

5.3 Results of the Assessment Process

The assessment process has indicated that a number of AECs occur throughout the Property. These AEC's are varied in nature and are associated with activities predominantly occurring many years (if not decades) ago. The principle objective of this assessment was to determine if there is any expectation of contamination associated with previous agricultural land use. This is taken to mean activities such as:

- The application of pesticides, herbicides and fertilizers used to increase the productivity of land used for agricultural purposes; and
- Construction and application of infrastructure and other like activities in support of agricultural enterprises – in this regard, the extensive use of asbestos bearing materials for roofing and cladding in much of the infrastructure should be noted.

Given that infrastructure representing dairying activities still remains in place in combination with the visual and historical record, there is some potential that contamination may have occurred and that such contamination remains to the present day. In addition, chemical residues may still be found in areas where past agricultural practices have taken place.

Potential contaminants have also been listed in Tables 4, 5 and 6. However, these are provided for guidance only, as only a full assessment of each AEC will determine which potential contaminants should be tested. Furthermore, these AECs only represent the most obvious and visible examples of potentially contaminating activities. Only a detailed assessment will provide a more confident assessment of contamination on the Property, such assessment being conducted under the auspices of a Phase 2 contamination assessment.

5.4 Conclusions

As a result of this contaminated land study, it is concluded that:

- Due to past agricultural practices there may be potential for contaminants to occur on the Property;
- No area within the Property is listed on the EPA website as contaminated or have been reported for contamination events;
- An inspection of the Property files at Council under a GIPA application did not reveal any contamination issues or events of significance.
- In general terms and subject to further detailed assessment under the guise of a Phase 2 contamination assessment, it is considered that there will be no impediment to the further subdivision of the Property as a result of the findings of this study.

5.5 Recommendations

It is recommended that areas proposed for residential development should be investigated by a detailed Phase 2 site investigation as part of the normal development approval process. This assessment is to be conducted subject to guidelines outlined in "Consultants Reporting on Contaminated Sites" (NSW EPA, 2011), details of which are provided in the following Section 6. The need for such further assessment is part of the development application process and properly identified, managed and remediated where necessary, should not by itself be an impediment to the future use of the land for large lot residential purposes.