

SEPP 55 – Contamination Assessment Preliminary Site Investigation

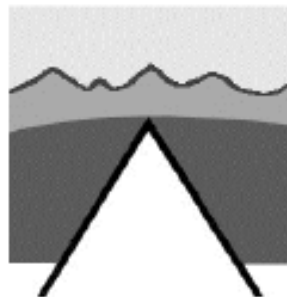
for a

Planning Proposal Amendment to Byron LEP 2014: Dwelling Entitlement

at

114 Stewarts Road, Clunes
Lot 10 DP 586360

by



Balanced
Systems
Planning
Consultants

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Date: January 2021

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DOCUMENT CONTROL

TITLE	SEPP 55 - Preliminary Site Investigation
LOCATION	114 Stewarts Road, Clunes
PROPERTY	Lot 10 DP 586360
LGA	Byron Shire Council
PROPOSAL	Planning Proposal: Amendment to BLEP 2014 - Dwelling Entitlement
AUTHOR	Balanced Systems Planning Consultants – Luke J Houghton
CLIENT	John Stewart

<i>VERSION</i>	<i>DATE</i>	<i>TYPE</i>	<i>MEDIA</i>
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1. INTRODUCTION

Balanced Systems Planning Consultants has been commissioned by owners of a property at 114 Stewarts Road, Clunes lawfully described as Lot 10 DP 586360, to undertake a SEPP 55 – Preliminary Site Investigation to determine that the site is suitable in terms of land use contamination for a planning proposal.

The assessment accompanies a planning proposal to Byron Shire Council to amend Schedule 1 of the Byron Local Environmental Plan 2014 to allow for a dwelling entitlement for the site.

This investigation used a detailed land use history, including a statutory declaration by the current owner, whose family has owned the property for a significant time period, where there is a detailed, verifiable land use history.

Results of these analyses are seen as being both comprehensive and satisfactory for the requirements of Byron Shire Council.

1.1 Aim and Objectives

The **aim** of this SEPP 55 Stage 1 - Preliminary Site Investigation (PSI) is to:

- Assess the site of the proposal to determine potential sources of land contamination adhering to the requirements of NSW SEPP 55 provisions and guidelines.

The **objectives** of this preliminary contaminated land assessment are to:

- Identify and describe past and present land uses in adequate detail to determine their contamination potential;
- Identify potential sources and types of land contamination that may impact the subject site;
- Determine whether preliminary soil testing for contaminants at the location of the proposal is required;
- Discuss the contamination status of the site as a result of acquired information; and
- Provide an assessment of site contamination risk and the requirement for further investigations and/or remediation works.

1.2 Scope of Work

A preliminary site investigation of possible land contamination is to be undertaken in accordance with *NSW SEPP 55 – Remediation of Land* legislation (Appendix A) as mandated by the *NSW EP&A Act 1979* and Byron Shire Council's relevant policies and guidelines.

A SEPP 55 – Contaminated Site Assessment is conducted and reported in four stages:

1. Preliminary site investigation
2. Detailed site investigation
3. Site remedial action plan
4. Site validation and ongoing monitoring

This preliminary site investigation focused on the entire property in terms of past and present land uses. This preliminary site investigation was completed in accordance with the following documents:

- EPA (NSW), 2020. Consultants reporting on contaminated land - Contaminated Land Guidelines.
- DEC (NSW), 2005. Contaminated Sites – Guidelines for Assessing Former Orchards and Market Gardens.
- EPA (NSW), 2000. Guidelines for Consultants Reporting Contaminated Sites.
- NEPM 1999. National Environment Protection (Assessment of Site Contamination) Measure.

- DUAP, EPA (NSW), 1998. Managing Land Contamination - Planning Guidelines SEPP 55
- EPA (NSW), 1997. Contaminated Sites – Guidelines for Assessing Banana Plantation Sites
- EPA (NSW), 1995. Contaminated Sites – Sampling Design Guidelines.
- Byron Shire Council, (undated). Contaminated Sites (Preliminary Investigation Guideline)

1.3 Methodology

The investigation site was researched for any potential sources of land use contamination by following the following research methodology:

1. Desktop information analysis of the subject property in context of local land use history;
2. Statutory declaration from current owner;
3. Site assessment was undertaken; and
4. From all available evidence, an evaluation was completed of the site.

1.3.1 Site Assessment

The preliminary site assessment involved a visual inspection for signs of contamination. The site was visually inspected for any potential land use contamination sources that included:

- Concentrated industrial activities;
- Certain agricultural land uses such as cattle dip sites, dairies, bananas, market Gardens, orchards, and broad cultivation of crops;
- Structures including farm sheds and storage areas; and
- Dumps or landfill sites.

2. SITE IDENTIFICATION

2.1 Site Description

The subject site is located at 114 Stewarts Road, Clunes, being described as Lot 10 DP 586360 (Figure 1). The rural allotment has a total area of 2.9 ha with some 120 metres of frontage to Stewarts Road on the eastern boundary. The property is zoned RU2 – Rural Landscape under the Byron LEP 2014 (Figure 2). The site contains an existing dwelling building and sheds in north east portion of the site.



Figure 1: Subject Site (Nearmap 2020)

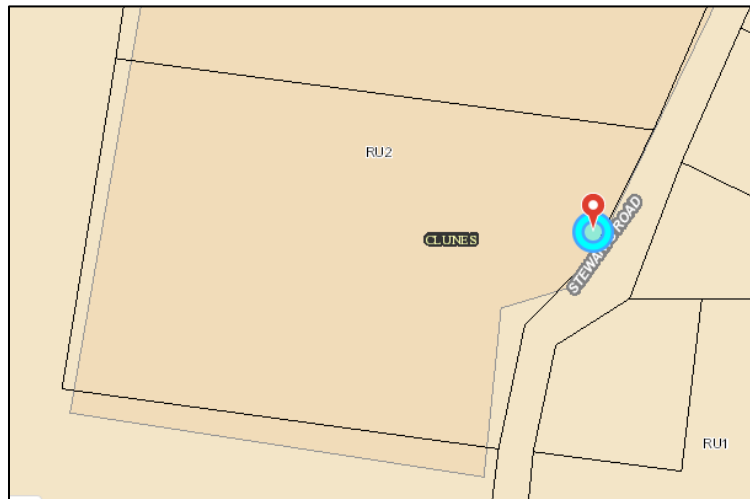


Figure 2: Byron Council Zoning (Source: Byron Shire Council)

2.2 The Proposal

The planning proposal seeks to amend the BLEP 2014 to include the subject site within Schedule 1 – Additional Permitted Uses, for the purpose of a dwelling entitlement. The dwelling entitlement will allow for the property to apply for a development application to approved the existing dwelling on the property for lawful use.

3. ENVIRONMENTAL CHARACTERISTICS

3.1 Topography and Drainage

The subject property is located in the undulating terrain of Clunes rural area in the south-western corner of the Byron Shire in the middle catchment area of the Wilsons River. The property itself generally slopes away from Stewarts Road on the eastern boundary to an unnamed watercourse on the western boundary (Figure 3).

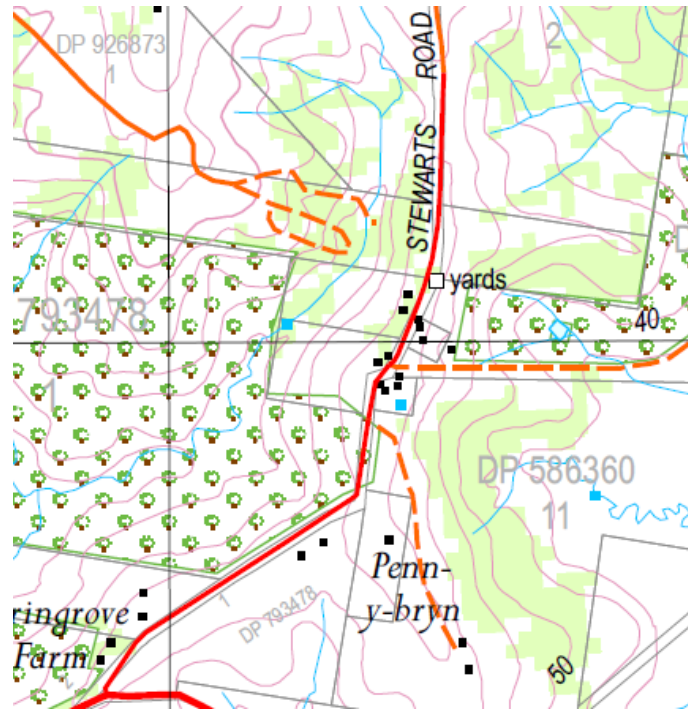


Figure 3: NSW topographic map (NSW Topo Map DUNOON 2019)

3.2 Geology and Soils

The geology at the site of the proposal, according to ‘NSW Tweed Heads 1:100,000 Quaternary Geology’ mapping, consists of:

- Tv** – Tertiary volcanic rocks: basalt, rhyolite, trachyte, gabbro, syenite

The site assessment showed a dominance of red krasnozems soils which is consistent with published works by D. Morand titled ‘Soil Landscapes of the Lismore – Ballina 1:100 000 Sheet’ (Table 1).

Table 1: Soil Landscape

Grouping	ro - Rosebank
Landscape	Landscape—rolling low hills and hills on Lismore Basalts. Relief 70–100 m, slopes 20–40%. Ridges and crests are convex and moderately broad (100–300 m). Ridge slopes, sideslopes and isolated hills are common. Extensively cleared closed native forest, now predominantly sod grassland with large areas of closed camphor laurel forest.
Soil Description	Shallow (<100 cm), well drained Krasnozems and brownish red Krasnozems (Gn3.11, Gn4.11, Uf5.21, Uf5.2, Uf6) on crest margins. Moderately deep to deep (>100 cm) Krasnozems and brownish red well-drained Krasnozems (Gn3.11, Gn4.11, Uf5.21, Uf5.2, Uf6) on slopes.
Limitations	very acid soils with high aluminium toxicity potential. Steep slopes with mass movement hazard and localised rock outcrop.

4. SITE HISTORY

4.1 Property History

A land title history was constructed for the subject property; a prior title search for the subject property (Appendix B), a review of Deposited Plans (Appendix C) and analysis of NSW Parish Maps (Appendix D) produced the following title history:

- Lot 10 DP 586360 resulted from the subdivision of land, which was registered on October 27th 1976. The land was previously part of Lot 9 DP 586359 that included a portion of land on the eastern side of Stewarts Road. Lot 10 DP 586360 is regarded as a 'concessional lot'.

Note: Concessional allotments

small allotments created for use of relatives of the owner of a holding existing at the date of gazettal of Byron Interim Development Order (IDO) in 1968 often quickly becoming small hobby farms or rural residential allotments traded on the market with no ongoing connection to 'relatives' of the original landowner.

- Lot 9 DP 586359 resulted from the subdivision of a larger 40.6 hectare property, which was registered October 27th 1976. The land was previously part of Lot 3 DP 578310.
- Lot 3 DP 578310 resulted from the subdivision of a 100 acre property, which was registered on August 5th 1975. The land was previously part of Lot 1 DP 511213.
- Lot 1 DP 511213 resulted from the subdivision of the original larger farm land holding, which was registered on September 15th 1964. The land was previously part of Portion 112, a 640 acre property owned by Isaac Stewart.
- Portion 112 was the original larger land holding as depicted in the early Parish Maps.

4.2 Land Use History

The subject site is depicted within aerial photographs obtained from NSW Spatial Services, Google Earth and Nearmap (Appendix E). The attached Statutory Declaration provides matching information regarding land use history (Appendix F).

A summary of the property land use history is outlined below:

- Prior to European settlement, the site likely contained dense native sub-tropical rainforest across the entire site.
- Following settlement of the Clunes locality, the site was cleared and established as part of a much larger dairy farm property. The dairy operated for a significant period of time during the 1900s. The dairy farm was owned by the Stewart family as confirmed on the attached Parish Maps.
- The original dairy bales were located on the western side of Stewarts Road, on the subject site. A small piggery shed and storage shed were also located on the western side of Stewarts Road. The original farm house was located on the eastern side of Stewarts Road.
- The larger dairy farm was closed down in 1974, and following this the land was subdivided in the mid-1970s, including the subject site as a concessional lot.

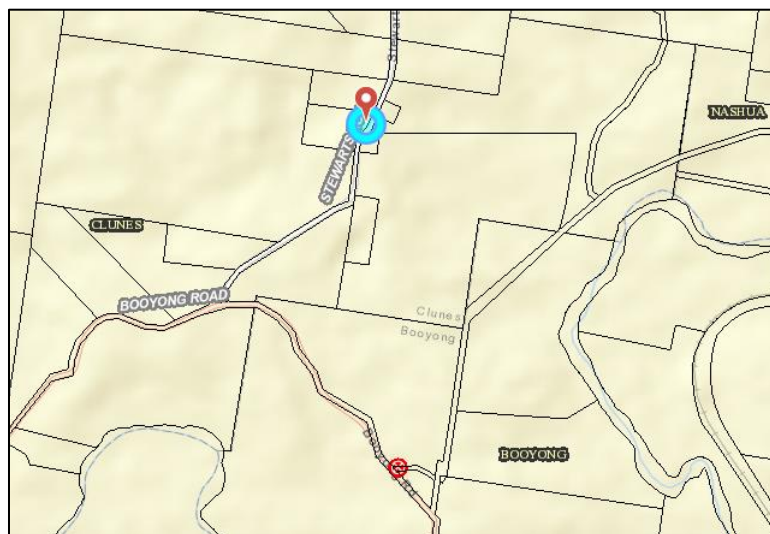
- Following the subdivision, the current allotment has been utilised for rural living, home pottery studio, home design studio, small-scale food growing and ecological regeneration.
- Typical herbicides have been utilised on the site, including non-residual Roundup and Grazon. Other chemicals include cleaning agents such as detergents and caustic soda.
- It is well evidenced that there has never been any banana growing or other commercial orchards on the site.
- There has never been a cattle dip site located on the subject property.

4.2.1 Records Search

A search of the EPA Contaminated land record and EPA POEO Public Register did not result in any potential contamination source on or adjacent to the site.

4.2.2 Local Cattle Dip Sites

There are no cattle dip sites located on the subject property. The decommissioned Booyong Dip is located on Booyong Road approximately 1 km south of the property (Figure 4). There are no expected impacts from the decommissioned Booyong Dip Site due to the significant distance and topography.



Chemicals used in dip bath	Date first used
ARSENIC	3/22
DDT	11/60
DIOXATHION	10/62
ETHION	10/65
ETHION CHLORDIMEFORM	10/73
ETHION PROMACYL	6/78
PROMACYL	12/78
FLUMETHRIN	10/86

Figure 4: Cattle dip sites (Source: NSW DPI)

5. SITE ASSESSMENT

5.1 Site Condition

A site inspection at the location of the proposal was conducted on the 01/10/2020.

5.1.1 Signs of Contamination

The site was investigated for any signs of physical contamination that included:

- Drums or other farm waste in dumps or scattered around;
- Disturbed areas which may have been landfill or waste burial sites;
- Evidence of dumped chemical storage containers;
- Remains of structures;
- Areas of unexplained plant stress or areas of soil denudation;
- Soil staining or odours; and
- Plant stress or dieback.

A visual assessment was undertaken at the site of the proposal that showed that the area of investigation was being used for typical rural living uses and rural living. Some areas of the site are used for small-sale fruit orchards and gardens. There were no signs of chemical containers, spills or waste dumps at the site of the proposal.

The image below shows the broad land uses on the existing property, demonstrating there are no land uses currently with contamination potential and there is no evidence of on-site contamination from historical sources.

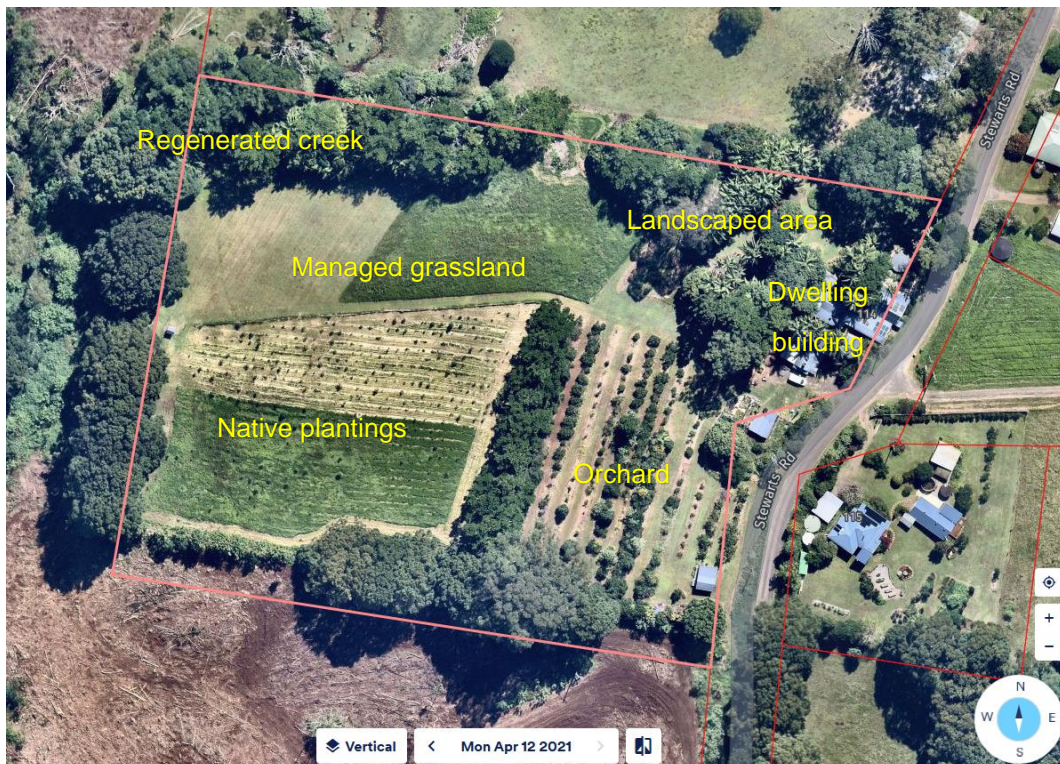


Figure 5: Current land use descriptions

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 Conclusion

The planning proposal to enable a dwelling entitlement on a property addressed at 114 Stewarts Road, Clunes was investigated for potential sources of land use contamination, utilising a comprehensive analysis of land use history, including a statutory declaration by a long-time family resident, attached to this report.

The information collected is regarded as being of high accuracy and of satisfactory detail to achieve the aim and objectives of the report. The investigation indicated with a high level of confidence that the site of the planning proposal has been solely used for agricultural land uses and more recently rural living and not for any activity that may have resulted in significant land use contamination, that would compromise the planning proposal.

6.2 Recommendations

The following recommendations have been determined from the investigation:

- ❖ The preliminary site investigation concludes that there is negligible risk of contamination at the site of the planning proposal and no further detailed investigation or soil testing is warranted.
- ❖ In accordance with the Byron Shire Council Contaminated Sites Guidelines, NSW EPA Guidelines and SEPP 55 provisions, the site is suitable for the proposed dwelling entitlement.

DISCLAIMER

This report was prepared for the purposes and exclusive use of **The Client** and is not to be used for any other purpose or by any other person or corporation.

Balanced Systems Planning Consultants accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this report for a purpose other than that described above.

The maps, development plans and exhibits shown in this report are suitable only for the purposes of this report. No reliance should be placed this information for any purpose other than for the purposes of this report.

No extract of this report may be reproduced, stored or transmitted in any form without the prior consent of **Balanced Systems Planning Consultants**.

This report has been prepared by:

Luke J Houghton

Balanced Systems Planning Consultants

Qualifications:

Bachelor of Applied Science;

and

Master of Urban and Environmental Planning.

Memberships:

Member of Planning Institute of Australia.

Insurances

Public Liability Insurance - \$10 million

Professional Indemnity Insurance - \$2 million

REFERENCES

- Australian Standard (AS4482.2)**, 1999. Guide to the investigation and sampling of sites with potentially contaminated soil – Volatile substances, Standards Australia, Sydney.
- Australian Standard (AS4482.1)**, 2005. Guide to the investigation and sampling of sites with potentially contaminated soil – Non-volatile and semi-volatile compounds, Standards Australia, Sydney.
- Bureau of Meteorology**. 2020. Weather Records. Online records. <http://www.bom.gov.au>
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- Office of Environment and Heritage (NSW)**, 2011. Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites
- Peryea, F. J.** Tree Fruit Research and Extension Center, Washington State University, Wenatchee, Washington, USA. Retrieved from Wisconsin Department of Health Services Proceedings, 16th World Congress of Soil Science (CD Rom), Montpellier, France. 20-26 Aug. 1998.
- Contaminated Land Management Act 1997 (CLM Act)**
- Environmental Planning and Assessment Act 1979 (EP&A Act)**
- State Environmental Planning Policy No 55 – Remediation of Land (SEPP55)**
- National Environmental Protection (Assessment of Site Contamination) Measure (NEPM) 1999. Amended 2013.**

APPENDIX A: SEPP 55 Extracts

State Environmental Planning Policy No 55 – Remediation of Land

The object of this Policy is to provide for a State-wide planning approach to the remediation of contaminated land.

Clause 7

Contamination and remediation to be considered in determining development application

(1) A consent authority must not consent to the carrying out of any development on land unless:

- (a) it has considered whether the land is contaminated, and
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.

(3) The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.

(4) The land concerned is:

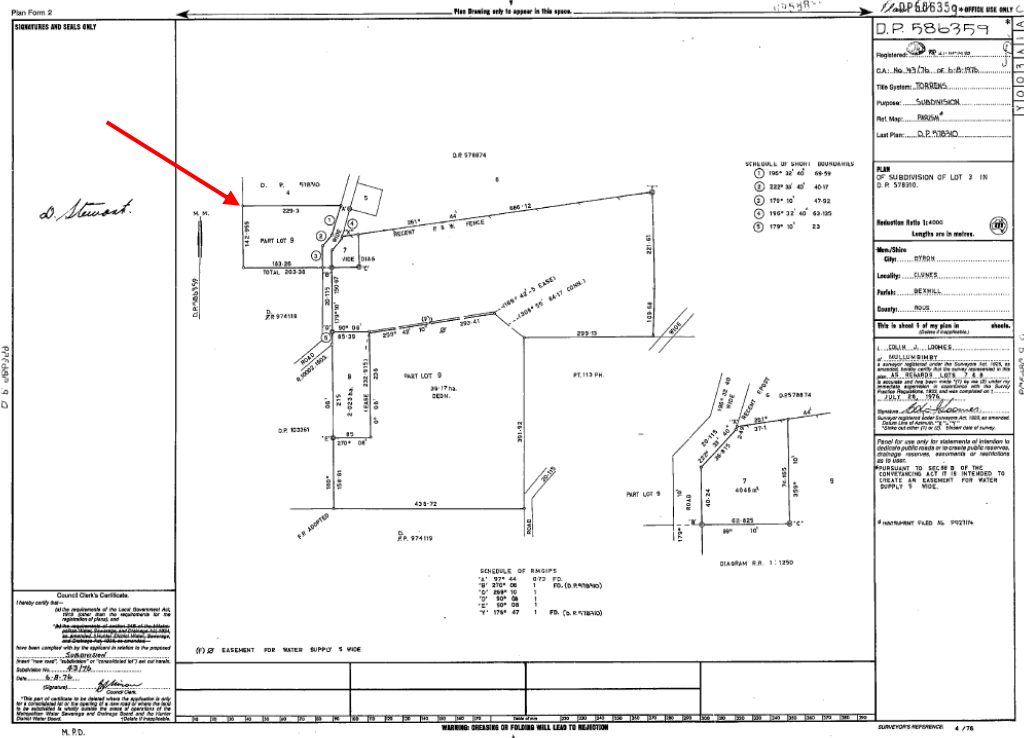
- (a) land that is within an investigation area,
- (b) land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,
- (c) to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital—land:
 - (i) in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and
 - (ii) on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge).

APPENDIX B: LPI Prior Title Search



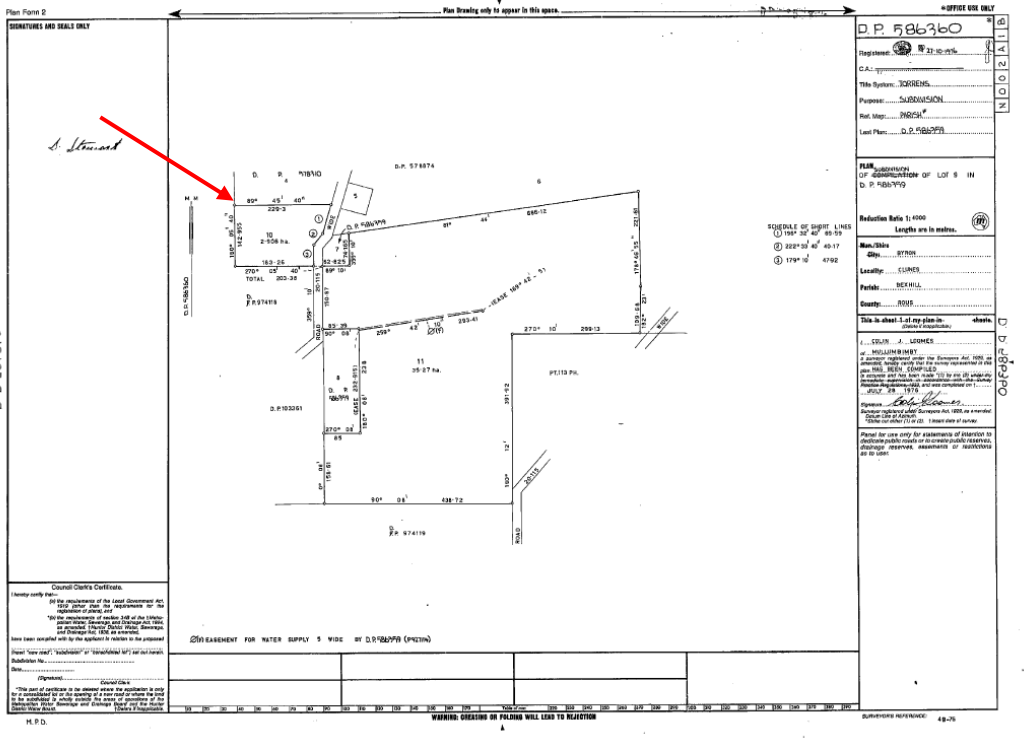
Prior Title Reference
13190-6

APPENDIX C: Extract from Deposited Plans



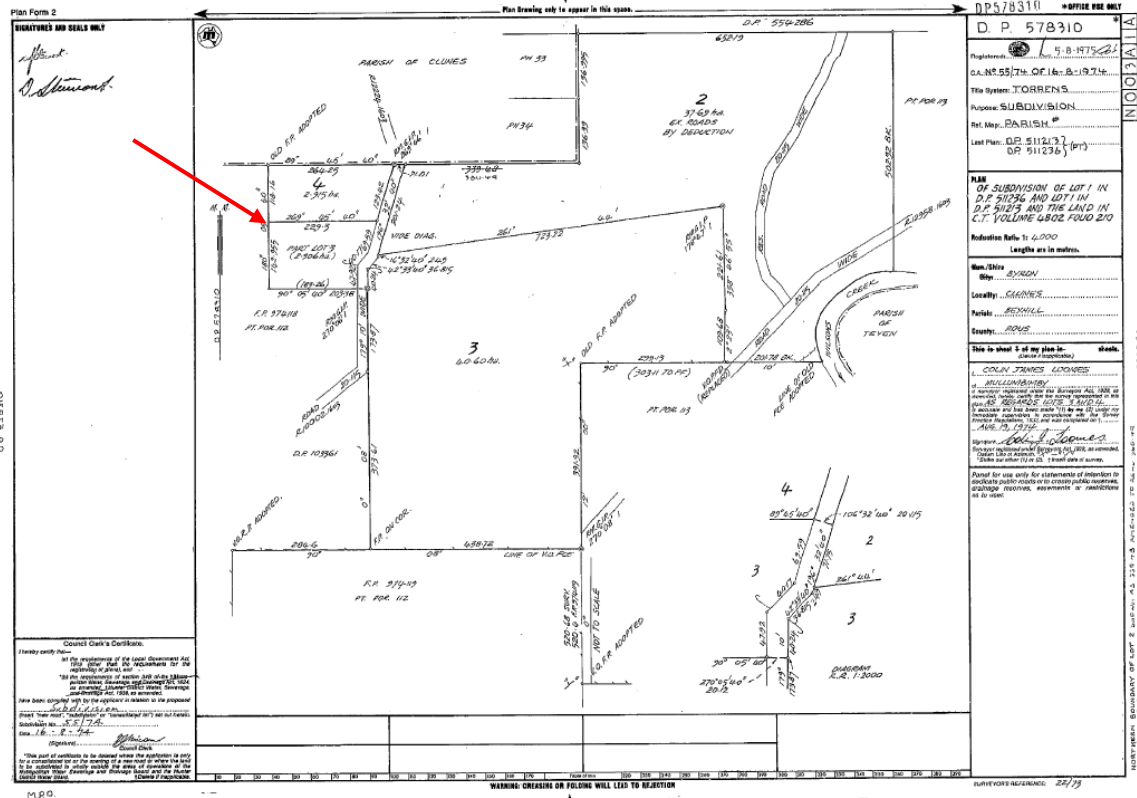
I, Jack Howard Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 21st day of October, 1970.

Jack Howard Watson



I, Jack Howard Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 21st day of October, 1970.

Jack Howard Watson



OFFICE USE ONLY

D.P. 578310

Registered: 5-8-1979

G.A. No. 5574 OF 16-8-1974

Title System: TORRENS

Purpose: SUBDIVISION

Ref. Map: PARISH

Last Plan: D.P. 511213 (PT) OR 511236 (PT)

Scale of subdivision of lot 1 in D.P. 511236 and lot 1 in D.P. 511235 and the land in C.T. VOLUME 4802 FOLIO 210

Reduction Ratio: 1:4000

Lengths are in metres.

Man/Share: BYRON

City: SYDNEY

Locality: GARDNER

Parish: BEXHILL

County: ROADS

This is sheet 2 of my plan in sheets (indicate)

CONVERSION TABLE

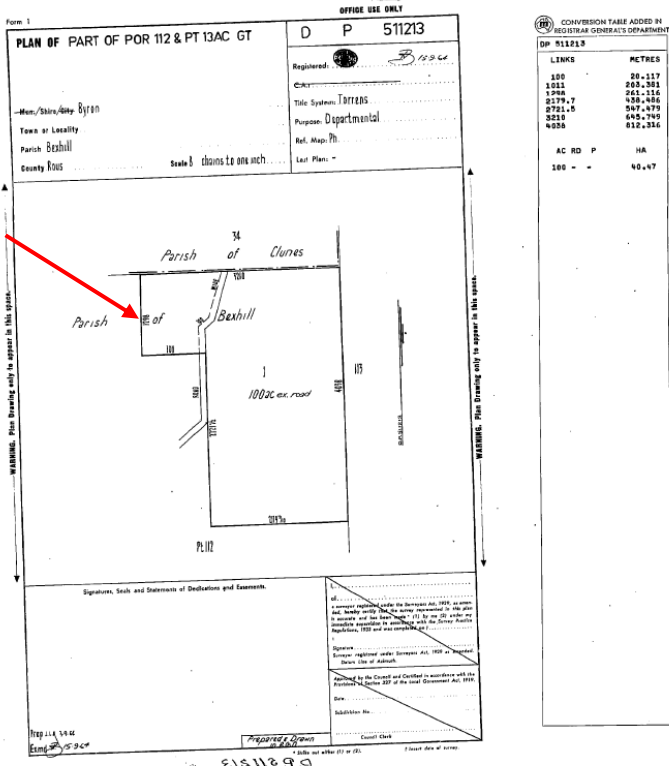
LINKS METRES

100	20.117
1011	203.381
1700	341.126
2179.7	438.486
2721.5	547.879
3211	645.749
4036	812.336

AC RD P HA
100 - - 40.47

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody. 3rd day of August, 1976.

Jack Hayward Watson



I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody. 3rd day of March, 1976.

Jack Hayward Watson

APPENDIX D: Extracts from Parish Maps

Extract from Parish Map Late 1800s

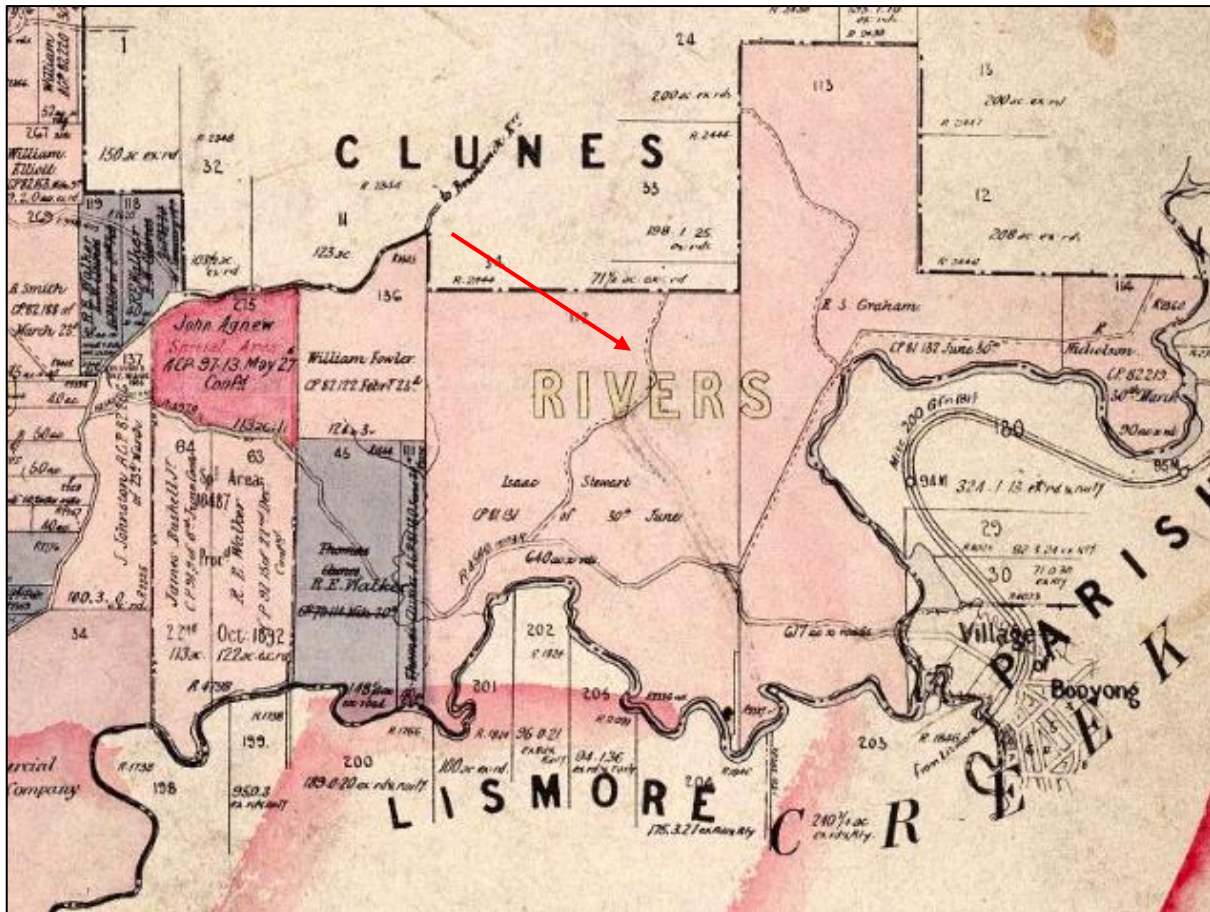
Edition year: 4th Edition

Parish: Bexhill

County: Rous

Property: Parish No. 112 Catalogue No. 2355

Owner(s): Isaac Stewart



Source: NSW LPI Historical Land Records Viewer

Extract from Parish Map Early 1900s

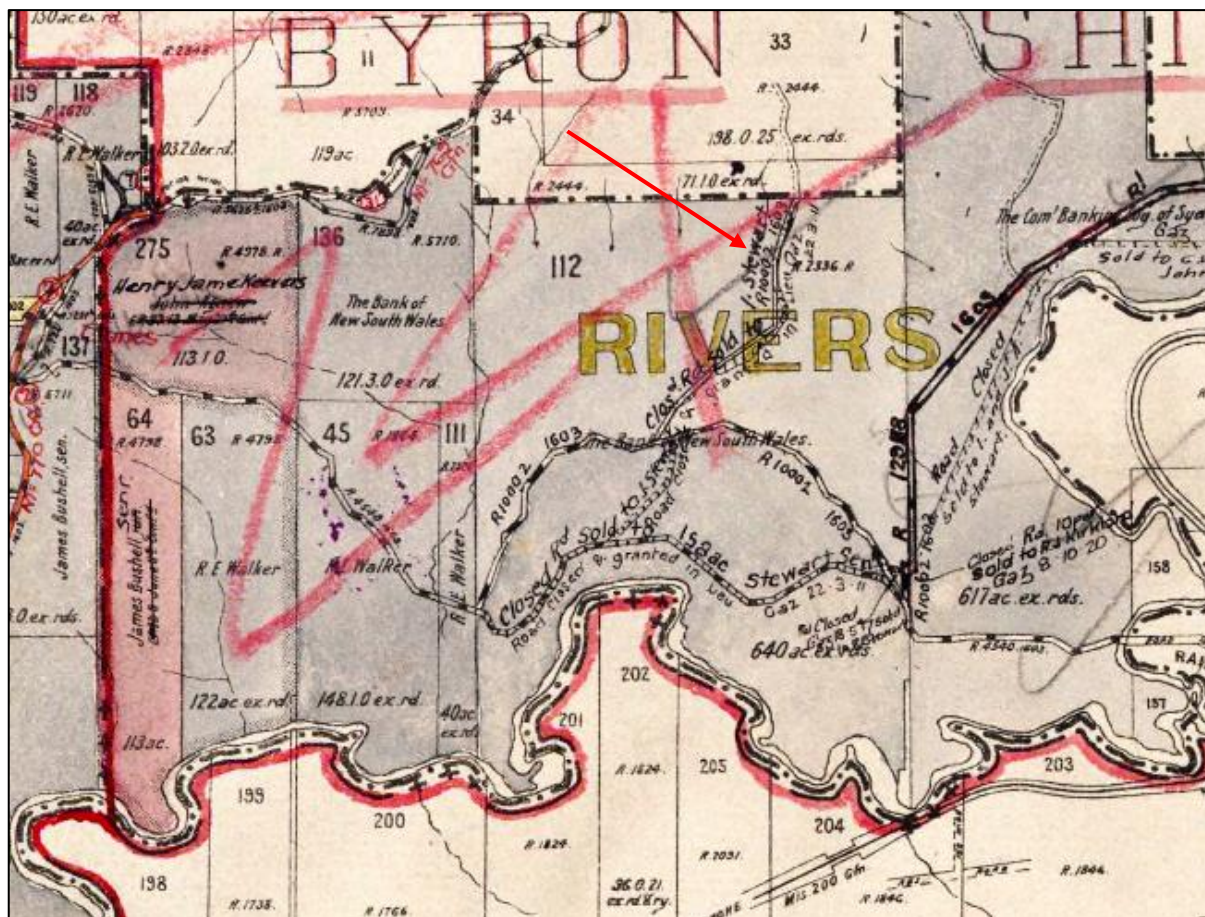
Edition year: 6th Edition

Parish: Bexhill

County: Rous

Property: Property No. 112 Catalogue No. 2355

Owner(s): Stewart



Source: NSW LPI Historical Land Records Viewer

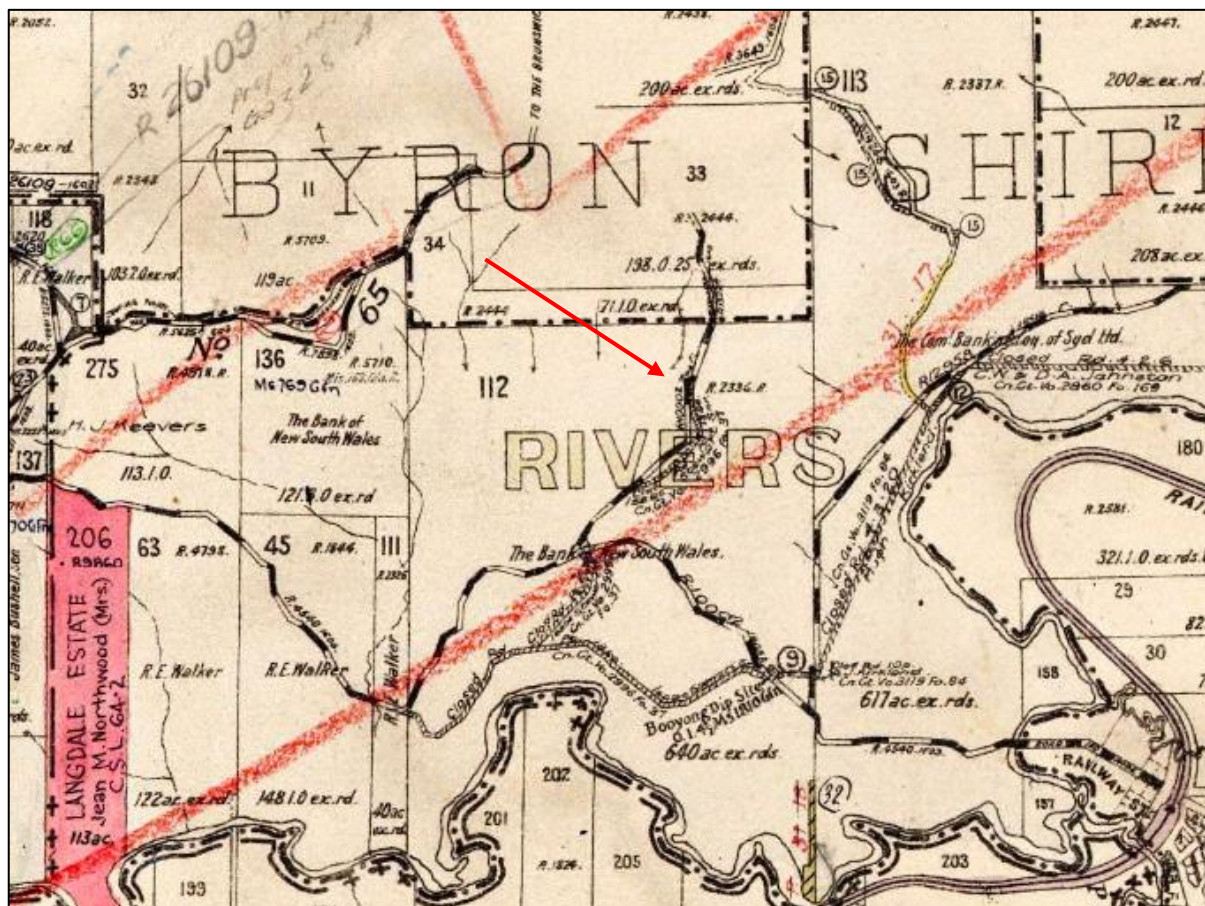
Extract from Parish Map Mid 1900s

Edition year: 8th Edition

Parish: Bexhill

County: Rous

Property: Parish No. 112 Catalogue No. 2355



Source: NSW LPI Historical Land Records Viewer

APPENDIX E: Aerial Photographs

Subject site is depicted by red arrow in below aerial photos.

1958 Aerial Photograph



Source: NSW Spatial Services

1979 Aerial Photograph



Source: NSW Spatial Services

1987 Aerial Photograph



Source: NSW Spatial Services

1991 Aerial Photograph



Source: NSW Spatial Services

2006 Aerial Photograph



Source: Google Earth

2010 Aerial Photograph



Source: Google Earth

2020 Aerial Photograph



Source: Nearmap

APPENDIX G: Statutory Declaration

**STATUTORY DECLARATION
OATHS ACT 1900, NSW, EIGHTH SCHEDULE**

I, John David Stewart, do solemnly and sincerely declare that
[name of declarant]

the information in the attached 'Site Evaluation Statement' marked Annexure "A" is to the best of my knowledge, and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act 1900.

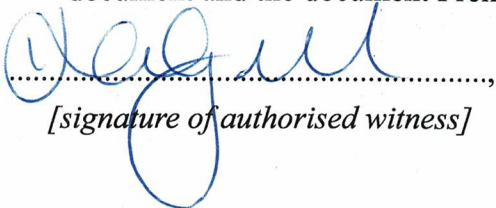
Declared at: Lismore on 21.6.21
[place] [date]


[signature of declarant]

in the presence of an authorised witness, who states:

I, Kylie Gill, a NSW Justice of the Peace No. 135020,
certify the following matters concerning the making of this statutory declaration by the person who made it:
[* please cross out any text that does not apply]

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 not known the person for at least 12 months, but I have confirmed the person's identity using an identification document and the document I relied on was NSW Drivers Licence


[signature of authorised witness] 21.6.21
[date]

Kylie Gill
Justice of the Peace
JP # 135020

Annexure "A"

This and the following².....page/s is the Annexure marked "A"
to the Statutory Declaration of John David Stewart sworn/ affirmed at

Lismore.....on.....2.10.21.....

Before me Kylie Gill.....Kylie Gill.....

NSW Justice of the Peace No.Justice of the Peace.....

[Signature].....JP # 135020.....

SITE EVALUATION STATEMENT

Address: 114 Stewarts Road, Clunes NSW 2480 Lot 10 DP 586360

DA#: Not Applicable

Date:

This site evaluation was completed by the current property owner:

Land Use

- Chronological list of previous and present uses and zoning
- Dates and types of agricultural uses, including crop types
- Location of any cattle dips. State if off-site
- State periods that you do not know what the site was used for
- Attach additional sheets as necessary and supporting documents, statutory declarations and photographs

Permits/Licences

- Provide details of any permits, licences, approvals, certifications, etc for past land use

Not Applicable

Historical Use of Adjacent Land

- My parents managed the family dairy farm from c 1947 – 1974. This involved approximately 180 acres of land on the eastern side of Stewarts Road and 15 acres on the western side.
- The eastern portion was used for the grazing of the herd and for cultivation of dairy related crops: corn; lucerne; milo; fletchers; clover; rye grass; to name the ones that I remember.
- The Dairy Bails was located on the western side of Stewart's Road and the pasture used to raise and run calves to the age of one year prior to sale.
- See attachment A

Chemicals

- 114 Stewarts Road did not use agricultural chemicals other than "Round Up" and "Grazon" to control noxious weed from the mid 1970's to the present..
- The operation of the dairy involved the use of pharmaceuticals for animal welfare.
- The dairy used a variety of cleaners including detergents and caustic soda.
- All other chemicals included pesticides and herbicides in common use during the 1950's and 1960's were stored and used on the eastern side of Stewart's Road for the aforementioned management of agricultural enterprise.
- The cattle dip was located on Booyong Rd, approximately 1.5 kms from the dairy
- See attachment A

Manufacturing/Industrial

- The site has been in use as a dairy farm from c1890 till 1974. Since 1978 it has been used as a pottery studio till the present. From 1993 the premises has also used a design studio specialising in graphic design, high quality A2 printing and free lance social engagement projects.

Asbestos

- The section in the dairy known as the separator room was lined with "Fibro" possibly around 1950.

Tanks

- 50,000lt "Pioneer" colorbond/bladder tank (adjacent to the pottery on the northern side)
- 4000lt concrete rain water tank (Southern side of the dairy)

Water Use

- Approved water bore (July 2014) located on the western side of the property (Appendix B).

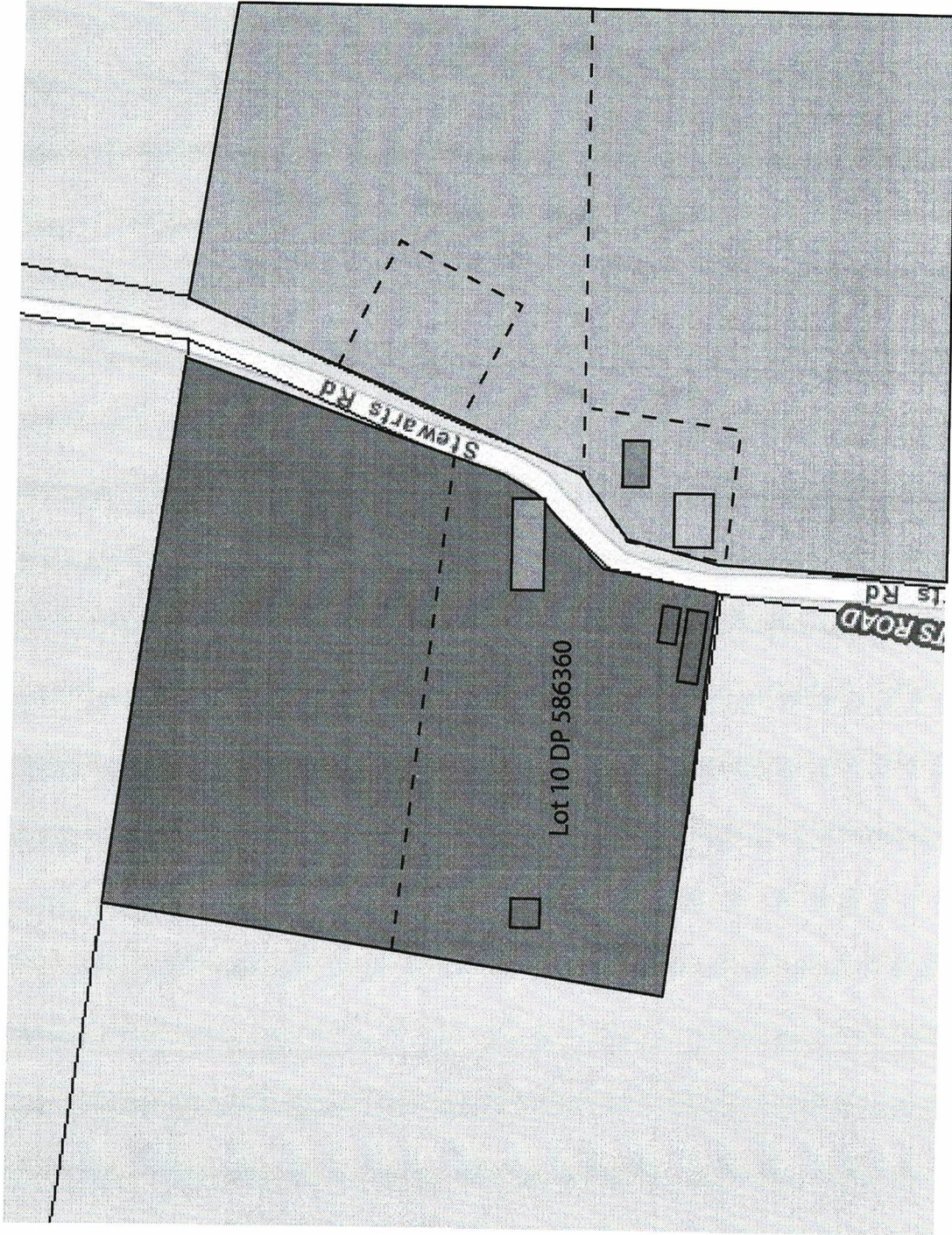
Sewerage Disposal

- Recently inspected and approved septic system installed 1990

Indicators of contamination

- There is no historical evidence of any contamination to the best of my knowledge.

Dairy Farm Historical Building Plan



Calf Raising Paddock



Dairy Herd Graizing Paddocks



Subdivisions



Family Home



Machinery and Chemical Storage Shed



Dairy Bails



Pig Stye and Feed Storage Shed



Water Bore



This is the Annexure 'B' referred to
in the affidavit of Sam David Stewart
this 21 day of June x3pgs
20 21 before me.
Kylie Gill
Justice of the Peace.

Attachment B

Water Bore

Kylie Gill
Justice of the Peace
JP # 135020



Driller's Licence No:	DL 2073	1
Class of Licence:		6
Driller's Name:	H. HENSEN	
Assistant Driller:	B. FERRIS	
Contractor:	AQUABORE DRILLING	
New bore	<input checked="" type="checkbox"/>	Replacement bore <input type="checkbox"/>
Deepened	<input type="checkbox"/>	Enlarged <input type="checkbox"/>
Reconditioned	<input type="checkbox"/>	Other (specify) <input type="checkbox"/>
Final Depth	30 m	

Work Licence No:	30WA308086	2	
Name of Licensee:	DAVID STEWART		
Intended Use:	DOMESTIC		
Completion Date:	21/07/2014		
DRILLING DETAILS			
From (m)	To (m)	Hole Diameter (mm)	Drilling Method
0	30	200	See Code 3 9

WATER BEARING ZONES											
From (m)	To (m)	Thickness (m)	S W L (m)	Estimated Yield (L/s)		Test method See Code 4	D D L at end of test (m)	Duration		Salinity (Conductivity or TDS)	
				Individual Aquifer	Cumulative			Hrs	min	Cond (µS/cm)	TDS (mg/L)
20	23	3			1.26	1		1		275	200

CASING / LINER DETAILS													
Material	OD (mm)	Wall Thickness (mm)	From (m)	To (m)	Method Fixing	Casing support method		Type of casing bottom					
Code 5	141	6	0	30	1	See Code 5 2		See Code 5 1					
						Centralisers installed (Yes/No)	Yes	(indicate on sketch)					
						Sump installed (Yes/No)	Yes	From	23	m	To	30	m
						Pressure cemented (Yes/No)	No	From		m	To		m
Casing Protector cemented in place													

WATER ENTRY DESIGN										
Material	OD (mm)	Wall Thickness (mm)	From (m)	To (m)	Opening type	Fixing	Screen Aperture (mm)	Slot Details		
								Length (mm)	Width (mm)	Alignment
Code 5	141	6	20	26	3	1		75	3	H

GRAVEL PACK									
Type	Grade	Grain size (mm)		Depth (m)		Quantity			
		From	To	From	To	Litres	m ³		
Rounded	Graded		10	5	30	500			
Crushed	Ungraded								
Bentonite/Grout seal (Yes/No)		Yes							
Method of placement of Gravel Pack		See Code 7		1					

For Departmental use only: GW



Work Licence No: 30WA308086

BORE DEVELOPMENT 8

Chemical used for breaking down drilling mud (Yes/No) Name: _____

Method	Bailing/Surging <input type="checkbox"/>	Jetting <input type="checkbox"/>	Airlifting <input type="checkbox"/>	Backwashing <input type="checkbox"/>	Pumping <input type="checkbox"/>	Other: _____
Duration	<input type="checkbox"/> hrs	<input type="checkbox"/> hrs	1 hrs	<input type="checkbox"/> hrs	<input type="checkbox"/> hrs	<input type="checkbox"/> hrs

DISINFECTION ON COMPLETION 9

Chemical(s) used	Quantity applied (Litres)	Method of application

PUMPING TESTS ON COMPLETION 10

Test type	Date	Pump intake depth (m)	Initial Water Level (SWL) (m)	Pumping rate (L/s)	Water Level at end of pumping (DDL) (m)	Duration of Test (hrs)	Recovery	
							Water level (m)	Time taken (hrs) (mins)
Multi stage (stepped drawdown)	Stage 1							
	Stage 2							
	Stage 3							
	Stage 4							
Single stage (constant rate)								

Height of measuring point above ground level m Test Method See Code 4

WORK PARTLY BACKFILLED OR ABANDONED 11

Original depth of work: m Is work partly backfilled: (Yes/No) No

Is work abandoned: (Yes/No) Method of abandonment: Backfilled Plugged Capped

Has any casing been left in the work (Yes/No) From m To m

Sealing / fill type	From depth (m)	To depth (m)	Sealing / fill type	From depth (m)	To depth (m)
See Code 11			See Code 11		

Site chosen by: Hydrogeologist Geologist Driller Diviner Client Other 12

Lot No **DP No** 13

Work Location Co ordinates Easting 153.432119 Northing 28.728892 Zone

GPS: (Yes/No) Yes >> AMG/AGD or MGA/GDA (See explanation)

Please mark the work site with "X" on the CLID provided map.
Indicate also the distances in metres from two (2) adjacent boundaries, and attach the map to this Form A package.

Signatures:

Driller: *[Signature]* Licensee: _____
Date: 22/7/14 Date: _____



Work Licence No: 30WA 30 8086

DRILLER'S ROCK/STRATA DESCRIPTION (LITHOLOGY)			WORK CONSTRUCTION SKETCH
Depth		Description See Code 15	
From (m)	To (m)		
0			
0	1	TOP SOIL	
1	2	FRACTURED BASALT	
2	9	CLAY	
		SWL 8m	
9	12	FRACTURED BASALT MOISTURE	
		CENTRALIZERS	
12	13	FRACTURED BASALT MOISTURE (SLIGHT WATER)	
		BETONITE SEAL	
13	20	HARD BASALT	
20	23	FRACTURED BASALT *(WATER)*	
23	30	BASALT	
		NOT TO SCALE	

WORK NOT CONSTRUCTED BY DRILLING RIG 16

Method of excavation: Hand dug Back hoe Dragline Dozer Other

Depth (m)	Length (m)	Width (m)	Diameter (m)	Lining material	Dimensions of liner (m)	From Depth (m)	To Depth (m)

Please attach copies of the following if available 17

Geologist log (Yes/No) <input type="checkbox"/>	Laboratory analysis of water Sample (Yes/No) <input type="checkbox"/>	Pumping test(s) (Yes/No) <input type="checkbox"/>
Geophysical log (Yes/No) <input type="checkbox"/>	Sieve analysis of aquifer material (Yes/No) <input type="checkbox"/>	Installed Pump details (Yes/No) <input type="checkbox"/>



Attachment C

File No. MJB/SLC/86320B x 70.2001.1447.1/#A2018/12036

13 March 2019

Mr D J Stewart & Ms L N Lane
114 Stewarts Road
CLUNES NSW 2480

Email: info@johnstewartceramics.com

This is the Annexure 'C' referred to
in the affidavit of John David Stewart
this 21 day of June
20 21 before me.


Justice of the Peace.

Kylie Gill
Justice of the Peace
JP # 135020

Dear Mr Stewart & Ms Lane,

**LOCAL GOVERNMENT ACT 1993
(Section 68: C6)
APPROVAL TO OPERATE AN ON-SITE SEWAGE MANAGEMENT SYSTEM**

Approval No.	70.2001.1447.1
Parcel No.	86320
Property Description	LOT: 10 DP: 586360 114 Stewarts Road CLUNES
Operator	Mr D J Stewart & Ms L N Lane
System	Primary Treatment: Septic/Greywater Tank Land Application method: Trench

Thankyou for taking the first step in working with Council to reduce the likelihood of adverse human and environmental health impacts from operating your on site sewage management system (OSMS). This letter confirms your approval to operate.

Why is proactive management of your OSMS important?

Improperly managed OSMS have the potential for adverse and insidious impacts on human health and the environment.

- Pathogens can be transported to ground and surface drinking water sources.
- Many people living in the rural areas of our shire obtain their drinking water from groundwater, creeks and rivers.
- Nutrients can have adverse impacts on our natural waterways with further human health impacts such as from Blue Green algae outbreaks.
- System failures can lead to unplanned repairs and replacements that can be expensive.
- The Byron Shire is a biodiversity hotspot and internationally renowned for our waterways, proactive management of your OSMS will avoid adverse impacts on sensitive ecosystems.
- Legal action can arise if persons or property are affected by your OSMS. If so you need to be able to demonstrate proactive management if you were required to defend your case.



TRADITIONAL HOME OF
THE BUNDJALUNG PEOPLE

ALL COMMUNICATIONS TO BE
ADDRESSED TO THE GENERAL MANAGER
PO Box 219 Mullumbimby NSW 2482 (70-60 Stone Street)
E: council@byron.nsw.gov.au
P: 02 6626 7000 F: 02 6684 3018
www.byron.nsw.gov.au ABN 14 472 131 473