

Spring Creek Precinct Structure Plan



Background Report

Draft, October 2015

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1. INTRODUCTION

Surf Coast Shire Council with assistance from the Metropolitan Planning Authority (MPA) is preparing a Precinct Structure Plan (PSP) for the Spring Creek Urban Growth Area (UGA) in Torquay. The PSP will be the key strategic planning document that will provide the long-term vision for the future planning and development of the Spring Creek UGA. It will describe how the land is expected to be developed and the services required to support development in order to deliver a quality urban environment.

This Background Report provides an overview of the local and regional context of the Spring Creek precinct, and summarises the studies and considerations that will inform the preparation of the PSP and its associated documents.



2. PRECINCT CONTEXT

2.1 Spring Creek Urban Growth Area

The Spring Creek UGA is located in the coastal town of Torquay-Jan Juc, which is the Surf Coast Shire's largest and fastest growing town. Torquay-Jan Juc's population in 2015 is estimated at around 15,000 and is forecast to reach 29,000 by 2036 (forecast.id).

The Spring Creek UGA has an area of approximately 240 hectares and is bounded by Grossmans Road to the north, Duffields Road to the east, Great Ocean Road to the south and farming land to the west. The precinct extends 1 kilometre west of Duffields Road and comprises fourteen land parcels (excluding Christian College land).

The Spring Creek waterway bisects the study area, creating two distinct 'north' and 'south' precincts. A number of minor drainage lines and tributaries run into the creek. Jaar Nu Ruc creek is located within the north-east area and crosses Duffields Road approximately 500 metres north of Spring Creek. Various farm dams are scattered across the area – refer Site Analysis Plan at **Appendix 1**.

The main landscape character features include:

- A predominantly enclosed valley landform falling away from Grossmans Road and Great Ocean Road towards the creek.
- An undulating topography with some steep to very steep sections, particularly immediately north of the creek and along gullies (including Jaar Nu Ruc).
- Panoramic vistas from high points within the area and from adjacent roads.
- Vegetation consisting of open pastures with scattered patches of remnant vegetation, framed by exotic and non-native windrows and indigenous roadside vegetation, supplemented by riparian vegetation along the creek.
- A largely undeveloped rural landscape with occasional farm buildings and dwellings.

The Spring Creek UGA is surrounded by low density residential development to the north (Ocean Acres/ Frog Hollow) and south-west (Bells Boulevard/Strathmore Drive) and conventional residential development to the east (Great Ocean Views, Surf View Estate) and south (Jan Juc township). The small rural hamlet of Bellbrae is located approximately 2 kilometres to the west of the PSP area.

A site analysis plan is included at **Appendix 1**.

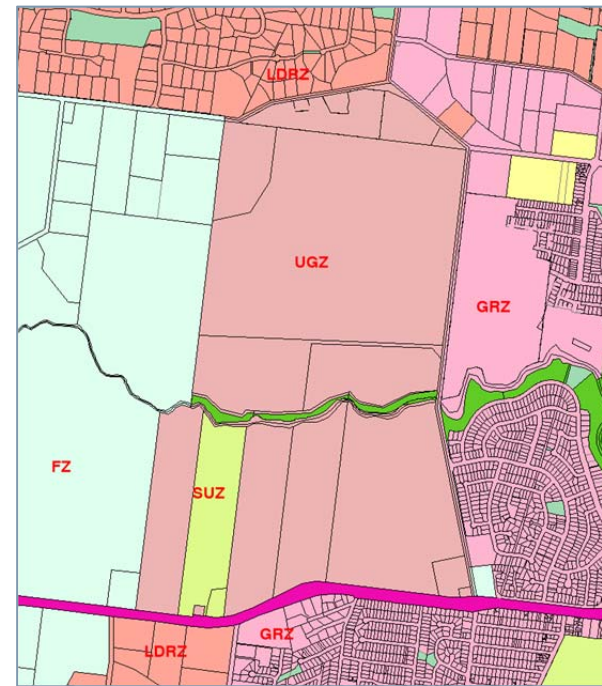


Figure 1: Zoning of Spring Creek UGA (UGZ) and surrounding land

2.2 Local and Regional Policy Context

The Spring Creek corridor west of Duffields Road has had a long planning history and was first identified by the Geelong Regional Commission and South Barwon and Barrabool Councils for potential long term urban growth in the early 1980s.

Subsequent structure plans and planning scheme strategies, including the 1992, 1996 and 2007 Torquay-Jan Juc Structure Plan, have continued to reference the area's growth potential.

In 2008 Council embarked on a process to develop a growth area framework plan for the entire corridor from Duffields Road to Bellbrae, however after widespread community opposition against the proposed level of development Council decided to abandon the plan and review the scale, timing and location of growth in Torquay-Jan Juc through the *Sustainable Futures Project*. The project culminated in the *Sustainable Futures Plan Torquay Jan Juc 2040* (SFP), which sets out Council's long term, high level vision for the future growth and development of Torquay-Jan Juc. **Council resolved not to include any growth in Spring Creek when it adopted the SFP in July 2011 and sought to incorporate this version of the plan with the western town boundary at Duffields Road into the Surf Coast Planning Scheme through Planning Scheme Amendment C66.**



Upon approval of Amendment C66 in March 2014, the Minister for Planning included the first kilometre west of Duffields Road within the settlement boundary and rezoned the land from Farming Zone to Urban Growth Zone. In June 2014 Council adopted a new version of the SFP to recognise the Spring Creek urban growth area.

On a regional level, the *G21 Regional Growth Plan* (2013) directs projected population growth to existing district towns (including Torquay), new targeted growth nodes at Colac and Winchelsea, and in the longer term two further investigation areas in Geelong. Torquay-Jan Juc, together with Winchelsea, is the Shire's major growth centre.

2.3 Sustainable Futures Plan

The SFP is structured around five core values and principles, which reflect the community's aspirations and together act to respect the sense of place and provide a basis for managing growth in a sustainable manner.

The SFP acknowledges community concern about proposed development in the Spring Creek corridor and recognises that it is an area with important environmental features that need to be addressed in any future development. The SFP outlines the following set of guidelines to ensure future development of this area aligns with the five core values and principles:

 <p>Value 1 Places for People The importance of a close knit community</p>	<p>A network of high quality open spaces. 30 metre buffer either side of the creek and gully corridors with integrated shared pathways.</p>
 <p>Value 2 The Natural Environment Protecting and enhancing the natural environment</p>	<p>Retention of important landscape features, including vegetation. Key vistas and vantage points identified and reinforced. Sensitive interface of new lots with rural land to the west and Spring Creek. Limited connectivity across Spring Creek to protect creek corridor.</p>



**Value 3
The Built
Environment**

Fostering the unique coastal look and feel

Suitable transition between conventional urban development and the rural land to the west through larger lot sizes and sensitive layout that addresses topography of the land and any visual impacts.

Buffers to Great Ocean Road, Duffields Road and Grossmans Road.

**Value 4
Services and
Infrastructure**

Planning for services and infrastructure with development

High connectivity and connection to existing services.

North to south pedestrian connections to enable access to services within the precinct.

Best practice stormwater quality management.



**Value 5
A Local Economy**

Providing employment opportunities locally

Provision of a small scale retail area south of Spring Creek.

Potential government school.



3. TECHNICAL STUDIES

Surf Coast Shire has commissioned the preparation of a range of technical background reports to inform the preparation of the Spring Creek PSP. This chapter provides a summary of the key findings and recommendations of these reports.

3.1 Biodiversity

The Biodiversity Assessment prepared by Ecology & Heritage Partners was undertaken to identify the type and extent of native vegetation within the Spring Creek UGA; determine the presence (or likelihood thereof) of any significant flora and fauna species and/or ecological communities; address any implications under Commonwealth and State environmental legislation associated with future urban development; provide recommendations to address or reduce impacts; and identify matters that require further investigation (e.g. targeted surveys).

The results of the assessment are summarised as follows:

- The majority of the study area consists of cleared areas dominated by introduced pasture grasses, however there are also areas supporting native vegetation from four Ecological Vegetation Classes (EVCs):
 - Grassy Woodland (dominated by Bellarine Yellow Gum) is the predominant vegetation type throughout the study area, primarily recorded along roadsides and within fragmented patches south of Spring Creek. The condition generally ranged from poor to moderate, with one patch in good condition.
 - Swampy Riparian Woodland (dominated by Swamp Gum, Manna Gum and Bellarine Yellow Gum) of moderate condition was recorded within areas prone to occasional flooding along Spring Creek.

- Heathy Woodland (dominated by Swamp Gum and Messmate) of moderate to good condition occurred within areas elevated in the landscape, predominantly along, and in the vicinity of, Grossmans Road.
- Coastal Alkaline Scrub (dominated by Moonah) of moderate condition was recorded at the corner of Great Ocean Road and Duffields Road.
- 93 Scattered trees were recorded within the study area, as well as planted trees (indigenous, exotic and non-native) and noxious and environmental weeds.
- Seventy flora species (48 indigenous and 22 non-indigenous) were recorded within the study area, including two State-significant flora species - Bellarine Yellow Gum and Coast Wirilda. The stands of Bellarine Yellow Gums in the Spring Creek precinct are quite unique as they are usually found as scattered trees. Based on habitat present within the study area, landscape context and the proximity of previous records, there is a low to moderate likelihood of additional State-significant flora species occurring within the study area.
- Thirty fauna species were recorded within the study area, including 27 birds (26 native, one introduced) and three mammals (one native, two introduced). Based on habitat present within the study area, landscape context and the proximity of previous records, five nationally significant fauna species (Growling Grass Frog, Grey-headed Flying-fox, Swift Parrot, Western Plains Galaxiella and Yarra Pygmy Perch) and seven State significant fauna species are considered likely to use habitats within the study area.
- One State significant vegetation community was recorded within the study area: Coastal Moonah Woodland Community.

The identified ecological features are shown on the maps at **Appendix 2**.

The assessment recommends targeted surveys for the Growling Grass Frog, Yarra Pygmy Perch and Western Plains Galaxiella. These species are listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and *Flora*

and Fauna Guarantee Act 1988 (FFG Act). Future development of the precinct has the potential to significantly impact upon these species.

In addition, the assessment identifies that large populations of Eastern Grey Kangaroos occur throughout the study area. The assessment recommends the preparation of a Kangaroo Management Plan as part of the precinct planning process in order to address concerns regarding the sustainability of the populations, associated conservation/environmental impacts and the risk that future development poses (e.g. land-locking and human-kangaroo interaction). Based on advice from DELWP a *Kangaroo Management Process and Principles Plan* is being prepared, which is modelled on Kangaroo Management Plan templates for Melbourne's growth areas, but customised to the local circumstances where it is known that Eastern Grey Kangaroos are present. Key Management Actions for developers are to be detailed in the PSP. This approach will help reduce the survey and reporting requirements for developers, as well reduce the regulatory burden on Surf Coast Shire and DELWP.

Ecology & Heritage Partners have also prepared a Biodiversity Impact and Offset Report in accordance with the requirements under the *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (DEPI 2013). The study area supports a total extent of 40.89 hectares of native vegetation, comprising 34.352ha of remnant patches and 93 scattered trees equating to 13.791 habitat hectares. Native vegetation offsets will be required for any removal of the marked native vegetation.

The development of a Native Vegetation Precinct Plan (NVPP) is proposed in conjunction with the PSP to streamline planning permit applications for all future development and works within the precinct. Vegetation identified as 'removed' within the NVPP can be cleared without additional planning permit approval under Clause 52.17 of the Planning Scheme.

The biodiversity assessment recommends that the areas of highest conservation value be prioritised for retention in the NVPP. This includes vegetation along the Spring Creek corridor (providing potential habitat for the Growling Grass Frog, Yarra Pygmy

Perch and Western Plains Galaxiella), higher quality areas of Heathy Woodland and Grassy Woodland (particularly those containing Bellarine Yellow Gum), areas of Coastal Alkaline Scrub (supporting Coastal Moonah Woodland) and larger scattered trees (in particular Bellarine Yellow Gums).

3.2 Arboricultural Assessment

ENSPEC completed a survey of the Spring Creek UGA to identify, map and arboriculturally assess trees of high and very high retention value. These are generally described as naturally occurring, locally indigenous trees in good condition with a moderate or long life expectancy and may also include good specimens of other species and dead trees with high habitat value.

The assessment identified a total of 1194 individual trees and 113 groups and patches across the study area. The majority of trees are Bellarine Yellow Gums (740 or 61.2%), followed by Manna Gum (302 or 25.3%) and Swamp Gum (33 or 2.8%). The trees of high and very high retention value were assessed as generally having good health and structure and significant landscape value.

The assessment recommends the protection of these trees through:

- The protection and preservation of larger groups of trees in open space or road reserves.
- Preservation of smaller groups and scattered trees on private land through application of a NVPP, use of covenants or building envelopes, and implementation of compliant tree protection zones during construction work.

The identified trees are shown on the map at **Appendix 3**.

3.3 Cultural Heritage

Ecology & Heritage Partners have completed an Aboriginal and a Post-contact heritage assessment for the Spring Creek UGA.

Aboriginal Heritage Impact Assessment

The assessment provides the following findings:

- Six previously registered Aboriginal places are located within the PSP area.
- The field survey undertaken identified three previously unknown Aboriginal places found on the floodplain and lower slope landforms on the southern side of Spring Creek: two artefact scatters of low to moderate density and one low density artefact distribution.

A sensitivity map has been produced based on archaeological investigations and interpretation of known archaeological characteristics of the area, and an assessment of the likelihood of archaeological deposits being present in the area. The sensitivity mapping will inform high level PSP design and shows the following areas:

- High sensitivity: Spring Creek floodplain (southern side)
- Medium sensitivity: Spring Creek floodplain (northern side), sections of Jaar Nu Ruc floodplain, elevated landforms overlooking Spring Creek at 140 Duffields Road and 220 and 260 Great Ocean Road
- Low sensitivity: all other areas
- Disturbance areas: houses, farm buildings/infrastructure, remnants of former commercial and recreation structures, roads and tracks, former quarry.

The sensitivity map is included at **Appendix 4**.

The assessment recommends that the Spring Creek floodplain be reserved in the open space network in order to minimise or avoid impacts to Aboriginal cultural heritage. Further complex assessments will be required as part of mandatory CHMPs for the eight development sites that are within an area of cultural heritage sensitivity

prior to approval of development that is classified as a high impact activity. CHMPs are currently in preparation for two sites (80 and 140 Duffields Road).

Post-contact Heritage Assessment

The assessment revealed that one historical site is located within the PSP area: 'Great Ocean Road and Environs' which is registered on the National Heritage List, Victorian Heritage Register and National Trust Register. Any proposed development or works that is likely to have a significant impact on the place will require referral under the EPBC Act to the Commonwealth Minister for Environment.

The field survey did not record any additional historical heritage sites that are suitable for statutory listing on a heritage instrument, but identified several potential archaeological features, including:

- The possible sub-surface remains of a late 19th century or early 20th century farmhouse (225 Grossmans Road);
- Possible remnants of an early alignment of Grossmans Road (195 Grossmans Road);
- Earthworks associated with a possible former quarry site (100 Duffields Road);
- A remnant of an early bitumen alignment of the Great Ocean Road (road reserve adjacent 240-260 Great Ocean Road).

The report recommends care when developing within the vicinity of the former quarry site at 100 Duffields Road and former homestead at 225 Grossmans Road should archaeological deposits be discovered. The report does not recommend any further historical heritage investigations as there is no likelihood of other known historical sites.

The above and other identified possible historical features are shown on the map at **Appendix 5**.

3.4 Land Capability

The Land Capability Assessment undertaken by Coffey was commissioned to identify areas of potential geotechnical or environmental risk (including potential sources of contamination) that may affect the future development of the Spring Creek UGA.

The report makes the following conclusions in relation to the geotechnical issues:

- The majority of the site is suitable for its intended use as residential and commercial with associated infrastructure and recreational areas.
- The presence of landslides and steep slopes leads to the recommendation that the PSP should consider detailed investigations and/or stabilisation works where development occurs on natural or fill slopes that are steeper than 1V:6H and more than 3 metres high.
- The engineering recommendations presented in the report are considered preliminary for purposes of informing potential developers/designers. Detailed investigations will be required for each stage in line with common industry standards.

The following conclusions are made in relation to potential site contamination issues:

- The potential for previous activities at the site to have significantly impacted soil quality or groundwater quality is low. However, the potential for localised contamination has been identified in the following sources:
 - Presence of septic tanks and chemical/fuel use and storage at various locations across the study area (low risk);
 - Imported fill material of unknown quality and origin (medium risk);
 - Use of herbicides/pesticides and fertilisers at a vineyard (medium risk);
 - Possible former sheep dip (high risk);
 - Potential asbestos containing material from burnt down buildings (high risk).
- Options for addressing these potentially contaminated areas include avoiding these areas for sensitive land uses (i.e. residential, child care, schools etc.), or

confirmatory soil sampling in the identified areas to determine contaminant status and potential implications for development.

- Soils with acid sulfate properties are present in the surrounding sediments of Spring Creek. Therefore, should excavation in areas close to the creek form part of the development plans for the PSP (for example, for stormwater infrastructure or other structures), further Acid Sulfate Soil (ASS) analysis should be conducted to provide a more detailed characterisation of the soils in proximity to the creek and any required mitigation measures to prevent oxidation of the soils and the production of acid drainage.

The identified environmental and geotechnical features are shown on the maps at **Appendix 6**.

3.5 Servicing and Utilities

The Servicing and Utilities Assessment Report completed by Spiire has assessed the availability of existing service infrastructure and requirements for the provision of future infrastructure to service development within the Spring Creek UGA, including roads, drainage, sewerage, potable water, recycled water, electricity, gas and telecommunications. The findings are preliminary only pending further resolution of the density and nature of development and the outcomes of more detailed drainage and traffic studies and the Integrated Water Cycle Management (IWCM) Plan prepared by Barwon Water.

Overall the assessment found that there are no servicing constraints for future urban development. Existing sewer, water, electricity, gas and telecommunication networks can be augmented and extended from surrounding areas into the PSP area. Reticulated recycled water is unlikely to be provided based on preliminary findings in the IWCM Plan.

3.6 Integrated Water Cycle Management

The Integrated Water Cycle Management (IWCM) Plan for Spring Creek prepared by Barwon Water aims to embed best practice urban water cycle management into the Spring Creek UGA. It identifies IWCM solutions that provide for greater public amenity and liveability and that enhance environmental values. The Plan deals with the various aspects of the urban water cycle in a holistic way through collaboration and cooperation across management jurisdictions.

Spring Creek IWCM Solutions

ASPECT	Solution 1 – Meets objectives	Solution 2 – Exceeds some objectives	Solution 3 – Exceeds all objectives
Waterways, Wetlands, Floodplains	2 Meet SFP 2040. Buffer 30m along creek and 10m along drain lines	2 Meet SFP 2040. Buffer 30m along creek and 10m along drain lines	3 Exceed SFP 2040. Buffer 30m along creek and 20m along drain lines
Major Drainage	1 Piped network and end of line single function retardation (hydrological)	2 Piped network and end of line multi-function retardation (hydrological/ biodiversity/ recreational)	3 Piped & day lighted major drainage network with multi-function retarding basin(s), partially distributed across precinct
Land Use & Open Space	1 Partially responds to natural land form and has some degree of integration with water cycle assets	2 Fully responds to natural land form and is integration with some water cycle assets	3 Fully responds to natural land form is fully integrated with water cycle assets in landscape and surrounds*
Stormwater Management	1 Tanks providing some flow attenuation prior to conventional conveyance to a wetland for retarding/treatment	2 Some treatment in streetscape through bio-retention and swales, as well as wetland	3 Attenuation and some treatment in streetscape through bio-retention and swales, as well as wetland

Drinking Water	3 Connect to secure centralised supply	3 Connect to secure centralised supply	3 Connect to secure centralised supply
Sewerage	3 Connect to secure centralised sewerage network	3 Connect to secure centralised sewerage network	3 Connect to secure centralised sewerage network
Alternative Water	1 No alternative water use	2 Rainwater tanks	4 Local stormwater reuse*

* Options that require further investigation to determine viability

The IWCM Plan defines three packages of options which provide an integrated IWCM solution for the precinct. The solutions are intended as a working guide to aid the identification of the preferred IWCM solution for Spring Creek as the development progresses through the planning and design stage.

3.7 Community Infrastructure

The Community Infrastructure Assessment completed by ASR makes the following comments and recommendations regarding the provision of community infrastructure in Spring Creek:

- The existing and planned early years facilities in Torquay-Jan Juc will have more than sufficient capacity to cater for the kindergarten, maternal and child health and long day childcare needs of Torquay-Jan Juc (including Spring Creek) at full development. From a demand perspective, new early years facilities are not needed in Spring Creek.
- An 8ha active open space reserve should be provided in Torquay to meet future demand (particularly for lower profile sports such as rugby, hockey, baseball), however for topographical and environmental reasons, it may not be suitable to locate the reserve in Spring Creek.
- A community facility should be provided in Spring Creek, which may include a performing arts centre.
- The open space network in Spring Creek should comprise the following:
 - At least 2 local parks with playgrounds

- A linear park and trail along the full length of Spring Creek
- A linear open space network and internal path/trail network which links the Creek and the proposed community facilities and residential areas and connects to external trails and other links in Torquay
- Land that is required for drainage purposes or to protect sites that have environmental, heritage and conservation values e.g. habitat links, sites with archaeological significance, significant vegetation.

3.8 Retail

The *Sustainable Futures Plan Torquay-Jan Juc 2040* makes provision for either a Neighbourhood or Local Activity Centre in the Spring Creek south sub-precinct. A retail assessment has been commissioned to determine how large the activity centre should be in order to serve the local population whilst avoiding undue stress on the surrounding network of activity centres (in particular the primacy of the Torquay Town Centre), and where should it be located.

3.9 Traffic and Transport

Access to land within the Spring Creek UGA is currently provided off Great Ocean Road (arterial road under VicRoads management) and Duffields and Grossmans Roads (both collector roads). It is expected that access points into the precinct will be limited due to the undulating nature of the roads, the presence of significant roadside vegetation and the desire to guide traffic through controlled intersections.

A Traffic Impact Study has been commissioned to determine the required higher order internal road network, access points, intersection treatments and augmentation of roads and intersections external to the site as a result of increased traffic volumes generated by future development. The study will also consider potential bus routes and pedestrian/bicycle links that connect with surrounding areas.

3.10 Drainage and Hydrology

Spring Creek is the receiving waterway for stormwater runoff from the development area. The majority of the catchment falls directly towards Spring Creek or its northern tributary (Jaar Nu Ruc). A small catchment area in the south-east of the precinct discharges towards the Great Ocean Road. It is imperative that future development within the study area maintains the present catchment drainage discharge characteristics so as not to contribute to or exacerbate any downstream flooding or water quality problems. The drainage strategy for the PSP area should restrict post-development drainage flows to pre-development levels and ensure water quality meets current best practice standards.

The preparation of a Drainage and Hydrology Study has been commissioned to establish existing hydrological flow conditions and to determine water quality treatment and retardation requirements for post-development conditions.

4. COMMUNITY PANEL RECOMMENDATIONS

A Community Panel comprising of 9 landowners, 3 community groups (3228 Residents Association, Bellbrae Residents Association and Surfrider Foundation) and 19 randomly selected community members participated in four independently facilitated workshop sessions during August 2015. The task of the Panel was to make recommendations to Council regarding the Spring Creek PSP, in particular "*How do we design urban growth that is in balance with the surrounding environment?*". The recommendations of the Panel received greater than 80% support of panel members and will inform to a great degree the form and content of the PSP.

The Community Panel recommendations are (in order of priority):

1. Ensure enforceable PSP wide building design and planting covenants that deliver consistent and sustainable outcomes for all residential allotments.
2. A range of density housing allowing maximum preservation of land (example creek, trees, grasslands).
3. A defined and FINAL town boundary along the western edge of the precinct.
3. House-to-plot ratio to have a lower percentage than the state average (increased proportion of garden to building/hard surfaces).
4. Include a small-scale area to encourage meeting places within the precinct with a community focus that allows for;
 - a. A cafe style business/milk bar and
 - b. A community building/space.
5. Targeted surveys happen as soon as possible for Coastal Moonah; Bellarine Yellowgum; Growling Grass Frog; Western Plains Galaxiella; Yarra Pygmy Perch. To also include an Eastern Grey Kangaroo management plan. With further studies to [be] done in spring/early summer to identify potential, additional plant species.
5. Prohibit the subsequent secondary subdivision of allotments.
5. No roads to be along or terminate at Western Boundary
6. Overlays which encourage indigenous flora & fauna systems to thrive. This is an opportunity for human communities to live in harmony with the natural environment.
7. Before the PSP is finalised, get all technical reports and follow through on all recommendations.
7. There should be a bridge across the creek for pedestrians and bicycles only.
7. A maintenance & commercial plan for open space - developer contribution plan. Special rates or fees targeted to Spring Creek Precinct residents.
7. Regenerate tributary (Jaar Nu Ruc) and areas on steep slopes of spring creek subject to erosion.
7. Preserve significant stands of Bellarine Yellowgum, with a 15% coverage of the whole site.
8. The Creek Buffer to increase beyond 30m and must link and integrate with other areas of open space within and beyond the precinct.
8. Best Practice water sensitive urban design is to be implemented in all areas, considered in initial planning of the precinct (upfront).
8. Maximise local employment through the development of the site.
8. Bicycle path looping around both sides of the creek, creek edge and integrate with external paths. No bike path along Duffields Rd (too hard to ride on these hills, hence no need to widen road).
9. Bring art into the landscape.
10. Use planning controls to protect significant scenic and natural areas preserving places where people can comfortably enjoy the natural beauty of the site.

References

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Surf Coast Shire, Sustainable Futures Plan Torquay-Jan Juc 2040, June 2014

Appendices

- Appendix 1: Site Analysis Plan
- Appendix 2: Ecological Features
- Appendix 3: Tree Retention Plan
- Appendix 4: Aboriginal Heritage Sensitivity
- Appendix 5: Post-Contact Historical Sites and Features
- Appendix 6: Environmental Site Inspection Results
Geotechnical Site Assessment