

PRELIMINARY AND DETAILED SITE INVESTIGATION – 771 Cudgen Road, Cudgen, NSW 2487.

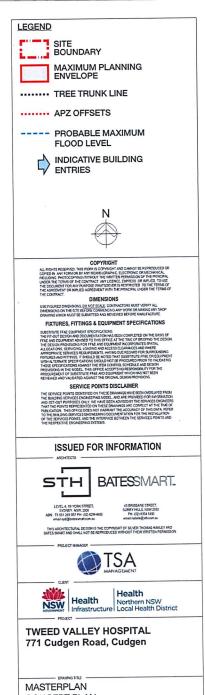
PART 2 of 3

Prepared For: Health Infrastructure NSW c/o-TSA Management

Date: 17 October 2018







CONCEPT PLAN

1:2500 @ A3 19/09/2018 CE MH

10363 AR-SKE-10-006



No. 81 1297

Tew South estates.





00550163

550 or 10 VOL.

GRANT OF LAND PURCHASED BY CONDITIONAL SALE WITHOUT COMPETITION

VECTORER, by the Grace of God, of the United Ringdom of Great Britain and Ereland, Queen, Defender of the Faith, and so forth :-TO ALL to whom these presents shall come, Greeting :-

WHEREAS on the Journal	day of alacasia -	in the Year of Our Lord (One thousand eight hundred and
Menny Novem Caraca		— of lendagen —	
without Competition of the Parcel of Land hereinaft	er described: And who	reas the said I deway Too	en baxala —
Water to the same of the same	hoor duly j	paid into the Office of the Color	ial Treasurer of the said Colony, the sum of
One hundred and July pounds			Sterling
being the Purchase Money payable by www for the sa	ud Lands: And toperes	is the said and every Robe	n baxata —
- h	o made the declaration	required by the 18th section of	the said Act, and the Minister for the time-
being charged with the administration of the public	ands is satisfied that the	said thereing report 6	azaka — — —
- ho	 done all things requi 	red by law to be done by www.	to entitle with said Sherry
Rosen Caraca		to a grant of the fee simple of	f the said Lands, subject to the Reservations
hereinafter contained: Now Know Yr, That for	and in consideration of t	he said sum, for and on Our h	ehalf well and truly paid into the Colonia
Treasury of Our said Colony, before these presents are	issued, and of all and sing	gular the premises, WE, for Us,	
unto the said - Henry Robert Caraca			 hs Heirs and Assigns, subject to
the several and respective reservations hereinafter in		nent or Parcel of Land in Our	
One hundred and joyy acres -		276 23 26	 be the same more or less, situated in the
County of Roces		and Parish of Cartage	

Prociou V

VI 150.

Consessive as the Nour Eastern converg product VI of Muse hundred and housing wars and bounded to the Trest by front of the Saston bound portion bearing South forty two chains forty links on the South by a line bearing East thirty threes on the East by the Toestern boundary of portion forty sever comes bearing North fifty six chaus fifty luke on the North wast by a line bearing South fifty we degree forty for minutes road flowing ward sweath fluter and on the North bya and becoming went deven chains fifty kinter to because of + commencement Exclusively of a road one chain wide passing brough him found in a North Easter detection the area of which has been deducted for the total area

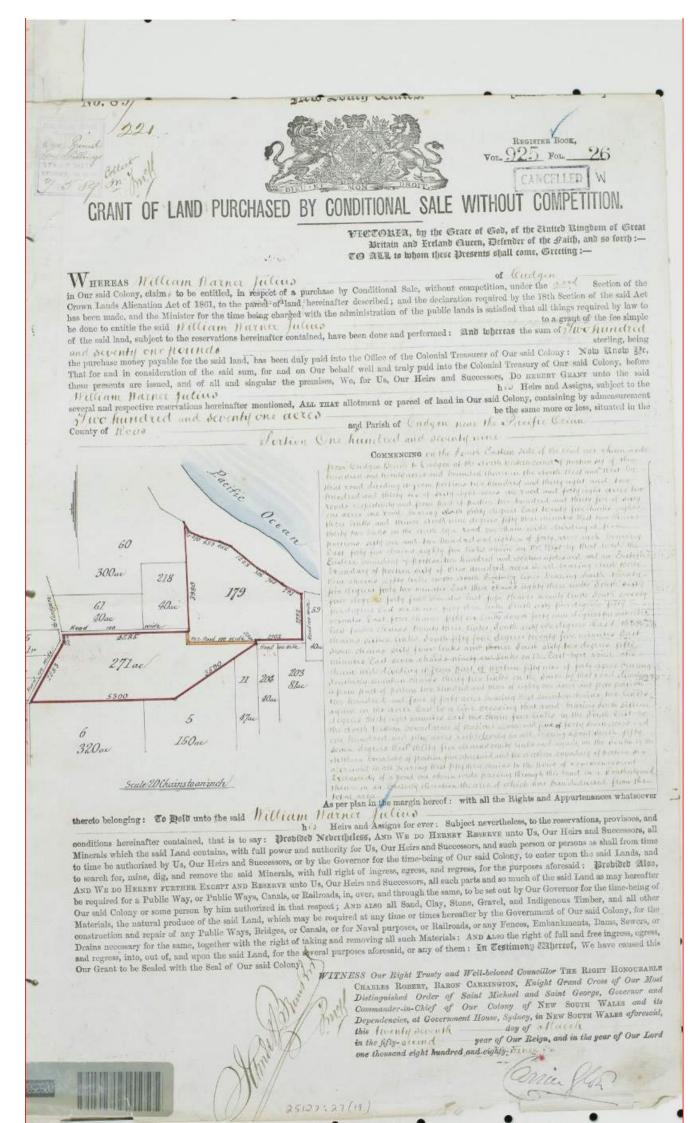
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thereto belonging: To Held unto the said Thomas Research Govers: Subject nevertheless, to the reservations, provisoes, and has Heirs and Assigns for ever: Subject nevertheless, to the reservations, provisoes, and the Heirs and Successors, all Minerals which the said Land contains, with full power and authority for Us, Our Heirs and Successors, and such person or persons as shall from time to time be authorized by Us, Our Heirs and Successors, or by the Governor for the time-being of Our said Colony, to enter upon the said Lands, and to search for, mine, dig, and remove the said Minerals, with full right of ingress, egress, and regress, for the purposes aforesaid: Problet Miss, Ann We to Hammer Furrium Excert and Reserve unto Us, Our Heirs and Successors, all such parts and so much of the said Land as may hereafter be required for a Public Way, or Public Ways, Canals, or Railroads, in, over, and through the same, to be set out by Our Governor for the time-being of Our said Colony, or some person by him authorized in that respect; Ann also all Sand, Clay, Stone, Gravel, and Indigenous Timber, and all other Materials, the natural produce of the said Land, which may be required at any time or times hereafter by the Government of Our said Colony, for the construction and repair of any Public Ways, Bridges, or Canals, or for Naval purposes, or Railroads, or any Feness, Embankments, Dams, Sewers, or Drains necessary for the same, together with the right of taking and removing all such Materials; And also all Land within One hundred feet of High Water Mark on the Sea Coast, and on every Creek, Harbour, and Inlet of the Sea, And also the right of full and free ingress, egress, and regress, into, out of, and upon the said Land, for the several purposes aforesaid, or any of them: En Testimony Enfercef, We have caused this Our Grant to be Sealed with the Seal of Our said Colony.

WITNESS Our Right Trusty and Well-beloved Councillor SIR Augustus WILLIAM PREDURICK SPENCER LOFTES (commonly called LORD AUGUSTUS LOTTES). Knight Grand Crass of Our Most Honorable Order of the Bath, Governor and Commander-in-Chief of Our Colony of New South Wales and its Dependencies, at Government House, Sydney, in New South Wales aforesaid, this heavy new and day of News this he early account day of home in the forty-level year of Our Beign, and in the year of Our Lord One thousand eight hundred and eighty-account

Mayenhas and lus







Provided by CITEC Confirm

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

14/8/2018 11:59AM

FOLIO: 102/870722

First Title(s): VOL 550 FOL 163 VOL 925 FOL 26

Prior Title(s): 1/129735

Recorded	Number	Type of Instrument	C.T. Issue
18/9/1997	DP870722	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/3/2007	AD5476	TRANSMISSION APPLICATION	EDITION 2
15/10/2010	AF819889	CAVEAT	
18/11/2010	AF887933	TRANSFER	EDITION 3

*** END OF SEARCH ***

Provided on 14/08/2018 11:59 AM by CITEC Confirm

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 102/870722

LAND

LOT 102 IN DEPOSITED PLAN 870722
AT KINGSCLIFF
LOCAL GOVERNMENT AREA TWEED
PARISH OF CUDGEN COUNTY OF ROUS
TITLE DIAGRAM DP870722

FIRST SCHEDULE

DUANE JOHN JOYCE

KERRY DOUGLAS PRICHARD

AS TENANTS IN COMMON IN EQUAL SHARES

(T AF887933)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN SEE CROWN GRANT(S)
- 2 B670447 EASEMENT FOR TRAMWAY AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 C665298 EASEMENT FOR TRAMWAY AFFECTING THE PART SHOWN SO BURDENED IN THE TITLE DIAGRAM

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

J8961

PRINTED ON 14/8/2018

Provided on 14/08/2018 11:56 AM by CITEC Confirm

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register.

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Page 2 of 2

Council Reference: Your Reference:

EH000129 [Contaminated Lands Search Letter]

Not stated



6 July 2018

OCTIEF Pty Ltd PO Box 6033 YATALA QLD 4207 Customer Service | 1300 292 872 | (02) 6670 2400

tsc@tweed.nsw.gov.au www.tweed.nsw.gov.au

Fax (02) 6670 2429 PO Box 816 Murwillumbah NSW 2484

Please address all communications to the General Manager

ABN: 90 178 732 496

Dear Applicant

Contaminated Lands Search Information Request EH000129 Address: Lot 102 DP 870722 No. 771 Cudgen Road CUDGEN **NSW 2487**

In reply to your enquiry to Council regarding the above referred property, Council advises that a search of its records disclosed the following:

- The radial search revealed there to be no known Cattle Dip Site within 200 1. metres of the subject property.
- The current topographical map indicates no known potentially contaminating 2. activities on the subject site.
- Council's historical aerial photography (1944, 1962, 1976, 1987 & 1995) 3. subject site. the activity on agricultural indicates areas of State listed within NSW Agricultural/horticultural activities have been Government Guidelines as a potentially contaminating activity due to the association of the activity with chemical usage. In light of the above search Council may require further information with any subsequent development application.
- Data records reveal no known potentially contaminating activities on the subject 4. site.

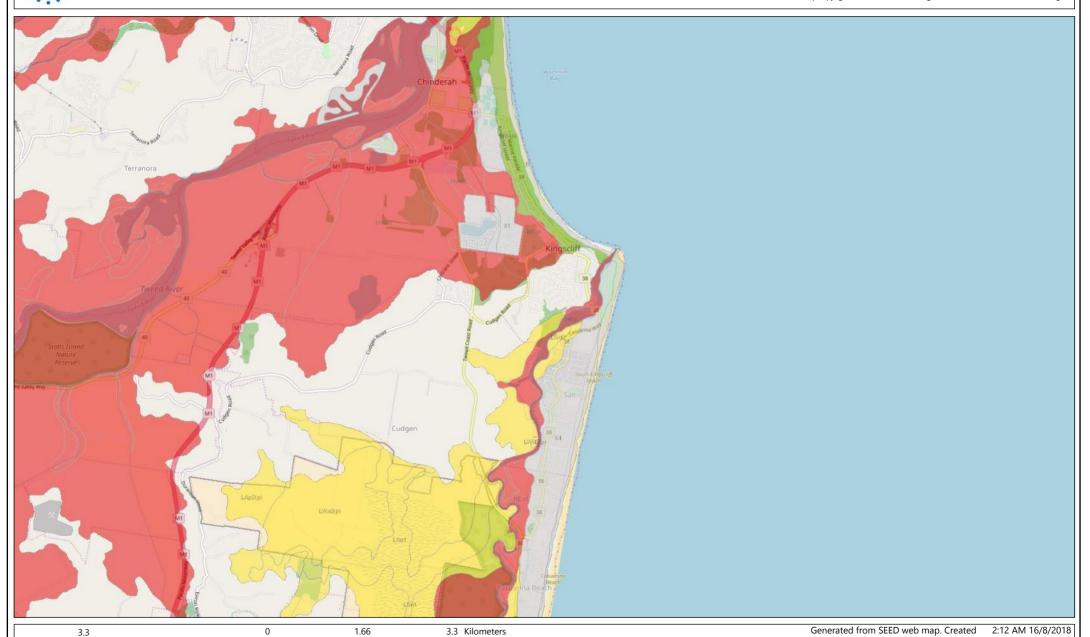
A site inspection has not been conducted.

It should be noted that for a final determination to be made regarding contamination of a lot, an assessment would be necessary in accordance with the NSW Department of Environment and Climate Change (formerly NSW EPA) document 'Guidelines for Consultants Reporting on Contaminated Sites 1997'.

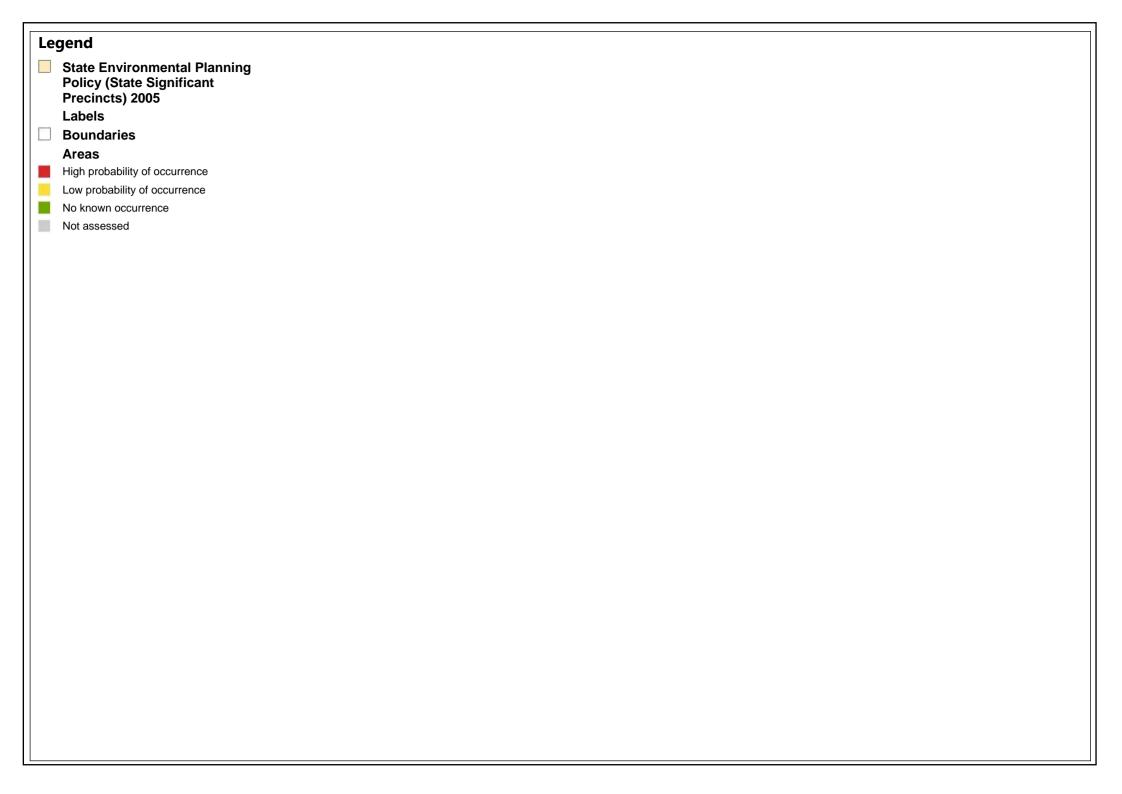
You may contact the NSW Department of Primary Industries - Agriculture for any additional information in respect to the proximity of any known dip site to the subject property and any implications that any such known dip site may have in respect to the occupation of the subject property.

NSW Agriculture maintains a web site for access to fundamental dip site information at www.dpi.nsw.gov.au/agriculture/livestock/health/specific/cattle/ticks/cattle-dip-site-locator.

SEED

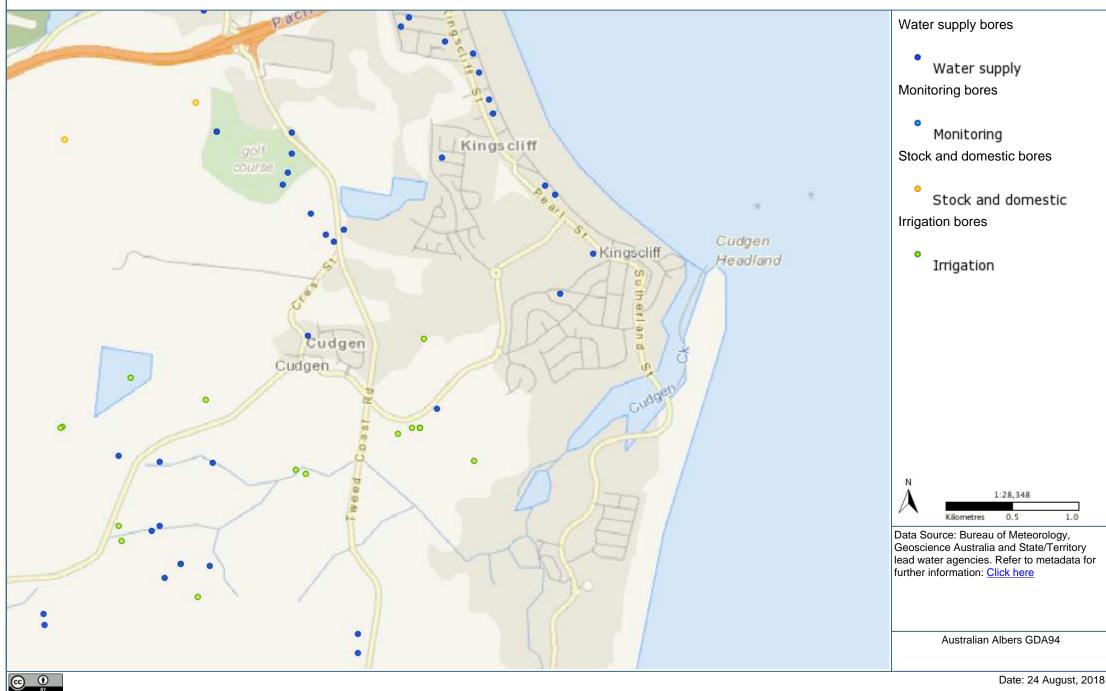


Scale 1: 66,538.43 WGS_1984_Web_Mercator_Auxiliary_Sphere © OpenStreetMap contributors | Land and Property Information 2015 | Division of Resources & Energy | Department of Primary Industries NSW | Department of Primary Industries (Water) NSW | Office of Environment and Heritage NSW | Environment Protection Authority NSW | Department of Planning and Environment NSW | Geological Survey of NSW, 2016



Groundwater Dependent Ecosystems Atlas

Groundwater Bores



Groundwater Dependent Ecosystems Atlas

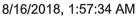
GDE Terrrestrial





Property Map





Property Boundaries

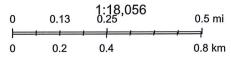
Koala Metapopulations 2010

High activity

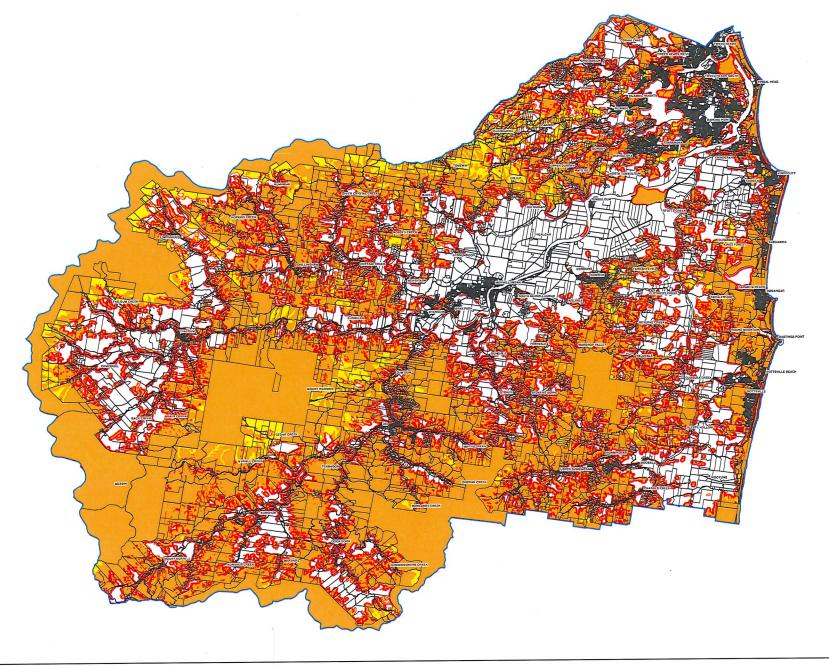
Significant activity

Preferred Koala Habitat - INDICATIVE ONLY

Tweed Shire Boundary



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Comitional

For the Purposes of Section 146 (2) of the Emironmental Planning and Assessment Act 1979, this map is hereby certified as being a Bush Fire Prone Land Map for the Local Government Area of Tweed Shire Council in NSW.

Rob Rogers, AFSM Director Operational Services

Date:____

Tweed Shire Council ~ Bush Fire Prone Land Map



Data supplied by various Stakeholders under ANZLIC* Guidelines.

The information contained herein has been provided in good faith. Effort has been made to ensure its accuracy and completeness.

The Stakeholders take no responsibility for errors or omissions nor any loss or damage that may result from the use of this information. *Australia New Zealand Land Information Council.

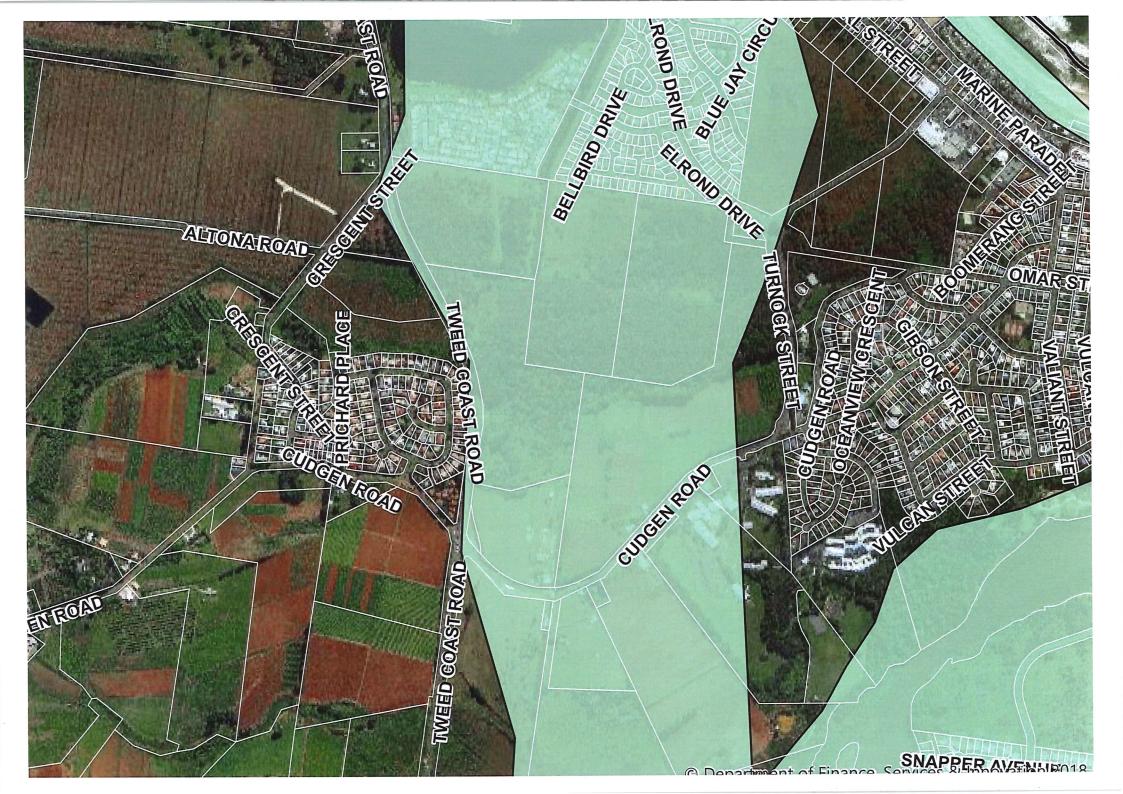


Theme	Source	Date
Property Information	NSW LPI	2011
Bush Fire Prone Vegetation	NSW RFS / Council	2012
Bush Fire Prone Buffer	NSW RFS / Council	2012
Local Government Boundary	NSW LPI	2010



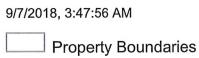


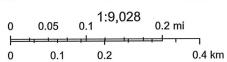




contour map







NSW Contaminated Sites List (Cronulla to Darlinghurst)

NSW Contaminated Sites List (Cronulla to Darlinghurst)						
CRONULLA	Breen Holdings	Bate Bay ROAD	Other Industry	Regulation under		
				CLM Act not		
				required	-34.03861737	151.1614114
CROWS NEST	Caltex Service	111-121 Falcon	Service Station	Regulation under		
	Station	STREET		CLM Act not		
				required	-33.82868236	151.2060317
CROYDON	BP Ashfield	584 Parramatta	Service Station	Regulation under		
		ROAD		CLM Act not		
				required	-33.87399409	151.1267296
CROYDON	Caltex Service	404-410 Liverpool	Service Station	Regulation under		
	Station	ROAD		CLM Act not		
				required	-33.88853994	151.115879
CROYDON PARK	Mobil Service	334 Georges River	Service Station	Regulation under		
	Station	ROAD		CLM Act not		
				required	-33.89771626	151.0999194
CULCAIRN	Caltex Service	2883 Olympic	Service Station	Regulation under		
	Station	HIGHWAY		CLM Act not		
				required	-35.67441635	147.0356845
CULLEN BULLEN	Baal Bone Colliery	Castlereagh	Other Industry	Regulation under		
		HIGHWAY		CLM Act not		
				required	-33.27193875	150.0587194
CUNDLETOWN	Caltex Service	Old Pacific	Service Station	Regulation under		
	Station (1	HIGHWAY		CLM Act not		
	Manning River			required		
	Drive)				-31.89329598	152.5068225
CURL CURL	John Fisher Park	Corner Harbord	Landfill	Regulation under		
		and Abbott ROADS		CLM Act not		
				required	-33.76352692	151.2798462
DACEYVILLE	Astrolabe Park	Cook AVENUE	Landfill	Regulation being		
				finalised	-33.92963704	151.221773
DAPTO	RailCorp Dapto	(Rear of property)	Other Industry	Regulation under		
		12-14 Hamilton		CLM Act not		
		STREET		required		
					-34.50045405	150.787353
DARLINGHURST	18-28 Neild	18-28 Neild	Landfill	Regulation under		
	Avenue,	AVENUE		CLM Act not		
	Darlinghurst			required	-33.87876581	151.2276546
DARLINGHURST	Cross City Tunnel	Riley Street and	Service Station	Contamination		
	,	William STREET		was addressed via		
				the planning		
				process (EP&A		
				Act)	-33.87424636	151.2158305
DARLINGHURST	Proposed Retail	139-155 Palmer	Unclassified	Regulation under		
	Unit	STREET		CLM Act not		
				required	-33.87504688	151.2168106
	1	ı		4	22.2.30.000	

POEO Register						
Number	Name	Location	Туре	Status	Issued date	
12385	GALES-KINGSCLIFF PTY LIMITED	Altona Drive, CUDGEN, NSW 2487	POEO licence	Issued	18-Nov-05	
1096630	GALES-KINGSCLIFF PTY LIMITED	Altona Drive, CUDGEN, NSW 2487	s.58 Licence Variation	Issued	8-Jan-09	
1509651	GALES-KINGSCLIFF PTY LIMITED	Altona Drive, CUDGEN, NSW 2487	s.58 Licence Variation	Issued	11-Dec-12	
	HANSON CONSTRUCTION MATERIALS PTY					
11453	LTD	CRESENT STREET, CUDGEN, NSW 2487	POEO licence	Issued	27-Jul-01	
4686	SOUTH EAST EXCAVATIONS PTY. LIMITED	LOT 71 LOADERS ROAD, CUDGEN, NSW 2487	POEO licence	Surrendered	11-Jul-00	
1010166	SOUTH EAST EXCAVATIONS PTY. LIMITED	LOT 71 LOADERS ROAD, CUDGEN, NSW 2487	s.58 Licence Variation	Issued	22-Aug-02	
1044842	SOUTH EAST EXCAVATIONS PTY. LIMITED	LOT 71 LOADERS ROAD, CUDGEN, NSW 2487	s.58 Licence Variation	Issued	24-Feb-05	
1045391	SOUTH EAST EXCAVATIONS PTY. LIMITED	LOT 71 LOADERS ROAD, CUDGEN, NSW 2487	s.58 Licence Variation	Issued	14-Mar-05	
1051066	SOUTH EAST EXCAVATIONS PTY. LIMITED	LOT 71 LOADERS ROAD, CUDGEN, NSW 2487	s.58 Licence Variation	Issued	21-Sep-05	
1053870	SOUTH EAST EXCAVATIONS PTY. LIMITED	LOT 71 LOADERS ROAD, CUDGEN, NSW 2487	s.58 Licence Variation	Issued	25-Nov-05	

CUDGEN



Landscape—low undulating hills and rises on Tertiary basalt plateau. Relief is 20–40 m; elevation 30–40 m; slopes 2–10% and steepening to 20% on plateau margins. Completely cleared closed-forest (rainforest).

Landscape Variant—cua—narrow drainage depression.

Landscape Variant—cub—sandy Krasnozems.

Soils—deep (>100 cm), well-drained Krasnozems (Uf5.12, Uf6.12, Uf6.21).

Limitations—acid and highly erodible soils with high aluminium toxicity potential.

LOCATION

Low hills and rises on Lamington Basalts forming on the north-easterly extension of the Burringbar Hills, extending into Kingscliff. Also includes Fingal Head and Cook Island. Type location is on the Cudgen Plateau (Area reference 5 55000E, 68 73000N).

LANDSCAPE

Geology

Lamington Volcanics—Tertiary basalt, with members of rhyolite, trachyte, tuff, agglomerate, conglomerate.

Topography

Very low to low undulating hills and rises on the Cudgen Plateau and nearby basalt caps. Elevation is 30–40 m on the Cudgen Plateau. Relief is 20–40 m and slopes are 2–10%, steepening to 20% on the flanks and edges of the Cudgen Plateau. Slope lengths are long (up to 1 500 m) on the plateau. Sideslopes are moderately long (150–200 m). Slope shape is simple within the plateau, progressively waxing towards the edges. Drainage is generally incipient. Drainage depressions are common.

Vegetation

Completely cleared closed-forest (rainforest). Most of this landscape is cultivated, but the original vegetation would have been be similar to that of the Limpinwood (li) or Green Pigeon (gp) soil landscapes.

Land Use

Vegetables (sweet potatoes, tomatoes, zucchinis, sweet corn, cucumbers, peas and beans) and tropical fruits (avocados, bananas, custard applies, mangoes, etc.). Residential at Cudgen and Kingscliff.

Existing Land Degradation

Topsoil erosion is a serious problem in the Cudgen area (Cole-Clark 1993). Soil structure decline is also a major problem (Riddler *et al.* 1982). Sheet and rill erosion have been observed during this survey.

Landscape Variants

The area mapped as **cua** is a narrow (up to 150 m) drainage depression. Otherwise, this variant has similar landscape features to the Cudgen soil landscape.

The area mapped as **cub** consists of Krasnozems mixed with aeolian sand, generally within the surface material.

SOILS

Detailed soil profile and distribution information can be found in Riddler *et al.* (1982).

Dominant Soil Materials

cu1—Red self-mulching light clay (topsoil and subsoil—Ap and B horizons)

Colour dark reddish brown (2.5YR 3/3, 5YR

3/6)

Texture light clay, often subplastic (increase <2

grades)

Structure strong, closely packed polyhedral, 5-10

mm parting to 2-5 mm

Fabric smooth-faced and rough-faced, distinct

clay coatings are common (10–50%)

Exposed

condition self-mulching Permeability moderate to high Field pH 6.0 - 7.0

Coarse

none observed fragments **Roots** common, 1-2 mm

cutting 100 m south of Curragundi (Grid Type location

Ref. 2 52900E, 68 68250N). Soil Data

System card 32, 0-20 cm

cu2—Red medium clay (topsoil and subsoil—Ap and B horizons)

Colour dark reddish brown (2.5YR 3/4, 5YR

3/4)

Texture light medium to medium clay, often

subplastic (increase <2 grades)

Structure strong, polyhedral closely packed, 10–20

mm parting to 5–10 mm and 2–5 mm

Fabric smooth-faced, occasionally rough-faced;

distinct clay coatings can be common

(10-50%)

Exposed

condition self-mulching Permeability moderate to high

Field pH 4.5 - 5.5

Coarse

Type location

often common (10-20%) sub-angular fragments

gravels (6-60 mm) of parent material

Roots common, 1-5 mm

cutting 100 m south of Curragundi (Grid Ref. 2 52900E, 68 68250N). Soil Data

System card 32, 20-100 cm

Associated Soil Materials

The following materials from Carool (ca) soil landscape occur in localised steeper areas, generally on the plateau margins:

ca2—Dark friable clay ca3—Brown crumbly clay.

Occurrence and Relationships

The soils of the Cudgen soil landscape are predominantly Krasnozems. Riddler et al. (1982) has a very detailed soils map and report of this area.

Plateau. Up to 40 cm of red, self-mulching light clay (cu1) overlies up to 100 cm or more of red medium clay (cu2). Boundaries are gradual to diffuse. cu2 may often be the only soil material due to sheet and rill erosion [well-drained Krasnozems (Uf5.12, Uf6.12, Uf6.21)]. Total soil depth is 100->200 cm.

Localised, steeper areas may have 5-10 cm of dark, friable clay (ca2) gradually overlying up to 100 cm of brown, crumbly clay (ca3) [well-drained Chocolate Soils (Uf6.21)]. Total soil depth is up to 100 cm.

QUALITIES AND LIMITATIONS

Productive arable land

Landscape Limitations

Mass movement hazard (localised) Water erosion hazard on cultivated land

Soil Limitations

cu1 High shrink-swell High erodibility Moderate plasticity

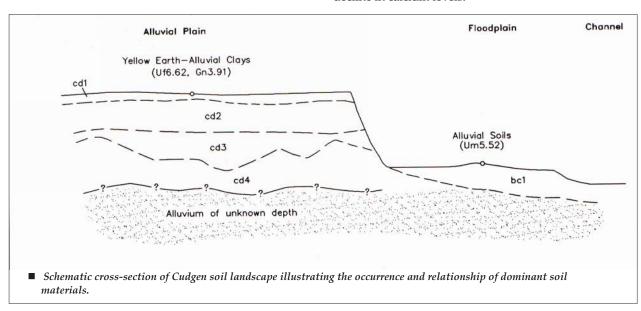
c112 Strong acidity

High aluminium toxicity potential

High erodibility Moderate plasticity

Fertility

Soil Materials as Growth Media. Krasnozems have excellent physical qualities but have some chemical problems-soil material fertility is moderate to high. Soils are strongly structured, have very high pH buffering capacities and have high organic matter contents. All soil materials have very high P sorption and therefore very low available phosphorus. Topsoil (cu1) is neutral and subsoil (cu2) is strongly acid and has a high aluminium toxicity potential. CEC ranges from low (cu2) to high (cu1). Base saturation is very high and response to fertilisers may be minimal. Riddler et al. (1982) note that there has been a decline in phosphorus since the 1970s and a serious recent decline in calcium levels.



Soil Profile Fertility. Moderate to high suitability as a growth medium for deep, well-drained Krasnozems. Soil volumes available for root penetration are high.

Erodibility

	K factor	Non-concentrated flows	Concentrated flows	Wind
cu1	0.006	very low-high	very high	high
cu2	0.015	low-high	very high	high

Erosion Hazard

	Non-concentrated flows	Concentrated flows	Wind
grazing	moderate	high	slight
cultivation	high	very high	high
urban	high	very high	moderate

Foundation Hazard

Low to moderate foundation hazard on plateau due to the shrink-swell potential of topsoils. Localised areas of moderate to high foundation hazard may exist on steeper slopes where mass movement hazard exists. Topsoil depth is 20–40 cm. Total soil depth is 100–>200 cm.

Septic Absorption

Generally low for **cu1** and **cu2. cu1** has high shrink-swell and soil materials can have high rock content and moderate to high permeability. Sites on slopes >15% should be avoided.

Urban Capability

Generally low limitations for urban development, but this land is best left under cultivation.

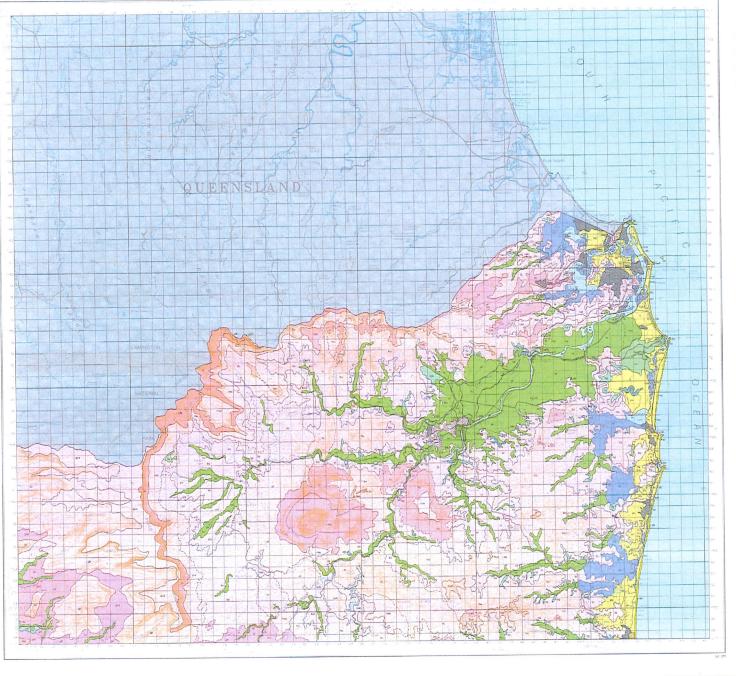
Rural Capability

Generally low limitations for cultivation and low limitations for grazing.

Sustainable Land Use Suggestions

This land is best retained as agricultural land due to the favourable characteristics and versatile nature of Krasnozems. Where residential development exists, appropriate waste disposal systems should be used (i.e., not septic).

Use of aggressive tillage practices should be avoided due to the associated decline in soil structure. See Cole-Clark (1993) for erosion control management recommendations.



FOR LANDSCAPE CHOUPINGS

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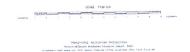
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