
Proposed Residential
Subdivision – Addendum
Contamination
Assessment

Lochinvar Ridge
Stages 16 to 21 -
70 Christopher Road,
Lochinvar NSW

NEW17P-0034C-AA
4 December 2024



Document control record

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Executive Summary

Qualtest Laboratory NSW Pty Ltd (Qualtest) is pleased to present this Addendum Contamination Assessment (CA) report to Urban Land and Housing Group Pty Ltd (ULH) for the proposed residential subdivision of Lochinvar Ridge, Stages 16 to 21, located at Part Lot 2 DP130613, 70 Christopher Road, Lochinvar, NSW (the site). The location of the site is shown on Figure 1, Appendix A.

Based on the Brief and Plans of Subdivision provided by ULH, the proposed Stages 16 to 22 development is understood to comprise subdivision into residential lots, a local park and construction of associated subdivision roads. It is understood this CA will be submitted as part of a Development Application (DA) to Maitland City Council for Stages 16 to 21 of the proposed development.

Coffey Services Pty Ltd (Coffey) completed a Phase 1 and Phase 2 Contamination Assessment (Phase 1 and Phase 2 CA) (Ref. NTLEN202989-R01rev1) for the site in June 2017, which also included Stages of the Lochinvar Ridge development not located on the current site. Refer to Section 3.0 for further information.

The objectives of the Addendum Contamination Assessment were to:

- Assess current site conditions;
- Assess whether the findings of the Coffey (2017) Phase 1 and Phase 2 CA report are still relevant; and
- Provide recommendations on the need for further assessment, if required.

The assessment carried out by Coffey (2017) was considered to be generally in accordance with the relevant NSW EPA guidelines, and provide an accurate representation of the site history.

The site has remained relatively unchanged since 2017. Based on Qualtest review of the site history and findings from Coffey (2017) and from the site walkover, Qualtest considers that the recommendations presented in the Coffey (2017) report remain relevant:

Coffey recommended the following for the site:

- *A Construction Environmental Management Plan (CEMP) is implemented, prior to earthworks commencing, in order to appropriately manage the on-site and off-site disposal of soil, sediment and water." The CEMP will also be required to manage anthropogenic materials observed across the site.*

Qualtest also recommends that an Unexpected Finds Procedure be included in the CEMP for the site,

Provided the recommendation listed above is implemented/carried out Qualtest considers the site suitable for the proposed Stages 16 to 21 residential development.

Should material require disposal from the site, it will require classification in accordance with the NSW EPA (2014) Waste Classification Guidelines, or a relevant resource recovery order/exemption under Part 9, Clause 91 to 93 or the POEO (Waste) Regulation 2014. Should fill material be imported to the site, it will need to classify as Virgin Excavated Natural Material as described in the NSW EPA (2004) Waste Classification Guidelines, meet a relevant resource recovery order/exemption, or be sourced from a quarry operating under an Environmental Protection License.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013)*, NEPC 2013, Canberra (referred to as ASC NEPM 2013).

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1.0 Introduction

Qualtest Laboratory NSW Pty Ltd (Qualtest) is pleased to present this Addendum Contamination Assessment (CA) report to Urban Land and Housing Group Pty Lt (ULH) for the proposed residential subdivision of Lochinvar Ridge, Stages 16 to 21, located at Part Lot 2 DP130613, 70 Christopher Road, Lochinvar, NSW (the site). The location of the site is shown on Figure 1, Appendix A.

Based on the Brief and Plans of Subdivision provided by ULH, the proposed Stages 16 to 22 development is understood to comprise subdivision into residential lots, a local park and construction of associated subdivision roads. It is understood this CA will be submitted as part of a Development Application (DA) to Maitland City Council for Stages 16 to 21 of the proposed development.

Coffey Services Pty Ltd (Coffey) completed a Phase 1 and Phase 2 Contamination Assessment (Phase 1 and Phase 2 CA) (Ref. NTLEN202989-R01rev1) for the site in June 2017, which also included Stages of the Lochinvar Ridge development not located on the current site. Refer to Section 3.0 for further information.

This report has been prepared to assess the current site conditions and confirm if the findings from the Coffey Phase 1 and Phase 2 CA are still relevant.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013)*, NEPC 2013, Canberra (referred to as ASC NEPM 2013).

1.1 Objectives

The objectives of the Addendum Contamination Assessment were to:

- Assess current site conditions;
- Assess whether the findings of the Coffey (2017) Phase 1 and Phase 2 CA report are still relevant; and
- Provide recommendations on the need for further assessment, if required.

2.0 Site Identification

The site is located to the east of Station Lane and west of Winders Lane, Lochinvar, NSW. Rural residential properties and grazing land bounds the site to the south, south east and west, some bushland is also present to the south. Evidence of earthworks for residential subdivisions are evident on adjoining sites to the north east and north. The site location is shown in Figure 1, Appendix A. General site information is provided below in Table 2.1.

Table 2.1: Summary of Site Details

Site location:	70 Christopher Road, Lochinvar
Approximate site area:	26.7 ha (hectares) Approx. 0.85km long by 0.58km wide at its widest and longest points.
Title Identification Details:	Part of Lot 2 DP1306134 within the Maitland City Council local government area.

Current Ownership:	Understood to be Edwin James Aird
Previous Landuse:	Grazing land.
Current Landuse:	Grazing land.
Proposed Landuse:	Residential Subdivision
Adjoining Site Uses:	Low density and rural residential properties and vacant grazing/bushland
Site Coordinates:	32°42'28.42 S 151°27'39.46 E – central northern point of the site

3.0 Previous Contamination Assessment Reports

3.1 Coffey (2017) Phase 1 and Phase 2 Contamination Assessment

Coffey carried out a Phase 1 and Phase 2 CA for four lots: Lot 2 DP718712, Lot 32 DP1132263, Lot 310 DP1034974, and Lot 311 DP1135580, which covered an area of about 130ha. Since 2017, the Lot location and IDs have changed. The current site location covers the central portion of Lot 2 DP1306134 (Stages 16 to 21 of the proposed subdivision). The location of the previous Lot ID and locations, referred to in the Coffey (2017) report are shown on Figure 2 , Appendix A.

A site plan showing the current site within the Coffey (2017) Site Location and Site Features is shown on Figure 3 and Figure 4, Appendix A. It is noted that Coffey also previously carried out a Phase 1 & 2 Contamination Assessment (CA) of Lot 32 in 2015, for a previous DA submission, results of the 2015 CA were included in the 2017 report. Qualitest were not provided a copy of the Coffey (2015) report.

In general, the current summary only includes information from the Coffey (2017) report which is relevant to the current site (south western portion of former Lot 32 DP1132263 and the majority of former Lot 311 DP1135580)

The objectives of the Coffey Phase 1 and Phase 2 CA were:

- *"Assess the current site conditions on Lot 32, including changes (such as new areas of concern) since Coffey's (2015) CA;*
- *Identify potentially contaminating activities that are currently being performed on Lots 2, 310 and 311, and that may have been performed on these lots in the past;*
- *Assess Areas of Environmental Concern (AEC's) and Chemicals of Concern (COC's) for the site, and develop a Conceptual Site Model (CSM);*
- *Provide an assessment of potential soil, sediment and surface water contamination at the site;*
- *Assess the suitability of the site for the proposed residential subdivision (from a contamination perspective); and*
- *Provide recommendations for remediation and/or management, as required."*

Coffey undertook the following scope of work:

- *"A desktop study and historical review of past activities at the site with the potential to cause contamination, including:*
 - *A review of the Coffey (2015) CA;*
 - *A review of historical ownership of the site – Lots 2, 310 and 311;*
 - *A review of aerial photography from the past 50 years;*
 - *A review of the Section 149 Planning Certificate for the site – Lots 2, 310 and 311; and*
 - *A review of NSW Environmental Protection Authority (EPA) notices under the Contaminated Land Management Act (1997);*
- *An assessment of the site topography, geology and hydrogeology including site drainage and regional groundwater usage through a search of registered groundwater bores;*
- *A site walkover of the site to help identify AECs and potential COCs, and changes to Lot 32 since Coffey's (2015) CA;*
- *A sampling programme, targeting the AECs identified, including:*
 - *Surface soil sampling; and*
 - *Collection of surface water samples from ponds;*
- *Laboratory analysis of selected soil samples for the COCs identified; and*
- *Preparation of a Phase 1 & 2 CA report."*

Review of Coffey (2015) Contamination Assessment – Lot 32

The Coffey (2015) contamination assessment was for the previous Lot 32. Lot 32 was located in the north eastern portion of the current site, and continued offsite to the north and north east, refer to Figure 2, Appendix A.

The objectives of the assessment were to *"identify potentially contaminating activities that were being performed on Lot 32, and that may have been performed in the past, develop a preliminary CSM for Lot 32, and provide a preliminary assessment of soil, sediment and surface water at Lot 32."*

In order to meet the above objectives, Coffey undertook the following scope of works; *"a site history desktop study, a site walkover, collection of surface soil, sediment and surface water samples, and laboratory analysis of the collected samples for a number of potential chemicals of concern, including heavy metals, hydrocarbons, herbicides and pesticides"*.

"The site history review showed that the majority of Lot 32 has been used for cattle grazing with two areas used for cropping about 40 years ago. At the time herbicides were used to control weeds but this practice ceased in the early 1970s. It is noted that the areas of cropping were located offsite to the north east.

Anecdotal evidence suggested that no chemicals were mixed on site and thus impact from herbicide use on the cropping areas would not contain hot spots. A broad grid was considered appropriate over the main cropping area to assess average concentrations and 95% upper confidence level, if needed".

The concentrations of chemicals of concern in soil and sediment were below the adopted residential investigation levels. Some heavy metal impact was noted in the surface soil and pond sediments probably from the historic use of herbicides. This was evident by the consistency in the concentrations of copper, chromium and zinc, both in the surface soils and the pond sediments. The heavy metal concentrations, though elevated, were below the adopted human health and ecological criteria.

Based on the results of the assessment Coffey stated *“the potential for soil and/or surface water contamination to be present at the site, at levels requiring additional investigations, remediation and/or management, was considered to be low”*. Coffey therefore concluded that Lot 32, in its current configuration, was suitable for the proposed residential development provided the following recommendations were implemented:

- *“Farm waste observed inside the site shed was removed and the surface soils inside the shed observed. If evidence of potential contamination was identified (such as stained or odorous soils), an environmental consultant should be contacted to collect additional surface soil samples (not located on the current site); and*
- *A CEMP [Construction Environmental Management Plan] was implemented, prior to earthworks commencing, in order to appropriately manage the on-site and off-site disposal of soil, sediment and water.”*

Historical Titles

Qualtest carried out a review of the historical title documents provided in Appendix B of the Coffey (2017) Report, as the Coffey report contained a broad summary for the larger site including areas not relevant to this assessment. The Qualtest summary is provided below.

The historical titles search indicated that Lot 32 was owned by private landholders until 1969 when the current site owner (Edwin James Aird) purchased the Lot. Lot 311 was owned by private landholders until 1981 when a company Alumax of Australia Pty Ltd purchased the Lot. A second company Abturka Pty owned the Lot 311 from 1982 to 1983 when the current site owner (Edwin James Aird) purchased the Lot

Aerial Photographs

Qualtest carried out a review of the aerial photographs provided in Appendix C of the Coffey (2017) Report, as the Coffey report contained a broad summary for the larger site including areas not relevant to this assessment. The Qualtest summary is provided below.

Photographs from 1963, 1975, 1984, 1994 and 2004 showed that the site was undeveloped farming land. Scattered trees were present from the 1960's in the eastern and southern portions of the site. The two dams currently on the site appear to have been present since the 1960's. The site appears generally unchanged since 1963.

Section 149 Certificate

The Section 149 Certificate obtained from Maitland City Council, by Coffey (2017), stated that the site was **not** within land declared to be:

- Critical habitats;
- Conservation areas;
- Mine subsidence area;
- Flooding area;
- Contaminated; and
- In an area of Acid Sulfate Soils.

Site Observations (2017)

Coffey conducted a site visit on 20 March 2017. Coffey reported the following observations related to the current site:

- *"The majority of the site was observed to be open grassland, used for cattle grazing";*
- *"Lot 311 appeared to be mainly open grassland with a tree line noticeable on the southern perimeter boundary";*
- *"Lot 32 was observed to be in a similar condition to 2015, with the exception of the small soil stockpile (approximately 15m³ in volume) noted near the boundary of Lot 311" (not located on the current site), and*
- Coffey (2015) report should be referred to for further details for 2015 site conditions.

Anecdotal Evidence

Coffey held an interview with Mr Jim Aird, the current owner of the site. Mr Aird had been associated with the site since the late 1960's and was familiar with the site history.

The interview revealed the following information:

- *"The site has been used for residential purposes and cattle grazing. "*
- *"There has been no history of fill being imported onto site or any historical fuel storage or chemical spills;*
- *Mr Aird stated that there has been no widespread application of pesticides on the Lots 2, 310 and 311 since the late 1960's. Cropping of corn was historically evident throughout the 1970's on the Northern sections of Lot 310 & 311 (not on the current site); and*
- *Mr Aird stated that prior to his family's acquisition of the land in the late 1960's the land was known to be used for grape/vine growing purposes.'*

Field Sampling and Results

Coffey devised a sampling plan in order to assess Areas of Environmental Concern (AECs) identified on Lot 2, 310 and 311, as well as additional AECs identified for Lot 32. The following samples were collected from/adjacent (within 50m) to the current site:

- Surface soil sample SS22 was collected from a drainage line immediately adjacent to the northern boundary of the current site and surface soil sample SS23 was collected from a drainage line, approximately 50m to the west of the site. Analytical results for SS22 and SS23 were reported below the adopted criteria.
- Surface water samples (Pond 1 SW1 and Pond 4 SW4) were collected from the dams in the northern and central east of the site (respectively) and analysed for metals (arsenic, cadmium, chromium, copper, lead, nickel, zinc, mercury) and Organochlorine pesticides (OCPs), Organophosphorus pesticides (OPPs) and acid herbicides. Some metals (copper, lead, nickel and/or zinc) were reported slightly above the adopted criteria.
- Sediment sample (Pond 1 Sed 1) was collected from the dam located in the northern portion of the site and analysed for metals and OCPs. Analytical results for Pond 1 Sed 1 were reported below the adopted criteria.

Conclusions and Recommendations

Coffey (2017) concluded: *"The Coffey (2015) CA and this current CA has identified a number of AECs...The risk of contamination inferred at these AECs was low."*

"The laboratory results indicated that concentrations of (soil) contaminants were recorded below the adopted investigation levels".

“Concentrations of some heavy metals were recorded above the adopted investigation levels in the surface water samples analysed. The low concentrations of heavy metals are probably indicative of the impact from past herbicide use, and/or background levels.”

“The site (Lots 2, 32, 310 and 311) in its current configuration, is suitable for the proposed residential development provided the recommendations contained in this report and the recommendations provided in the Coffey (2015) CA are implemented.”

Coffey recommended the following for the site:

- *“The farm waste inside the shed Lot 32 is removed and the surface soils inside the shed observed. If evidence of potential contamination is identified (such as stained or odorous soils), an environmental consultant should be contacted to collect additional surface soil samples” (not located on current site).*
- *A Construction Environmental Management Plan (CEMP) is implemented, prior to earthworks commencing, in order to appropriately manage the on-site and off-site disposal of soil, sediment and water.”*

4.0 Current Site Observations

A Qualtest Environmental Scientist visited the site on 20 November 2024. The observations noted during the field works are summarised below and shown on Figure 5, Appendix A.

- The eastern portion of the site was observed to comprise grazing farmland, generally sloping west to north west towards two onsite ponds. Pond 1 was observed along the north eastern boundary of the site and appeared to be used for stock watering. Pond 4 was observed south of Pond 1 and appeared to be partly covered in reeds/vegetation.



Looking south west from eastern portion of the site



Looking north west from eastern portion of the site



Pond 1 located in the north eastern portion of the site



Pond 4 located south of Pond 1 in the central eastern portion of the site

- A number of trees (including fallen trees) were observed throughout the eastern portion of the site.



Fallen tree observed south of Pond 1



Fallen tree observed east of Pond 1



Trees observed south of Pond 1



Trees observed south east of Pond 1

- An unused concrete water trough and steel water trough was observed east of Pond 4. Some concrete, asphalt and brick were observed around the concrete trough.



Concrete trough east of Pond 4



Rusted steel trough



Concrete and asphalt north of trough



Brick fragments north of trough

- A 44-gallon drum was observed just south west of Pond 1 sitting adjacent to a fence line.



Empty 44 Gallon Drum



Fence line facing north

- The central portion of the site was observed to comprise grazing farmland with some trees (including some fallen), particularly in the south eastern portion of the site. The central northern portion was fenced from farmland and did not hold livestock. A concrete water trough was observed west of Pond 1 and former power poles were stored in the south western corner of the site.



Central portion facing south east



Central northern portion facing north east



Standing trees in south eastern corner



Central northern portion facing north



Concrete trough west of Pond 4



Western portion facing south



Power poles in south western corner



South west portion facing east

- The western portion of the site was observed to comprise grassland. No other observations for this area were made due to thick vegetation.



Western portion facing west



Western portion facing south

5.0 Discussion and Conclusions

The assessment carried out by Coffey (2017) was considered to be generally in accordance with the relevant NSW EPA guidelines, and provide an accurate representation of the site history.

The site has remained relatively unchanged since 2017. Based on Qualtest review of the site history and findings from Coffey (2017) and from the site walkover, Qualtest considers that the recommendations presented in the Coffey (2017) report remain relevant:

Coffey recommended the following for the site:

- A *Construction Environmental Management Plan (CEMP)* is implemented, prior to earthworks commencing, in order to appropriately manage the on-site and off-site disposal

of soil, sediment and water." The CEMP will also be required to manage anthropogenic materials observed across the site.

Qualtest also recommends that an Unexpected Finds Procedure be included in the CEMP for the site.

Provided the recommendation listed above is implemented/carried out Qualtest considers the site suitable for the proposed Stages 16 to 21 residential development.

Should material require disposal from the site, it will require classification in accordance with the NSW EPA (2014) Waste Classification Guidelines, or a relevant resource recovery order/exemption under Part 9, Clause 91 to 93 or the POEO (Waste) Regulation 2014. Should fill material be imported to the site, it will need to classify as Virgin Excavated Natural Material as described in the NSW EPA (2004) Waste Classification Guidelines, meet a relevant resource recovery order/exemption, or be sourced from a quarry operating under an Environmental Protection License.

This report was prepared in general accordance with the relevant sections of the NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land and the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013)*, NEPC 2013, Canberra (referred to as ASC NEPM 2013).

6.0 Limitations

This report has been prepared by Qualtest for Urban Land and Housing Group Pty Lt (ULH) based on the objectives listed in Section 1.1. No warranty, expressed or implied, is made as to the information and professional advice included in this report. Anyone using this document does so at their own risk and should satisfy themselves concerning its applicability and, where necessary, should seek expert advice in relation to their particular situation.

The opinions, conclusions and recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. Qualtest has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

In preparing this report Qualtest has relied upon information provided in reports prepared by others, and assume that the information provided is reliable and accurate.

In preparing this report, current guidelines for assessment and management of contaminated land were referred to. The conclusions reached in this report are dependent on the limitations inherent in all subsurface investigations where horizontal and vertical variation in contaminant concentrations can occur. No subsurface assessment can accurately predict the contaminant concentration at all points.

Site conditions may change after the date of this Report. Qualtest does not accept responsibility arising from, or in connection with, any change to the site conditions

7.0 References

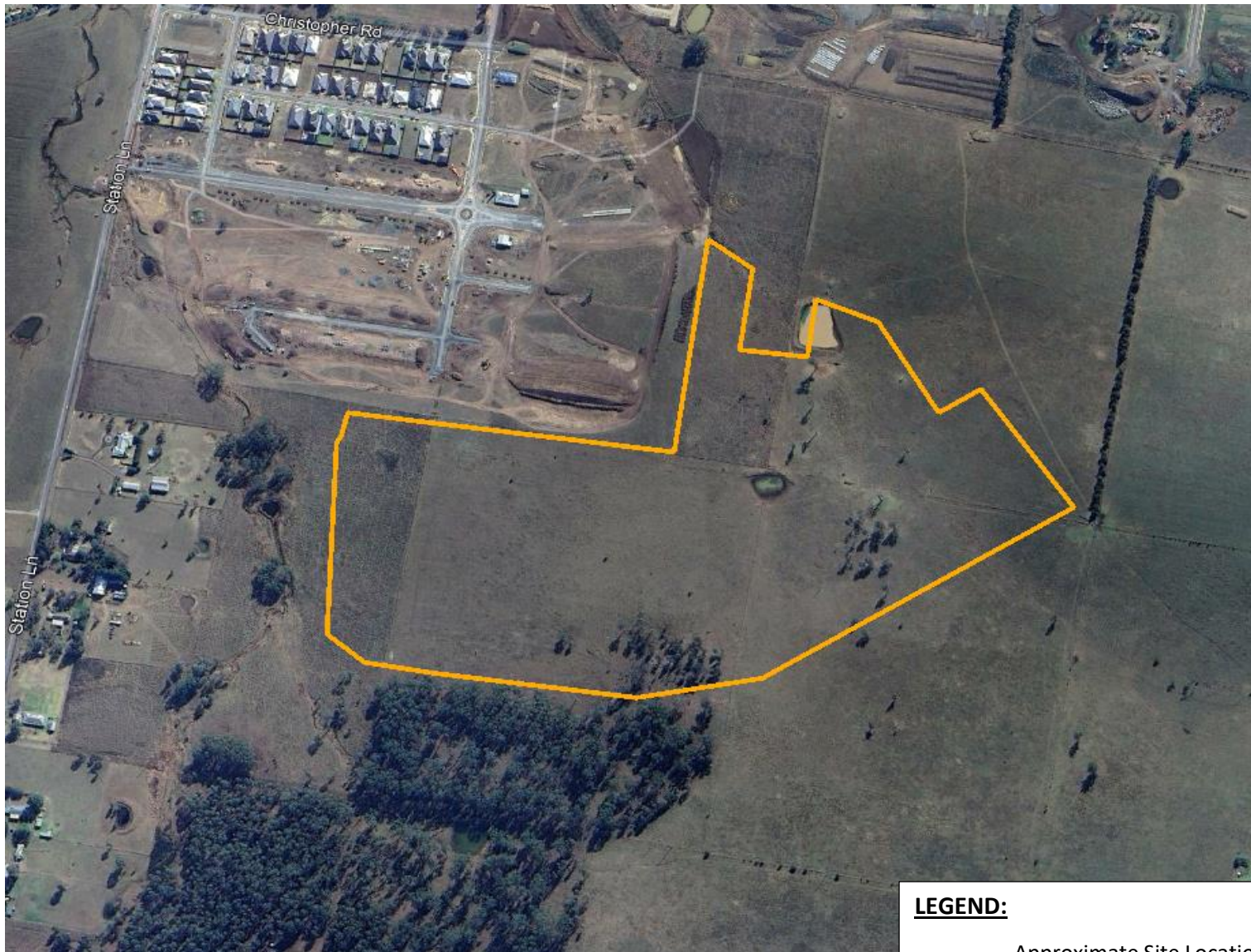
Coffey (2017) Phase and Phase 2 Contamination Assessment, ref. NTLEN202989-R01rev1, dated 24 June 2017

NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Land.

NEPC (2013) National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013), Canberra (ASC NEPM 2013).

APPENDIX A:

Figures



LEGEND:
— Approximate Site Location

Based on image from Google Earth (2023)

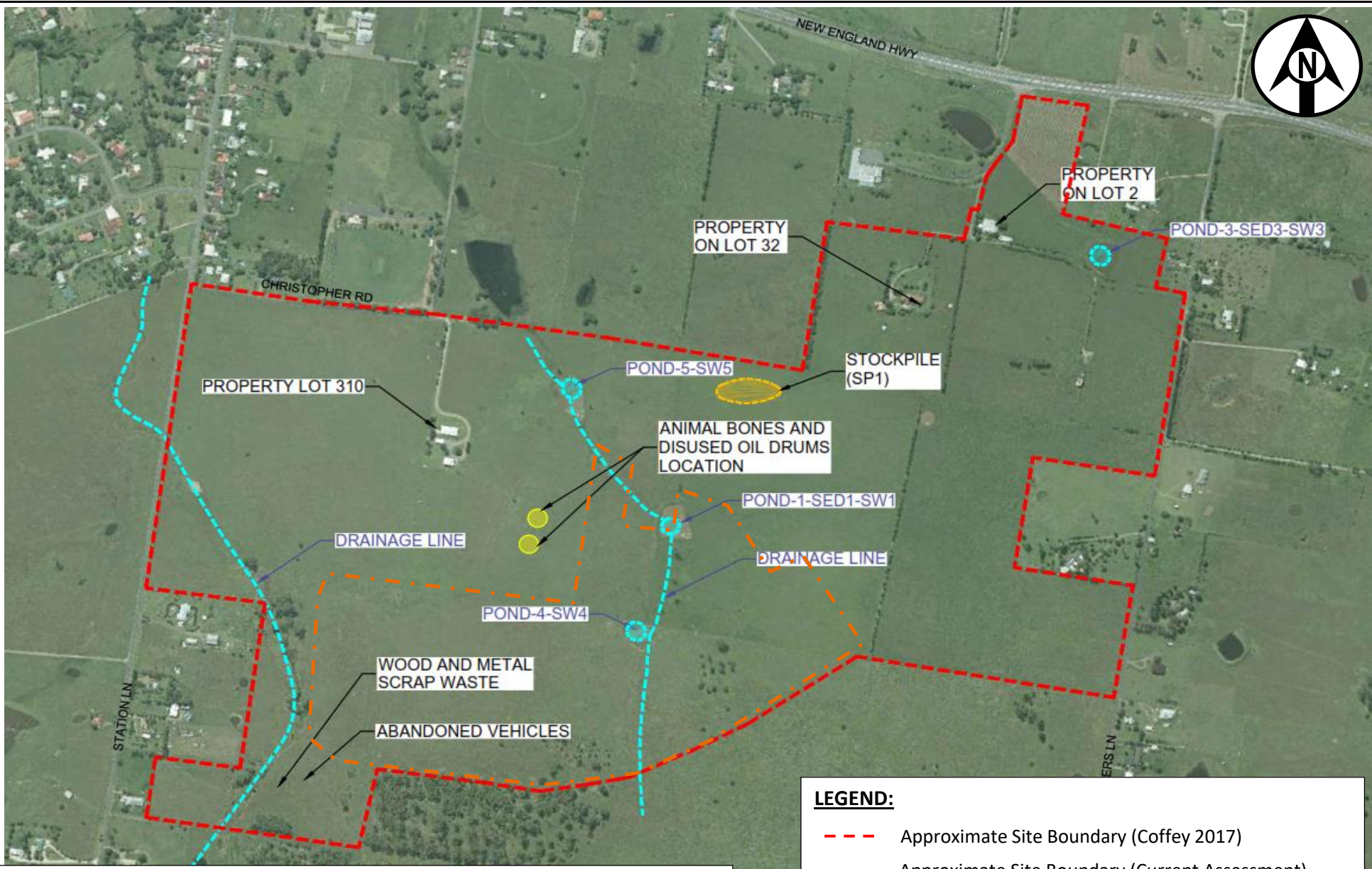


Client:	URBAN LAND AND HOUSING GROUP	Drawing No:	FIGURE 1
Project:	STAGES 16 to 21, LOCHINVAR RIDGE	Project No:	NEW17P-0034C-AA
Location:	PART LOT 2 DP1306134, 70 CHRISTOPHER ROAD, LOCHINVAR	Scale:	AS SHOWN
Title:	SITE LOCATION	Date:	13 NOVEMBER 2024



Client:	URBAN LAND AND HOUSING GROUP
Project:	STAGES 16 to 21, LOCHINVAR RIDGE
Location:	PART LOT 2 DP1306134, 70 CHRISTOPHER ROAD, LOCHINVAR
Title:	CURRENT AND FORMER LOT IDs

Drawing No:	FIGURE 2
Project No:	NEW17P-0034C-AA
Scale:	AS SHOWN
Date:	13 NOVEMBER 2024



Extract from Coffey (2017) Phase 1 and Phase 2 CA Report




LEGEND:

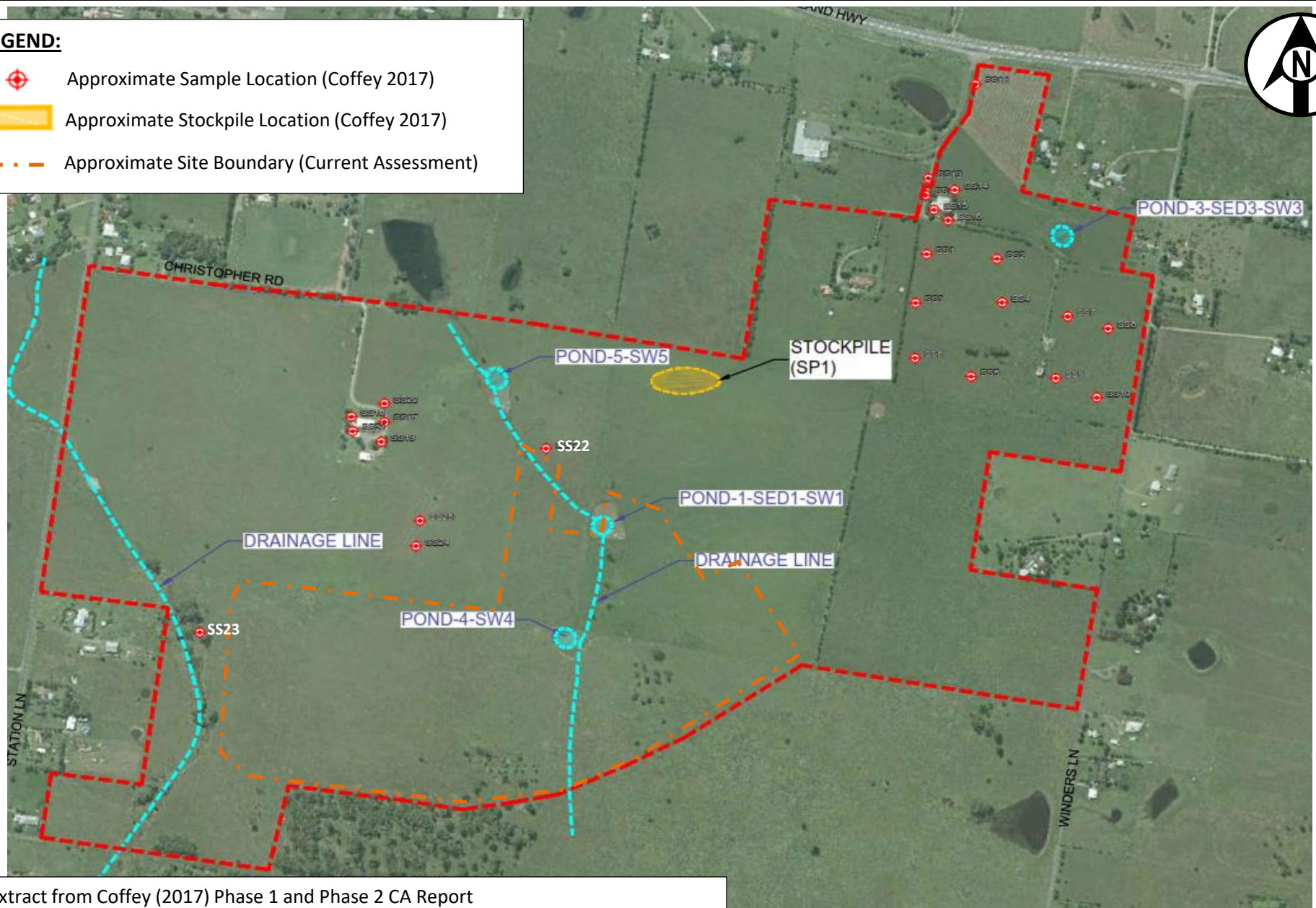
- - - Approximate Site Boundary (Coffey 2017)
- . - . Approximate Site Boundary (Current Assessment)



Client:	URBAN LAND AND HOUSING GROUP	Drawing No:	FIGURE 3
Project:	STAGES 16 to 21, LOCHINVAR RIDGE	Project No:	NEW17P-0034C-AA
Location:	PART LOT 2 DP1306134, 70 CHRISTOPHER ROAD, LOCHINVAR	Scale:	AS SHOWN
Title:	COFFEY (2017) SITE FEATURES PLAN	Date:	13 NOVEMBER 2024

LEGEND:

-  Approximate Sample Location (Coffey 2017)
-  Approximate Stockpile Location (Coffey 2017)
-  Approximate Site Boundary (Current Assessment)



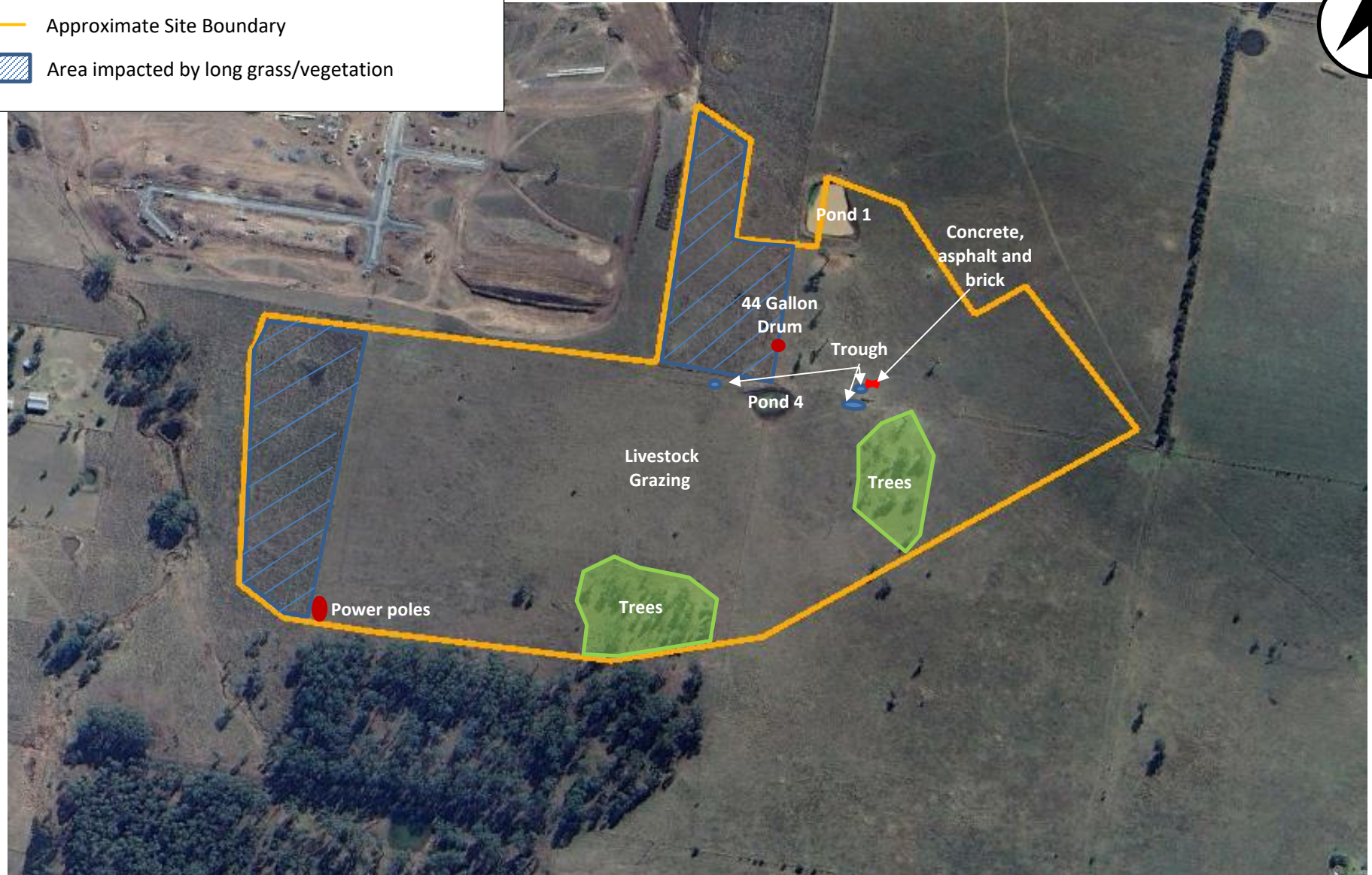
Extract from Coffey (2017) Phase 1 and Phase 2 CA Report



Client:	URBAN LAND AND HOUSING GROUP	Drawing No:	FIGURE 4
Project:	STAGES 16 to 21, LOCHINVAR RIDGE	Project No:	NEW17P-0034C-AA
Location:	PART LOT 2 DP1306134, 70 CHRISTOPHER ROAD, LOCHINVAR	Scale:	AS SHOWN
Title:	COFFEY (2017) SAMPLE LOCATION PLAN	Date:	13 NOVEMBER 2024

LEGEND:

- Approximate Site Boundary
- ▨ Area impacted by long grass/vegetation
















Based on image from Google Earth (2023)



Client:	URBAN LAND AND HOUSING GROUP	Drawing No:	FIGURE 5
Project:	STAGES 16 to 21, LOCHINVAR RIDGE	Project No:	NEW17P-0034C-AA
Location:	PART LOT 2 DP1306134, 70 CHRISTOPHER ROAD, LOCHINVAR	Scale:	AS SHOWN
Title:	SITE FEATURES - NORTH EASTERN PORTION	Date:	22 NOVEMBER 2024



KEY OBSERVATIONS

	Site Boundary
	Train line / Train Station
	1m Contour
	Town Centre
	Proposed Surrounding Lots
	Riparian Corridor
	Environmental Protection Zone
	Primary Distributor Road
	Existing Key Access Location
	Existing Access Location
	Proposed Basin
	Proposed Residential Lots
	Proposed Local Park



Client:	URBAN LAND AND HOUSING GROUP	Drawing No:	FIGURE 6
Project:	STAGES 16 to 21, LOCHINVAR RIDGE	Project No:	NEW17P-0034C-AA
Location:	PART LOT 2 DP1306134, 70 CHRISTOPHER ROAD, LOCHINVAR	Scale:	AS SHOWN
Title:	PROPOSED SUBDIVISION LAYOUT	Date:	13 NOVEMBER 2024