with the community to achieve the vision. The following LSPS priorities are considered relevant to some extent in the context of this planning proposal: **Priority 3** - Plan for a growing population and provide safe, resilient and sustainable places for communities to grow Comment – the planning proposal should complement and not hinder the achievement of this this priority and its 4 actions. **Priority 8** - Enable the development of industrial and employment land and the movement of freight and goods through the whole supply chain Comment – the planning proposal should complement and not hinder the achievement of this this priority and

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Strategy/Strategic Plan	Relevant component/statement of consistency
	its 5 actions. Priority 11. Strengthen the local economy and provide opportunities for quality local employment Comment – the planning proposal is of a minor nature and should complement and not hinder the achievement of this this priority and its 4 actions. Priority 20 - Grow regional and sub-regional relationships Comment – the planning proposal should complement and not hinder the achievement of this this priority and its 2 actions.
Maclean Urban Catchment Local Growth Management Strategy 2011	NA
South Grafton Heights Precinct Strategy	NA
Clarence Valley Settlement Strategy	While the settlement strategy directs new business zonings to the South Grafton Town Centre and Grafton City Centre, the nature of this zoning and likely development scenarios dictate that it will attract a fringe use that is unlikely to be able located in these centres. The likely use of a bulky goods outlet or fast food outlet are more suited to large sites with main road exposure in areas with clusters of like uses. The scale of the rezoning is unlikely to have discernible impact upon either of these centres.
Lower Clarence Retail Strategy (May 2007)	NA
Yamba Retail/Commercial Strategy (May 2002)	NA
Clarence Valley Economic Development Strategic Plan	This Strategy identifies a number of initiatives with reference to broader regional and state planning priorities and nominates four themes that form the core of the economic actions within the strategy, namely: • Build on Competitive Advantage (Leverage and Attraction) • Value Adding and Industry Extension (Innovative Development): • Business Attraction and Retention (Facilitation): • Planning and Facilitation (Enabling) This proposal is strategically positioned to take advantage of the road access and employment opportunities in an area with low labour force participation and high unemployment. The Planning Proposal is in keeping with the core initiatives of the Economic Development Strategic Plan in that it involves the rezoning of land to provide investment and employment opportunities that leverage on its location and compatibility with the surrounding similar uses.
Clarence Valley Industrial Lands Strategy	NA
Clarence Valley Affordable Housing	NA

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Strategy/Strategic Plan	Relevant component/statement of consistency
Strategy	
Clarence Valley Council Biodiversity Management Strategy 2010	NA
Clarence River Way Masterplan 2009	NA
Clarence Valley Open Spaces Strategic Plan 2012	As stated earlier in the report the use of the land for recreation purposes is not considered to be in keeping with Council's Open Space Strategic Plan 2012. This plan has identified that there are approximately 740 parks and reserves in the Clarence Valley with a rate of 32 hectares per 1,000 people; this is considered to be a very high rate of provision. For south Grafton the growth in open space is seen as being provided by expansion of the existing sporting complex over adjoining farmland. The subject premises could provide for a pocket park/playground but this is considered inappropriate given the directions under the Strategic Plan and opportunity for such a park/playground in a more suitable location should he demand warrant in the future; the nearby JJ Lawrence Fields which are closer to residential areas would be more suitable.

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Appendix 3

State Environmental Planning Policy Consistency Checklist

(Note - refer to section 4.5 of this document)

Name of SEPP	Relevant/applicable?	Comment/statement of consistency
The following State Environmental Planning Policies (SEPPs) are current and whilst not all may be applicable to the Clarence Valley LGA they are all being acknowledged and some are considered in more detail where relevant.		
SEPP (Aboriginal Land) 2019	No	Not applicable to this planning proposal.
SEPP (Activation Precincts) 2020	No	
SEPP (Affordable Rental Housing) 2009	No	
SEPP (Building and Sustainability Index BASIX) 2004	Yes	May be applicable for future development on the land; proposal not inconsistent
SEPP (Coastal Management) 2018	No	
SEPP (Concurrence and Consents) 2018	No	
SEPP (Educational Establishments and Child Care Facilities) 2017	Yes	May be applicable for future development on the land; proposal not inconsistent
SEPP (Exempt and Complying Development Codes) 2008	Yes	May be applicable for future development on the land; proposal not inconsistent
SEPP (Gosford City Centre) 2018	No	
SEPP (Housing for Seniors and People with a Disability) 2004	Yes	May be applicable for future development on the land; proposal not inconsistent
SEPP (Infrastructure) 2007	No	
SEPP (Koala Habitat Protection) 2020	No	SEPP does not apply to Clarence Valley LGA.
SEPP (Koala Habitat Protection) 2021	No	This SEPP does not have provisions relating to planning proposals and proposed amendments to LEPs.
SEPP (Kosciusko National Park and Alpine Resorts) 2007	No	
SEPP (Kurnell Peninsula) 1989	No	
SEPP (Major Infrastructure Corridors) 2020	No	
SEPP (Mining Petroleum and Extractive Industries) 2007	No	
SEPP No 19 Bushland in Urban Areas	No	
SEPP No 21 - Caravan Parks	No	
SEPP No 33 - Hazardous and Offensive Development	No	
SEPP (No 36 - Manufactured Home Estates)	No	
SEPP No 47 - Moore Park Showground	No	
SEPP No 50 - Canal Estate Development	Yes	Maybe applicable for future development on the land; proposal not inconsistent
SEPP No 55 - Remediation of Lands	No	N/A – no longer applicable as clause 6 *Contamination and remediation to be considered in zoning or rezoning proposal* was repealed on17 April 2020. Refer to section 9.1 Direction 2.6 Remediation of Contaminated Land in

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Name of SEPP	Relevant/applicable?	Comment/statement of consistency
		Appendix 7 below. SEPP 55 considerations are applicable at DA stage.
SEPP No 64 - Advertising and Signage	Yes	Maybe applicable for future development on the land; proposal not inconsistent
SEPP No 65 - Design Quality of Residential Apartment Development	No	
SEPP No.70 Affordable Housing (Revised Scheme)	No	
SEPP (Penrith Lakes Scheme) 1989	No	
SEPP (Primary Production and Rural Development) 2019	No	
SEPP State and Regional Development 2011	Yes	Maybe applicable for future development on the land; proposal not inconsistent
SEPP State (Significant Precincts) 2005	No	
SEPP (Sydney Drinking Water Catchment) 2011	No	
SEPP (Sydney Region Growth Centres) 2006	No	
SEPP (Three Ports) 2013	No	
SEPP (Urban Renewal) 2010	No	
SEPP (Vegetation in Non-Rural Areas) 2017	No	
SEPP (Western Sydney Aerotropolis) 2020	No	
SEPP (Western Sydney Employment Area) 2009	No	
SEPP (Western Sydney Parklands) 2009	No	

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Appendix 4
Section 9.1 Directions Consistency Checklist

(Note - refer to section 4.6 of this t document)

SECTION 9.1 DIRECTION	CONSISTENCY	COMMENTS
1. EMPLOYMENT AND RESOURCES		
1.1 Business and Industrial Zones	Yes	The proposal encourages employment growth in a suitable location; and supports the viability of this business precinct; it is a logical and minor rezoning and departure from Council's Strategy
1.2 Rural Zones	Not applicable.	
1.3 Mining, Petroleum Production and Extractive industries	Not applicable.	
1.4 Oyster Aquaculture	Not applicable.	
1.5 Rural Lands	Not applicable.	
2. ENVIRONMENT AND HERITAGE		
2.1 Environmental protection Zones	Not applicable.	
2.2 Coastal management	Not applicable.	
2.3 Heritage Conservation	Not applicable.	
2.4 Recreation Vehicle Areas	Not applicable.	
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable.	
2.6 Remediation of contaminated land	Yes	Detailed investigations by Regional Geotechnical Solutions have been undertaken. All soil samples tested (from base of pond and outlet point) revealed levels below the adopted assessment criteria for all contaminants tested. The water sample revealed a zinc concentration of in excess of the threshold for fresh water but below the criteria for marine water, there is no criteria for drinking water for zinc. The report concludes that owning to the nature of the likely future use, the potential human health impacts associated with the elevated zinc would be negligible.; refer to Appendix 5
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	Not applicable.	
3.2 Caravan Parks and Manufactured Home Estates	Not applicable.	
3.3 Home Occupations	Yes	Home occupations continued to be permitted

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SECTION 9.1 DIRECTION	CONSISTENCY	COMMENTS
		without consent
3.4 Integrated Land Use and Transport	Yes	Proposal is within existing business centre and can provide for the safe ingress and egress of vehicles. Land is supported by the existing transport network
3.5 Development Near Regulated Airports and Defence Airfields	Not applicable.	
3.6 Shooting Ranges	Not applicable.	
3.7 Reduction in non-hosted short term rental accommodation period	Not applicable	
4. HAZARD AND RISK		
4.1 Acid Sulfate Soils	Yes	
4.2 Mine Subsidence and Unstable land	Not applicable.	
4.3 Flood Prone Land	Yes	Refer to Appendix 6
4.4 Planning for Bushfire Protection	Not applicable.	
5. REGIONAL PLANNING		
5.1 Implementation of Regional Strategies	Revoked	
5.2 Sydney Drinking Water Catchments	Not applicable.	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	Not applicable.	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast		
5.5 Development in the Vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked	
5.6 Sydney to Canberra Corridor	Revoked	
5.7 Central Coast	Revoked	
5.8 Second Sydney Airport: Badgerys Creek	Revoked	
5.9 North West Rail Link Corridor Strategy	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
5.10 Implementation of Regional Plans		The applicable regional plan is the North Coast Regional Plan 2036. Refer also to section 4.3, of this document.
5.11 Development of Aboriginal Land Council land	Not applicable.	
6. LOCAL PLAN MAKING		
6.1 Approval and Referral	Yes	No additional provisions included in Planning

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SECTION 9.1 DIRECTION	CONSISTENCY	COMMENTS
Requirements		Proposal
6.2 Reserving Land for Public Purposes	Yes	Council has determined that land is surplus to their needs for a public purpose
6.3 Site Specific Provisions	Yes	No site-specific controls are proposed
7. METROLPOLITAN PLANNING		
7.1 Implementation of a Plan for Growing Sydney	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.2 Implementation of Greater Macarthur Land Release Investigation	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.3 Parramatta Road Corridor Urban Transformation Strategy	Not applicable.	This Direction does not apply to the Clarence Valley Council area.
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.	.
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.	
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.	
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.	
7.8 Implementation of Western Sydney Aerotropolis	Not applicable.	
7.9 Implementation of Bayside West Precincts 2036 Plan	Not applicable.	
7.10 Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.	
7.11 Implementation of St Leonards and Crows Nest 2036 Plan	Not applicable.	
7.12 Implementation of Greater Macarthur 2040	Not applicable.	

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Appendix 5
Site Contamination Assessment

Rick Bennell & Associates

Proposed Rezoning

Lot 2 DP839420, Spring Street South Grafton

Combined Stage 1 & Stage 2 Site Contamination Assessment

Report No. RGS32420.1-AB

26 November 2020

REGIONAL GEOTECHNICAL SOLUTIONS

REGIONAL GEOTECHNICAL SOLUTIONS

Manning-Great Lakes
Port Macquarie
Coffs Harbour

RGS32420.1-AB

26 November 2020

Rick Bennell & Associates
38 Ocean View Road
ARRAWARRA HEADLAND
NSW 2456

Attention: Rick Bennell

Dear Rick,

RE: Proposed Rezoning - Lot 2 DP839420, Spring Street South Grafton
Combined Stage 1 & Stage 2 Site Contamination Assessment

Regional Geotechnical Solutions Pty Ltd (RGS) has undertaken a Site Contamination Assessment for proposed rezoning of Lot 2 DP839420, Spring Street South Grafton. The results of the assessment are presented herein.

The assessment includes a desktop review, intrusive soil sampling and laboratory testing of recovered soil samples. Based on the assessment undertaken the soil tested meets the requirements for a commercial/industrial site as detailed in the NEPM 2013 guidelines. However, water tested from the feature pond exceeded the adopted threshold and further assessment of the pond area is recommended.

If you have any questions regarding this project, or require any further assistance with this project, please do not hesitate to contact the undersigned.

For and on behalf of **Regional Geotechnical Solutions Pty Ltd**

Prepared by

Louis Davidson

Geotechnical Engineer

Reviewed by

Adam Holzhauser

Associate Geotechnical Engineer

Regional Geotechnical Solutions Pty Ltd
ABN 51141848820

Unit 14, 25-27 Hurley Drive
Coffs Harbour NSW 2450
Ph. (02) 6650 0010

Email louis.d@regionalgeotech.com.au
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1 INTRODUCTION

This report presents the results of a Stage 1 and Stage 2 Site Contamination Assessment (SCA) undertaken by Regional Geotechnical Solutions Pty Ltd (RGS) for site at Lot 2 DP839420, Spring Street South Grafton.

The site is the location of the former Grafton Visitor Information Centre at 2 Spring Street South Grafton. The property has been vacant since Council's Tourism Information Services ceased operation from this site in January 2018. The lot is proposed to be rezoned from SP3 Tourist to B5 Business Development to aid in the sale of the land.

The site is occupied by the Tourist Information building and a large pond that covers a significant portion of the lot. An assessment is required to address geotechnical issues and for 'contamination verification'. As such a preliminary site contamination assessment (SCA) was undertaken.

The purpose of the SCA presented herein was to provide an assessment regarding the suitability of the site for the proposed rezoning from a site contamination perspective. The assessment included:

- Desktop Stage 1 SCA to assess the historical land use, the potential for contamination resulting from past land use and a general appraisal of the type and location of potential contamination on the site. Areas of environmental concern and chemicals of concern were identified; and
- Stage 2 SCA based on the above and also involving a site walkover, soil sampling within the nominated areas of concern, and laboratory analysis of the recovered samples based on the nominated chemicals of concern.

2 METHODOLOGY

The site contamination assessment was undertaken in accordance with the relevant sections of the NSW EPA, *Guidelines for Consultants Reporting on Contaminated Sites,* and involved the following process:

- Desk top study (to assess the historical land use, the potential for contamination resulting from past land use). The study included:
    - Review of local geology;
    - Review of government records of groundwater bores in the area;
    - Review of available recent and historical aerial photography for the last 50 years;
    - Land title search of the lot as supplied by Clarence Valley Council (CVC);
    - Search of Environmental Protection Authority (EPA) website for any contamination notices for the site.
- Site walkover to assess visible surface conditions and identify potential evidence of contamination, or past activities that may cause contamination;

Using the above information, the site was characterised into Areas of Environmental Concern (AEC), in which the potential for contamination has been identified, and Chemicals of Concern that might be associated with those activities were nominated. Following this:

- Samples were collected from within the Areas of Concern identified and other areas deemed appropriate based on the site assessment; and
- Laboratory analysis of recovered samples was undertaken for the identified Chemicals of Concern (CoC).

Samples were collected from shallow test pits and from surface soils in areas with the potential of contamination. A water sample was also collected from the pond. The samples collected were analysed for a suite of potential contaminants.

The results of the laboratory analysis were evaluated against the health-based investigation levels for a 'Commercial/Industrial' development as outlined in National Environmental Protection (Assessment of Site Contamination) Measure 2013 (NEPM) guidelines.

3 SITE CONDITIONS

3.1 Surface Conditions

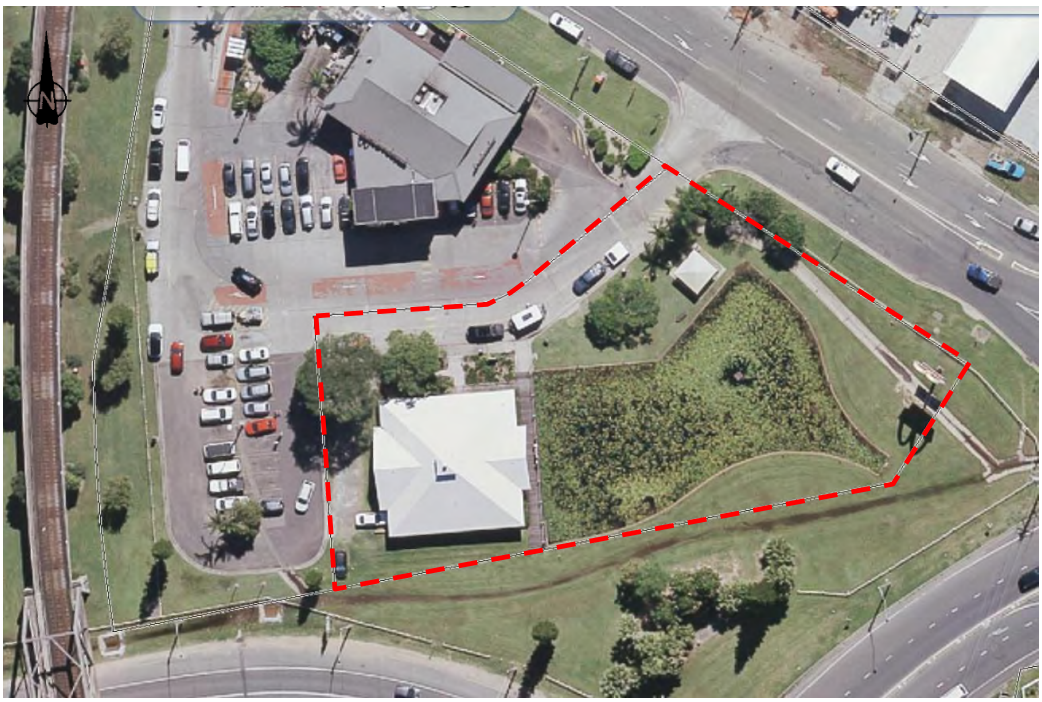
The site is a CVC owned lot of the former Grafton Tourist Centre. It is directly adjacent to the South Grafton McDonalds and bound by the Gwydir Highway, Pacific Highway, and Spring Street to the north, south, and east.

The lot is occupied by the single storey masonry tourist centre building and a pond that covers a large portion of the lot. The building is constructed on a level fill pad that is about 1m high. The fill pad is battered on the southern side and is retained by a timber post and beam wall along the northern side. There is a timber deck on the eastern side of the tourist building that backs onto the pond, and a gravel driveway leading from the McDonalds carpark on the western side. There is a small concrete slab with shade structure and benches near the northeast corner of the lot.

The site is vegetated with maintained grasses. There are some tress and garden beds around the northern side of the building.

There is a grass lined table drain along the southern boundary and a concrete lined drain along the northwest boundary.

No obvious signs of contamination such as oil staining, debris, or areas of little or no vegetation were identified. .



Site Location and site setting as illustrated by NSW Government 'Six Maps'. The extent of the lot is shown by the dashed red line.

Typical site photographs are presented below.

Looking east at the tourist building the filled section can be seen on the right (south).

Garden beds around the northern side of the building.

Benches and shade structure near the northeast corner of the lot.

The pond occupying a large portion of the eastern side of the lot.

3.2 Subsurface Conditions

The 1:250,000 Geological Series sheet of Grafton indicates the site is located near the southern boundary of a quaternary deposit associated with the Clarence River that is underlain by the Grafton Formation, comprising sandstone, siltstone, claystone, and minor coal. The 1:100,000 Coastal Quaternary Geological Series sheet of Grafton indicates the site is underlain by Holocene floodplain comprising silt, fluvial sand, and clay.

The shallow test pits excavated for the sampling encountered silty clay fill, and alluvial silty clay and sandy clay.

4 RESULTS OF STAGE 1 SCA - DESKTOP REVIEW

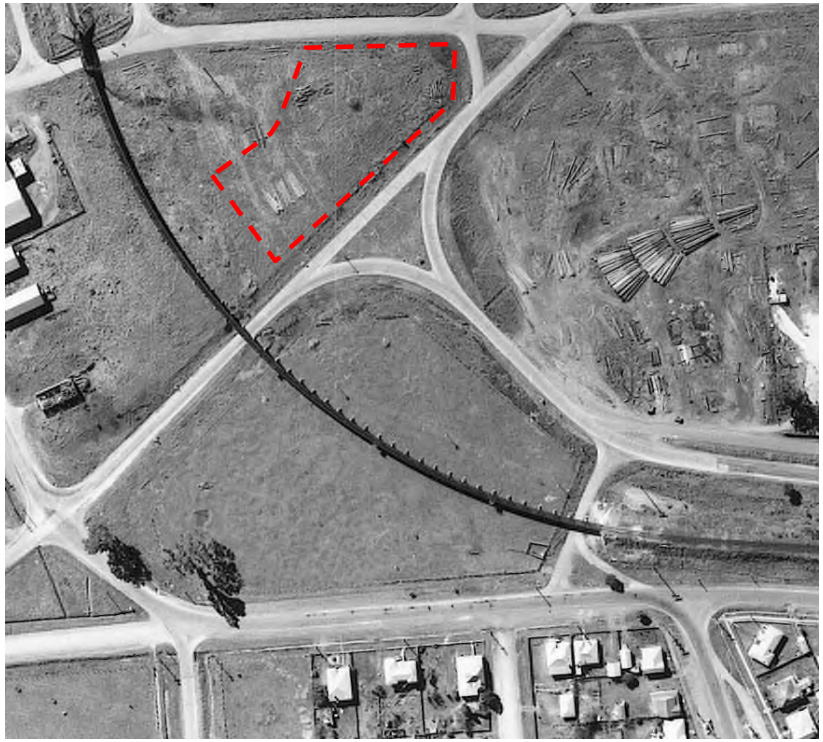
4.1 Site History

A search of the NSW EPA website (http://www.epa.nsw.gov.au/prpoeoapp/) revealed that a number of notices have been issued in the area under the Contaminated Land Management Act (1997). All notices were for the South Grafton Sewage Treatment Works located approximately 2km west of the site. There were no notices within the site itself.

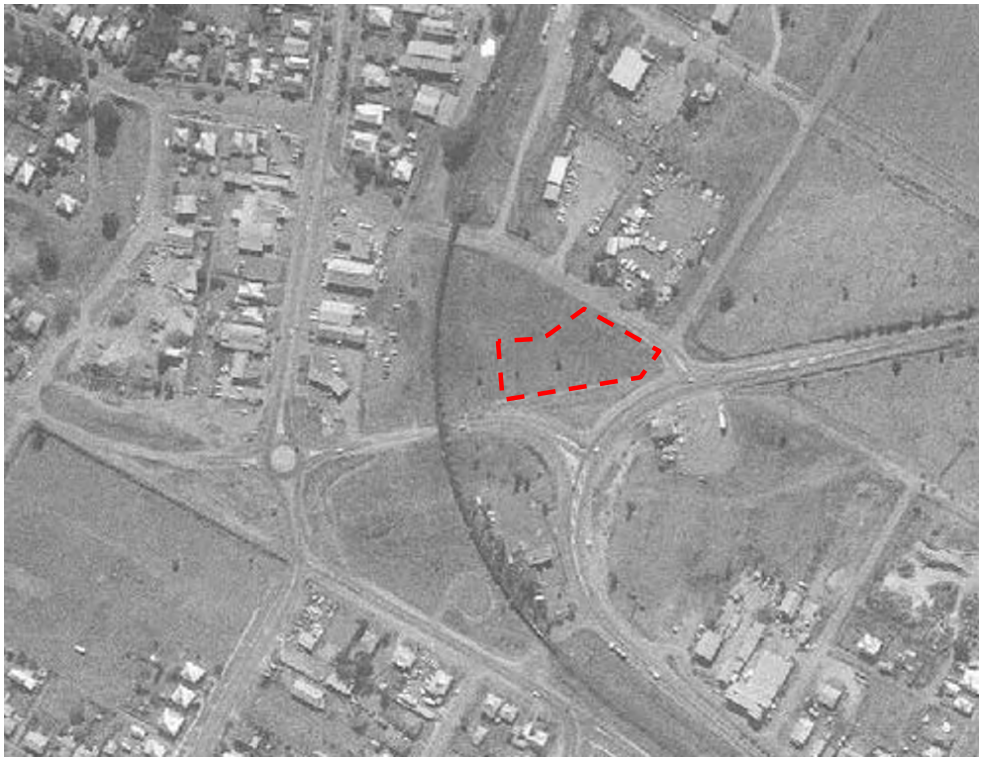
CVC supplied the results of a land title search. Based upon a review of the documents it has been concluded that the lot was crown land and used for public recreation from 1961. The Tourist centre was designed in 1990 and constructed in 1992. Since this time some right of carriageways have been subdivided from the lot.

Aerial photography of the site has been reviewed. Historical photographs have been supplied by CVC and sourced from the NSW Government Land and Property Information and from online sources including Google Earth. The purpose of this review was to assist in the identification of past land use activities that may contribute to site contamination. A summary of the observations is provided in 1.

Table 1: Summary of Aerial Photograph Observations

Photograph (Source)	Photograph Extract	Observations of Site Conditions	Observations of Surrounding Areas
1952		The site is vacant and grassed, some timber is stored in the western portion of the lot.	Roads to the north and south. The railway line crosses the lot to the west.

1954		Similar to previous. Stored timber removed.	Similar to previous.

1987		Similar to previous.	Upgrade of roads, some developments that appear to be industrial to the north and south.

2004		The tourist centre building and pond have been constructed and now occupy the majority if the lot.	McDonalds building and car park constructed. Upgrades of roads. Further industrial developments.

2011		Similar to previous.	Upgrades to McDonalds building.

2020		Similar to previous.	Highway upgrades, and upgrade to the service centre to the north.

Based on the above, it can be concluded that the site was used for recreational purposes until the construction of the Tourism Centre and pond in 1992. Major developments in the surrounding area include the construction of the McDonalds building and carpark and highway upgrades.

The lot has always been owned by Council as such it is possible that it may have been used for plant or material storage for council related jobs prior to the construction of the Tourism Centre in 1992.

4.2 Groundwater

A groundwater bore search on the NSW Department of Primary Industries Office of Water website (https://realtimedata.waternsw.com.au/water.stm) indicates there are 5 licensed bores located within 150m of the site, including one to the west within the United Service Station site, and 4 to the south on Lot 3 DP586649 that is occupied by a service station. The bore to the west is a monitoring bore that recorded a water bearing zone of 1.2m to 6m. the bores to the south are all monitoring bores, the records did not record water bearing zones or standing water levels. All bores were drilled to depths ranging from 5.1m to 6.1m.

5 GUIDELINES & ASSESSMENT CRITERIA

5.1 Soil Investigation Levels

The assessment was carried out in accordance with the National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013). The NEPM document provides a range of guidelines for assessment of contaminants for various land uses. The site is proposed to be rezoned to "B5 Business Development". Therefore, the investigation levels for "commercial / industrial" land use have been adopted as the primary investigation criteria. In accordance with the NEPM guidelines the following criteria were adopted for this assessment:

- Health investigation levels (HIL) for commercial / industrial land use were used to assess the potential human health impact of heavy metals and polycyclic aromatic hydrocarbons (PAHs).
- Groundwater Investigation levels (GILs) for drinking water use were used to assess the potential human health impact of heavy metals.
- Health Screening Levels (HSL) for coarse textured (sand) or fine textured (silt or clay) soils on a commercial / industrial site were adopted as appropriate for the soils encountered to assess the potential human health impact of petroleum hydrocarbons including benzene, toluene, ethylbenzene and xylene (BTEX) compounds.
- Ecological Investigation Levels (EIL) for commercial / industrial land use were used for evaluation of the potential ecological / environmental impact of heavy metals and PAH.
- Ecological Screening Levels (ESL) for coarse textured (sand) or fine textured (silt or clay) soils on a commercial / industrial site were adopted as appropriate for the soils encountered, to assess the potential ecological / environmental impact of petroleum hydrocarbons and BTEX compounds.

In accordance with NEPM 2013, exceedance of the criteria does not necessarily deem that remediation or clean-up is required but is a trigger for further assessment of the extent of contamination and associated risks. The adopted criteria are presented in Table 2 and Table 3.

Table 2: Adopted Site Investigation Criteria for Soil Samples

Analyte	Adopted Soil Investigation Criteria	Analyte	Adopted Soil Investigation Criteria
Benzene	3	Chlordane	530
Toluene	135(1)	Heptachlor	50
Ethyl-benzene	165(1)	Copper	240,000
Xylene	180(1)	Lead	1,500
TPH C6 – C10 (F1)	215(1)	Zinc	35,000
TPH C10 – C16 (F2)	170(1)	Cadmium	900
TPH C16 – C34 (F3)	1700(1)	Chromium (VI)	3600
TPH C34 – C40 (F4)	3300(1)	Arsenic	3,000
Benzo-a-pyrene	40	Nickel	6,000
Phenol	240,000	Mercury	730
DDT+DDE+DDD	3600	Asbestos	Not Present
Aldrin / Dieldrin	45		

Note: 1 Based on ecological screening levels (ESL)

Table 3: Adopted Site Investigation Criteria for Water Sample

Analyte	Adopted Soil Investigation Criteria (µg/L)
Arsenic	7
Cadmium	2
Chromium	50
Copper	2000
Lead	10
Nickel	20
Zinc	8[1]
Arsenic	3,000
Nickel	6,000
Mercury	1

Note: 1 Based on fresh water levels

5.2 Conceptual Site Model

Based on the site history assessment and site assessment a conceptual site model (CSM) has been developed. Areas of environmental concern and chemicals of concern were identified based on the site model developed as set out in the following sections.

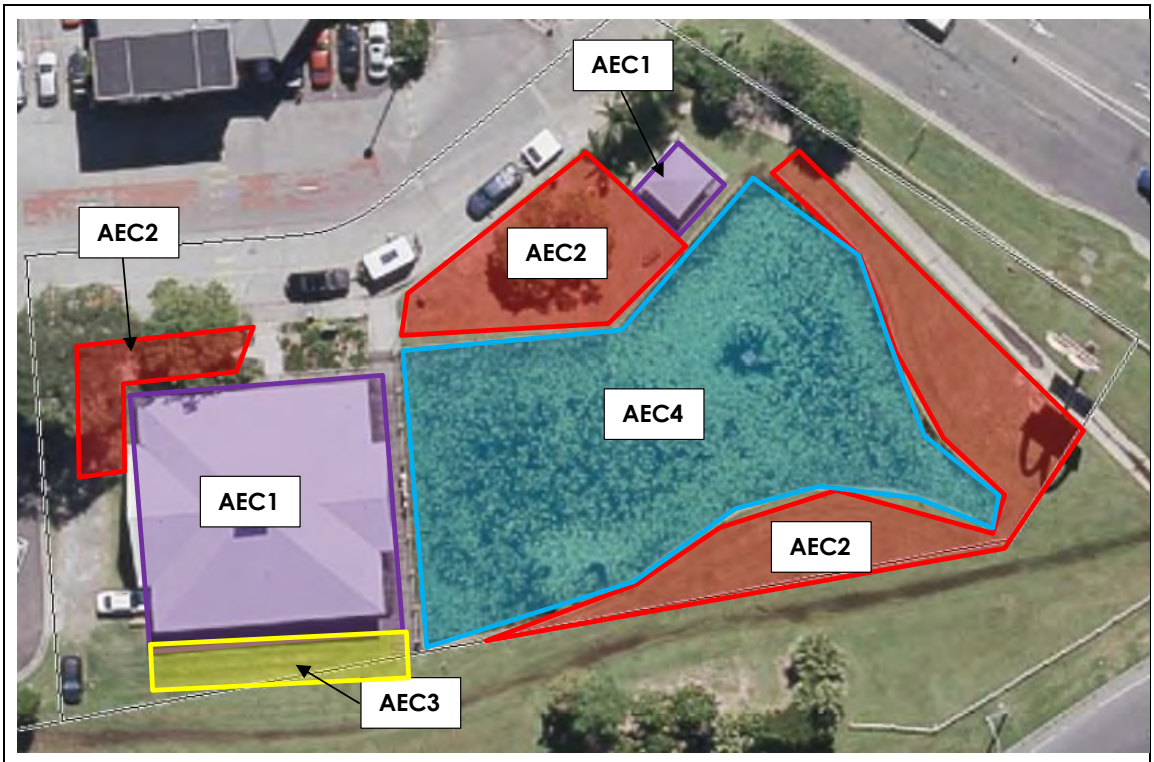
5.3 Areas of Environmental Concern and Chemicals of Concern

Based on the desktop and site assessment work the identified areas of environmental concern have been refined and are summarised in Table 4. The locations are illustrated below.

Table 4: Areas of Environmental Concern & Chemicals of Concern

Areas of Environmental Concern		Mode of Potential Contamination	Chemicals of Concern	Key Potential Receptors
AEC-1	Areas where structures have been constructed.	Building materials.	Asbestos, heavy metals, PAH, TRH	Future site users, construction workers. Flora and fauna within any future landscaped areas or nearby sensitive ecosystems.
AEC-2	Garden beds and grass.	Pesticides for general landscape upkeep.	OC/OPP	
AEC-3	Filled area.	Contaminated fill.	TPH, BTEX, PAH, Heavy metals.	
AEC-4	Pond	Spills.	Heavy metals, PAH, TRH	

Heavy Metals - Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel and Zinc
BTEX - Benzene, Toluene, Ethylbenzene and Xylene
TPH - Total Petroleum Hydrocarbons
PAH – Polycyclic Aromatic Hydrocarbons
OC/OPP – Organochlorine and Organophophorus Pesticides



Identified Areas of Environmental Concern as discussed in Table 4.

6 SITE INVESTIGATIONS, SAMPLING AND LABORATORY ANALYSIS

6.1 Sampling Plan

Field work was carried out 16 November 2020 and included:

- A site walkover assessment, observation and mapping of surface features and assessment of nearby infrastructure with aim of identifying areas of potential contamination concern;
- Visual assessment for potential contaminating sources such as soil staining and fibro chips (potential asbestos containing material) from the upper soil profile;
- The excavation of 15 shallow test pits; and
- Collection of soil samples from surface locations and the test pits within the identified AEC.

In consideration of the site conditions and assessed areas of environmental concern a sampling plan was prepared with the aim of targeting these areas of concern. Soil samples were collected from 15 locations across the 3,400m^2 site. The approximate sample locations are shown on Figure 1.

Samples were collected in acid-rinsed 250mL glass jars and placed in an ice-chilled cooler while on site and during transit to the laboratory where the samples were refrigerated. The asbestos samples were collected in new zip lock bags (double bagged).

A summary of the soil sampling is presented in Table 5.

Table 5: Soil Sampling Summary

Sample Location	Depth (m)	Area of Environmental Concern	Chemicals of Concern Analysed	Sample Description
S1	0-0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S2	0-0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S3	0-0.1	1, 2	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S4	0-0.1	1, 2	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S5	0-0.1	2	OC/OP	Alluvial Soil
S6	0-0.1	2	OC/OP	Alluvial Soil
S7	0-0.1	1, 2	Asbestos, heavy metals, PAH, TRH, OC/OP	Alluvial Soil
S8	0-0.1	1, 2	Asbestos, heavy metals, PAH, TRH, OC/OP	Alluvial Soil
S9	0-0.1	2	OC/OP	Alluvial Soil
S10	0-0.1	2	OC/OP	Alluvial Soil
S11	0-0.1	2	OC/OP	Alluvial Soil
S12	0-0.1	2	OC/OP	Alluvial Soil
S13	0-0.1	1, 2	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Alluvial Soil
S14	0-0.1	1, 2	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Alluvial Soil
S15	0-0.1	1, 2	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Alluvial Soil
D1	0-0.1	2,3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Alluvial Soil
A1	0-0.1	1,3	Asbestos	Fill
A2	0-0.1	1,3	Asbestos	Fill
A3	0-0.1	1	Asbestos	Alluvial Soil
A4	0-0.1	1,3	Asbestos	Fill
W1	--	4	Heavy metals, PAH, TRH	Pond Water

Sample Location	Depth (m)	Area of Environmental Concern	Chemicals of Concern Analysed	Sample Description
Composite C1 (S1, S2, S3, S4)	0-0.1	1, 2, 3	15 Metals	Fill
Composite C2 (S5, S6, S7, S8)	0-0.1	1, 2	15 Metals	Alluvial Soil
Composite C3 (S9, S10, S11, S12)	0-0.1	2	15 Metals	Alluvial Soil

6.2 Laboratory Analysis

Twelve soil samples were transported under chain-of-custody to ALS Laboratory Group, a NATA accredited specialist chemical testing laboratory. The samples included three composited samples, three discrete soil samples, one discrete water sample, four separate bagged samples for asbestos testing, and one duplicate soil sample. The samples were analysed for the following suite of contaminants:

- Asbestos
- Polycyclic Aromatic Hydrocarbons (PAH)
- Total Recoverable Hydrocarbons (TRH)
- Benzene, Toluene, Ethyl-benzene, Xylenes (BTEX)
- Organochlorine and Organophosphorus Pesticides (OCPs and OPPs)
- Heavy metals (arsenic, cadmium, chromium, cobalt, copper, lead, mercury, and zinc).

The results are presented in Appendix B.

6.3 Quality Control

Samples were obtained using industry accepted protocols for sample treatment, preservation, and equipment decontamination. One duplicate sample was submitted to the laboratory for analysis. Comparison of the test results on the primary and duplicate sample generally show good correlation. The primary and corresponding duplicate sample is Primary S15, duplicate D1;

In addition to the field QC procedures, the laboratory conducted internal quality control testing including surrogates, blanks, and laboratory duplicate samples. The results are presented with the laboratory test results in Appendix A.

The results of the duplicate sample were compared against the primary sample to determine the Relative Percentage Difference (RPD), the results of the duplicated sample was within an acceptable for all samples analytes except for C34 - C40 Fraction. An RPD of 61% was calculated in the comparison for sample S15 and sample D1 for C34 – C40 concentration which exceeds the limit of 50% for samples of concentration less than 10 times the LOR. The sampling practices for this sample and duplicate were considered appropriate. All other RPDs are within an acceptable range, it is considered possible that the TRH level could vary within soil collected from the same location. In consideration of the marginal exceedance of the RPD this result is considered reasonable.

Based on the results of the field and laboratory quality control procedures and testing the data is considered to reasonably represent the concentrations of contaminants in the soils at the sample locations at the time of sampling and the results can be adopted for this assessment.

6.4 Data Quality Objectives

The Data Quality Objectives (DQOs) are presented in Table 6.

Table 6: Data Quality Objectives

DQO	Details of Process
State the Problem	A site contamination assessment is required to support the proposed rezoning of the site, from SP3 Tourist to B5 Business Development.
Identify the Decision	The principal study questions that are: • What is the nature and extent of soil contamination on the subject land (if any)?; and • Is the land suitable for the proposed rezoning from a contamination viewpoint?
Identify Inputs to the Decision	The primary inputs are: • Site history study (See Section 4); • Site walkover assessment; • Visual assessment for signs of potential contamination including soil sieving for presence of potential ACM; • Intrusive investigations and soil sampling • Laboratory analysis of soil samples; and • Results summary.
Define the Boundary of the Assessment	• The spatial boundaries are limited to the property boundaries of the subject lots as shown in Diagram 1 and on Figure 1; • The investigation and screening levels for a commercial / industrial land use scenario.
Develop a Decision Rule	The decision rules for the investigation are: • If concentrations of contaminants exceed the adopted investigation and screening levels for a commercial / industrial land use scenario, then further assessment may be required; Decision criteria for QA/QC measures are defined in Section 6.3. A decision on the acceptance of analytical data will be made based on the data quality indicators (DQIs) in the context of precision, accuracy, representativeness, completeness and comparability (PARCC) parameters as follows: • **Precision:** NATA registered laboratories were used following NATA endorsed methods. An appropriate number of intra-laboratory samples were collected and analysed (following ASC NEPM guidance), the results of which are considered to be satisfactory; • **Accuracy:** The laboratory limit or reporting (LOR) was appropriate for the screening criteria utilised. NATA registered laboratories were used following NATA endorsed methods including appropriate method blanks, laboratory control samples, laboratory spikes and duplicates the results of which are considered to be satisfactory. • **Representativeness –** The samples were received by the laboratories in good condition. The data obtained is considered to be representative of the soils and ACM present on site; • **Completeness –** Experienced field staff were utilised to undertake the sampling and keep appropriate documentation. Samples were in proper custody between the field and reaching the laboratory. The

	laboratories performed the tests requested. The data obtained from the field investigations is considered to be relevant and usable; and • **Comparability –** Sample holding times were met and samples were properly and adequately preserved. Field sampling and handling procedures were followed. The data collected is considered to be comparable.
Specify Acceptable Limits on Decision Errors	• Acceptable limits for QA/QC measures are defined in 6.3; • Acceptable investigation and screening levels are those for a commercial / industrial land use scenario; and • Specific limits are in accordance with the appropriate NSW EPA guidelines including indicators of data quality and standard procedures for field sampling and handling.
Optimise the Design for Obtaining Data	Based on the above steps of the DQO process. The design for obtaining the required data (i.e proposed field and laboratory investigations) is presented in Section 6 and 7.

6.5 Results of Analysis

An evaluation of the laboratory test results against the adopted soil assessment criteria as presented in Table 2 and Table 3 is provided below:

- No asbestos was detected in any of the samples tested;
- Results of heavy metal analysis revealed some elevated levels, however, the concentrations encountered were below the adopted health assessment criteria;
- Results of TRH (F1, F2, F3 and F4) analysis revealed elevated levels of F2, F3, and F4 in S15 only, and concentrations below the level of reporting in all other samples tested, all levels encountered were below the adopted assessment criteria;
- Results of BTEX analysis revealed concentrations below the level of reporting in all samples tested, and therefore below the adopted assessment criteria;
- Results of PAH analysis revealed concentrations below the level of reporting in all samples tested, and therefore below the adopted assessment criteria;
- Results of organochlorine and organophosphorus pesticide analysis revealed concentrations below the level of reporting in all samples tested, and therefore below the adopted assessment criteria;
- Results of polychlorinated biphenyl (PCB) analysis recorded values below level of recording for all samples tested, and therefore below the adopted assessment criteria; and
- The results of the water sample S1 revealed heavy metal levels exceeding the threshold for drinking water, fresh water, or marine water for all metals tested except mercury. The sample revealed a TRH (F1) level below the level of recording.

7 ASSESSMENT & CONCLUSIONS REGARDING SITE CONTAMINATION

Regional Geotechnical Solutions has completed Stage 1 and Stage 2 site contamination assessments for the proposed site rezoning at Lot 2 DP839420, Spring Street South Grafton.

The results of the Stage 1 assessment identified four areas of environmental concern and recommended further site assessment (Stage 2 assessment), including sampling and analysis. This report presents the results of the Stage 1 and Stage 2 site assessment. The assessment concluded that for all soil samples tested found that heavy metals, TPH, BTEX, PAH, OC/OP pesticides, PCBs and the presence of asbestos were either at concentrations below the laboratory detection limits

or at concentrations below the adopted health assessment criteria for commercial / industrial land use.

However, for the one water sample tested (W1) from the existing pond analysis found that all heavy metals tested except mercury exceeded the adopted threshold.

At this stage, the future plans for the pond are not known. Various pieces of rubbish generally originating from the adjacent McDonalds restaurant were observed in the pond at the time of the field work. Details of the pond are unknown but it is expected that surface water flows from surrounding areas could drain towards the pond resulting in an accumulation of sediments and contaminants. The elevated levels are likely to be associated with metals in the suspended solids rather than dissolved metals in the water itself. Further sample and testing of the water is recommended to assess this.

Based on the above and the findings of the Stage 1 and Stage 2 site contamination assessments the soil tested meet the requirements for a commercial/industrial site as detailed in the NEPM 2013 guidelines. Further testing is recommended of the water within the pond, and the underlying soil if the pond is proposed to be removed. If the building is to be demolished, testing of the soils below the building is also recommended.

A detailed Remedial Action Plan (RAP) is not considered necessary for the proposed development at this point. The following comments and recommendations should be considered during the planning, development and construction stages of the project.

- RGS were provided with a hazardous material register for the property. The document indicates that no asbestos was identified in th e building. The hazardous materials register should be reviewed prior to undertaking any works on the structure and in particular any building alteration works or demolition. All demolition works should be undertaken by licenced contractors with appropriate asbestos removal accreditation. If the building is demolished a site clearance certificate must be provided on completion of the works.
- Regional Geotechnical Solutions should be consulted if details of the proposed development differ from those discussed herein.
- Regional Geotechnical Solutions or an alternative consultant should be contacted if any unidentified potential contamination is encountered, (including odorous or stained soils and fragments of cement sheeting that may contain asbestos).
- Material exported off site should be assessed in accordance with EPA guidelines for Excavated Natural Material (ENM) and Virgin Excavated Natural Material (VENM). Much of the site proposed to be cut would likely be classified as VENM and not require further testing. Some previously filled areas would require testing to be classified as ENM. It is noted that elevated levels of zinc and lead within composite sample C6 would exceed the threshold levels for ENM. C6 sampled around the location of the old house near the northern boundary. If material is excavated from this area it may be reused as fill within the site, however further testing would be required if the material is proposed to be exported offsite.

8 LIMITATIONS

This report comprises the results of an investigation carried out for a specific purpose and client as defined in the document. The report should not be used by other parties or for purposes or projects other than those assumed and stated within the report, as it may not contain adequate or

appropriate information for applications other than those assumed or advised at the time of its preparation. The contents of the report are for the sole use of the client and no responsibility or liability will be accepted to any third party. The report should not be reproduced either in part or in full, without the express permission of Regional Geotechnical Solutions Pty Ltd.

Contaminated site investigations are based on data collection, judgment, experience, and opinion. By nature, these investigations are less exact than other engineering disciplines. The findings presented in this report and used as the basis for the recommendations presented herein were obtained using normal, industry accepted practises and standards. To our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

Recommendations regarding ground conditions referred to in this report are estimates based on the information available at the time of its writing. Estimates are influenced and limited by the fieldwork method and testing carried out in the site investigation, and other relevant information as has been made available. In cases where information has been provided to Regional Geotechnical Solutions for the purposes of preparing this report it has been assumed that the information is accurate and appropriate for such use. No responsibility is accepted by Regional Geotechnical Solutions for inaccuracies within any data supplied by others.

If site conditions encountered during construction vary significantly from those discussed in this report, Regional Geotechnical Solutions Pty Ltd should be contacted for further advice.

This report alone should not be used by contractors as the basis for preparation of tender documents or project estimates. Contractors using this report as a basis for preparation of tender documents should avail themselves of all relevant background information regarding the site before deciding on selection of construction materials and equipment.

If you have any questions regarding this project, or require any additional consultations, please contact the undersigned.

For and on behalf of

Regional Geotechnical Solutions Pty Ltd

Prepared by

Louis Davidson

Geotechnical Engineer

Reviewed by

Adam Holzhauser

Associate Geotechnical Engineer

Figures

REGIONAL GEOTECHNICAL SOLUTIONS	Client	Rick Bennell & Associates	Job No.	RGS32420.1
	Project:	Proposed Rezoning Lot 2 DP839420, Spring Street South Grafton	Drawn By:	LD
			Date:	26-Nov-20
	Title:	Sample Location Plan	Drawing No.	**FIGURE 1**

Appendix A

Laboratory Test Result Sheets

Regional Geotechnical Solutions
RGS32420.1-AB
26 November 2020

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **ES2040955**	Page	: 1 of 13
Client	: **REGIONAL GEOTECHNICAL SOLUTION**	Laboratory	: Environmental Division Sydney
Contact	: LOUIS DAVIDSON	Contact	: Customer Services ES
Address	: Unit 14 25-27 Hurley Drive COFFS HARBOUR NSW, AUSTRALIA 2450	Address	: 277-289 Woodpark Road Smithfield NSW Australia 2164
Telephone	: +61 02 6553 5641	Telephone	: +61-2-8784 8555
Project	: RGS32420.1 Propsoed Rezoning	Date Samples Received	: 19-Nov-2020 09:00
Order number	: ----	Date Analysis Commenced	: 23-Nov-2020
C-O-C number	: ----	Issue Date	: 26-Nov-2020 16:35
Sampler	: ----		
Site	: Spring Street South Grafton		
Quote number	: EN/222		
No. of samples received	: 24		
No. of samples analysed	: 12		

ilac-MRA NATA
Accreditation No. 825
Accredited for compliance with ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Alana Smylie	Asbestos Identifier	Newcastle - Asbestos, Mayfield West, NSW
Alex Rossi	Organic Chemist	Sydney Organics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Organics, Smithfield, NSW
Ivan Taylor	Analyst	Sydney Inorganics, Smithfield, NSW

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Work Order : ES2040955
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 Propsoed Rezoning

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	C1	C2	C3	S13	S14
			Sampling date / time	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00
Compound	CAS Number	LOR	Unit	ES2040955-001	ES2040955-002	ES2040955-003	ES2040955-004	ES2040955-005
				Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	6.4	17.2	15.3	19.3	7.9
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	9	6	10	11	6
Barium	7440-39-3	10	mg/kg	130	90	150	----	----
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	----	----
Boron	7440-42-8	50	mg/kg	<50	<50	<50	----	----
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	17	12	19	27	4
Cobalt	7440-48-4	2	mg/kg	8	7	11	----	----
Copper	7440-50-8	5	mg/kg	26	15	24	26	46
Lead	7439-92-1	5	mg/kg	95	20	44	20	13
Manganese	7439-96-5	5	mg/kg	475	442	858	----	----
Nickel	7440-02-0	2	mg/kg	10	6	11	13	7
Selenium	7782-49-2	5	mg/kg	<5	<5	5	----	----
Vanadium	7440-62-2	5	mg/kg	30	29	49	----	----
Zinc	7440-66-6	5	mg/kg	204	70	136	93	95
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	----	0.1	mg/kg	----	----	----	<0.1	<0.1
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	----	----	----	<0.05	<0.05
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	----	----	----	<0.05	<0.05
beta-BHC	319-85-7	0.05	mg/kg	----	----	----	<0.05	<0.05
gamma-BHC	58-89-9	0.05	mg/kg	----	----	----	<0.05	<0.05
delta-BHC	319-86-8	0.05	mg/kg	----	----	----	<0.05	<0.05
Heptachlor	76-44-8	0.05	mg/kg	----	----	----	<0.05	<0.05
Aldrin	309-00-2	0.05	mg/kg	----	----	----	<0.05	<0.05
Heptachlor epoxide	1024-57-3	0.05	mg/kg	----	----	----	<0.05	<0.05
^ Total Chlordane (sum)	----	0.05	mg/kg	----	----	----	<0.05	<0.05
trans-Chlordane	5103-74-2	0.05	mg/kg	----	----	----	<0.05	<0.05
alpha-Endosulfan	959-98-8	0.05	mg/kg	----	----	----	<0.05	<0.05
cis-Chlordane	5103-71-9	0.05	mg/kg	----	----	----	<0.05	<0.05
Dieldrin	60-57-1	0.05	mg/kg	----	----	----	<0.05	0.20

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Work Order : ES2040955
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 Propsoed Rezoning

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	C1	C2	C3	S13	S14
				Sampling date / time	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00
Compound	CAS Number	LOR	Unit		ES2040955-001	ES2040955-002	ES2040955-003	ES2040955-004	ES2040955-005
					Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Acenaphthylene	208-96-8	0.5	mg/kg		----	----	----	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg		----	----	----	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg		----	----	----	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg		----	----	----	<0.5	<0.5
Anthracene	120-12-7	0.5	mg/kg		----	----	----	<0.5	<0.5
Fluoranthene	206-44-0	0.5	mg/kg		----	----	----	<0.5	<0.5
Pyrene	129-00-0	0.5	mg/kg		----	----	----	<0.5	<0.5
Benz(a)anthracene	56-55-3	0.5	mg/kg		----	----	----	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg		----	----	----	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		----	----	----	<0.5	<0.5
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg		----	----	----	<0.5	<0.5
Benzo(a)pyrene	50-32-8	0.5	mg/kg		----	----	----	<0.5	<0.5
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		----	----	----	<0.5	<0.5
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		----	----	----	<0.5	<0.5
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg		----	----	----	<0.5	<0.5
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		----	----	----	<0.5	<0.5
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		----	----	----	<0.5	<0.5
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		----	----	----	**0.6**	**0.6**
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		----	----	----	**1.2**	**1.2**
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		----	----	----	<10	<10
C10 - C14 Fraction	----	50	mg/kg		----	----	----	<50	<50
C15 - C28 Fraction	----	100	mg/kg		----	----	----	<100	<100
C29 - C36 Fraction	----	100	mg/kg		----	----	----	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		----	----	----	<50	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		----	----	----	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		----	----	----	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		----	----	----	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		----	----	----	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		----	----	----	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		----	----	----	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		----	----	----	<50	<50

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Work Order	:	ES2040955
Client	:	REGIONAL GEOTECHNICAL SOLUTION
Project	:	RGS32420.1 Propsoed Rezoning

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	S15	D1	A1	A2	A3
			Sampling date / time	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00
Compound	CAS Number	LOR	Unit	ES2040955-006	ES2040955-007	ES2040955-009	ES2040955-010	ES2040955-011
				Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	13.4	13.6	----	----	----
EA200: AS 4964 - 2004 Identification of Asbestos in Soils								
Asbestos Detected	1332-21-4	0.1	g/kg	----	----	No	No	No
Asbestos (Trace)	1332-21-4	5	Fibres	----	----	No	No	No
Asbestos Type	1332-21-4	-	--	----	----	-	-	-
Synthetic Mineral Fibre	----	0.1	g/kg	----	----	No	No	No
Organic Fibre	----	0.1	g/kg	----	----	No	No	No
Sample weight (dry)	----	0.01	g	----	----	278	226	319
APPROVED IDENTIFIER:	----	-	--	----	----	A. SMYLIE	A. SMYLIE	A. SMYLIE
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	<5	<5	----	----	----
Cadmium	7440-43-9	1	mg/kg	<1	<1	----	----	----
Chromium	7440-47-3	2	mg/kg	9	10	----	----	----
Copper	7440-50-8	5	mg/kg	15	20	----	----	----
Lead	7439-92-1	5	mg/kg	12	12	----	----	----
Nickel	7440-02-0	2	mg/kg	4	4	----	----	----
Zinc	7440-66-6	5	mg/kg	70	68	----	----	----
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	----	----	----
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	----	----	----
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	----	----	----
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	----	----	----
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	----	----	----
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	----	----	----
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	----	----	----
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	----	----	----
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	----	----	----
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	----	----	----
^ Total Chlordane (sum)	----	0.05	mg/kg	<0.05	<0.05	----	----	----
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	----	----	----
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	----	----	----
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	----	----	----

Page : 9 of 13
Work Order : ES2040955
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 Propsoed Rezoning

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	S15	D1	A1	A2	A3
				Sampling date / time	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00	16-Nov-2020 00:00
Compound	CAS Number	LOR	Unit		ES2040955-006	ES2040955-007	ES2040955-009	ES2040955-010	ES2040955-011
					Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Naphthalene	91-20-3	0.5	mg/kg		<0.5	<0.5	----	----	----
Acenaphthylene	208-96-8	0.5	mg/kg		<0.5	<0.5	----	----	----
Acenaphthene	83-32-9	0.5	mg/kg		<0.5	<0.5	----	----	----
Fluorene	86-73-7	0.5	mg/kg		<0.5	<0.5	----	----	----
Phenanthrene	85-01-8	0.5	mg/kg		<0.5	<0.5	----	----	----
Anthracene	120-12-7	0.5	mg/kg		<0.5	<0.5	----	----	----
Fluoranthene	206-44-0	0.5	mg/kg		<0.5	<0.5	----	----	----
Pyrene	129-00-0	0.5	mg/kg		<0.5	<0.5	----	----	----
Benz(a)anthracene	56-55-3	0.5	mg/kg		<0.5	<0.5	----	----	----
Chrysene	218-01-9	0.5	mg/kg		<0.5	<0.5	----	----	----
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		<0.5	<0.5	----	----	----
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg		<0.5	<0.5	----	----	----
Benzo(a)pyrene	50-32-8	0.5	mg/kg		<0.5	<0.5	----	----	----
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	<0.5	----	----	----
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		<0.5	<0.5	----	----	----
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg		<0.5	<0.5	----	----	----
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		<0.5	<0.5	----	----	----
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		<0.5	<0.5	----	----	----
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		**0.6**	**0.6**	----	----	----
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		**1.2**	**1.2**	----	----	----
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	----	----	----
C10 - C14 Fraction	----	50	mg/kg		<50	<50	----	----	----
C15 - C28 Fraction	----	100	mg/kg		**320**	**230**	----	----	----
C29 - C36 Fraction	----	100	mg/kg		**490**	**280**	----	----	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg		**810**	**510**	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	----	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	----	----	----
>C10 - C16 Fraction	----	50	mg/kg		**50**	<50	----	----	----
>C16 - C34 Fraction	----	100	mg/kg		**550**	**400**	----	----	----
>C34 - C40 Fraction	----	100	mg/kg		**510**	**270**	----	----	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		**1110**	**670**	----	----	----

Page	:	11 of 13
Work Order	:	ES2040955
Client	:	REGIONAL GEOTECHNICAL SOLUTION
Project	:	RGS32420.1 Propsoed Rezoning

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	A4	----	----	----	----
				Sampling date / time	16-Nov-2020 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit		ES2040955-012	--------	--------	--------	--------
					Result	----	----	----	----
EA200: AS 4964 - 2004 Identification of Asbestos in Soils									
Asbestos Detected	1332-21-4	0.1	g/kg		**No**	----	----	----	----
Asbestos (Trace)	1332-21-4	5	Fibres		**No**	----	----	----	----
Asbestos Type	1332-21-4	-	--		**-**	----	----	----	----
Synthetic Mineral Fibre	----	0.1	g/kg		**No**	----	----	----	----
Organic Fibre	----	0.1	g/kg		**No**	----	----	----	----
Sample weight (dry)	----	0.01	g		**385**	----	----	----	----
APPROVED IDENTIFIER:	----	-	--		**A. SMYLIE**	----	----	----	----

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	39	149
EP068S: Organochlorine Pesticide Surrogate			
Dibromo-DDE	21655-73-2	49	147
EP068T: Organophosphorus Pesticide Surrogate			
DEF	78-48-8	35	143
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	63	123
2-Chlorophenol-D4	93951-73-6	66	122
2.4.6-Tribromophenol	118-79-6	40	138
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	70	122
Anthracene-d10	1719-06-8	66	128
4-Terphenyl-d14	1718-51-0	65	129
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	73	133
Toluene-D8	2037-26-5	74	132
4-Bromofluorobenzene	460-00-4	72	130

Sub-Matrix: WATER		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	71	137
Toluene-D8	2037-26-5	79	131
4-Bromofluorobenzene	460-00-4	70	128

Appendix B

Results of Site History Study

Regional Geotechnical Solutions
RGS32420.1-AB
26 November 2020

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/839420

SEARCH DATE	TIME	EDITION NO	DATE
27/10/2020	9:50 AM	3	22/3/2018

LAND

LOT 2 IN DEPOSITED PLAN 839420
AT SOUTH GRAFTON
LOCAL GOVERNMENT AREA CLARENCE VALLEY
PARISH OF SOUTHAMPTON COUNTY OF CLARENCE
TITLE DIAGRAM DP839420

FIRST SCHEDULE

CLARENCE VALLEY COUNCIL (RP AN78690)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS -SEE MEMORANDUM T447500
2 AM872020 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (A) IN DP839420
3 AM872021 RIGHT OF CARRIAGEWAY AFFECTING THE PART DESIGNATED (B) IN DP839420
4 AM872022 EASEMENT FOR SIGNAGE AFFECTING THE PART DESIGNATED (A) IN DP265061

NOTATIONS

DP1218910 NOTE: PLAN OF ACQUISITION (ROADS ACT, 1993)

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Form: 01TE
Release: 4·1

TRANSFER INCLUDING EASEMEN

AM872020A

New South Wales
Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

REDACTED

STAMP DUTY	Office of State Revenue use only	Office of State Revenue (NSW)
	30 JAN 2018 4:00	Client No: 90063501 4717 Duty: $10 Trans No: 9218667-001 Asst details:

(A) TORRENS TITLE: 1/839420 TIME:

(B) TENEMENTS

Servient	Dominant
1/839420	2/839420

(C) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
8985	Corrs Chambers Westgarth. LLPN 123648F Reference: CORRS/41189575	TE

(D) TRANSFEROR: CLARENCE VALLEY COUNCIL

(E) As regards the above land: the transferor acknowledges receipt of the consideration of $ 1,925,000.00 ; transfers
(F) to the transferee an estate in fee simple; and RESERVES an easement as set out in Schedule 2.
(G) Encumbrances (if applicable):

(H) TRANSFEREE: MCDONALD'S AUSTRALIA LIMITED ACN 008 496 928

(I) TENANCY:

(J) DATE 6 November 2017

Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: Clarence Valley Council
Authority: pursuant to a resolution dated 16 MAY 2017

CLARENCE VALLEY COUNCIL THE COMMON SEAL OF

Signature of authorised person:
Name of authorised person: JAMES SIMMONS
Office held: Mayor

Signature of authorised person:
Name of authorised person: TROY ANDERSON
Office held: ACTING General Manager

Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: McDonald's Australia Limited
Authority: pursuant to a resolution dated 21/12/16

McDONALD'S AUSTRALIA LIMITED Common Seal A.C.N. 008 496 928

Signature of authorised person:
Name of authorised person: Andrew Gregory
Office held: Director and CEO

Signature of authorised person:
Name of authorised person: Jennifer Dill
Office held: CMO and Level 1 Sign

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 144004 Full name: Chanelle Douglas Signature:

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.

ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 2 1303

FILM WITH AM872020

Form 10-1220

Statutory Declaration

New South Wales, Oaths Act 1900, Eight Schedule

I, Scott Matthew Flynn, of 94 Fitzroy Street, Grafton, NSW 2460, Solicitor for Clarence Valley Council solemnly and sincerely declare that –

1. On 25 February 2004 the Council for the Local Government Area of Clarence Valley, the Council known as The Council of the City of Grafton, amalgamated with other Councils and the Local Government Area became known as Clarence Valley and the amalgamated Council became known as Clarence Valley Council.

2. A true copy of the Government Gazette dated 25 February 2004 which sets out details of the proclamation of the amalgamation and the name of the new Council is annexed and marked "B"

and I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act 1900.

Made and subscribed at Grafton

on 3.11.17

In the presence of Amy Jane McKay

of 94 Fitzroy Street, Grafton, NSW.

☑ Justice of the Peace (J.P. Number 201124) ☐ Practising Solicitor

☐ Other qualified witness

who certifies the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person OR~~*I did not see the face of the person because the person was wearing a face covering, but I am satisfied that the person had a special justification for not removing the covering;~~ and

2. I have known the person for at least 12 months OR~~*I have confirmed the person's identity using an identification document and the document I relied on was a~~

Signature of witness: _____

Signature of declarant: _____

*Cross out the words which do not apply.

Form: 01TG
Release: 3-1

TRANSFER GRANTING EASEMENT

New South Wales
Real Property Act 1900

AM872021X

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 31B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

RELODGED
30 JAN 2018
TIME: 4.00

(A) **TORRENS TITLE**

Servient Tenement	Dominant Tenement
2/839420	1/839420

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
898S	Corrs Chambers Westgarth CLPN 123648F Reference: CORRS/41189575	TG

(C) **TRANSFEROR**

CLARENCE VALLEY COUNCIL

(D) The transferor acknowledges receipt of the consideration of $ 1.00

and transfers and grants—

(E) **DESCRIPTION OF EASEMENT**

A right of carriageway as defined by Part 1 of Schedule 8 of the Conveyancing Act 1919 over that part of 2/839420 described in DP839420 as "(B) a proposed right of carriageway variable width"

out of the servient tenement and appurtenant to the dominant tenement.

(F) Encumbrances (if applicable):

(G) **TRANSFEREE**

MCDONALD'S AUSTRALIA LIMITED ACN 008 496 928

DATE 6 November 2017

(H) Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: Clarence Valley Council
Authority: pursuant to a resolution dated

CLARENCE VALLEY COUNCIL THE COMMON SEAL OF

Signature of authorised person:
Name of authorised person: James Simmons
Office held: Mayor

Signature of authorised person:
Name of authorised person: Troy Anderson
Office held: ACTING General Manager

McDONALD'S AUSTRALIA LIMITED A.C.N. 008 496 928

Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: McDonald's Australia Limited
Authority: pursuant to a resolution dated 21/12/16

Signature of authorised person:
Name of authorised person: Andrew Gregory
Office held: Director and CEO

Signature of authorised person:
Name of authorised person: Jennifer Dill
Office held: CMO and Level 1 Signal

* *s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.*

ALL HANDWRITING MUST BE IN BLOCK CAPITALS **Page 1 of 1** 1303

Form: 01TG
Release: 3·1

217

TRANSFER GRANTING EASEMENT

AM872022V

New South Wales
Real Property Act 1900

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

RELODGED
30 JAN 2018
TIME 4.00

(A) TORRENS TITLE

Servient Tenement	Dominant Tenement
2/839420	1/839420

(B) LODGED BY

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
8985	Corrs Chambers Westgarth LPN 123648F Reference: CORRS/41189575	TG

(C) TRANSFEROR

CLARENCE VALLEY COUNCIL ?

(D) The transferor acknowledges receipt of the consideration of $ 1.00

and transfers and grants—

(E) DESCRIPTION OF EASEMENT

An easement for signage on the terms set out in Annexure A over that part of 2/839420 described as proposed easement "(A)" in DP265061

out of the servient tenement and appurtenant to the dominant tenement.

(F) Encumbrances (if applicable):

(G) TRANSFEREE

MCDONALD'S AUSTRALIA LIMITED ACN 008 496 928

DATE 6 November 2017

(H) Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: Clarence Valley Council
Authority: pursuant to a resolution dated

CLARENCE VALLEY COUNCIL THE COMMON SEAL OF

Signature of authorised person:
Name of authorised person: James Simmons
Office held: Mayor

Signature of authorised person:
Name of authorised person: Troy Anderson
Office held: Acting General Manager

McDONALD'S AUSTRALIA LIMITED A.C.N. 008 496 928 Common Seal

Certified correct for the purposes of the Real Property Act 1900 by the company named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.

Company: McDonald's Australia Limited
Authority: pursuant to a resolution dated 21/12/16

Signature of authorised person:
Name of authorised person: Andrew Gregory
Office held: Director and CEO

Signature of authorised person:
Name of authorised person: Jennifer Dill
Office held: CMO and Level 1 signa

* *s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.*

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1303

CT PROD 256L on

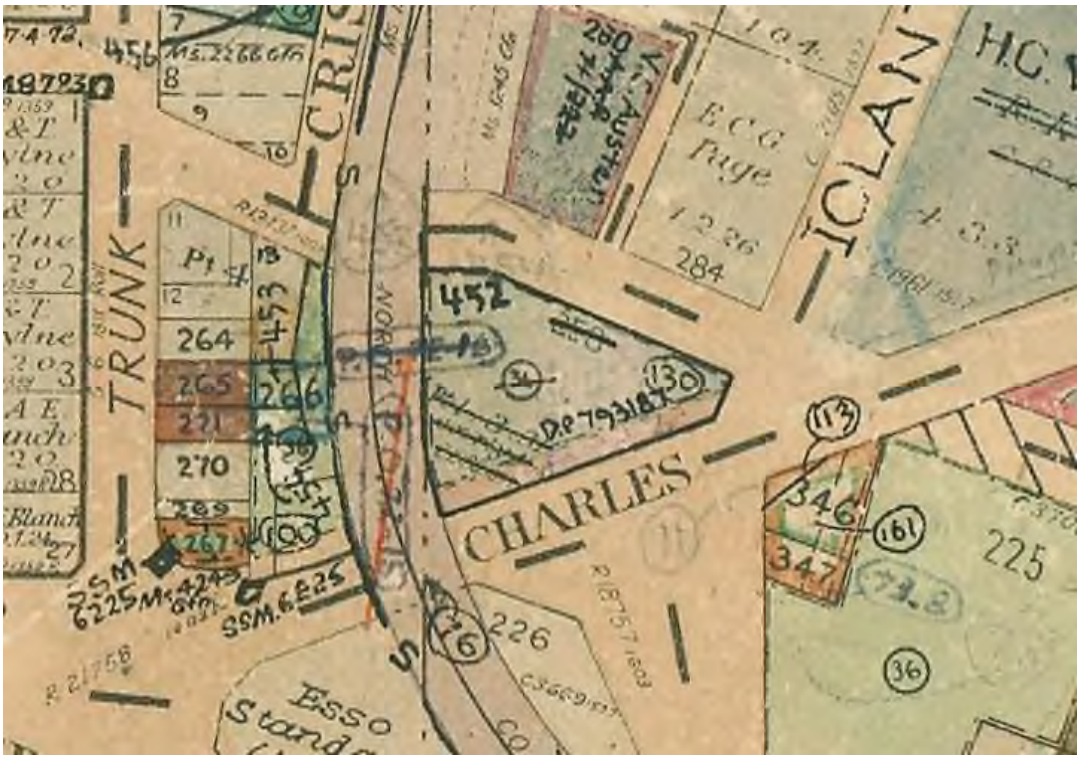
Status Branch Charting Map

139 | Appropd for Tourist Bureau G22.18·5·90 (Fol.4043) Lot 452 D.P. 793187 (Por 258).

LTO Charting Map

36 | Pt. R.83443 for Public Recreation. Notified 15th September, 1961. (Pt. abt. 6r.2.1r.1¼p.)(T)

Regional Charting Maps

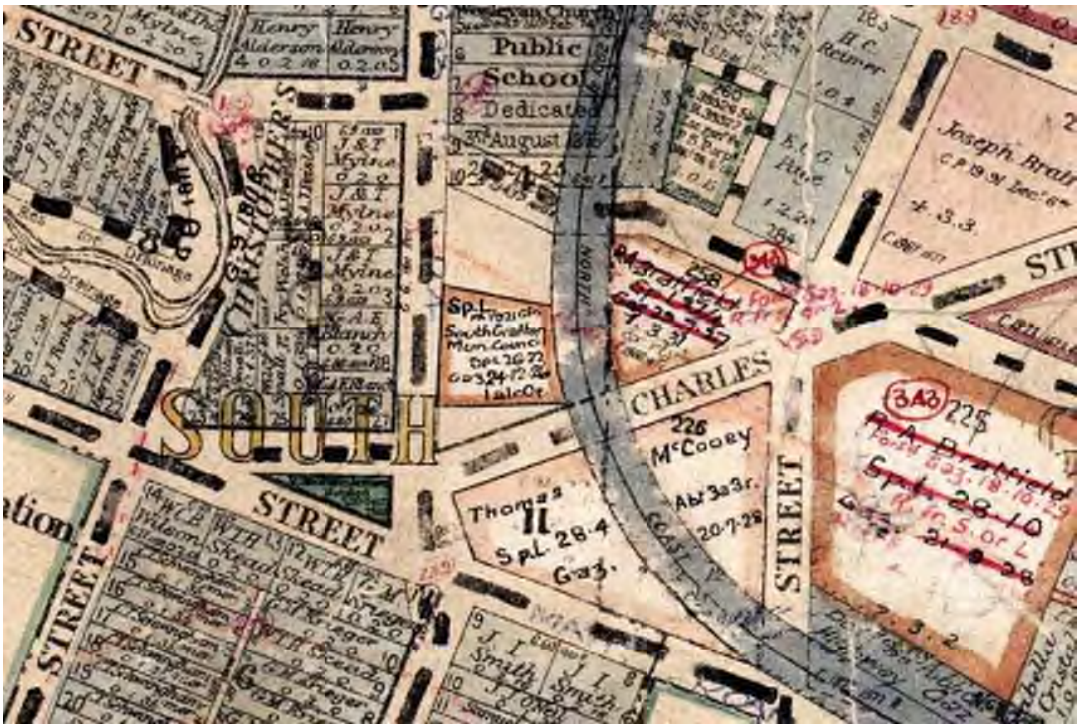


130 Resumed for Tourist Bureau Gaz 18·5·90 (fol. 4043) Lot 452. (D.P. 793187)

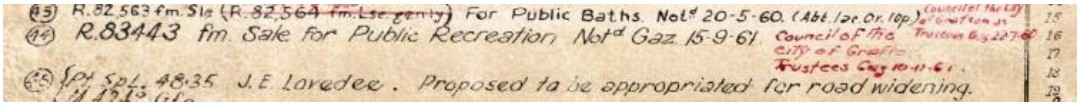
Town Map Third Edition 1880

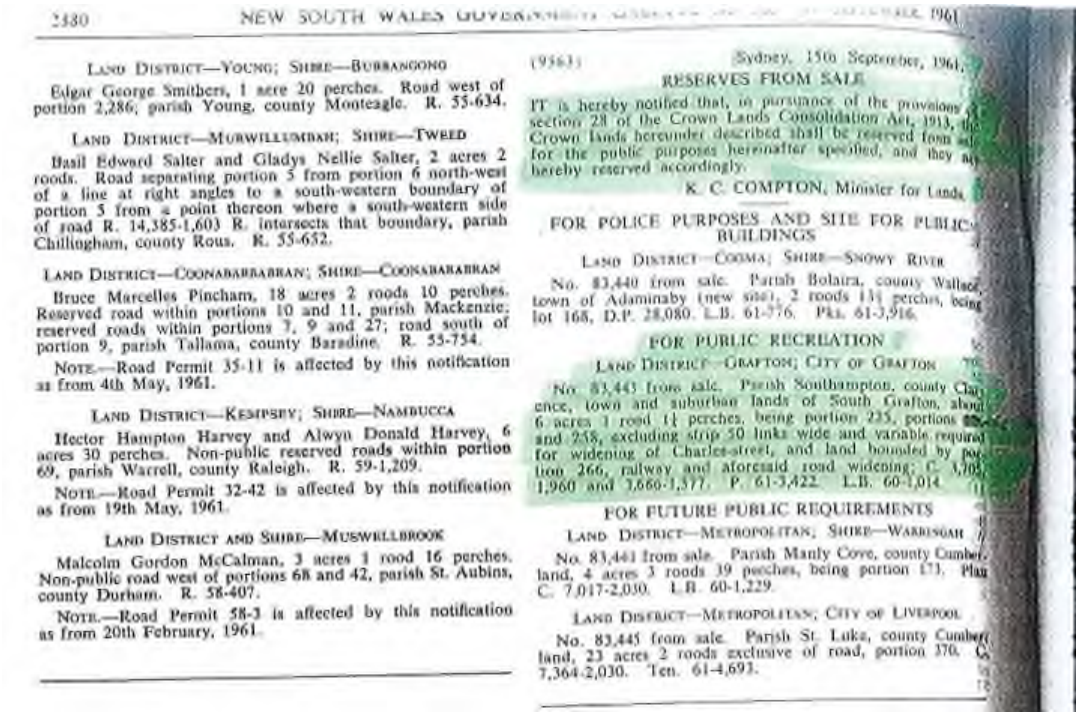
Town Map Fourth Edition 13 December 1889

Town Map Seventh Edition 3 March 1921



Town Map Eighth Edition 1953





2330 NEW SOUTH WALES GOVERNMENT GAZETTE OF 15TH SEPTEMBER, 1961

LAND DISTRICT—YOUNG; SHIRE—BURRANGONG

Edgar George Smithers, 1 acre 20 perches. Road west of portion 2,286; parish Young, county Monteagle. R. 55-634.

LAND DISTRICT—MURWILLUMBAH; SHIRE—TWEED

Basil Edward Salter and Gladys Nellie Salter, 2 acres 2 roods. Road separating portion 5 from portion 6 north-west of a line at right angles to a south-western boundary of portion 5 from a point thereon where a south-western side of road R. 14,385-1,603 R. intersects that boundary, parish Chillingham, county Rous. R. 55-632.

LAND DISTRICT—COONABARABRAN; SHIRE—COONABARABRAN

Bruce Marcelles Pincham, 18 acres 2 roods 10 perches. Reserved road within portions 10 and 11, parish Mackenzie; reserved roads within portions 7, 9 and 27; road south of portion 9, parish Tallama, county Baradine. R. 55-754.

NOTE.—Road Permit 35-11 is affected by this notification as from 4th May, 1961.

LAND DISTRICT—KEMPSEY; SHIRE—NAMBUCCA

Hector Hampton Harvey and Alwyn Donald Harvey, 6 acres 30 perches. Non-public reserved roads within portion 69, parish Warrell, county Raleigh. R. 59-1,209.

NOTE.—Road Permit 32-42 is affected by this notification as from 19th May, 1961.

LAND DISTRICT AND SHIRE—MUSWELLBROOK

Malcolm Gordon McCalman, 3 acres 1 rood 16 perches. Non-public road west of portions 68 and 42, parish St. Aubins, county Durham. R. 58-407.

NOTE.—Road Permit 58-3 is affected by this notification as from 20th February, 1961.

(9363) Sydney, 15th September, 1961.

RESERVES FROM SALE

IT is hereby notified that, in pursuance of the provisions of section 28 of the Crown Lands Consolidation Act, 1913, the Crown lands hereunder described shall be reserved from sale for the public purposes hereinafter specified, and they are hereby reserved accordingly.

K. C. COMPTON, Minister for Lands.

FOR POLICE PURPOSES AND SITE FOR PUBLIC BUILDINGS

LAND DISTRICT—COOMA; SHIRE—SNOWY RIVER

No. 83,440 from sale. Parish Bolaira, county Wallace, town of Adaminaby (new site), 2 roods 13½ perches, being lot 168, D.P. 28,080. L.B. 61-776. Pks. 61-3,916.

FOR PUBLIC RECREATION

LAND DISTRICT—GRAFTON; CITY OF GRAFTON

No. 83,443 from sale. Parish Southampton, county Clarence, town and suburban lands of South Grafton, about 6 acres 1 rood 11½ perches, being portion 235, portions [illegible] and 258, excluding strip 50 links wide and variable required for widening of Charles-street, and land bounded by portion 266, railway and aforesaid road widening; C. 3,103-1,960 and 3,666-1,577. P. 61-3,422. L.B. 60-1,014.

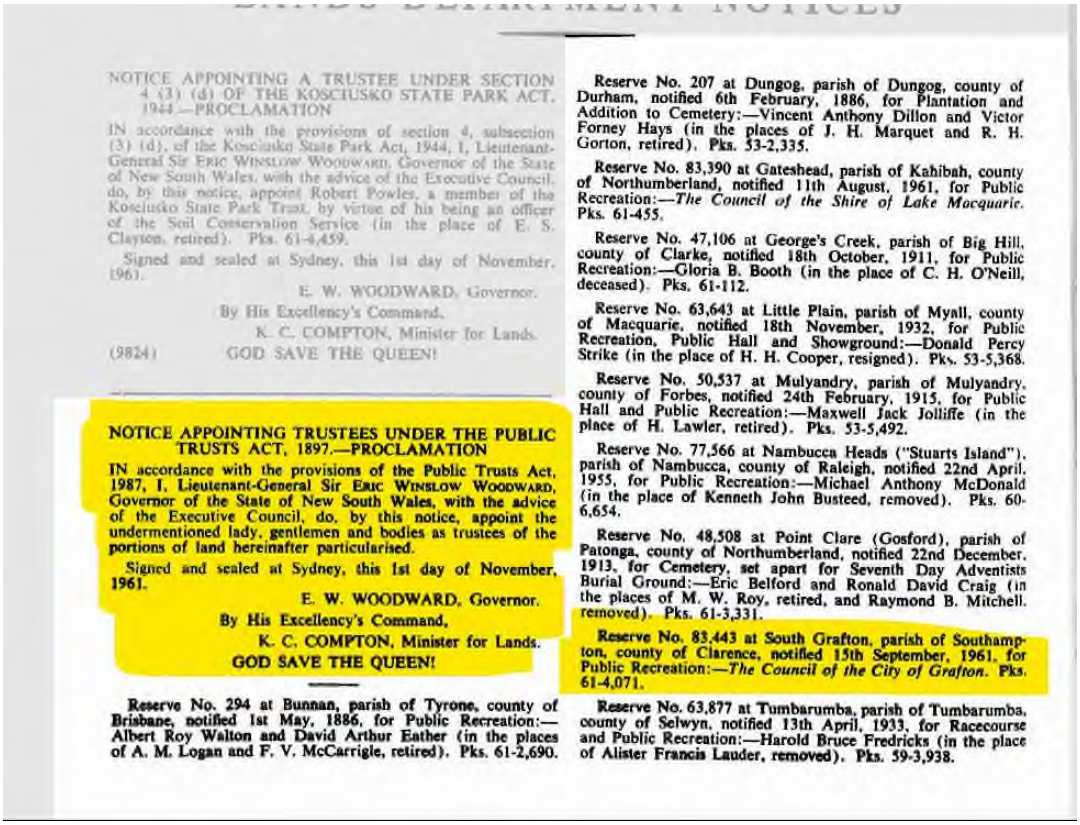
FOR FUTURE PUBLIC REQUIREMENTS

LAND DISTRICT—METROPOLITAN; SHIRE—WARRINGAH

No. 83,441 from sale. Parish Manly Cove, county Cumberland, 4 acres 3 roods 19 perches, being portion 173. Plan C. 7,017-2,030. L.B. 60-1,229.

LAND DISTRICT—METROPOLITAN; CITY OF LIVERPOOL

No. 83,445 from sale. Parish St. Luke, county Cumberland, 23 acres 2 roods exclusive of road, portion 370. C. 7,364-2,030. Ten. 61-4,693.



NOTICE APPOINTING A TRUSTEE UNDER SECTION 4 (3) (d) OF THE KOSCIUSKO STATE PARK ACT, 1944.—PROCLAMATION

IN accordance with the provisions of section 4, subsection (3) (d), of the Kosciusko State Park Act, 1944, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint Robert Powles, a member of the Kosciusko State Park Trust, by virtue of his being an officer of the Soil Conservation Service (in the place of E. S. Clayton, retired). Pks. 61-4,459.

Signed and sealed at Sydney, this 1st day of November, 1961.

E. W. WOODWARD, Governor.

By His Excellency's Command,

K. C. COMPTON, Minister for Lands.

(9824) GOD SAVE THE QUEEN!

NOTICE APPOINTING TRUSTEES UNDER THE PUBLIC TRUSTS ACT, 1897.—PROCLAMATION

IN accordance with the provisions of the Public Trusts Act, 1897, I, Lieutenant-General Sir ERIC WINSLOW WOODWARD, Governor of the State of New South Wales, with the advice of the Executive Council, do, by this notice, appoint the undermentioned lady, gentlemen and bodies as trustees of the portions of land hereinafter particularised.

Signed and sealed at Sydney, this 1st day of November, 1961.

E. W. WOODWARD, Governor.

By His Excellency's Command,

K. C. COMPTON, Minister for Lands.

GOD SAVE THE QUEEN!

Reserve No. 294 at Bunnan, parish of Tyrone, county of Brisbane, notified 1st May, 1886, for Public Recreation:—Albert Roy Walton and David Arthur Eather (in the places of A. M. Logan and F. V. McCarrigle, retired). Pks. 61-2,690.

Reserve No. 207 at Dungog, parish of Dungog, county of Durham, notified 6th February, 1886, for Plantation and Addition to Cemetery:—Vincent Anthony Dillon and Victor Forney Hays (in the places of J. H. Marquet and R. H. Gorton, retired). Pks. 53-2,335.

Reserve No. 83,390 at Gateshead, parish of Kahibah, county of Northumberland, notified 11th August, 1961, for Public Recreation:—*The Council of the Shire of Lake Macquarie.* Pks. 61-455.

Reserve No. 47,106 at George's Creek, parish of Big Hill, county of Clarke, notified 18th October, 1911, for Public Recreation:—Gloria B. Booth (in the place of C. H. O'Neill, deceased). Pks. 61-112.

Reserve No. 63,643 at Little Plain, parish of Myall, county of Macquarie, notified 18th November, 1932, for Public Recreation, Public Hall and Showground:—Donald Percy Strike (in the place of H. H. Cooper, resigned). Pks. 53-5,368.

Reserve No. 50,537 at Mulyandry, parish of Mulyandry, county of Forbes, notified 24th February, 1915, for Public Hall and Public Recreation:—Maxwell Jack Jolliffe (in the place of H. Lawler, retired). Pks. 53-5,492.

Reserve No. 77,566 at Nambucca Heads ("Stuarts Island"), parish of Nambucca, county of Raleigh, notified 22nd April, 1955, for Public Recreation:—Michael Anthony McDonald (in the place of Kenneth John Busteed, removed). Pks. 60-6,654.

Reserve No. 48,508 at Point Clare (Gosford), parish of Patonga, county of Northumberland, notified 22nd December, 1913, for Cemetery, set apart for Seventh Day Adventists Burial Ground:—Eric Belford and Ronald David Craig (in the places of M. W. Roy, retired, and Raymond B. Mitchell, removed). Pks. 61-3,331.

Reserve No. 83,443 at South Grafton, parish of Southampton, county of Clarence, notified 15th September, 1961, for Public Recreation:—*The Council of the City of Grafton.* Pks. 61-4,071.

Reserve No. 63,877 at Tumbarumba, parish of Tumbarumba, county of Selwyn, notified 13th April, 1933, for Racecourse and Public Recreation:—Harold Bruce Fredricks (in the place of Alister Francis Lauder, removed). Pks. 59-3,938.

RS.10663 (2)

Bot 153P 473

GRAFTON CITY COUNCIL

Application For Building Approval

THE TOWN CLERK,

Sir,

I hereby make application for approval of the Council to plans and specifications of a building which I propose to erect within twelve months from date of approval and hereby authorise Council Officers to enter onto my property to carry out necessary inspections.

BUILDING APPLICATION No. 90/121

ASSESSMENT No. FILE 36

LOCATION OF LAND: House No. _____ Street SPRING Lot 452 Section DP793187

Has Development Consent Been Issued? YES/NO If Yes State Number of Consent _____

TOTAL VALUE OF PROPOSED BUILDING $~~460000~~ 320,000

APPLICANT GRAFTON CITY COUNCIL ADDRESS P.O BOX 24 GRAFTON PHONE No.

Name of Owner of Land AS ABOVE Phone No. _____

Address _____

Name of Builder NOT KNOWN Phone No. _____

Address _____ Licence No. _____

FULL DESCRIPTION OF THE PROPOSED DEVELOPMENT TOURIST INFORMATION CENTRE

You must state in this space exactly what you propose to do, and give sufficient detail to leave no doubt in the Council's mind as to what building work you are applying to commence and/or carry on.

PARTICULARS OF ALL MACHINERY TO BE USED IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT: (includes Boilers, Motors, etc.)

Type of Building _____

New or Second Hand Materials NEW

Materials of Outer Walls BRICK

Materials of Roof METAL

Floor Area of Proposed Building 90 m²

Is Road Kerbed & Guttered & Footpath Constructed NO

NOTE: ALL THE ABOVE INFORMATION SHOULD BE SUBMITTED.

I declare that to the best of my knowledge and belief, the particulars set out in this application are correct in every detail and that if this application is approved, any building will be erected in strict conformity with the plans and specifications submitted and any conditions imposed in the approval and in compliance with the Local Government Act & Ordinances thereunder and in accordance with Town Planning requirements and conditions thereunder.

NOTE: THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT THE OWNER'S CONSENT.

Signature of Applicant _____ Signature of Owner _____ (or Representative appointed in writing).

NOTE: The Form Below This Line is For Council Use Only.

Building Fee	$~~460.00~~ 820.00	Rec. No. _____	Date 9.5.90
Drainage Fee	$ -	Rec. No. _____	Date _____
Footpath Crossing Dep.	$ -	Rec. No. _____	Date _____
BLB Insurance Premium	$ -	Rec. No. _____	Date _____
Owner Builder's Permit No.	-		Initialled _____
Long Service Levy	~~$160.00~~ $350.00	0030708	

To be paid

6/11

DETAILS OF PROGRESS INSPECTIONS

TRENCHES, STEEL REINFORCEMENT
Inspected trenches for lake edge KH
Inspected footings for loading dock & poles 27.9.90 KH
FOUNDATIONS AND DAMPCOURSE

STEEL REINFORCEMENT — SUSPENDED SLABS
Ground Floor Inspected KH
First Floor
Second Floor
Other Work
All Engineer's Details

FRAMEWORK Inspected KH

DRAINAGE Connection insp. 14.9.90. Lawson Bros KH.
Roof Water Disposal
Sewer Connection

COMPLETION (Remarks during erection)

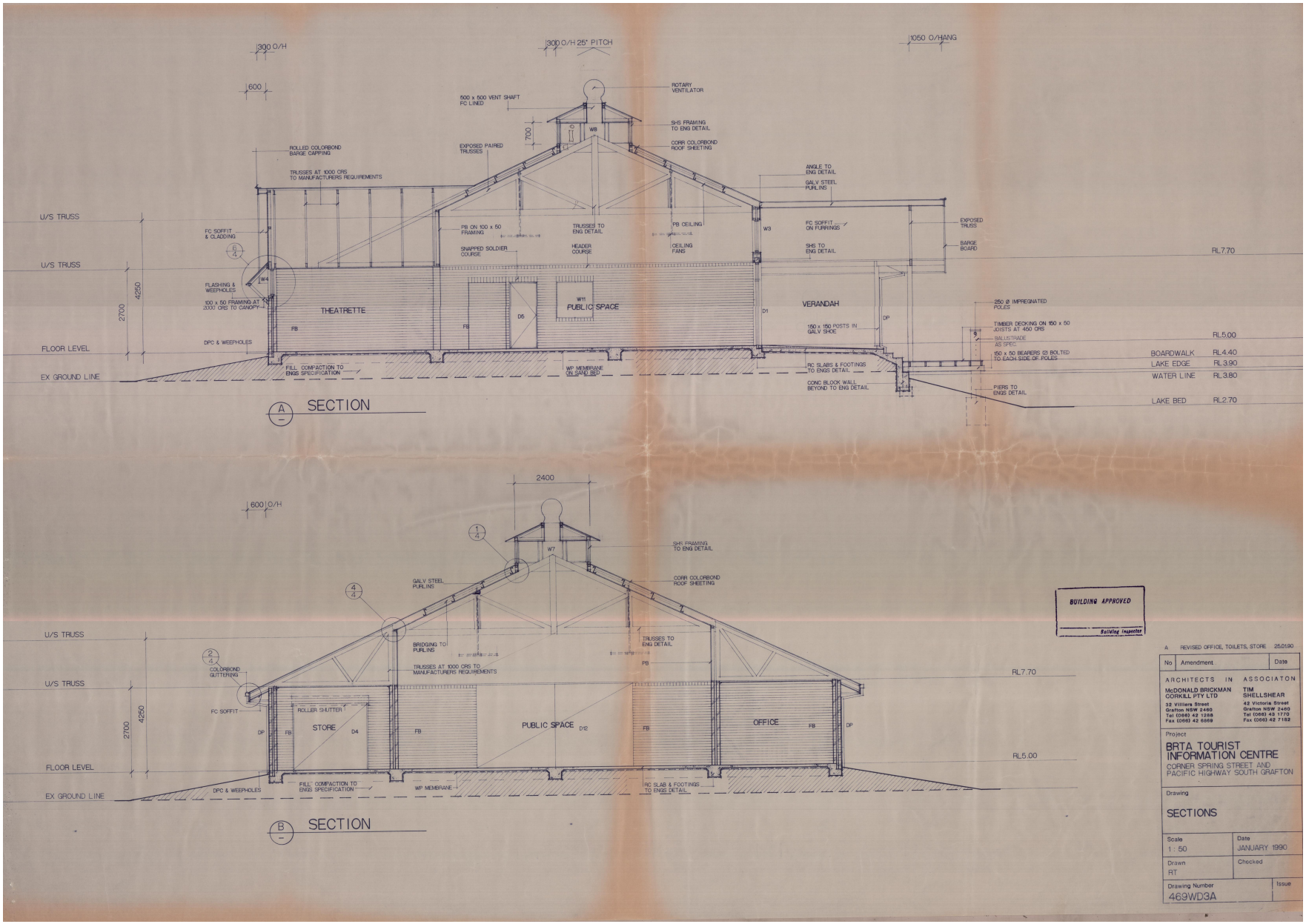
Occupied 21-12-90 KH

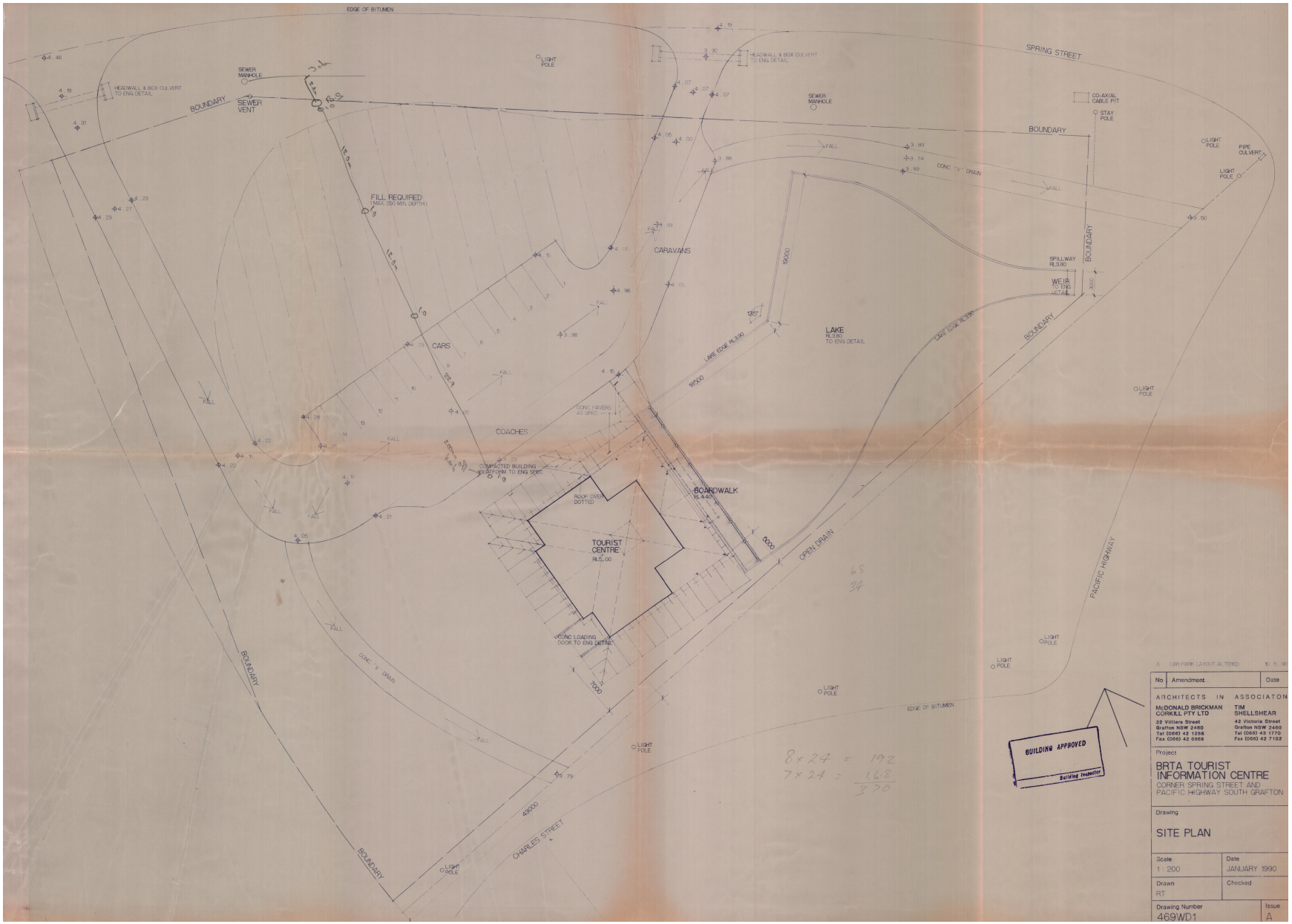
HAVE ALL TOWN PLANNING AND BUILDING CONDITIONS BEEN COMPLIED WITH: YES/NO

DATE OF COMPLETION INSPECTION:_____

FINAL INSPECTOR'S NAME_____

McPHEE PRINT GRAFTON


300 O/H
300 O/H 25° PITCH
1050 O/HANG
600
500 x 500 VENT SHAFT FC LINED
ROTARY VENTILATOR
SHS FRAMING TO ENG DETAIL
CORR COLORBOND ROOF SHEETING
700
ROLLED COLORBOND BARGE CAPPING
EXPOSED PAIRED TRUSSES
TRUSSES AT 1000 CRS TO MANUFACTURERS REQUIREMENTS
ANGLE TO ENG DETAIL
GALV STEEL PURLINS
U/S TRUSS
U/S TRUSS
FC SOFFIT & CLADDING
PB ON 100 x 50 FRAMING
TRUSSES TO ENG DETAIL
PB CEILING
FC SOFFIT ON FURRINGS
EXPOSED TRUSS
SNAPPED SOLDIER COURSE
HEADER COURSE
CEILING FANS
SHS TO ENG DETAIL
BARGE BOARD
RL7.70
FLASHING & WEEPHOLES
100 x 50 FRAMING AT 2000 CRS TO CANOPY
THEATRETTE
PUBLIC SPACE
VERANDAH
250 Ø IMPREGNATED POLES
TIMBER DECKING ON 150 x 50 JOISTS AT 450 CRS
150 x 150 POSTS IN GALV SHOE
BALUSTRADE AS SPEC
150 x 50 BEARERS (2) BOLTED TO EACH SIDE OF POLES
RL5.00
BOARDWALK RL4.40
LAKE EDGE RL3.90
WATER LINE RL3.80
LAKE BED RL2.70
2700
4250
FLOOR LEVEL
EX GROUND LINE
DPC & WEEPHOLES
FILL COMPACTION TO ENGS SPECIFICATION
WP MEMBRANE ON SAND BED
RC SLABS & FOOTINGS TO ENGS DETAIL
CONC BLOCK WALL BEYOND TO ENG DETAIL
PIERS TO ENGS DETAIL
SECTION
2400
600 O/H
SHS FRAMING TO ENG DETAIL
GALV STEEL PURLINS
CORR COLORBOND ROOF SHEETING
BUILDING APPROVED
Building Inspector
U/S TRUSS
U/S TRUSS
COLORBOND GUTTERING
BRIDGING TO PURLINS
TRUSSES TO ENG DETAIL
TRUSSES AT 1000 CRS TO MANUFACTURERS REQUIREMENTS
RL7.70
FC SOFFIT
ROLLER SHUTTER
STORE
PUBLIC SPACE
OFFICE
RL5.00
2700
4250
FLOOR LEVEL
EX GROUND LINE
DPC & WEEPHOLES
FILL COMPACTION TO ENGS SPECIFICATION
WP MEMBRANE
RC SLAB & FOOTINGS TO ENGS DETAIL
SECTION
A REVISED OFFICE, TOILETS, STORE 25.0.90
No Amendment Date
ARCHITECTS IN ASSOCIATION
McDONALD BRICKMAN CORKILL PTY LTD
32 Villiers Street Grafton NSW 2460 Tel (066) 42 1288 Fax (066) 42 6869
TIM SHELLSHEAR
42 Victoria Street Grafton NSW 2460 Tel (066) 43 1770 Fax (066) 42 7182
Project
BRTA TOURIST INFORMATION CENTRE
CORNER SPRING STREET AND PACIFIC HIGHWAY SOUTH GRAFTON
Drawing
SECTIONS
Scale 1 : 50
Date JANUARY 1990
Drawn RT
Checked
Drawing Number 469WD3A
Issue


EDGE OF BITUMEN
SPRING STREET
BOUNDARY
SEWER MANHOLE
SEWER VENT
HEADWALL & BOX CULVERT TO ENG DETAIL
LIGHT POLE
CO-AXIAL CABLE PIT
STAY POLE
PIPE CULVERT
FILL REQUIRED (MAX 250 MIN DEPTH)
CARAVANS
CARS
COACHES
CONC 'V' DRAIN
FALL
SPILLWAY RL3.80
WEIR TO ENG DETAIL
LAKE RL3.80 TO ENG DETAIL
LAKE EDGE RL3.80
CONC PAVERS AS SPEC
COMPACTED BUILDING PAD/PERIM TO ENG SPEC
BOARDWALK RL4.40
ROOF OVER DOTTED
TOURIST CENTRE RL5.00
CONC LOADING DOCK TO ENG DETAIL
OPEN DRAIN
PACIFIC HIGHWAY
CHARLES STREET
BUILDING APPROVED
Building Inspector
No Amendment Date
A CAR PARK LAYOUT ALTERED 10.5.90
ARCHITECTS IN ASSOCIATION
McDONALD BRICKMAN CORKILL PTY LTD
32 Villiers Street Grafton NSW 2460 Tel (066) 42 1288 Fax (066) 42 6869
TIM SHELLSHEAR
42 Victoria Street Grafton NSW 2460 Tel (066) 43 1770 Fax (066) 42 7182
Project
BRTA TOURIST INFORMATION CENTRE
CORNER SPRING STREET AND PACIFIC HIGHWAY SOUTH GRAFTON
Drawing
SITE PLAN
Scale 1 : 200
Date JANUARY 1990
Drawn RT
Checked
Drawing Number 469WD1
Issue A

SPECIFICATION

FOR

NEW TOURIST INFORMATION CENTRE

AT

CORNER OF SPRING STREET AND PACIFIC HIGHWAY
SOUTH GRAFTON, NSW

FOR

GRAFTON CITY COUNCIL

Architects in Association:

McDONALD BRICKMAN CORKILL PTY LTD
32 Villiers Street
GRAFTON NSW 2460

TIM SHELLSHEAR
42 Victoria Street
GRAFTON NSW 2460

Structural and Civil Engineers:

NEIL McKENZIE & ASSOCIATES
110 Queen Street
GRAFTON NSW 2460

February 1990

GRAFTON CITY COUNCIL
APPROVED - subject to conditions set out in
Permit No: 90/121
This Approval specifically excludes the removal
of any tree upon a public road.
Date 31 MAY 1990
Principal Building Inspector

INDEX

SPECIFICATIONS AND DRAWINGS 1A.08

Follow figures dimensions on the Drawings. Do not scale dimensions. Should there be anything shown on the plans but omitted from the specification, or vice versa, the same shall be considered binding as if it were contained in both. Where a construction is obviously inferred, or is usual and proper to the class of building generalized in the specification, the same shall be included, notwithstanding that construction of such necessary items is not specifically mentioned in this specification or shown in the drawings.

No extras to the contract sum shall be allowed resulting from misinterpretation of plans, specifications or directions.

FACILITIES 1A.09

The Builder shall be responsible for providing his own facilities and facilities for his sub-contractors and workmen for the entire duration of the contract. Remove temporary facilities from site on completion.

TEMPORARY SERVICES 1A.10

The Builder shall arrange for all temporary services for water and power that he may require to carry out the work and shall pay all costs and charges in regard to same.

DAMAGE 1A.11

Make good any existing facilities and services on site or adjoining sites damaged during the course of construction and restore any damaged paving.

Builder's liability for injury or damage to property shall include public and private property, on or adjoining the site.

SUPERVISION BY BUILDER 1A.12

Keep a competent foreman on the works in charge of all trades. Reasonable personal supervision by the Builder will be expected and any directions or explanations given by the Architect to the Foreman in the absence of the Builder shall be held to have been given to the Builder.

OTHER CONTRACTORS ON SITE 1A.13

The Builder shall allow for Contractors to be on site during the progress of the works to install specialised equipment under separate contract. Such Contractors shall include:

Telecom technicians
Floor laying specialists
Joinery and partition installers
Computer technicians

The Builder shall afford all reasonable facilities to the above Contractors.

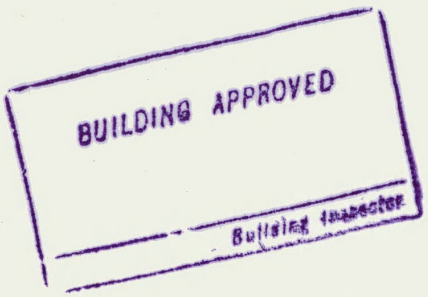
CONTINGENCIES 1A.17

Allow the sum listed in the Schedule of Monetary Sums for contingencies. Expenditure of any portion of this sum shall be made only upon written directions from the Architect.

Unexpended money to be credited to the Proprietor at final accounts.

SALES TAX 1A.18

EXEMPTIONS: Materials, plant and equipment purchased for incorporation in the works are exempt from sales tax under the Sales Tax (Exemptions and Classification) Act. Accordingly no sales tax shall be included in the Contract.



EXCAVATOR 1C

EXTENT OF WORK 1C.01

This part covers the necessary earthworks to prepare the site for building operations and includes lake excavation, filling, compacting and grading as necessary for the parts as shown on the drawings.

GENERALLY 1C.02

All earthworks shall be suspended when unsatisfactory work would result due to inclement weather.

Provision in forming final levels shall be made for paving thicknesses

During the process of excavations the surface shall be maintained in such condition that it is thoroughly drained at all times. Temporary drains shall be provided where necessary to attain this condition.

Cuts and drains are to be trimmed by mechanical, hand or by whatsoever means, neat to profiles shown on the drawings.

Surfaces shall be completely free of depressions, potholes and loose materials in readiness for building operations.

EXCAVATIONS 1C.03

The Builder shall excavate to the lines and levels shown on the drawings, making allowance for compaction of the surface.

Should the Builder excavate below the required level, he shall replace such excavation with approved imported materials at his own expense.

Excavate for footings in compacted fill to widths and depths required. Bottoms of excavations to be level and solid and kept free from water.

Excavate for all drains and other services including water and stormwater to the necessary widths and depths to give the required cover.

Surplus excavated material shall be removed from site.

FILLING 1C.04

Filling under built areas and pavings shall be approved excavated material, laid in and compacted ABS, brought up to levels as necessary without depressions occurring. Trim batters to profiles indicated.

On completion spread stockpiled topsoil on batters as directed.

BACK FILLING 1C.05

Back filling to footings, service and drainage trenches shall be ABS 'FILLING'.

DRAINER 1D

GENERALLY 1D.01

The works shall be carried out by licensed tradesmen in accordance with the regulations of the Grafton City Council and generally as shown on the drawings.

During the construction of the works, the Builder shall seal off all open ends of pipes in such a manner as to prevent the entry of foreign matter into the lines.

On completion of the installation and before covering up, the drainage works shall be tested under normal working conditions as directed by and in the presence of the Health Inspector or his representative.

EXCAVATION FOR DRAINS 1D.02

Excavations for all drains shall be as such as to provide a minimum cover as required by regulations, with a minimum cover of 300mm, and to such depths as to comply with the systems as designed.

The excavation shall be maintained and after inspection and approval, back filled ABS 'EXCAVATOR' immediately after approval of the lines.

UPVC LINES 1D.03

Pipes and fittings shall be UPVC of diameters indicated, jointed with UPVC cement in accordance with the relevant SAA Codes.

Clearing and inspection eyes shall be UPVC, located at changes in direction and at maximum 12 metre spacings. Lay to a minimum fall of 1/100 unless otherwise specified.

SEWER DRAINAGE 1D.04

PVC pipes to be sizes as indicated, sewer quality. Supply all fittings necessary for the satisfactory completion of the work, including gullies, bends, junctions, taper lines, inspection pieces, traps and vents.

Lay sewer drains to connect all sanitary fixtures to existing sewer main as indicated.

STORMWATER DRAINAGE 1D.05

PVC pipes to be sizes as indicated, stormwater quality.

Lay stormwater drains to take discharges from bases of downpipes and discharge into lake as indicated.

GUARANTEE 1D.06

The whole of the work as specified herein shall be guaranteed for a period of six (6) months from the date of Practical Completion.

JOINTS AND JOINTINGS 1E.07

All concrete slabs are to be placed in complete sections in one operation between joints as shown on the drawings. Provide joints and joint fillings as indicated on Engineer's plans.

COMPACTION 1E.08

The concrete shall be thoroughly compacted by mechanical vibrators and hand methods, and carefully worked around the reinforcement and embedded fixtures and into the corners of the formwork.

FOOTINGS 1E.09

Pour footings as shown on the drawings. Fix reinforcement and secure in trenches ABS.

SLABS, BEAMS, STAIRS 1E.10

Lay concrete slabs and beams, stairs as indicated on Engineer's plans. Form setdowns for finishes as indicated. Compact ABS.

MEMBRANE 1E.11

Cover fill under slabs with 0.2mm thick Fortecon or equal, lapped 150mm at joints and sealed with pressure sensitive tape. Seal around service risers.

CURING 1E.12

Immediately the surface of the concrete is screeded, trowelled or otherwise finished, the exposed surface shall be protected from drying by waterproof sheeting sealed at all laps. The protection shall be maintained for at least seven days.

SURFACE FINISH GENERALLY 1E.13

Surfaces to receive ceramic tiles in wet areas shall be set down as indicated, struck off, consolidated and levelled. Roughen surface prior to initial set.

Surfaces elsewhere shall be struck off, consolidated, levelled and floated to a uniform smooth finish, free of high and low spots, with a power driven float. Hand floating with wood floats shall be used in locations inaccessible to the power driven machine.

BROOM FINISH 1E.14

Immediately after machine floating ABS, give a coarse transverse scored texture by drawing a broom across the surface.

Location: Tile paved areas internally and externally, loading dock.

DAMP PROOF COURSE (DPC) 1F.05

Material: Aluminium core equal to Super Alcor bitumen coated.

Location: Full width of all brick walls, lapped at angles and intersections and 150mm at joints, at floor level and where indicated.

FLASHINGS IN BRICKWORK 1F.06

Material: Aluminium core ABS unless otherwise specified.

Location: Build into brickwork in continuous lengths where indicated, to detail. Make flashings min. 450mm longer than openings. Build 25mm into brick skin and across cavity with weepholes at 900mm centres.

STEEL LINTELS 1F.07

Provide angle lintels as indicated on Structural Engineer's drawings, hot dipped galvanized after fabrication.

WALL TIES 1F.08

Build into brick walls 3.2mm galv. wire ties spaced 600mm vertically and 600mm horizontally. Tie brickwork to concrete and steel columns as indicated on Structural Engineer's drawings.

CONTROL JOINTS (CJ) 1F.09

Form vertical and horizontal joints 15mm wide to full thickness of brickwork where indicated.

Set into joint a 19mm diam. polyethylene backing strip and seal with polysulphide based sealing compound a.t.m.r., colour to blend with mortar colour.

COMPLETION 1F.10

Clean facework progressively as the work proceeds.

Clean out all cavities and ties to approval. Clean face brickwork where directed in accordance with "Notes on Science Building" NSB No. 59, with 5% hydrochloric acid solution. Leave in first class condition.

ROLLER SHUTTER 1G.08

Roller shutter shall be approved type, colorbond selected colour finish and shall include all equipment and fixings, guides, locking devices and the like. Install a.t.m.r.

ALUMINIUM WINDOWS (AL) 1G.09

Aluminium windows and doors shall be equal to Comalco Series 4W awning windows, Series 1C sliding windows and Alcan 400 Narrowline shopfront suite, supplied by an approved Firm and glazed in accordance with AS 1288 with clear glass. Install as detailed.

Provide insect screens to all opening sashes.

Provide winding gear and sliding window locks to all opening sashes.

Construct from aluminium extrusions structurally adequate for the sizes indicated. Sections shall be designed for flush glazing with integral pockets and snap-on beads. Assembly shall be by heavy gauge stainless steel self-tapping screws driven into the screw flutes provided in the mating sections.

Provide matching aluminium folded cover plates to corners where indicated. Install door closers ABS 'HARDWARE'.

Where indicated provide louvres equal to Breezeway by Stormline, screw fixed to aluminium frames a.t.m.r. Glaze with 6mm laminated glass, edges ground smooth.

Finish: Exterior grade polyester powder coated, selected colour, to doors, windows, trims and cover plates.

MIRRORS 1G.10

Provide where indicated glass mirrors fixed to wall with c.p. dome headed screws.

STRUCTURAL STEELWORK 1G.11

Provide the whole of the structural steelwork, generally as shown on Engineer's plans, and with fixings, drillings, etc. as required to complete the details as shown on Architect's and Engineer's plans.

Erect the steelwork plumb and true, properly stayed until final boltings and tightening. All bolts are to have washers fitted as indicated.

Structural steel shall be zinc chromate primed before delivery onto site. Remove rust scale and crayon markings prior to priming. Avoid runs or similar flaws in priming finish. Touch up priming as necessary after any site welding. Hot dip galvanise steelwork where indicated on Engineer's plans.

Structural steelwork shall include galv. steel purlins, hold downs to brickwork and steel connections to roof trusses as indicated.

CARPENTER 1H

GENERALLY 1H.01

Generally all timber shall comply with the requirements of the relevant SAA Codes and be of best quality suited to use.

Joinery timbers shall be seasoned to moisture content between 10% and 15%.

Stud framing:	100 x 50 hardwood where indicated, power fixed to steel posts at corners.
Wall plates:	100 x 50 hardwood secured to brickwork with galv plates and hold down bolts to Engineer's detail.
Fascia and barges:	Ex 200 x 25 oregon. Prime before fixing.
Roof battens:	50 x 38 hardwood. Screw fix to trusses at 900mm centres. Trim with 100 x 38 battens at valleys.

FLUSH DOORS 1H.02

Fit all doors with 3mm clearance on butt hinges ABS 'METALWORK'. Seal top and bottom edges of doors before fixing.

Doors shall be as follows:

Type 1 2040 x 820 x 35mm blockboard infill, 3mm thick ply for paint finish.

Type 2 1800 x 600 x 20mm blockboard infill, 3mm thick ply for paint finish.

Type 3 Paired 2040 x 820 x 35mm blockboard infill, 3mm thick ply for paint finish. Rebated meeting stiles.

STORE BENCH 1H.03

Allow the sum listed in the Schedule of Monetary Sums for the supply and installation of bench and sink unit where indicated.

Allow to connect to hot and cold water and drainage.

FIBROUS CEMENT CLADDING (FC) 1H.10

Sheet external stud framing with 6mm thick fibrous cement a.t.m.r. Tape and set joints ABS where indicated.

Elsewhere butt join sheets and provide 60 x 15 cover battens, secured with galv. clouts. Prime before fixing.

ROOF LANTERN 1H.11

To roof lantern framing ABS 'METALWORK' provide 75 x 50 H.W. plates, rafters, joints and purlins, fixed to Engineer's details. Trim for 500 x 500 ventilation shaft. Line ceiling and shaft with 6mm fibrous cement, tape and set joints, PVC moulds to external corners.

DOWNPIPES 1J.07

Provide downpipes where indicated.

Downpipes shall be 90mm diam zincalume fixed with galv. brackets to walls and posts at 1800mm centres. Provide all necessary branches and connections to connect to gutters and stormwater lines.

Finish: Paint finish.

AWNING ROOF 1J.08

To awning framing ABS screw fix corrugated colorbond roofing ABS.

Provide apron flashing ABS dressed up behind fibrous cement cladding.

ROTARY VENTILATOR 1J.09

Provide where indicated equal to Western rotary ventilator model No. WR400 with type 1 base, prefinished to match roof sheeting, as supplied by Western Ventilation Equipment Pty Ltd.

Fix to roofing a.t.m.r.

FIXTURES 1K.06

Provide and install the following sanitary fixtures:

Toilets:	3 x Caroma 'Clairmont V533' toilet suite, 'Contour' seat and flap.
	1 x Caroma 'Concorde V510' disabled persons pan with 'V532 150' cistern and 'Contour' seat and flap.
Wall basins:	3 x Caroma 'Flair V564' basins on concealed brackets.
Sink:	1 x Clark flushline centre bowl 1200mm long with three tap holes.
Urinal:	1 x Caroma 'Torres V621' wall hung urinal with V539 320mm wide cistern.

PAINTING 1M

STANDARDS 1M.01

Generally painting and paints, pigments, oils and fillers shall be in accordance with the relevant Australian standard.

Prepare all surfaces for painting by cleaning, filling and smoothing to extent necessary to achieve a proper smooth surface to receive the specified coating.

METAL ENAMEL 1M.02

Clean thoroughly and etch prime, one under coat, two coats full gloss enamel.

Apply to: Downpipes, steel door frames, steel lintels.

SATIN ACRYLIC 1M.03

Fill imperfections, sand smooth and clean, one coat sealer, two coats satin washable acrylic.

Apply to: Plasterboard walls and ceilings, fibrous cement soffits.

ENAMEL (TIMBER) 1M.04

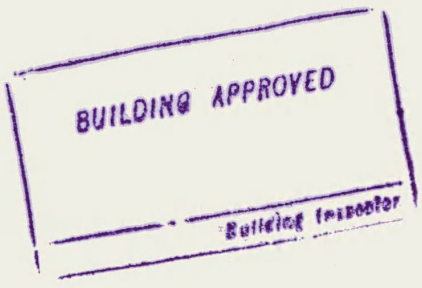
Stop, fill and sand smooth, one coat pink primer, one undercoat and two coats full gloss enamel.

Apply to: Timber doors.

SEMI-GLOSS ACRYLIC 1M.05

Fill imperfections, sand smooth and clean, one coat sealer, two coats semi-gloss acrylic.

Apply to: Posts and beams, fascias, barges and trusses, fibrous cement cladding, awning frames.



PART 2 - EXTERNAL WORKS 2A

SCOPE OF WORK 2A.01

The works in this Section comprise work outside built areas and includes work to lake, boardwalk, landscaping, carpark and driveways, paths and ramps.

BOARDWALK 2A.02

All timbers shall be CCA pressure impregnated in accordance with the relevant SAA Codes.

Frame up in 250mm diam hardwood poles set in concrete footings to Engineer's detail.

Bearers: Paired 150 x 50 hardwood notched into poles and secured to poles and foundation wall with 15 diam galv. bolts and washers.

Joists: 150 x 50 hardwood at nom. 450mm centres spiked to bearers with galv. clouts.

Battens: 100 x 38 hardwood battens spaced 3mm apart spiked to joists with galv. clouts.

Balustrade: 50mm nom. bore galv. pipe top rail and four rows of 5mm diam. galv. multi-strand wires, spaced equally and secured to end posts with galv. eye bolts and turnbuckles.

PATHS AND RAMPS 2A.03

Provide where indicated in selected concrete pavers, close butted on 100mm compacted sand bed. Tamp down with mechanical flat plate vibrator and sweep sand into joints.

Set edge pavers on 100mm concrete bed.

LAKE WORKS 2A.04

Lake works, including concrete weir and concrete block edging and low flow drainage lines to be in accordance with Engineer's details.

Excavate to proviles and levels indicated in drawings. Arrange for Engineer to inspect foundation material on completion of excavation. Any unsuitable material shall be removed and made good to Engineer's written directions ABS 'CONTINGENCIES'.

GRAFTON CITY COUNCIL

File: 36

LOCAL GOVERNMENT ACT, 1919 (AS AMENDED)
Ordinance No. 70

BUILDING PERMIT

TO:
Grafton City Council
PO Box 24
GRAFTON 2460

CIVIC CENTRE,
GRAFTON. 2460.
TEL. (066) 42 2266
FAX. (066) 42 7647

31 May 1990

Dear Sir,

THIS IS TO CERTIFY that the Plans and Specifications numbered 90/121 - Tourist Information Centre - in respect of the above Application have been approved by the above Council.

This approval shall not extend to and shall not affect the rights of the Council in respect to any matter appearing in or arising out of such Plans and Specifications, which is not in conformity with the Local Government Act, 1919, and the Ordinances thereunder. This Permit is issued subject to compliance with the conditions listed hereunder.

OWNER: GRAFTON CITY COUNCIL

BUILDER: NOT KNOWN

LOT 452 SECTION - D.P. 793187

PROPERTY: SPRING STREET, SOUTH GRAFTON

R. INGRAM,
CHIEF HEALTH & BUILDING SURVEYOR.
Signed under the direction of Council Minute No. 364 dated 28.5.1990.

CONDITIONS OF APPROVAL:

(1) The builder SHALL GIVE COUNCIL'S OFFICERS not less than 24 HOURS NOTICE of works construction in accordance with the attached Schedule, OR at any stage specified by Council.

(2) Builder shall ENSURE THAT EAVE AND WALL DISTANCE TO BOUNDARY complies with CLAUSE 11 of ORD. 70. Failure to comply may result in refusal of a Certificate under Section 317AE of the Act.

(3) The planting of trees and shrubs within 3.5m of Council's sewer main is prohibited unless prior written approval of Council is obtained.

(4) The conditions of Development Consent No. 88/111 dated 28/5/1990 issued under the Environmental Planning and Assessment Act, 1979 are to be complied with.

(5) By virtue of Ordinance 70, Clauses 6.1 & 16.1, the Class of Building is IX(b), Type 5 Construction.

INSPECTION BEFORE OCCUPATION

(Ordinance 70, Cl. 3.3 and 3.4)

Before permitting any person to use or occupy any uncompleted building and forthwith upon completion of any unoccupied building, the person by or in consequence of whose order the building is being erected shall give notice in writing to the Council.

Sect. 315 L.G. Act.

This Permit is void if the work to which it refers is not substantially commenced within TWELVE months from the above date.

APPEAL

Any person aggrieved by a condition on this Permit may appeal to the LAND & ENVIRONMENT COURT.

ANNEXURE TO NOTICE TO APPLICANT OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application No. 88/111 (As amended)

The conditions of consent are as follows:

1. Vehicular access to the site shall be at the satisfaction of the City Engineer and the requirements of the Roads and Traffic Authority.

2. Car parking area shall be gravel sealed and spaces clearly delineated.

3. Access to the car parking area shall be clearly signposted to encourage its use.

4. Suitable barriers are to be erected on the site to ensure that vehicular access to the parking area is via the designated entry/exit points only, ie landscaping, logs, bollards etc.

5. That an updated hydrological report be submitted with the building application, if the building or lake is substantially changed.

6. That a structural engineer's report on the ability of the building to withstand the possible flood inundation be submitted with the building application.

7. That all water and sewerage services be provided to the building in accordance with the requirements of the City Engineer.

8. That the floor level of the proposed Tourist Centre be no less than RL 5.3 AHD.

9. That the car park area is constructed as close as possible to the existing ground levels to reduce possible afflux in time of flood.

.....
Signature on behalf of Consent Authority

30 May 1990

:larence Valley Council | South Grafton Tourist Information Centre
Lot 2 DP839420 | 8 December 2017

Assessed by Michael Powell (AD204642) South Grafton Tourist Information centre

'his register is based on a visual inspection. **This building was constructed in 1992.Any building built after 1990 is presumed to be free of building products that contain asbestos containing material.No asbestos material was detected in the inspection conducted 8/12/2017**

Cavities, doors, glues, gaskets, seals, materials that are hidden from view, false walls , air conditioning ducts, Underground pipe work , Telecommunication pits, Sub floor space between levels, Under carpet/underlay , Under tiles, Walls frame cavities, under stucco decoration, material under decorative finishes, material under flashings etc. are presumed to contain ACM and should be referred to a competent person for verification prior to work being undertaken. The register must be read in conjunction with the Asbestos Survey including the limitations of a Asbestos Survey

D	Location	Room Description	Surface	ACM product description	Type	Condition	Risk Rating	Sample Taken	Sample Results	Identification of ACM by	Accessible	Notes

tisk Rating	
1	· There is an increased potential for fibre exposure and/or transfer of fibres to other areas
2 Medium	· Asbestos is unstable and there is a potential for disturbance or material is accessible and when disturbed may present a short-term exposure risk or disturbance due to maintenance, refurbishment, renovation, demolition is likely to occur, or disturbance of ACM likely to occur. · Control measures are to be taken at earliest possible time. · Asbestos cement debris at soil surface is in an accessible area and disturbance is likely to occur
3 Low	· Potential Hazard during Refurbishment · Friable asbestos is stable and has low disturbance potential · Non friable asbestos with no or <10% area damage and no exposure risk unless disturbed or loose cement debris in low access area. · Control measures are to be taken at earliest possible time. · Removal may be deferred unless disturbance is possible due to maintenance, refurbishment, renovation, or demolition.
4 Negligible	· Non-friable asbestos material is stable · Control measures are to be taken at earliest possible time. · Low potential for disturbance and does not present a risk unless cut, drilled, sanded or abraded.

REGIONAL GEOTECHNICAL SOLUTIONS

Manning-Great Lakes
Port Macquarie
Coffs Harbour

RGS32420.1 - AC

10 February 2021

Rick Bennell & Associates
38 Ocean View Road
ARRAWARRA HEADLAND NSW 2456

Attention: Rick Bennell

Dear Rick,

RE: Proposed Rezoning - Lot 2 DP839420, Spring Street South Grafton

Additional Testing

Regional Geotechnical Solutions Pty Ltd (RGS) has completed additional testing at the above site following the Stage 1 and 2 Site Contamination Assessment (SCA) undertaken by RGS in November 2020. The results of the site contamination assessment are presented in Report No. RGS32420.1 – AB dated 26 November 2021.

The assessment concluded that for all soil samples tested heavy metals, TPH, BTEX, PAH, OC/OP pesticides, PCBs were either at concentrations below the laboratory detection limits or at concentrations below the adopted health assessment criteria for commercial / industrial land use. The testing also indicated that no asbestos was present within any of the samples tested.

For the one water sample tested (W1) from the existing pond analysis found that all heavy metals tested except mercury exceeded the adopted threshold. As such further testing of the water within the pond, and the underlying soil in the pond was recommended by RGS.

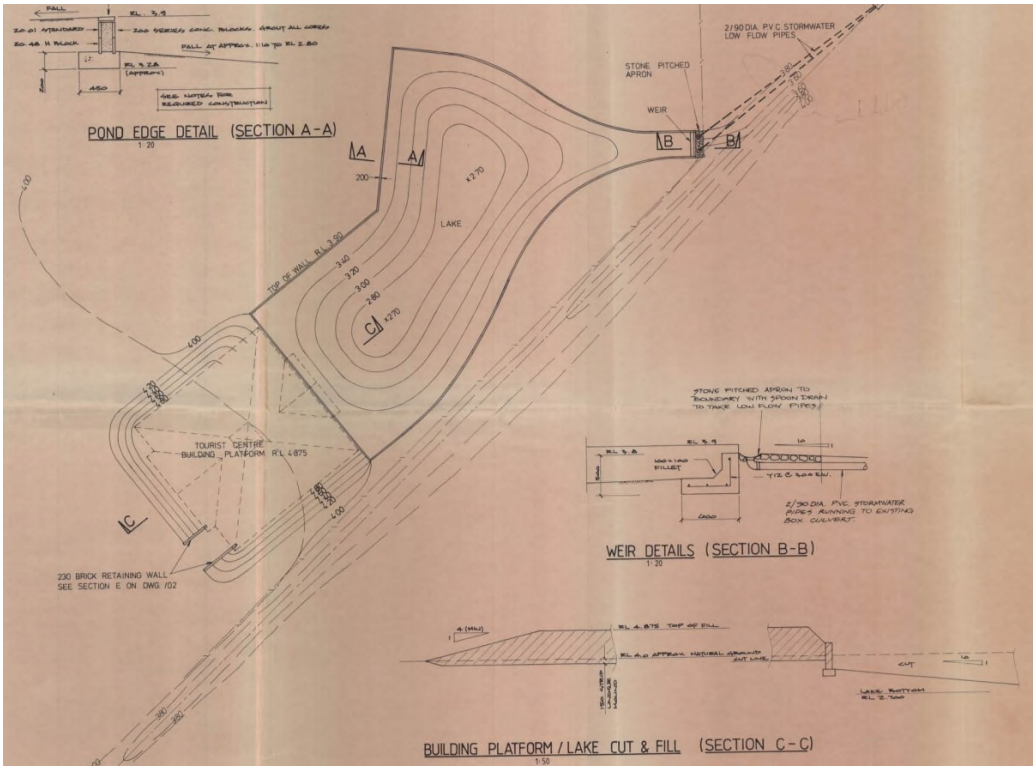
Based on this and in consideration of recommendations from Clarence Valley Council (CVC) RGS returned to the site on 20 January 2021 to undertake sampling for additional testing.

CVC provided original design drawings of the pond that indicated there is an outlet/overflow point at the northeast corner of the pond and the base of the pond is not lined. The drawing is reproduced below.

Regional Geotechnical Solutions Pty Ltd
ABN 51141848820

Unit 14, 25-27 Hurley Drive
Coffs Harbour NSW 2450
Ph. (02) 6650 0010

Email louis.d@regionalgeotech.com.au
Web: www.regionalgeotech.com.au



Design drawings for the existing pond.

The following limited scope testing was undertaken:

- Four (4) samples of the sediments at the base of the pond.
- Two (2) samples of surface soils at the outlet / overflow point as per the drawing.
- One (1) water sample tested for dissolved metals.

The samples were collected in laboratory supplied glass jars using a clean pair of gloves at each sampling location. The samples were stored and transported in a cooled Esky to a NATA accredited laboratory for analysis.

The assessment was carried out in accordance with the National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013). The NEPM document provides a range of guidelines for assessment of contaminants for various land uses. The site is proposed to be rezoned to "B5 Business Development". Therefore, the investigation levels for "commercial / industrial" land use have been adopted as the primary investigation criteria. In accordance with the NEPM guidelines the following criteria were adopted for this assessment:

- Health investigation levels (HIL) for commercial / industrial land use were used to assess the potential human health impact of heavy metals and polycyclic aromatic hydrocarbons (PAHs).
- Groundwater Investigation levels (GILs) for drinking water use were used to assess the potential human health impact of heavy metals.

- Health Screening Levels (HSL) for coarse textured (sand) or fine textured (silt or clay) soils on a commercial / industrial site were adopted as appropriate for the soils encountered to assess the potential human health impact of petroleum hydrocarbons including benzene, toluene, ethylbenzene and xylene (BTEX) compounds.
- Ecological Investigation Levels (EIL) for commercial / industrial land use were used for evaluation of the potential ecological / environmental impact of heavy metals and PAH.
- Ecological Screening Levels (ESL) for coarse textured (sand) or fine textured (silt or clay) soils on a commercial / industrial site were adopted as appropriate for the soils encountered, to assess the potential ecological / environmental impact of petroleum hydrocarbons and BTEX compounds.

An evaluation of the laboratory test results against the adopted soil assessment criteria as presented in RGS32420.1 – AB indicates all soil samples tested (from base of pond and outlet point) revealed levels below the adopted assessment criteria for all contaminants tested.

The analysis of the additional water sample indicated that the sample was below the 'drinking water' criteria for all contaminants tested, however, exceed the 'fresh water' criteria for zinc. All other contaminants were below the criteria of both fresh water and drinking water.

The water sample P1 revealed a zinc concentration of 0.011mg/L. This exceeds the threshold for fresh water of 8µg/L, however, does not exceed the criteria for marine water (15µg/L), there is no criteria for drinking water for zinc.

The site is proposed to be rezoned as B5 Business Development and is located within an industrial area with no sensitive ecosystems nearby. Future developments will typically be of an industrial / commercial nature and involve minimal vegetation, therefore the elevated zinc levels would have negligible impact to the surrounding environment. Potential human health impacts associated with the elevated zinc would be negligible. If the pond water is to be disposed of offsite it should not be introduced to any freshwater sites without prior treatment.

This report comprises the results of an investigation carried out for a specific purpose and client as defined in the document. The report should not be used by other parties or for purposes or projects other than those assumed and stated within the report, as it may not contain adequate or appropriate information for applications other than those assumed or advised at the time of its preparation. The contents of the report are for the sole use of the client and no responsibility or liability will be accepted to any third party. The report should not be reproduced either in part or in full, without the express permission of Regional Geotechnical Solutions Pty Ltd.

Contaminated site investigations are based on data collection, judgment, experience, and opinion. By nature, these investigations are less exact than other engineering disciplines. The findings presented in this report and used as the basis for the recommendations presented herein were obtained using normal, industry accepted practises and standards. To our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

Recommendations regarding ground conditions referred to in this report are estimates based on the information available at the time of its writing. Estimates are influenced and limited by the fieldwork method and testing carried out in the site investigation, and other relevant information as has been made available. In cases where information has been provided to Regional Geotechnical Solutions for the purposes of preparing this report it has been assumed that the information is accurate and appropriate for such use. No responsibility is accepted by Regional Geotechnical Solutions for inaccuracies within any data supplied by others.

If site conditions encountered during construction vary significantly from those discussed in this report, Regional Geotechnical Solutions Pty Ltd should be contacted for further advice.

This report alone should not be used by contractors as the basis for preparation of tender documents or project estimates. Contractors using this report as a basis for preparation of tender documents should avail themselves of all relevant background information regarding the site before deciding on selection of construction materials and equipment.

If you have any questions please do not hesitate to contact us.

For and on behalf of **Regional Geotechnical Solutions Pty Ltd**

Prepared by

Louis Davison

Geotechnical Engineer

Reviewed by

Adam Holzhauser

Associate Geotechnical Engineer

Attachments

Figure 1
Laboratory test results

REGIONAL GEOTECHNICAL SOLUTIONS	Client	Rick Bennell & Associates	Job No.	RGS32420.1 - AC
	Project:	Proposed Rezoning - Additional Testing Lot 2 DP839420, Spring Street South Grafton	Drawn By:	LD
			Date:	18-Feb-21
	Title:	Sample Location Plan	Drawing No.	**FIGURE 1**

ALS Environmental

CERTIFICATE OF ANALYSIS

Work Order	: **ES2102510**	Page	: 1 of 12
Client	: **REGIONAL GEOTECHNICAL SOLUTION**	Laboratory	: Environmental Division Sydney
Contact	: LOUIS DAVIDSON	Contact	: Customer Services ES
Address	: Unit 14 25-27 Hurley Drive COFFS HARBOUR NSW, AUSTRALIA 2450	Address	: 277-289 Woodpark Road Smithfield NSW Australia 2164
Telephone	: +61 02 6553 5641	Telephone	: +61-2-8784 8555
Project	: RGS32420.1 - Proposed Rezoning - Testing Round 2	Date Samples Received	: 27-Jan-2021 09:15
Order number	: ----	Date Analysis Commenced	: 28-Jan-2021
C-O-C number	: ----	Issue Date	: 02-Feb-2021 14:58
Sampler	: ----		
Site	: Spring Street South Grafton		
Quote number	: EN/222		
No. of samples received	: 7		
No. of samples analysed	: 7		

Accreditation No. 825
Accredited for compliance with ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	*Position*	*Accreditation Category*
Edwandy Fadjar	Organic Coordinator	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjar	Organic Coordinator	Sydney Organics, Smithfield, NSW
Ivan Taylor	Analyst	Sydney Inorganics, Smithfield, NSW
Sanjeshni Jyoti	Senior Chemist Volatiles	Sydney Organics, Smithfield, NSW

General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.
LOR = Limit of reporting
^ = This result is computed from individual analyte detections at or above the level of reporting
ø = ALS is not NATA accredited for these tests.
~ = Indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a.h)anthracene (1.0), Benzo(g.h.i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- EP075(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.

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Work Order	:	ES2102510
Client	:	REGIONAL GEOTECHNICAL SOLUTION
Project	:	RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	O1	O2	B1	B2	B3
			Sampling date / time	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00
Compound	CAS Number	LOR	Unit	ES2102510-002	ES2102510-003	ES2102510-004	ES2102510-005	ES2102510-006
				Result	Result	Result	Result	Result
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	25.2	26.1	28.9	20.6	28.7
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	12	5	7	10	24
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	19	13	17	23	26
Copper	7440-50-8	5	mg/kg	18	32	15	23	26
Lead	7439-92-1	5	mg/kg	33	17	17	24	29
Nickel	7440-02-0	2	mg/kg	9	9	9	14	15
Zinc	7440-66-6	5	mg/kg	71	88	24	35	47
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
beta-BHC	319-85-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
delta-BHC	319-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor	76-44-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Aldrin	309-00-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
^ Total Chlordane (sum)	----	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
^ Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05

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Work Order : ES2102510
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	O1	O2	B1	B2	B3
				Sampling date / time	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00
Compound	CAS Number	LOR	Unit		ES2102510-002	ES2102510-003	ES2102510-004	ES2102510-005	ES2102510-006
					Result	Result	Result	Result	Result
EP068A: Organochlorine Pesticides (OC) - Continued									
4.4`-DDT	50-29-3	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Endrin ketone	53494-70-5	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Methoxychlor	72-43-5	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
^ Sum of DDD + DDE + DDT	72-54-8/72-55-9/50-2	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
EP068B: Organophosphorus Pesticides (OP)									
Dichlorvos	62-73-7	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Demeton-S-methyl	919-86-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Monocrotophos	6923-22-4	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Dimethoate	60-51-5	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Diazinon	333-41-5	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Parathion-methyl	298-00-0	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	121-75-5	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Fenthion	55-38-9	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Chlorpyrifos	2921-88-2	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Parathion	56-38-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Pirimphos-ethyl	23505-41-1	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Chlorfenvinphos	470-90-6	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Bromophos-ethyl	4824-78-6	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Fenamiphos	22224-92-6	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Prothiofos	34643-46-4	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Ethion	563-12-2	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Carbophenothion	786-19-6	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Azinphos Methyl	86-50-0	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Anthracene	120-12-7	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Fluoranthene	206-44-0	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Pyrene	129-00-0	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5

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Work Order : ES2102510
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	O1	O2	B1	B2	B3
				Sampling date / time	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00
Compound	CAS Number	LOR	Unit		ES2102510-002	ES2102510-003	ES2102510-004	ES2102510-005	ES2102510-006
					Result	Result	Result	Result	Result
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benz(a)anthracene	56-55-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene	50-32-8	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		**0.6**	**0.6**	**0.6**	**0.6**	**0.6**
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		**1.2**	**1.2**	**1.2**	**1.2**	**1.2**
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg		<50	<50	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg		<100	<100	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	<50	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	<50	<50
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5

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Work Order : ES2102510
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	O1	O2	B1	B2	B3
			Sampling date / time	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00	21-Jan-2021 00:00
Compound	CAS Number	LOR	Unit	ES2102510-002	ES2102510-003	ES2102510-004	ES2102510-005	ES2102510-006
				Result	Result	Result	Result	Result
EP080: BTEXN - Continued								
^ Sum of BTEX	----	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg	<1	<1	<1	<1	<1
EP066S: PCB Surrogate								
Decachlorobiphenyl	2051-24-3	0.1	%	108	105	96.6	112	102
EP068S: Organochlorine Pesticide Surrogate								
Dibromo-DDE	21655-73-2	0.05	%	103	107	95.0	111	92.3
EP068T: Organophosphorus Pesticide Surrogate								
DEF	78-48-8	0.05	%	83.8	81.5	82.9	95.3	69.5
EP075(SIM)S: Phenolic Compound Surrogates								
Phenol-d6	13127-88-3	0.5	%	126	117	119	124	122
2-Chlorophenol-D4	93951-73-6	0.5	%	91.1	86.3	89.0	92.6	88.8
2.4.6-Tribromophenol	118-79-6	0.5	%	75.4	80.1	72.7	75.6	70.9
EP075(SIM)T: PAH Surrogates								
2-Fluorobiphenyl	321-60-8	0.5	%	101	96.6	98.8	100	98.3
Anthracene-d10	1719-06-8	0.5	%	96.1	99.8	101	107	95.0
4-Terphenyl-d14	1718-51-0	0.5	%	87.1	93.4	97.9	89.7	84.3
EP080S: TPH(V)/BTEX Surrogates								
1.2-Dichloroethane-D4	17060-07-0	0.2	%	97.8	85.1	84.7	95.7	89.3
Toluene-D8	2037-26-5	0.2	%	108	96.6	89.8	102	96.1
4-Bromofluorobenzene	460-00-4	0.2	%	121	108	105	111	106

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Work Order	:	ES2102510
Client	:	REGIONAL GEOTECHNICAL SOLUTION
Project	:	RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	B4	----	----	----	----
			Sampling date / time	21-Jan-2021 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit	ES2102510-007	--------	--------	--------	--------
				Result	----	----	----	----
EA055: Moisture Content (Dried @ 105-110°C)								
Moisture Content	----	1.0	%	**27.6**	----	----	----	----
EG005(ED093)T: Total Metals by ICP-AES								
Arsenic	7440-38-2	5	mg/kg	**10**	----	----	----	----
Cadmium	7440-43-9	1	mg/kg	<1	----	----	----	----
Chromium	7440-47-3	2	mg/kg	**20**	----	----	----	----
Copper	7440-50-8	5	mg/kg	**26**	----	----	----	----
Lead	7439-92-1	5	mg/kg	**22**	----	----	----	----
Nickel	7440-02-0	2	mg/kg	**9**	----	----	----	----
Zinc	7440-66-6	5	mg/kg	**105**	----	----	----	----
EG035T: Total Recoverable Mercury by FIMS								
Mercury	7439-97-6	0.1	mg/kg	<0.1	----	----	----	----
EP066: Polychlorinated Biphenyls (PCB)								
Total Polychlorinated biphenyls	----	0.1	mg/kg	<0.1	----	----	----	----
EP068A: Organochlorine Pesticides (OC)								
alpha-BHC	319-84-6	0.05	mg/kg	<0.05	----	----	----	----
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg	<0.05	----	----	----	----
beta-BHC	319-85-7	0.05	mg/kg	<0.05	----	----	----	----
gamma-BHC	58-89-9	0.05	mg/kg	<0.05	----	----	----	----
delta-BHC	319-86-8	0.05	mg/kg	<0.05	----	----	----	----
Heptachlor	76-44-8	0.05	mg/kg	<0.05	----	----	----	----
Aldrin	309-00-2	0.05	mg/kg	<0.05	----	----	----	----
Heptachlor epoxide	1024-57-3	0.05	mg/kg	<0.05	----	----	----	----
^ Total Chlordane (sum)	----	0.05	mg/kg	<0.05	----	----	----	----
trans-Chlordane	5103-74-2	0.05	mg/kg	<0.05	----	----	----	----
alpha-Endosulfan	959-98-8	0.05	mg/kg	<0.05	----	----	----	----
cis-Chlordane	5103-71-9	0.05	mg/kg	<0.05	----	----	----	----
Dieldrin	60-57-1	0.05	mg/kg	<0.05	----	----	----	----
4.4`-DDE	72-55-9	0.05	mg/kg	<0.05	----	----	----	----
Endrin	72-20-8	0.05	mg/kg	<0.05	----	----	----	----
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	----	----	----	----
^ Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	----	----	----	----
4.4`-DDD	72-54-8	0.05	mg/kg	<0.05	----	----	----	----
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	----	----	----	----
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	----	----	----	----

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Work Order : ES2102510
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	B4	----	----	----	----
				Sampling date / time	21-Jan-2021 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit		ES2102510-007	--------	--------	--------	--------
					Result	----	----	----	----
EP068A: Organochlorine Pesticides (OC) - Continued									
4.4`-DDT	50-29-3	0.2	mg/kg		<0.2	----	----	----	----
Endrin ketone	53494-70-5	0.05	mg/kg		<0.05	----	----	----	----
Methoxychlor	72-43-5	0.2	mg/kg		<0.2	----	----	----	----
^ Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg		<0.05	----	----	----	----
^ Sum of DDD + DDE + DDT	72-54-8/72-55-9/50-2	0.05	mg/kg		<0.05	----	----	----	----
EP068B: Organophosphorus Pesticides (OP)									
Dichlorvos	62-73-7	0.05	mg/kg		<0.05	----	----	----	----
Demeton-S-methyl	919-86-8	0.05	mg/kg		<0.05	----	----	----	----
Monocrotophos	6923-22-4	0.2	mg/kg		<0.2	----	----	----	----
Dimethoate	60-51-5	0.05	mg/kg		<0.05	----	----	----	----
Diazinon	333-41-5	0.05	mg/kg		<0.05	----	----	----	----
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg		<0.05	----	----	----	----
Parathion-methyl	298-00-0	0.2	mg/kg		<0.2	----	----	----	----
Malathion	121-75-5	0.05	mg/kg		<0.05	----	----	----	----
Fenthion	55-38-9	0.05	mg/kg		<0.05	----	----	----	----
Chlorpyrifos	2921-88-2	0.05	mg/kg		<0.05	----	----	----	----
Parathion	56-38-2	0.2	mg/kg		<0.2	----	----	----	----
Pirimphos-ethyl	23505-41-1	0.05	mg/kg		<0.05	----	----	----	----
Chlorfenvinphos	470-90-6	0.05	mg/kg		<0.05	----	----	----	----
Bromophos-ethyl	4824-78-6	0.05	mg/kg		<0.05	----	----	----	----
Fenamiphos	22224-92-6	0.05	mg/kg		<0.05	----	----	----	----
Prothiofos	34643-46-4	0.05	mg/kg		<0.05	----	----	----	----
Ethion	563-12-2	0.05	mg/kg		<0.05	----	----	----	----
Carbophenothion	786-19-6	0.05	mg/kg		<0.05	----	----	----	----
Azinphos Methyl	86-50-0	0.05	mg/kg		<0.05	----	----	----	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									
Naphthalene	91-20-3	0.5	mg/kg		<0.5	----	----	----	----
Acenaphthylene	208-96-8	0.5	mg/kg		<0.5	----	----	----	----
Acenaphthene	83-32-9	0.5	mg/kg		<0.5	----	----	----	----
Fluorene	86-73-7	0.5	mg/kg		<0.5	----	----	----	----
Phenanthrene	85-01-8	0.5	mg/kg		<0.5	----	----	----	----
Anthracene	120-12-7	0.5	mg/kg		<0.5	----	----	----	----
Fluoranthene	206-44-0	0.5	mg/kg		<0.5	----	----	----	----
Pyrene	129-00-0	0.5	mg/kg		<0.5	----	----	----	----

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Work Order : ES2102510
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	B4	----	----	----	----
				Sampling date / time	21-Jan-2021 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit		ES2102510-007	--------	--------	--------	--------
					Result	----	----	----	----
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued									
Benz(a)anthracene	56-55-3	0.5	mg/kg		<0.5	----	----	----	----
Chrysene	218-01-9	0.5	mg/kg		<0.5	----	----	----	----
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg		<0.5	----	----	----	----
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg		<0.5	----	----	----	----
Benzo(a)pyrene	50-32-8	0.5	mg/kg		<0.5	----	----	----	----
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg		<0.5	----	----	----	----
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg		<0.5	----	----	----	----
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg		<0.5	----	----	----	----
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg		<0.5	----	----	----	----
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg		<0.5	----	----	----	----
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg		0.6	----	----	----	----
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg		1.2	----	----	----	----
EP080/071: Total Petroleum Hydrocarbons									
C6 - C9 Fraction	----	10	mg/kg		<10	----	----	----	----
C10 - C14 Fraction	----	50	mg/kg		<50	----	----	----	----
C15 - C28 Fraction	----	100	mg/kg		<100	----	----	----	----
C29 - C36 Fraction	----	100	mg/kg		<100	----	----	----	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg		<50	----	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions									
C6 - C10 Fraction	C6_C10	10	mg/kg		<10	----	----	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg		<10	----	----	----	----
>C10 - C16 Fraction	----	50	mg/kg		<50	----	----	----	----
>C16 - C34 Fraction	----	100	mg/kg		<100	----	----	----	----
>C34 - C40 Fraction	----	100	mg/kg		<100	----	----	----	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg		<50	----	----	----	----
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	----	----	----	----
EP080: BTEXN									
Benzene	71-43-2	0.2	mg/kg		<0.2	----	----	----	----
Toluene	108-88-3	0.5	mg/kg		<0.5	----	----	----	----
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	----	----	----	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	----	----	----	----
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	----	----	----	----

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Work Order : ES2102510
Client : REGIONAL GEOTECHNICAL SOLUTION
Project : RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)			Sample ID	B4	----	----	----	----
			Sampling date / time	21-Jan-2021 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit	ES2102510-007	--------	--------	--------	--------
				Result	----	----	----	----
EP080: BTEXN - Continued								
^ Sum of BTEX	----	0.2	mg/kg	<0.2	----	----	----	----
^ Total Xylenes	----	0.5	mg/kg	<0.5	----	----	----	----
Naphthalene	91-20-3	1	mg/kg	<1	----	----	----	----
EP066S: PCB Surrogate								
Decachlorobiphenyl	2051-24-3	0.1	%	97.0	----	----	----	----
EP068S: Organochlorine Pesticide Surrogate								
Dibromo-DDE	21655-73-2	0.05	%	97.6	----	----	----	----
EP068T: Organophosphorus Pesticide Surrogate								
DEF	78-48-8	0.05	%	60.5	----	----	----	----
EP075(SIM)S: Phenolic Compound Surrogates								
Phenol-d6	13127-88-3	0.5	%	122	----	----	----	----
2-Chlorophenol-D4	93951-73-6	0.5	%	88.6	----	----	----	----
2.4.6-Tribromophenol	118-79-6	0.5	%	81.2	----	----	----	----
EP075(SIM)T: PAH Surrogates								
2-Fluorobiphenyl	321-60-8	0.5	%	97.1	----	----	----	----
Anthracene-d10	1719-06-8	0.5	%	97.2	----	----	----	----
4-Terphenyl-d14	1718-51-0	0.5	%	95.5	----	----	----	----
EP080S: TPH(V)/BTEX Surrogates								
1.2-Dichloroethane-D4	17060-07-0	0.2	%	85.9	----	----	----	----
Toluene-D8	2037-26-5	0.2	%	94.6	----	----	----	----
4-Bromofluorobenzene	460-00-4	0.2	%	100	----	----	----	----

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Work Order	:	ES2102510
Client	:	REGIONAL GEOTECHNICAL SOLUTION
Project	:	RGS32420.1 - Proposed Rezoning - Testing Round 2

Analytical Results

Sub-Matrix: WATER (Matrix: WATER)			Sample ID	P1	----	----	----	----
			Sampling date / time	21-Jan-2021 00:00	----	----	----	----
Compound	CAS Number	LOR	Unit	ES2102510-001	--------	--------	--------	--------
				Result	----	----	----	----
EG020F: Dissolved Metals by ICP-MS								
Arsenic	7440-38-2	0.001	mg/L	**0.001**	----	----	----	----
Cadmium	7440-43-9	0.0001	mg/L	<0.0001	----	----	----	----
Chromium	7440-47-3	0.001	mg/L	<0.001	----	----	----	----
Copper	7440-50-8	0.001	mg/L	<0.001	----	----	----	----
Nickel	7440-02-0	0.001	mg/L	<0.001	----	----	----	----
Lead	7439-92-1	0.001	mg/L	<0.001	----	----	----	----
Zinc	7440-66-6	0.005	mg/L	**0.011**	----	----	----	----
EG035F: Dissolved Mercury by FIMS								
Mercury	7439-97-6	0.0001	mg/L	<0.0001	----	----	----	----
EP080/071: Total Petroleum Hydrocarbons								
C6 - C9 Fraction	----	20	µg/L	<20	----	----	----	----
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions								
C6 - C10 Fraction	C6_C10	20	µg/L	<20	----	----	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	20	µg/L	<20	----	----	----	----
EP080: BTEXN								
Benzene	71-43-2	1	µg/L	<1	----	----	----	----
Toluene	108-88-3	2	µg/L	<2	----	----	----	----
Ethylbenzene	100-41-4	2	µg/L	<2	----	----	----	----
meta- & para-Xylene	108-38-3 106-42-3	2	µg/L	<2	----	----	----	----
ortho-Xylene	95-47-6	2	µg/L	<2	----	----	----	----
^ Total Xylenes	----	2	µg/L	<2	----	----	----	----
^ Sum of BTEX	----	1	µg/L	<1	----	----	----	----
Naphthalene	91-20-3	5	µg/L	<5	----	----	----	----
EP080S: TPH(V)/BTEX Surrogates								
1.2-Dichloroethane-D4	17060-07-0	2	%	**92.4**	----	----	----	----
Toluene-D8	2037-26-5	2	%	**96.7**	----	----	----	----
4-Bromofluorobenzene	460-00-4	2	%	**103**	----	----	----	----

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP066S: PCB Surrogate			
Decachlorobiphenyl	2051-24-3	39	149
EP068S: Organochlorine Pesticide Surrogate			
Dibromo-DDE	21655-73-2	49	147
EP068T: Organophosphorus Pesticide Surrogate			
DEF	78-48-8	35	143
EP075(SIM)S: Phenolic Compound Surrogates			
Phenol-d6	13127-88-3	63	123
2-Chlorophenol-D4	93951-73-6	66	122
2.4.6-Tribromophenol	118-79-6	40	138
EP075(SIM)T: PAH Surrogates			
2-Fluorobiphenyl	321-60-8	70	122
Anthracene-d10	1719-06-8	66	128
4-Terphenyl-d14	1718-51-0	65	129
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	73	133
Toluene-D8	2037-26-5	74	132
4-Bromofluorobenzene	460-00-4	72	130

Sub-Matrix: WATER		Recovery Limits (%)	
Compound	CAS Number	Low	High
EP080S: TPH(V)/BTEX Surrogates			
1.2-Dichloroethane-D4	17060-07-0	71	137
Toluene-D8	2037-26-5	79	131
4-Bromofluorobenzene	460-00-4	70	128

BENNELL & ASSOCIATES

Appendix 6

Civil Engineering Report

Engineering Report for Rezoning

Planning Proposal No.2 Spring Street, South Grafton

Lot 2 DP 839420

November 2020

Greg Powter Consulting

Development: Planning Proposal (Lot 2 DP 839420)

Site Address: No.2 Spring Street, South Grafton

Prepared for: Bennell & Associates

Document reference: 002 - SGPP

Document Status	Issue	By	Issued to	Date
Draft	A	GBP	RB	24 Nov 2020

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Contents

1 Introduction

1.1 Scope

We have inspected the site and Council's website and this report is based on our findings.

The site is in an existing commercial/ light industrial area with varied land uses surrounding the site.

The existing building on the site is a disused tourist information centre and is owned by Clarence Valley Council. There is also a constructed water pond on the site with a fountain for water circulation to prevent stagnation.

The existing building is connected to services including Council's reticulated water supply system, Council's sewerage system, 'Essential Energy' power supply and telco services.

2 Environmental Considerations

2.1 Soil Stability

The site slope can be described as generally flat. Soil stability is not considered an issue on this site and would be easily managed during future development of the site.

2.2 Erosion

Future development of the site can be managed by perimeter silt fencing and shaker grids at any construction entrance.

2.3 Sediment

The site can be managed by sediment and erosion control measures.

2.4 Landslip assessment

The site is not a landslip risk as it is generally flat ground.

2.5 Subsidence

There is no evidence of subsidence in this area. No mine activity past or present.

3 Water Quality

Future uses of the site could include retention of the water pond on the site. This would be a very effective water quality treatment measure if retained.

If the pond was to be removed it would need to be drained and filled using clean fill. This would be subject to a development application.

Any further future development would need to incorporate water sensitive urban design elements for quality treatment measures such as a bioretention system or proprietary cartridge tank system. This would be a consideration for the Council at development application stage depending upon the proposed use.

There is also a grassed swale on the verge adjoining the site that would provide water treatment.

Grassed swale

4 Stormwater Management

Stormwater from the site discharges to Council's piped trunk drainage system. This system has ample capacity to carry runoff from the subject property for any proposed use of the site.

The development would be drained to the stormwater channel that adjoins the site. This would augment any water treatment quality devices incorporated into the site redevelopment.

Council Stormwater Drainage

5 Flooding

The existing building on the site is the former visitor information centre and has floor level of 5.3m Australian Height Datum (AHD).

Being a non-habitable building, it was not required to be constructed with a floor level above the 100 year flood level.

Council DCP requirements:

Floor and Pad Level

> *"Unless otherwise specified all floor levels to be no lower than the 5 year flood level plus freeboard unless justified by site specific assessment.*
>
> *Primary habitable floor levels to be no lower than the 100 year flood level plus freeboard. The primary habitable floor levels for infill development in Grafton, South Grafton and the Heber Street Catchment may be reduced to no lower than 6.4, 7.1 and 8.0 metres AHD respectively where the development (i) would be otherwise incompatible in the streetscape; (ii) result in unacceptable visual, overlooking or overshadowing impacts on adjoining properties; or is not PART of a larger proposal which does not need to conform with the height and character of existing surrounding development. If this level is impractical for an infill development in a Business zone, the floor level should be as high as possible.*

Response: The site is not affected by the 5 year flood level. Any habitable portion of future development would need to meet the above criteria.

The site is not in an identified floodway. Thus, a commercial or industrial building could be developed on the site without major earthworks

Ground Levels on the site

6

The range of uses permitted in a B5 zone could be adequately serviced with floor levels dependent on the use in accordance with DCP requirements.

Any future development of the site would need to meet Part D of Council's Floodplain Management Controls (see appendix for Council flood requirements as per the DCP).

6 Sea Level Rise

The site is well upstream of the coast and has not been identified as being at risk from sea level rise.

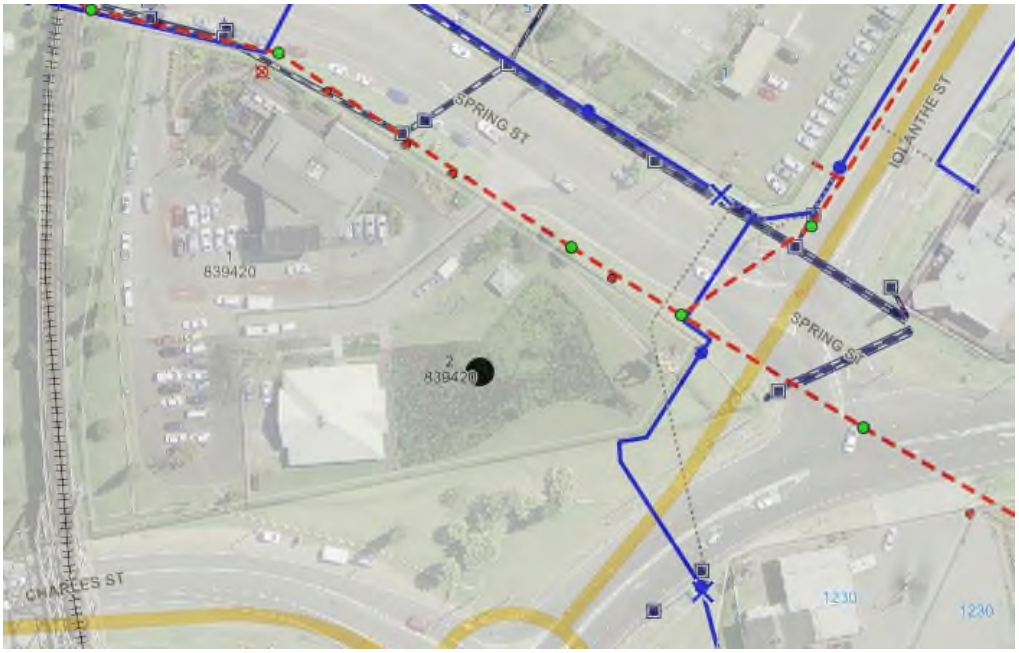
7 Infrastructure Considerations

The range of uses permitted in a B5 zone could be appropriately serviced by existing Council facilities.

The existing building is connected to services including Council's reticulated water supply system, Council's sewerage system, essential energy power supply and telco services.

The plan below shows Council infrastructure adjoining the site:

Watermains are shown in blue, Sewer mains are shown in red and Stormwater drainage mains shown in black



Services - red sewer, blue water, grey stormwater

The site is within an existing developed area with power supply and telco services available in this local area.

PART D FLOODPLAIN MANAGEMENT CONTROLS

SCHEDULE D3
GRAFTON (NORTH & SOUTH) FLOODPLAIN
Prescriptive Controls (Refer to clause D3.2)

	Floodplain Management Area							
	General Floodplain				Floodway			
Planning Consideration	Critical Uses & Facilities	Sensitive Uses & Facilities	Commercial & Industrial	Concessional Development	Critical Uses & facilities	Sensitive Uses & Facilities	Commercial & Industrial	Concessional Development
Floor & Pad Levels	6	1,5	1,2	1,3				1,3
Building Components	1	1	1	1				1
Structural Soundness	3	1	2	2				1
Flood Effects	2	2	2	2				1,3 or 2,3 or 3,4,6
Evacuation	3,5	1,2 or 3,5	1,3 or 3,6	1,3 or 2,3 or 3,4,6				1,3 or 2,3 or ,,4,6
Management & Design	1,2,3,4	1,2,3,4	1,2,3,4	1,2				1,2

COLOUR LEGEND: Controls specifically applicable to this DCP — Unsuitable Land Use

General Notes

1	Freeboard equals an additional height of 500mm.
2	CV LEP 2011 identifies development permissible with consent in various zones in the LGA. Notwithstanding, constraints specific to individual sites may preclude Council granting consent for certain forms of development on all or part of a site. This matrix identifies where flood risks are likely to determine where certain development types will be considered "unsuitable" due to flood related risks.
3	Filling of the site, where acceptable to Council, may change the Flood Management Area considered to determine the controls applied in the circumstances of individual applications. Refer to clauses providing specific controls on filling in floodplains.
4	Refer to clause D4 for planning considerations for proposals involving only the erection of a fence. Any fencing that forms PART of a proposed development is subject to the relevant flood effects and Structural Soundness planning considerations of the applicable land use category.
5	Refer to clause D6 for special considerations for properties identified for voluntary acquisition.
6	The proposed subdivision of flood liable land which creates allotments with potential for further development must be able to demonstrate that the allotments are capable of being developed in compliance with the relevant controls below. Refer to control No. 1 of the Management and design provision. Reference should also be made to other provisions of the DCP which relate specifically to subdivision.
7	Terms in italics are to be defined in the glossary of the DCP and the attached Schedule D2 specifies development types included in each land use category.
8	Where the site is protected by a levee, the "100 year flood level" quoted below refers to the flood level if the levee was removed (i.e. the River level adjacent to the site).

Floor & Pad Levels

1	Unless otherwise specified all floor levels to be no lower than the 5 year flood level plus freeboard unless justified by site specific assessment.
2	*Primary habitable floor* levels to be no lower than the 100 year flood level plus *freeboard*. The *primary habitable floor* levels for *infill development* in Grafton, South Grafton and the Heber Street Catchment may be reduced to no lower than 6.4, 7.1 and 8.0 metres AHD respectively where the development (i) would be otherwise incompatible in the streetscape; (ii) result in unacceptable visual, overlooking or overshadowing impacts on adjoining properties; or is not PART of a larger proposal which does not need to conform with the height and character of existing surrounding development. If this level is impractical for an infill development in a Business zone, the floor level should be as high as possible.
3	Floor levels to be no lower than the *design floor level*. Where this is not practical due to compatibility with the height of adjacent buildings, or compatibility with the floor level of existing buildings, or the need for access for persons with disabilities, a lower floor level may be considered. In these circumstances, the floor level is to be as high as practical, and, when undertaking alterations or additions, no lower than the existing floor level.
4	Ground level or a *raised fill pad level* with a surface level equal to or greater than the 100 year flood level. Signage, unique to each property, is required to allow aerial identification.
5	*Habitable floor* levels to be no lower than the 100 year flood level plus *freeboard*.
6	*Habitable floor* levels to be no lower than the *PMF* level. Non-*habitable floor* levels to be no lower than the *PMF* level unless justified by a site specific assessment.

PART D FLOODPLAIN MANAGEMENT CONTROLS

SCHEDULE D3 continued
GRAFTON (NORTH & SOUTH) FLOODPLAIN

Building Components & Method

1	All structures to have *flood compatible building components* below the design level of the *primary habitable floor* level.

Structural Soundness

1	Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 100 year flood plus *freeboard*, or a *PMF* if required to satisfy evacuation criteria (see below).
2	Applicant to demonstrate that the structure can withstand with forces of floodwater, debris and buoyancy up to and including a 100 year flood plus *freeboard*, or a *PMF* if required to satisfy evacuation criteria (see below). An engineer's report may be required.
3	Engineer's report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a *PMF*.

Flood Effects

1	Engineer's report required to certify that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood *conveyancing*; and (iii) the cumulative impact of multiple potential developments in the floodplain.
2	The flood impact of the development to be considered to ensure that the development will not increase flood effects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood *conveyancing*; and (iii) the cumulative impact of multiple potential developments in the floodplain. An engineer's report may be required.

Evacuation

1	Reliable access for pedestrians or vehicles required during a 100 year flood to a publicly accessible location above the PMF.
2	Reliable access for pedestrians or vehicles is required from the building, commencing at a minimum level equal to the lowest *habitable floor* level to an area of refuge above the *PMF level*, or a minimum of 20% of the gross floor area of the dwelling to be above the *PMF* level.
3	The development is to be consistent with any relevant *flood evacuation strategy, Flood Plan adopted by Council* or similar plan.
4	The evacuation requirements of the development are to be considered. An engineers report will be required if circumstances are possible where the evacuation of persons might not be achieved with the *effective warning time*.
5	Safe and orderly evacuation of the site (in any size flood) has been demonstrated in a regional evacuation capability assessment prepared to the satisfaction of Council and the SES. Where such an assessment has not been prepared, development will only be permitted where, in the opinion of Council, safe and orderly evacuation can occur (in any size flood).
6	Adequate flood warning is available to allow safe and orderly evacuation (in any size flood) without increased reliance upon the SES or other authorised emergency services personnel.

Management and Design

1	Applicant to demonstrate that potential development as a consequence of a subdivision proposal can be undertaken in accordance with this DCP.
2	*Site Emergency Response Flood Plan* required where floor levels are below the *design floor level,* (except for single dwelling-houses).
3	Applicant to demonstrate that area is available to store goods above the 100 year flood level plus *freeboard.*
4	No storage of materials below the *design floor level* which may cause pollution or be potentially hazardous during any flood.

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Appendix 7

Traffic Impact Assessment

Traffic and Transport Impact Assessment

Planning Proposal
No.2 Spring Street, South Grafton

Lot 2 DP 839420

November 2020

Greg Powter Consulting
George Stulle Traffic Engineering

Development: Planning Proposal (Lot 2 DP 839420)

Site Address: No.2 Spring Street, South Grafton

Prepared for: Bennell & Associates

Document reference: 001 - SGPP

Document Status	Issue	By	Issued to	Date
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Contents

1 Introduction

1.1 Scope

This Traffic and Transport Impact assessment report has been prepared as part of a rezoning proposal being considered to amend the Clarence Valley Council Local Environmental Plan 2011 for the land at No.2 Spring Street, South Grafton.

The Planning Proposal recommends rezoning of the land from its current zoning of SP3 Tourist to B5 Business Development.

The site is the location of the former Grafton Visitor Information Centre and has been vacant since Council's Tourism Information Services ceased operation from this site in January 2018. The site shares car parking and access with an established McDonalds drive through restaurant.

This report assesses the impact of the proposed rezoning on the operation of the surrounding transport network infrastructure.

2 Existing Conditions

2.1 Location

The planning proposal encompasses Lot 2 DP 839420 shown in Figure 1. The site has street frontage to the Big River Way (former Pacific Highway), Charles Street (Gwydir Highway) and Spring Street.

The site currently features a shared access and car parking arrangement with the adjoining property (Lot 1 DP 839420) which operates as a McDonalds fast food drive through restaurant. The shared vehicular access relies on a one-way traffic movement from the Spring Street entry and exit driveways.

Access to the sites are shared through rights of carriageway which currently cover the existing access roadways. A right of carriageway also includes shared access to 20 off-street car parking spaces on Lot 1 adjacent the subject site.

Adjoining local traffic generators include a BP Service Station, Bunnings, BCF, Supercheap Auto and several other fast-food restaurants.

Figure 1 Site location

2.2 Existing Transport Network

Roads

Iolanthe Street has recently been upgraded as part of the Transport NSW Clarence River Bridge project. Iolanthe Street now forms part of the road transport connection between the former Pacific Highway (Big River Way), the Gwydir Highway and the new Clarence river crossing. Iolanthe Street has been upgraded to a four-lane divided carriageway with controlled pedestrian/cycle access.

Iolanthe Street has a 60km/h speed zone.

Spring Street is a two-lane local road of variable width providing direct access to various business premises, on-street parking and connection between Iolanthe Street and the South Grafton catchment (Bent Street / Crisp Street).

Prior to construction of the new Clarence River Bridge crossing, Spring Street acted as a secondary route (rat-run) between Bent Street and the Pacific Highway. Traffic volumes on Spring Street have reduced significantly on opening of the alternative Clarence River crossing.

Spring Street is within the 50km/h general urban speed zone.

The subject site has direct vehicular access via two intersection/driveway crossings on the south side of Spring Street.

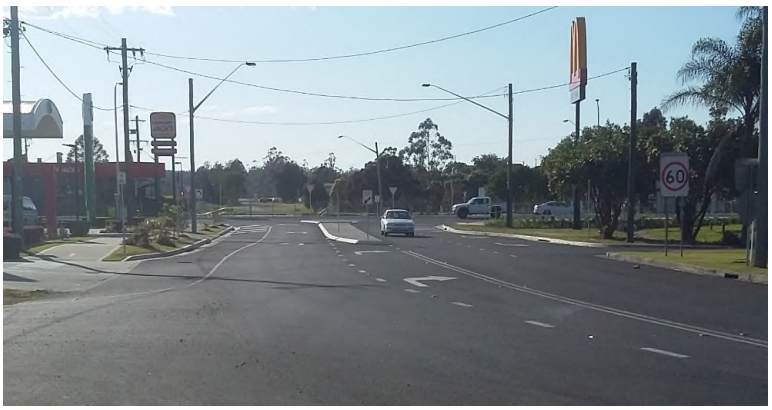
Main Intersections

The **Iolanthe Street / Spring Street** intersection has been reconstructed to a channelised left in/ left out treatment with pedestrian access control and shared path crossing facilities. Good sight distance is available to all directions.

Spring Street at Iolanthe Way

The **Spring Street /Subject Lot entry** intersection is a channelised 'T' intersection restricted to left in and right turn in movements only. Both turn movements include an auxiliary turn lane with a right turn bay in the order of 25m storage length and left turn bay 30m length.

The entry roadway is 8.0m wide and capable of heavy vehicle turn movements.



Spring Street site entry road on right

The **Spring Street /Subject Lot** exit roadway is a semi channelised intersection restricted to left out and right out movements from the site. The exit road is 6.3m wide but marked only as one lane.

Sight distance from the site exit is good in both directions.

Spring Street looking west from site exit

Spring Street looking east from site exit

Footpath and Shared Path network

The site is serviced by an extensive network of shared paths constructed as part of the additional Clarence River Crossing Project. The paths provide good connection to the new river crossing route and to the Coastline Cycleway route as shown in Appendix C.

Spring Street includes a concrete shared path on the north side but does not include a concrete footpath adjacent the site.

Bus Services

Busways is the main public bus operator in Grafton providing regular services to Grafton and South Grafton and the towns and villages of Ulmarra, Maclean, Yamba, Iluka, Copmanhurst and Jackadgery.

Routes 373, 374, 378 and 379 share a common route to Bent Street with stops available within 200m of the subject site. Route 380 traverses Iolanthe Street adjacent the site as depicted in the route map in Appendix D.

Both morning and afternoon school bus services also pass through Spring Street.

2.3 Existing Traffic Volumes

Traffic modelling included in the RMS ADDITIONAL CROSSING OF THE CLARENCE RIVER AT GRAFTON Appendix D – Technical Paper shows that while Average Daily Traffic (ADT) volumes on Spring Street were in the order of 1,900 v.p.d. The works carried out as part of the project significantly reduced traffic volumes on Spring Street.

> *'The output from the strategic model also indicates the project will facilitate a reduction in rat-running through Skinner Street, Spring Street and Through Street to the north of Gwydir Highway'*

The modelling also shows that future traffic growth on Spring Street will likely be largely limited to changes in local land-use traffic generation.

The corresponding significant increase in traffic volumes on Iolanthe Street have been mitigated by access restrictions and traffic management along the new river crossing route.

As validation of these traffic volumes, intersection turning movement counts were undertaken on Spring Street between Iolanthe Street and Crisp Avenue during the morning, mid-day and afternoon peaks. Surveys were conducted on Thursday 12 November 2020 from 7:45 – 9:00am, 12noon to 1:00pm and 4:00pm – 5:00pm.

Summary results of the turning movement counts are included in Appendix A. The survey shows traffic volumes consistent with the RMS data and confirms that little traffic currently uses the Spring Street Iolanthe Street intersection compared to the standard of intersection provided.

Peak hourly flows on Spring Street adjacent the site are in the order of 240 vehicles per hour (two way). Peak turning movements into the site are 96 vehicles per hour left turn in and 30 vehicles per hour right turn in during the lunchtime peak.

Heavy vehicle traffic during the surveys was limited to school bus services and traffic to and from the tyre service and service station businesses mid-block on Spring Street. Heavy vehicles were not a significant proportion of traffic surveyed.

3 Proposed rezoning

The Planning Proposal recommends rezoning of the land from its current zoning of SP3 Tourist to B5 Business Development.

Site constraints analysis has been carried out to determine the likely best and highest order of potential traffic generation expected to result from redevelopment of the site under a B5 zone.

This has been determined to be a 700m^2 GFA bulky goods development and a 150m^2 GFA fast food restaurant.

4 Traffic Impact Assessment

4.1 Traffic Growth

The RMS ADDITIONAL CROSSING OF THE CLARENCE RIVER AT GRAFTON Appendix D – Technical Paper analysed historical traffic growth on the road network surrounding the subject site and found historical growth on the main river crossing access road to be less than 1.0%.

Over a 10-year planning horizon future traffic growth will have little impact on Spring Street traffic levels of service.

4.2 Development Traffic Generation

The site previously operated as a Tourist Information Centre which would have generated a relatively high volume of traffic during peak holiday periods. A more detailed Traffic Impact Analysis for the site at Development Application stage could accordingly discount the traffic and parking impacts detailed below if required.

Updated surveys undertaken as part of the RMS Guide to Traffic Generating Developments have yielded revised traffic generation data for Bulky Goods development.

> *Weekday daily vehicle trips = 17 (including 1 heavy) vehicles per 100 m2 of gross floor area)*
>
> *Weekday peak hour vehicle trips = 2.7 vehicles per 100 m2 of gross floor area. (note that the morning site peak hour during weekdays does not generally coincide with the network peak hour.)*
>
> *Weekend day daily vehicle trips = 19 vehicles per 100 m2 of gross floor area (minimal heavy vehicles)*
>
> *Weekend day peak hour vehicle trips = 3.9 vehicles per 100 m2 of gross floor area.*

A 700m^2 bulky good development on the subject site would therefore generate traffic volumes in the order of:

Bulky goods – 7 x 17 = **119 trips per day**
7 x 2.7 = **19 peak hour vehicle trips**

The RMS Guide to Traffic Generating Developments also provides trip generation rates for restaurant premises. Assuming the development will not be another 'drive through' facility:

Daily vehicle trips = 60 per 100m2 gross floor area.
Evening peak hour vehicle trips = 5 per 100 m2 gross floor area.

A 150m^2 restaurant development on the subject site would therefore generate traffic volumes in the order of:

Restaurant – 1.5 x 60 = **90 trips per day**
1.5 x 5 = **8 peak hour vehicle trips**

Cumulatively the proposed rezoning could generate additional traffic in the order of **210 trips per day** and **27 peak hour vehicle trips**.

The resulting daily volumes on Spring Street, including traffic generated from the proposed rezoning would have no impact on level of service and remain well within the bounds of the environmental and amenity capacity of a two-lane local street.

4.3 Access analysis

Iolanthe Street / Spring Street intersection

With two north bound lanes on Iolanthe Street, left in left out configuration to Spring Street and surveyed turning volumes in the order of 300 vehicles per hour (two way) the Iolanthe Street / Spring Street intersection has significant spare capacity.

The addition of traffic generation from the proposed rezoning will have no impact on future level of service of the Iolanthe Street / Spring Street intersection.

Site Access

The left and right turn movements to the subject site benefit from existing auxiliary lanes on Spring Street. From the traffic surveys, peak hour traffic to the existing McDonalds occurs during the mid-afternoon with turning volume in the order of 126 vehicles per hour (one way).

While it is clear that the addition of the estimated 27 peak hour trips from the proposed rezoning to the existing entry traffic volume will have little impact, a simple SIDRA model of the intersection has been prepared with traffic volumes on Spring Street factored by 3% per annum to 2030 as a sensitivity analysis.

SIDRA modelling of the exit driveway from the site has also been undertaken. Note the directional split of traffic from the site has been estimated at 50%, right and left. Results of SIDRA modelling of the intersection turning movements are summarised in Appendix B and the table below.

Spring Street / Site Entry and Exit 2030 PLUS DEVELOPMENT	Peak Hour	Degree of Saturation	Average Delay	LOS
Movement				
Right turn in to Site	Noon	0.060	4.5	A
Left turn in to Site	Noon	0.068	2.0	A
Left turn out of site	Noon	0.172	2.6	A
Right turn out of site	Noon	0.172	4.4	A

The 2030 plus development SIDRA analysis shows that the existing Spring Street entry and exit to the site remain at LOS A in 2030 following the addition of potential traffic from the proposed rezoning.

4.4 Internal Access / Service Vehicles

The existing internal access features a shared entry from Spring Street (8.0m wide variable) and a through or circulating lane directing traffic to off street car parking and the single exit point.

The existing McDonalds drive through has separate storage lanes and car park access lanes which operate independent of the shared circulating lane.

The McDonalds drive through has queue length in excess of 110m (18 cars) from the pick up point which is well in excess of drive through queue storage required in RMS Guide to Traffic Generating developments.

Site observation showed the drive through queue length rarely approaching more than half capacity.

Access to the off-street car parking areas and the McDonalds loading/waste bay is also gained from the circulating lane and are clearly delineated.

The existing right of carriageway arrangements are shown on the Deposited Plan (Appendix E). Any development requiring vehicular access to Lot 2 will benefit from the shared circulating lane and could achieve left in / left out movements without compromising any traffic management arrangement or service capacity on the adjoining lot.

Service vehicle access (single unit) to both lots is available under the current arrangements with semi-trailer access achievable outside of peak operating times.

Development on Lot 2 in accordance with a B5 zone would be capable of providing service vehicle access in accordance with Clarence Valley Council Business Zones DCP 2011.

4.5 Off Street Car Parking

The existing McDonalds development has approximately 34 internal tables (2 seats / table) and access to 29 off street car parking spaces and 20 shared car parking spaces, all on Lot 1.

RMS Guide to Traffic Generating developments would require 1 space per 2 seats for the current development (34 spaces). There is therefore some capacity for any redevelopment of Lot 2 to take advantage of the current access right to the 20 shared spaces on Lot 1. This could be achieved without any changes to current traffic arrangements on Lot 1 and could include additional off street car parking on Lot 2 as detailed in section 4.4.

Development on Lot 2 in accordance with a B5 zone would be capable of providing off street car parking in accordance with Clarence Valley Council Business Zones DCP 2011.

4.6 Road safety and crash history

With the implementation of road upgrade works carried out as part of the Clarence River bridge crossing project and subsequent change in traffic distribution, RMS crash data will have little relevance to this assessment.

4.7 Public Transport and Pedestrian/Cycleway access

As detailed in section 2.2 the site currently has good access to shared path facilities and the public bus network. Any redevelopment of the subject lot will not adversely affect these networks and would add to the viability of the networks.

5 Conclusions

1 This Traffic and Transport planning assessment report has been prepared as part of a rezoning proposal being considered to amend the Clarence Valley Council Local Environmental Plan 2011 for the land at No.2 Spring Street, South Grafton from its current zoning of SP3 Tourist to B5 Business Development.

2 The site is the location of the former Grafton Visitor Information Centre and has been vacant since Council's Tourism Information Services ceased operation from this site in January 2018. The site shares car parking and access with an established McDonalds drive through restaurant.

3 Site constraints analysis has been carried out to determine the highest order of potential additional traffic generation likely to result from redevelopment of the site under a B5 zone. This has been determined to be a 700m^2 GFA bulky goods development and a 150m^2 GFA fast food restaurant.

4 Peak hour traffic surveys conducted on Spring Street show that the road and intersections currently operate at good levels of service.

5 Estimates of traffic generation and trip distribution from possible development on Lot 2 Spring Street, based on RMS Guide to Traffic Generating Developments, show that the addition of traffic generation from the proposed rezoning will have no impact on future level of service on Spring Street or the surrounding road network.

6 Sensitivity testing of the site access has been undertaken using SIDRA intersection analysis and inflated annual traffic growth projection to 2030. The 2030 plus development SIDRA analysis shows that the existing Spring Street entry and exit to the site remain at LOS A following the addition of potential traffic from the proposed rezoning.

7 The existing internal access features a shared entry from Spring Street and a through or circulating lane directing traffic to the off street car parking and the single exit point. The existing McDonalds drive through has separate storage lanes and car park access lanes which operate independent of the shared circulating lane.

8 The McDonalds drive through has queue length in excess of 110m (18 cars) from the pickup point which is well in excess of drive through queue storage required in RMS Guide to Traffic Generating developments. Access to the off-street car parking areas and the McDonalds loading/waste bay is also gained from the circulating lane and are clearly delineated.

9 Any development requiring vehicular access to Lot 2 will benefit from the shared circulating lane and could achieve left in / left out movements without compromising any traffic management arrangement or service capacity on the adjoining lot.

10 Development on Lot 2 in accordance with a B5 zone would be capable of providing off street car parking and service vehicle access in accordance with Clarence Valley Council Business Zones DCP 2011.

11 References

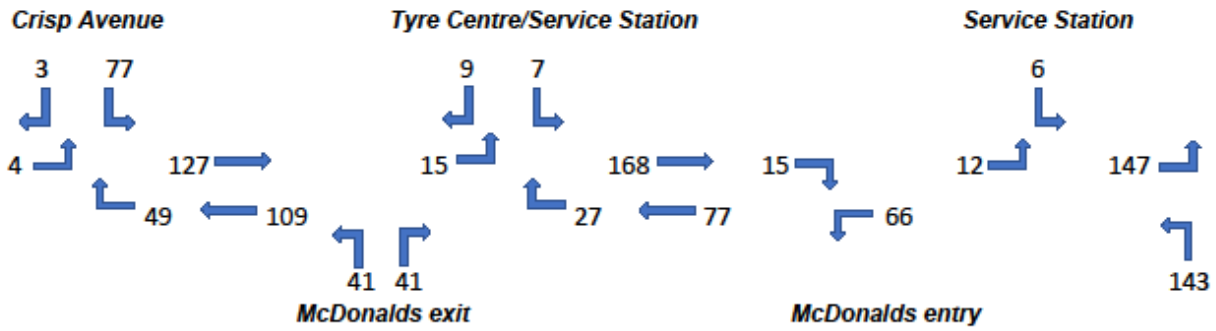
Roads and Maritime Services Guide to Traffic Engineering Developments

RMS TD2013 04/a Guide to Traffic Generating Developments Updated traffic surveys

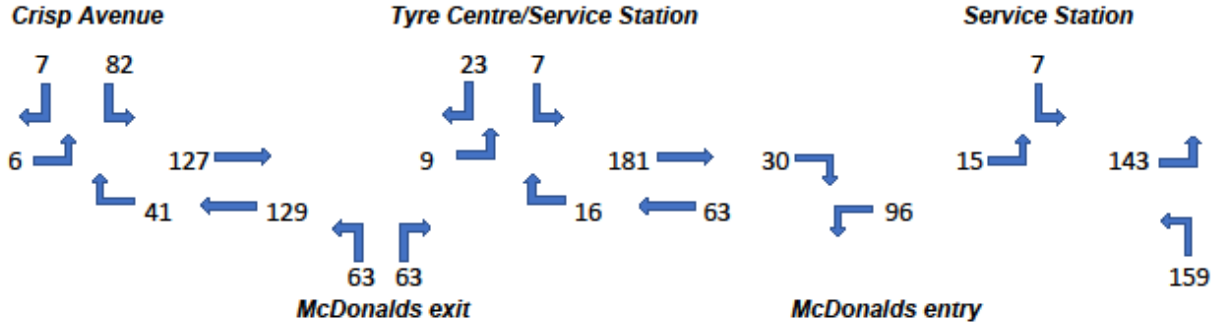
Roads and Maritime Services ADDITIONAL CROSSING OF THE CLARENCE RIVER AT GRAFTON Appendix D – Technical Paper: Traffic and transport AUGUST 2014

Clarence Valley Council Business Zones DCP 2011.

Appendix A – Spring Street intersection peak hour turning movements

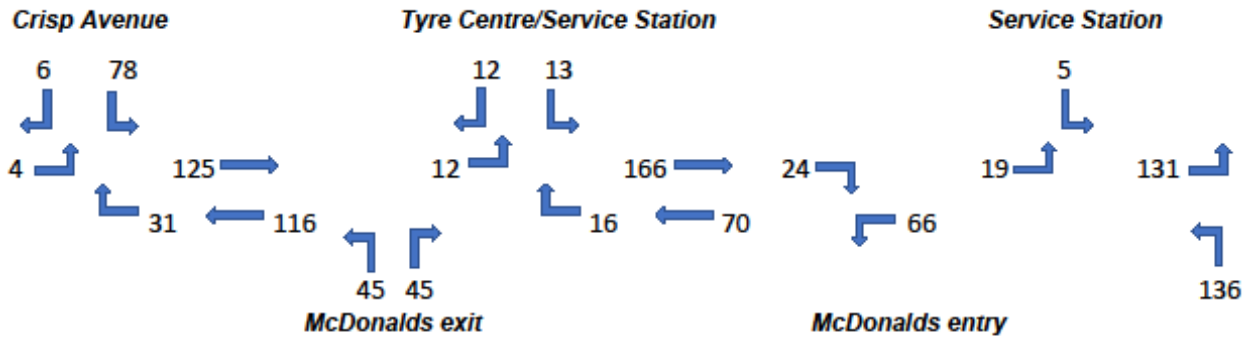


Spring Street Peak Hour Turning Movements AM



Spring Street Peak Hour Turning Movements Noon

1



Spring Street Peak Hour Turning Movements PM

AM Peak	7:45 to 8:45
Mid-day Peak	Noon to 1:00
PM Peak	4:00 to 5:00

Appendix B – SIDRA analysis summaries

Spring Street / Site Exit 2030 plus development Noon peak

MOVEMENT SUMMARY

Site: 101 [Spring Street - McDonalds Exit]

2030 Noon
Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
South: Site Exit											
1	L2	95	0.0	0.172	2.6	LOS A	0.7	4.6	0.33	0.49	42.3
3	R2	95	0.0	0.172	4.4	LOS A	0.7	4.6	0.33	0.49	41.5
Approach		189	0.0	0.172	3.5	LOS A	0.7	4.6	0.33	0.49	41.9
East: Spring Street E											
5	T1	189	0.0	0.097	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
Approach		189	0.0	0.097	0.0	NA	0.0	0.0	0.00	0.00	50.0
West: Spring Street W											
11	T1	189	0.0	0.097	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
Approach		189	0.0	0.097	0.0	NA	0.0	0.0	0.00	0.00	50.0
All Vehicles		568	0.0	0.172	1.2	NA	0.7	4.6	0.11	0.16	48.0

Spring Street / Site Entry 2030 plus development Noon peak

MOVEMENT SUMMARY

Site: 101 [Spring Street - McDonalds Entry]

2030 Noon
Giveway / Yield (Two-Way)

Movement Performance - Vehicles											
Mov ID	OD Mov	Demand Flows Total veh/h	HV %	Deg. Satn v/c	Average Delay sec	Level of Service	95% Back of Queue Vehicles veh	Distance m	Prop. Queued	Effective Stop Rate per veh	Average Speed km/h
East: Spring Street E											
4	L2	126	0.0	0.068	2.0	LOS A	0.0	0.0	0.00	0.32	28.9
5	T1	347	0.0	0.178	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
Approach		474	0.0	0.178	0.5	NA	0.0	0.0	0.00	0.09	47.9
West: Spring Street W											
11	T1	347	0.0	0.178	0.0	LOS A	0.0	0.0	0.00	0.00	50.0
12	R2	53	0.0	0.060	4.5	LOS A	0.2	1.6	0.48	0.57	28.5
Approach		400	0.0	0.178	0.6	NA	0.2	1.6	0.06	0.08	45.3
All Vehicles		874	0.0	0.178	0.6	NA	0.2	1.6	0.03	0.08	46.5

1

No.2 Spring Street, South Grafton – Traffic Impact Assessment

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

Level of Service (LOS) RMS NSW

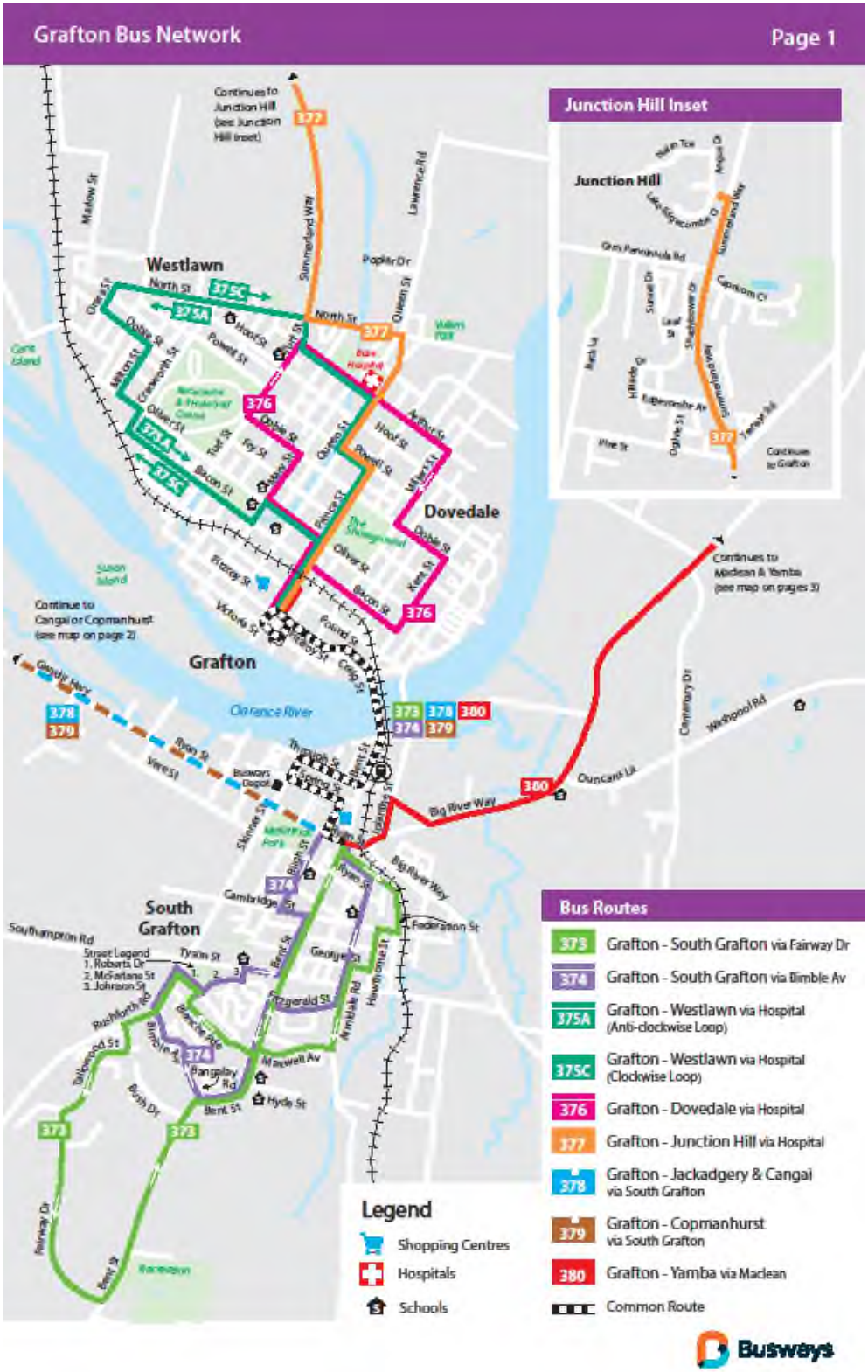
Level of Service	Average Delay per Vehicle (secs/veh)	Give Way & Stop Signs
A	< 14	Good operation
B	15 to 28	Acceptable delays & spare capacity
C	29 to 42	Satisfactory, but accident study required
D	43 to 56	Near capacity & accident study required
E	57 to 70	At capacity, requires other control mode

2

Appendix C – Cycleway Network Map

3

Appendix D – Bus Service Map



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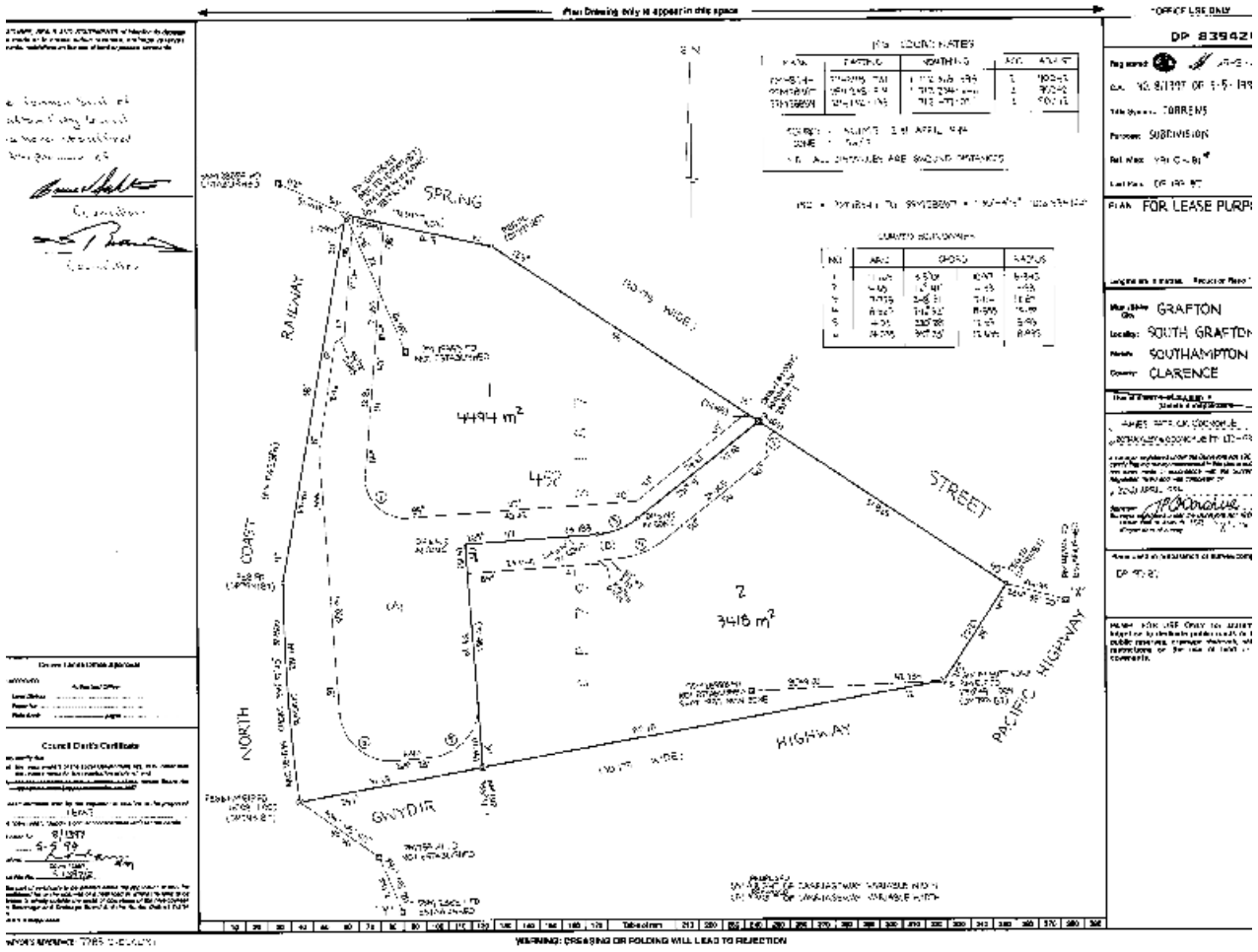
Appendix E – DP 839420



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BENNELL & ASSOCIATES

Appendix 8

AHIMS Basic Search

AHIMS Web Services (AWS)
Search Result

Purchase Order/Reference : 123456

Client Service ID : 551358

Richard Bennell

Date: 20 November 2020

38 Ocean View Road
Arrawarra headland New South Wales 2456

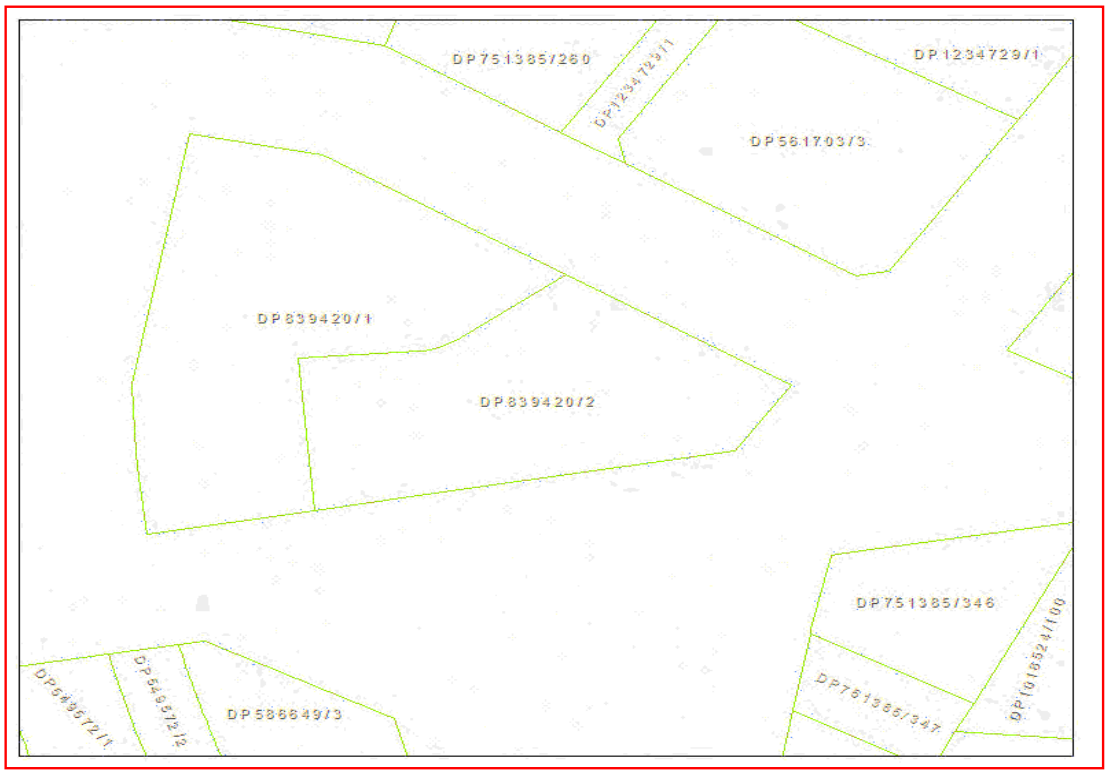
Attention: Richard Bennell

Email: rick@bennells.com.au

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 2, DP:DP839420 with a Buffer of 50 meters, conducted by Richard Bennell on 20 November 2020.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	**Aboriginal sites are recorded in or near the above location.**
0	**Aboriginal places have been declared in or near the above location. ***

If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage's Aboriginal Heritage Information Unit upon request

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date .Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings,
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.

3 Marist Place, Parramatta NSW 2150
Locked Bag 5020 Parramatta NSW 2220
Tel: (02) 9585 6380 Fax: (02) 9873 8599

ABN 30 841 387 271
Email: ahims@environment.nsw.gov.au
Web: www.environment.nsw.gov.au

BENNELL & ASSOCIATES

Appendix 9

Amend No 14 Grafton LEP 1988 & CT for DP 839420

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

GRAFTON LOCAL ENVIRONMENTAL PLAN 1988 (AMENDMENT No. 14)

I, the Minister for Urban Affairs and Planning, in pursuance of Section 70 of the Environmental Planning and Assessment Act 1979, make the local environmental plan set out hereunder.
(G96/00015)

CRAIG KNOWLES MP

Minister for Urban Affairs and Planning

Sydney, 21 June 1996

Citation

1. This plan may be cited as Grafton Local Environmental Plan 1988 (Amendment No. 14).

Aims, objectives etc.

2. This plan aims to reclassify certain Council owned land as operational land within the meaning of the Local Government Act 1993 and to rezone a sewage pump station from the Open Space (Public Recreation) Zone to the Special Uses (Public Purposes) Zone.

Land to which plan applies

3. This plan applies to land in the City of Grafton as shown edged heavy black on Sheets Nos. 1 to 9 of the map marked "Grafton Local Environmental Plan 1988 (Amendment No. 14)" deposited in the office of the Council of the City of Grafton.

Relationship to other environmental planning instruments

4. This plan amends Grafton Local Environmental Plan 1988 in the manner set out in clause 5.

Amendment of Grafton Local Environmental Plan 1988

5. Grafton Local Environmental Plan 1988 is amended :

(a) by inserting at the end of the definition of "the map" in clause 5 the following words :

Grafton Local Environmental Plan 1988 (Amendment No. 14) (Sheet No 3)

(b) by inserting after clause 37 the following clause :

Classification or reclassification of public land as community land

38. (1) This clause applies to the land referred to in Column 1 of Schedule 5 and identified on a map kept for the purposes of this clause and deposited in the office of the Council.

(2) The public land to which this clause applies is classified or reclassified as operational or community land, pursuant to the Local Government Act 1993, as shown in Column 2 of Schedule 5 opposite the description of the land in Column 1 of that Schedule.

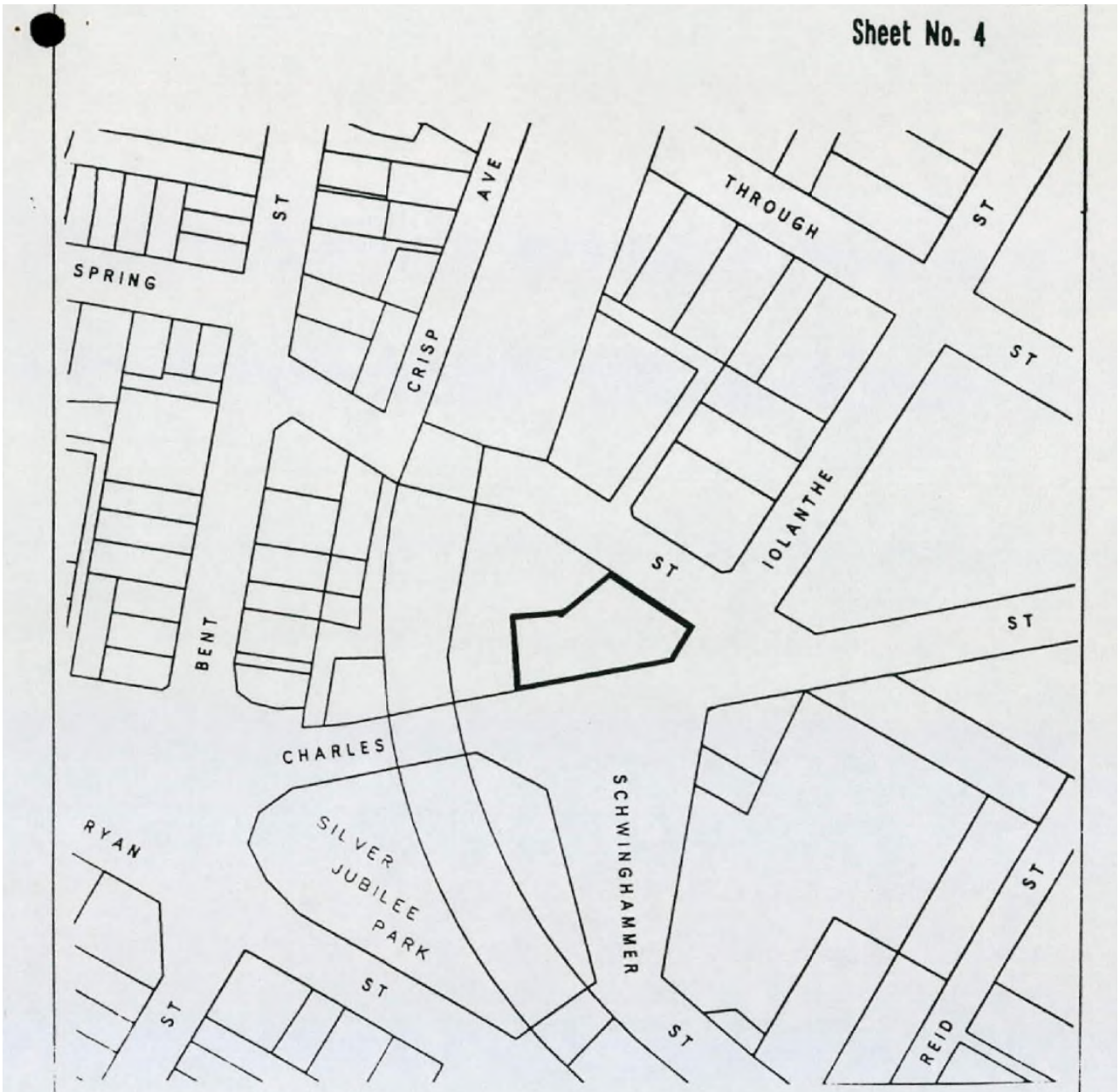
(c) by inserting after Schedule 4 the following Schedule :

SCHEDULE 5

(Cl. 38)

CLASSIFICATION OR RE-CLASSIFICATION OF PUBLIC LAND AS COMMUNITY LAND OR OPERATIONAL LAND

Column 1 Property description	Column 2 Classification
Lot 3 DP 746578 No 206 Arthur St., Grafton	Operational
Lot 657 DP 253160 No 4 Peppermint Pl., South Grafton	Operational
Lot 1 DP 586179 Prince/Arthur Sts., Grafton	Operational
Lot 2 DP 839420 Spring/Charles Sts, South Grafton	Operational
Lot 1 DP 839420 Spring/Charles Sts, South Grafton	Operational
Section 135, Ph. Great Marlow, Villiers St., Grafton	Operational
Reserve 82563, Armidale St., South Grafton	Operational
Lot 21 DP 712604 Powell St., Grafton	Operational
Reserve 51306, Bent St., South Grafton	Operational



ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

GRAFTON LOCAL ENVIRONMENTAL PLAN 1988 (Amendment No.14)

DRAWN BY DHW DATE 2/5/96	STATEMENT OF RELATIONSHIP WITH OTHER PLANS
SUPERVISING DRAFTSMAN	**Amends Grafton LEP, 1988**
PLANNING OFFICER R. PAVITT	
COUNCIL FILE NO. 156/6	
DEPT. FILE NO. G96/00015	CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/839420

SEARCH DATE	TIME	EDITION NO	DATE
12/8/2021	7:50 AM	3	22/3/2018

LAND

LOT 2 IN DEPOSITED PLAN 839420
AT SOUTH GRAFTON
LOCAL GOVERNMENT AREA CLARENCE VALLEY
PARISH OF SOUTHAMPTON COUNTY OF CLARENCE
TITLE DIAGRAM DP839420

FIRST SCHEDULE

CLARENCE VALLEY COUNCIL (RP AN78690)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS -SEE MEMORANDUM T447500
2 AM872020 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (A) IN DP839420
3 AM872021 RIGHT OF CARRIAGEWAY AFFECTING THE PART DESIGNATED (B) IN DP839420
4 AM872022 EASEMENT FOR SIGNAGE AFFECTING THE PART DESIGNATED (A) IN DP265061

NOTATIONS

DP1218910 NOTE: PLAN OF ACQUISITION (ROADS ACT, 1993)

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***