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INDEPENDENT  
ENVIRONMENTAL  
INVESTIGATIONS  
INCLUDING:

- ◆ Selected Soil & Water Analyses
- ◆ Site Monitoring
- ◆ Acid Sulfate Soil Management
- ◆ Effluent & Wastewater Disposal
- ◆ Groundwater & Dewatering
- ◆ Contaminated Land
- ◆ Dust Monitoring
- ◆ Environmental Management Plans

## Preliminary Site Contamination Assessment - Site History

### *Location:*

Lots 1 & 6 DP 9042, Lot 14 DP 733411  
Dry Dock Road  
Tweed Heads South

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### *Prepared for:*

YBOS Pty Ltd

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### *Report:*

2010.103

September 2010

Document Control Summary	
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#### Limitations

The information within this document is and shall remain the property of HMC Environmental Consulting Pty Ltd.

This document was prepared for the sole use of client and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of HMC Environmental Pty Ltd and client.

Your report is based on the assumption that the site conditions as revealed through a review of available documentation and visual site inspection are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary.

Because a report is based on conditions which existed at the time of the inspection, decisions should not be based on a report whose adequacy may have been affected by time, natural processes and the activities of man.

## 1 EXECUTIVE SUMMARY

YBOS Pty Ltd (the client) engaged HMC Environmental Consulting Pty Limited (HMC) to undertake a Preliminary Site Contamination Assessment comprising a land use history overview for the proposed extensions to the Tweed Billabong Holiday Park on Lots 1 & 6 DP 9042 & Lot 14 DP 733411 Dry Dock Road Tweed Heads South. No soil investigation including soil sampling or analysis was undertaken.

The subject site is located within residential area of Tweed Heads South in northern New South Wales and adjoins the existing caravan park immediately to the south. The proposal includes retail shops, parking, community buildings, reception, and tourist cabin accommodation.

The site area is approximately 1.6 hectares and is level, generally cleared of native vegetation and supports a single dwelling on Lot 1 DP 9042 in the north-west part of the landholding.

To achieve the design flood protection level the land would be filled approximately 1.1-1.6m with imported material. It would be expected that minor site stripping would be undertaken prior to fill placement.

Based on the information presented in this report, the following conclusions are made regarding the subject site, past land uses and potential for site contamination:

- The site is within the residential area of Tweed Heads South
- The historic aerial photographic evidence depicts the site as being partially cleared prior to 1947 and at that time appears to have been agricultural land probably used for intermittent grazing. There is no evidence of intensive cultivation on this or adjoining properties at this time.
- Later historic aerial photography indicates vegetative re-growth on the site and this re-growth and residual native vegetation was removed in approximately 2005
- There were no signs of contamination or filling observed during the site inspection and walkover.
- The existing dwelling appears to have a concrete slab floor (to be confirmed) and a pre-demolition underslab soil investigation in accordance with Council's policy would be required to assess potential contamination associated with any chemical termite treatment. This investigation would be undertaken as part of any development application for the construction and operation of the future extension to the caravan park

The report concludes:

*"In summary, the finding of this preliminary site contamination assessment - site history report is that Lots 1& 6 DP 9042 & Lot 14 DP 733411 Dry Dock Road, Tweed Heads South are unlikely to be significantly impacted by soil contamination from current or past land uses. The existing dwelling underslab soil would need to be investigated for potential contamination from previous chemical termite treatment prior to demolition of this structure. The demolition of the existing dwelling would be associated with any development application to construct and operate the future extension to the caravan park.*

*Based on the information presented in this report, it is considered, in relation to potential soil contamination associated with current and previous land use, Lots 1& 6 DP 9042 & Lot 14 DP 733411 Dry Dock Road, Tweed Heads South would be suitable for the proposed land re-zoning under the Tweed Shire Council Local Environment Plan 2000.*

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## 2 INTRODUCTION

A development application was submitted in 2006 proposing an amendment to the Tweed Shire Council Local Environment Plan 2000 to facilitate an extension to the Tweed Billabong Holiday Park Tweed Heads South. During the assessment process Council has requested an assessment in accordance with State Environmental Protection Policy No. 55 addressing potential soil contamination on the project site.

Under section 7 of the policy Council must not consent to development until

- it has considered whether the land is contaminated, and
- 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 proposed land use, and
- if the land requires remediation that the land will be remediated before the land is used for that purpose.

YBOS Pty Ltd (the client) engaged HMC Environmental Consulting Pty Limited (HMC) to undertake a Preliminary Site Contamination Assessment comprising a land use history overview.

The following studies/reports were reviewed as part of this investigation:

- Land Partners (November, 2008) *Local Environmental Study prepared for Lot 14 DP 733411, Lot 1 DP 9042 & Part Lot 6 DP 9042, Dry Dock Road, Tweed Heads South*
- Darryl Anderson Consulting Pty Ltd (July, 2010) *Planning Report prepared for YBOS Pty Ltd, Tweed Billabong Holiday Park, Lots 1 and 6 DP 9042 and Lot 14 DP 733411 Dry Dock Road, Tweed Heads South*

The subject site is located within the residential area of the Tweed Heads South and is generally cleared and vacant. An existing dwelling and shed is located on the north-west corner of the site.

The Site location is shown in the aerial photo below.



**Photo 1: Location of subject site showing property boundaries**

### 3 OBJECTIVES

The objective of the investigation is to provide a site history that is fundamental to the preliminary assessment and may be used to assess potential site contamination.

Where a complete site history clearly demonstrates that site activities have been non-contaminating, there may be no need for further investigation or site sampling. However, where contaminating activities are suspected or known to have occurred, or if the site history is incomplete, it may be necessary to undertake a preliminary sampling analysis program to assess the need for a detailed site investigation.

The purpose of the contamination assessment was to:

- Identify past and present potentially contaminating activities; and
- Identify the potential contaminants; and
- Discuss the site condition; and
- Provide a preliminary assessment of site contamination (land use history only); and
- Assess of the need for further investigation; and
- Provide conclusions, based on the site history, regarding the land use suitability of the Site.

### 4 SCOPE OF WORK

The scope of work undertaken during the Preliminary Stage 1 investigation (site history only) included the following:

- A site history review of the available information about the Site including review of:
  - Previous studies and reports
  - Council Records & previous Development Consent
  - Aerial photographs
  - Certificates of title
  - Historical parish maps
  - Geological and topographical information
  - Interviews with former occupants, owners or long term residents with specific knowledge of the Site.
  - Topographic maps – current and historical editions
  - NSW Dept of Industry & Investment – Dip Site Locator.
  - Office of Water - registered groundwater bore records.
- A detailed Site Inspection.
- Preparation of a report detailing the procedures used, the results of the preliminary site investigation and conclusions regarding the land use suitability of the Site in accordance with the **NSW EPA (1997) Guidelines for Consultants Reporting on Contaminated Sites.**

Note: No soil investigation was undertaken.

### 5 BASIS FOR ASSESSMENT CRITERIA

The client is proposing to amend the Tweed Shire Council LEP to facilitate the development of a caravan park & ancillary facilities.

From a potential site contamination point of view, the human exposure setting that is most applicable, based on land use as described in Table 5-A of the "Health Based Soil Investigation Levels" (NEHM, 1998), is "A" described as "Standard Residential with garden/accessible soil (home-grown produce contributing less than 10% of vegetable and fruit intake; no poultry)"

The following guidance notes were considered in the preparation of this report:

- **NEPM (1999)** National Environment Protection Council (NEPC) Guidelines forming part of the National Environment Protection (Assessment of Site contamination) Measure 1999: (Schedule B)
  - (1) Guidelines on the Investigation Levels for Soil and Groundwater, and
  - (4) Guidelines on Health Risk Assessment Methodology
  - (5) Guidelines on Ecological Risk Assessment
  - (6) Guidelines on Risk Based Assessment of Groundwater Contamination
  - (7a) Guidelines on Health-Based Investigation levels
  - (7b) Guidelines on Exposure Scenarios and Exposure Settings
  -

In NSW the Measure is now being implemented by way of endorsement under section 105 of the Contaminated Land Management Act 1997. This will provide expanded technical guidance to site auditors, contaminated land consultants, planning authorities and the public when assessing a contaminated site.

- **NSW EPA (2006) Guidelines for the Site Auditor Scheme** – were used to apply the NSW EPA decision processes for assessing redevelopment of urban sites.
- **NSW EPA (1997) Guidelines for Consultants Reporting on Contaminated Sites** – were followed throughout the investigations and during preparation of this report.
- **SEPP 55 (1998) State Environmental Planning Policy NO. 55 – ‘Remediation of Land’**

## 6 SITE IDENTIFICATION

Site details are summarised in Table 1.

Table 1 Property Details

Site Address	Dry Dock Road Tweed Heads South
Property Description	Lot 1 & 6 DP 9042 Lot 14 DP 733411
Site Owner	YBOS Pty Ltd
Client	Geoff & Andrew Tribe (YBOS Pty Ltd)
Local Government Authority	Tweed Shire Council
Current Zoning	2(a) Low Density Residential
Distance from nearest CBD/PO	< 5km to South Tweed Post Office
Geographical Coordinates	28°11'27"S 153°31'45" E
Site Area	1.6 ha
Site Elevation	1.1-1.5m AHD
Locality Map	Refer to Appendix 1
Site Layout	Refer to Appendix 2
Notes: Coordinates are approximate and relative to Australian Map Grid (AMG) Elevation is approximate and relative to Australian Height Datum (AHD) CBD- Central Business District PO – Post Office	

## 7 SITE BACKGROUND

### 7.1 Current Land Use

A site inspection was carried out by HMC on 31 August 2010. At the time of the HMC inspection, the Site supported a dwelling, shed, landscaped gardens and scattered trees in the north-west corner of the site. The remainder of the site had been previously cleared and was vacant with grass cover.



## 7.2 Zoning

The subject site is located within the residential area of Tweed Heads South and is zoned 2 (a) Low Density Residential.

Figure 2 below shows the site zoning.



<p>Property Boundaries</p> <p>Property Boundaries</p> <p>Surrounding Shires</p> <p>Additional Controls</p> <p>Clause 37 (Transmission Line Corridor)</p> <p>Clause 38 (Future Roads)</p> <p>Clause 41 (Heritage Conservation)</p>	<p>Additional Controls (continued)</p> <p>Clause 52 (Stormwater and Fill)</p> <p>Clause 53 (Schedule 3 Item)</p> <p>Clause 52 (Pottsville)</p> <p>Zoning</p> <p>1(a) Rural</p> <p>1(b1) Agricultural Protection</p> <p>1(b2) Agricultural Protection</p> <p>1(c) Rural living</p> <p>2(a) Low Density Residential</p>	<p>Zoning (continued)</p> <p>3(b) General Business</p> <p>3(c) Commerce &amp; Trade</p> <p>3(d) Waterfront Enterprise</p> <p>3(e) Special Tourist (Jack Evans Boat Harbour)</p> <p>4(a) Industrial</p> <p>5(a) Special Uses</p> <p>6(a) Open Space</p> <p>6(b) Recreation</p>
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Figure 1 TSC Zoning Map

### 7.3 Land Ownership

A search of the Land and Property Information – Certificates of Title was requested to provide details of ownership the Site. A copy of the Certificate is included in Appendix 6. The current owner is shown as YBOS Pty Ltd.

### 7.4 Development History

A review of the historic aerial photography indicates that the existing dwelling and shed were constructed on the site between 1962 and 1976. In 2002 a development application was lodged to Tweed Shire Council seeking and amendment to the LEP to insert an enabling clause to facilitate the development of a caravan park and associated facilities. In June 2004 this development application was withdrawn. An application was also submitted in October 2003 for approval to clear and fill the site. This application was subsequently withdrawn. The current application to amend the LEP was submitted in February 2006 and a Local Environment Study prepared by LandPartners was submitted in November 2008.

LandPartners (2008) addressed contaminated land issues in section 2.13 of their study and stated:

*“There is little likelihood of contamination at the site. However a preliminary investigation for contamination should be undertaken, with respect to SEPP 55, if any excavation of the site is proposed.”*

The study goes on to state in the findings in section 5.1 that:

*“There is little likelihood of the site containing contaminated or acid sulfate soils”*

## 8 SITE CHARACTERISATION

### 8.1 Current Land Use, Surface Condition & Topography

The Site is located on the southern side of Dry Dock Road approximately 100m east of the Pacific Motorway at Tweed Heads South.

A site inspection was carried out by Mark Tunks of HMC in the presence of Andrew Tribe on 31 August 2010 with a follow up inspection on 8 September 2010 to groundtruth aerial photos. The walkover of the site confirms the site currently supports a dwelling, detached shed and scattered trees around the dwelling. The remainder of the site has been previously cleared and now supports mixed grass coverage.

There is no evidence of furrowing, waste agricultural containers, remnant trellising or other indications of previous intensive cultivation. The sandy nature of the soils would indicate limited water holding capacity & the need for organic and nutrient amendments.

No soil discolouration, vegetative die-off, or chemical odours were noted that might indicate previous agricultural, fuel use/spillages or other “hotspots”.

The findings are summarised below.

- There were no visible signs of contamination such as discolouration or staining of soil, odours or presence of drums & waste material noted on the exposed soil of the site during the inspection.
- There were no visible signs of former orchards, plantations, cropping or structures.

The site is level within the Tweed floodplain with the elevation across the site property ranging from 1.1 to 1.5m AHD.

## 8.2 Geology

The Geological Survey of New South Wales Coastal Quaternary Geology Tweed Heads Area 1:25000 map (2008) shows the site within a Qhef geology unit that is defined as “Holocene tidal delta flat: marine sand, silt, clay, shell, gravel”.

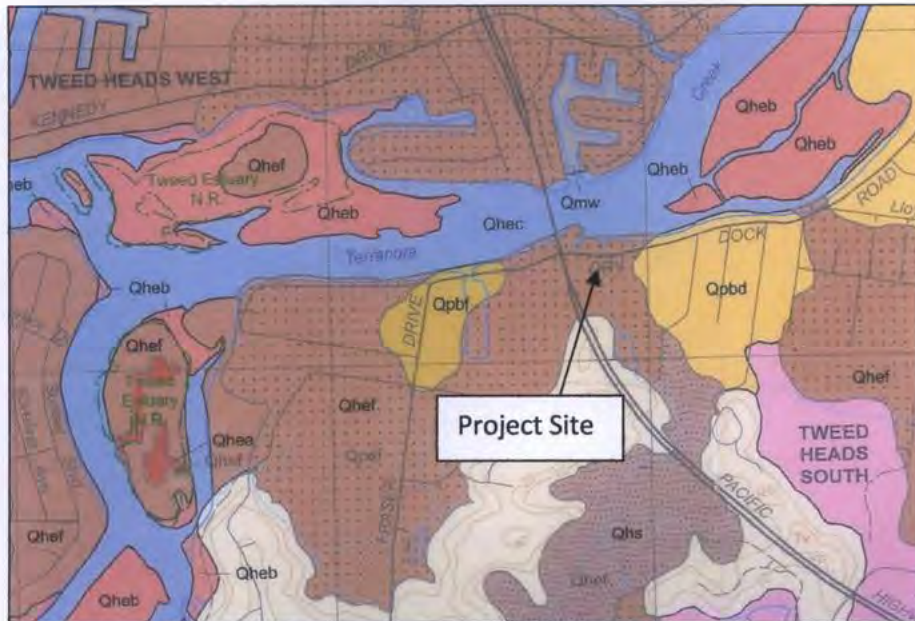


Figure 2 Geology map extract Source Hashimoto et al (2008)

The NSW Department of Land & Water Conservation Soil Landscapes of the Murwillumbah-Tweed Heads 1:100 000 Sheet (Morand, 1996), shows the site is expected to be within a Kingscliff (ki) soil landscape. This landscape is characterised by Aeolian and marine quartz sand sheets and dunes of the Pleistocene inner barrier system. Soil fertility is noted as very low with soil materials being strongly acidic, low nutrient status and low water storage capacities. There are generally moderate limitations for cultivation and low limitations for grazing.

These sandy soils are not generally favoured for cultivation in the Tweed area where heavier, volcanic or alluvial soils are preferred.

## 9 SITE BACKGROUND

### 9.1 Historic Parish Maps

A search of the Land and Property Information – Parish Maps was requested. Parish maps 1924 & 1959 were reviewed. No change in the lot boundaries occurred during this period. The site was shown within western part of the larger portion 178 that extended south from Dry Dock Road. No land use is recorded however it appears that these large properties would be either agricultural or under native vegetation. A copy of the 1959 Parish map extract showing the Site and surrounding land is provided in Appendix 4.

### 9.2 Groundwater Information (Office of Water Bore Register)

A search of the NSW Government Natural Resource Atlas was undertaken. The nearest registered bore appears to be off Holden Street immediately south-east of the site. The result of the search is provided in Appendix 7.

### 9.3 Dip Sites

A review of the NSW Industry and Investment Dip Site Locator (see search result extract below), the nearest dips were located in the following locations:

Cattle dip site locator			
This search retrieved 5 dip sites. for more information about each dip site, click on the name below.			
Dip name	Road	Town/Locality	Council
BUNGALORA	BALFOURS ROAD	TERRANORA	TWEED
DRY DOCK	FRASER DRIVE	TERRANORA	TWEED
LAMBERTS	BONGAREE ROAD	TERRANORA	TWEED
MARKS	DUROBY CREEK ROAD	TERRANORA	TWEED
TERRANORA	FRASER DRIVE	TERRANORA	TWEED

Figure 3 Cattle Dip Site Locator Extract

TSC online mapping (<http://mapping.tweed.nsw.gov.au/planningservices/Default.aspx>) also recorded several dips in the area. The nearest recorded cattle dip site (Dry Dock dip) is in Fraser Drive, Tweed Heads South. All recorded cattle dip sites were >200m from the site (see Appendix 9).

#### 9.4 Historic Aerial Photography

The following information was derived from reviewing historical aerial photographs for the site and surrounding area.

Extracts of the described aerial photographs are included in Appendix 5.

Table 2 Historic Aerial Photography Summary

Photograph Details	Source	
1947	Geoscience Australia	Partially cleared, no structures, no visible cash cropping or intensive cultivation
1962	TSC GIS mapping	Similar to 1947 however vegetative re-growth in southern half of site
1976	TSC GIS mapping	Increased density of re-growth and current dwelling/shed now constructed on northern part of site. No visible cash cropping or intensive cultivation.
1987	TSC GIS mapping	Similar to 1976 however re-growth more dense and increased site coverage
1995	TSC GIS mapping	Heavy re-growth across site except dwelling surrounds and north-east corner
2009	TSC GIS mapping	Vegetation cleared except for scattered mature trees around dwelling.

#### 9.5 Topographic Maps

A review of the current and historic topographic mapping (2002 & 1979) available through the NSW Department of Lands online mapping shows open forest on part of the site. No cropping or banana cultivation land is recorded (see Appendix 3).

#### 9.6 Current Owner

Geoff & Andrew Tribe were interviewed by HMC and Geoff Tribe has provided a Statutory Declaration summarising relevant information. A copy is shown in the Appendices and a summary is provided below:

- Geoff Tribe moved to Tweed Heads in 1976 and soon after built the Tweed Billabong Holiday Park which adjoins and is immediately south of lots 1 and 6 DP 9042 and Lot 14 DP 733411 Dry Dock Road, Tweed Heads South.
- In that time a Mr Les Dorrington (now deceased) and his wife owned and lived at the above property.
- There were trees on the southern part of the land and the Dorrington's house on the northern part.
- There were no market gardens, cattle dip or fuel storage on any part of the land then, nor has there been since.
- Les mowed the land regularly.

- Due to old age Les moved to Greenbank Island and Geoff Tribe bought the property in the late 1980's from him or his descendants.
- Geoff Tribe has kept the property slashed ever since then.

Mr Tribe also collected information from previous owners and long-term residents. A summary of the information provided by Mr Les Dorrington is shown below.

- Les Dorrington lived and ran a business at Point Danger from about 1950 to 1960.
- He has been very familiar with Lot 1 DP 9042 and Lot 14 DP 733411 Dry Dock Road, Tweed Heads South for at least 50 years.
- He was interested in buying the property but his father Les Dorrington bought it and built a house there and lived there until the 1980's.
- Mr Dorrington and his bought the property from his father and Mr Dorrington & his partner lived there from 1986 until they sold it to the now owner in the late 1980's.
- Mr Dorrington is sure that this property was never used for market gardens, cattle dip or the storage of bulk fuel for at least 50 odd years.

Copies of the Statutory Declarations are attached in Appendix 10

## 10 DISCUSSION

Using the available information it is possible to assess the likelihood that contaminating activities have occurred on the project site.

The historic and current land use, site condition and proposed land use need to be reviewed.

From the desktop investigation using available information and the site inspections it appears that the site was partially cleared prior to 1947 when the site was within a larger land parcel and was likely used for intermittent grazing. During the next 50 years the land appeared to be allowed to gradually return under native vegetation except the northern portion where a dwelling was constructed between 1962 and 1976.

In October 2005 the site was cleared of much of this re-growth and mixed grasses now vegetate much of the site.

There is no evidence from a review of historic aerial photography, available mapping, anecdotal evidence and a site inspection, that intensive cropping occurred on the site. The sandy soil on the site appears to have many limitations for intensive cropping. It would not seem likely that petroleum or agrichemicals have been stored on the site.

This information is supported by the two statutory declarations from the owner and a long term resident of the area.

The site is to be filled approximately 1-1.5m with imported fill from an approved source. This would effectively cap entire site except, perhaps, for the boundary margins. Only minor excavation of native soil, associated with site stripping and sewer/stormwater infrastructure, would be expected.

The existing dwelling appears to have a concrete floor slab and would likely require a pre-demolition underslab contamination investigation. This investigation would be associated with any development application for the construction and operation of the future extensions to the caravan park or other proposed development. Remediation of the small volume of underslab soil material has been shown to be feasible within other sites. The underslab material if found to contain concentrations of residual termite treatment exceeding guideline values is able to be encapsulated and capped within the site. Adequate area is available on the site to remediate any underslab soil found to be contaminated.

## 11 CONCLUSION

Based on the information presented in this report, the following conclusions are made regarding the subject site, past land uses and potential for site contamination:

- The 1.6 ha site is vacant except for an existing dwelling and shed in the north-west corner
- It appears the site was partially cleared prior to 1947 and after re-growth of vegetation most of the site was cleared of all vegetation in 2005.
- The current dwelling and shed was constructed between 1962 and 1976.
- There are no indications the site was used for intensive cultivation/cashcropping
- There were no signs of contamination or filling observed during the site inspection and walkover.
- A concrete slab floor appears to be present in the existing dwelling (this has not been confirmed) and the underslab soil may have been subject to chemical termite treatment.

*"In summary, the finding of this preliminary site contamination assessment - site history report is that Lots 1& 6 DP 9042 & Lot 14 DP 733411 Dry Dock Road, Tweed Heads South are unlikely to be significantly impacted by soil contamination from current or past land uses. The existing dwelling underslab soil would need to be investigated for potential contamination from previous chemical termite treatment prior to demolition of this structure. The demolition of the existing dwelling would be associated with any development application to construct and operate the future extension to the caravan park.*

*Based on the information presented in this report, it is considered, in relation to potential soil contamination associated with current and previous land use, Lots 1& 6 DP 9042 & Lot 14 DP 733411 Dry Dock Road, Tweed Heads South would be suitable for the proposed land re-zoning under the Tweed Shire Council Local Environment Plan 2000.*

## 12 PROVISION

Any conclusions presented in this report are relevant to the site condition at the time of inspection and legislation enacted as at date of this report. Actions or changes to the site after time of inspection or in the future will void this report as will changes in relevant legislation. No soil investigation including soil sampling or analysis was undertaken.

## 13 SIGNATURE

This report has been prepared by Mark Tunks of HMC Environmental Consulting Pty Ltd.



Mark Tunks  
Principal

9 September 2010  
Completion Date

## 14 REFERENCES

- Hashimoto T.R & Troedson A.I. 2008 *Tweed Heads 1:100 000 and 1:25 000, Coastal Quaternary Geology Map Series*. Geological Survey of New South Wales, Maitland
- Morand, D.T. (1996). *Soil Landscapes of the Murwillumbah – Tweed Heads 1:100 000 Sheet Report*, Department of Land and Water Conservation. Sydney.

## 15 APPENDICES

### 15.1 APPENDIX 1 Site Location

The figures below provide a location of the site within the locality of Tweed Heads South. The area within box identifies approximate location within the northern area of NSW.



Photo 2 Locality aerial photo

15.2 APPENDIX 2 Site Plan

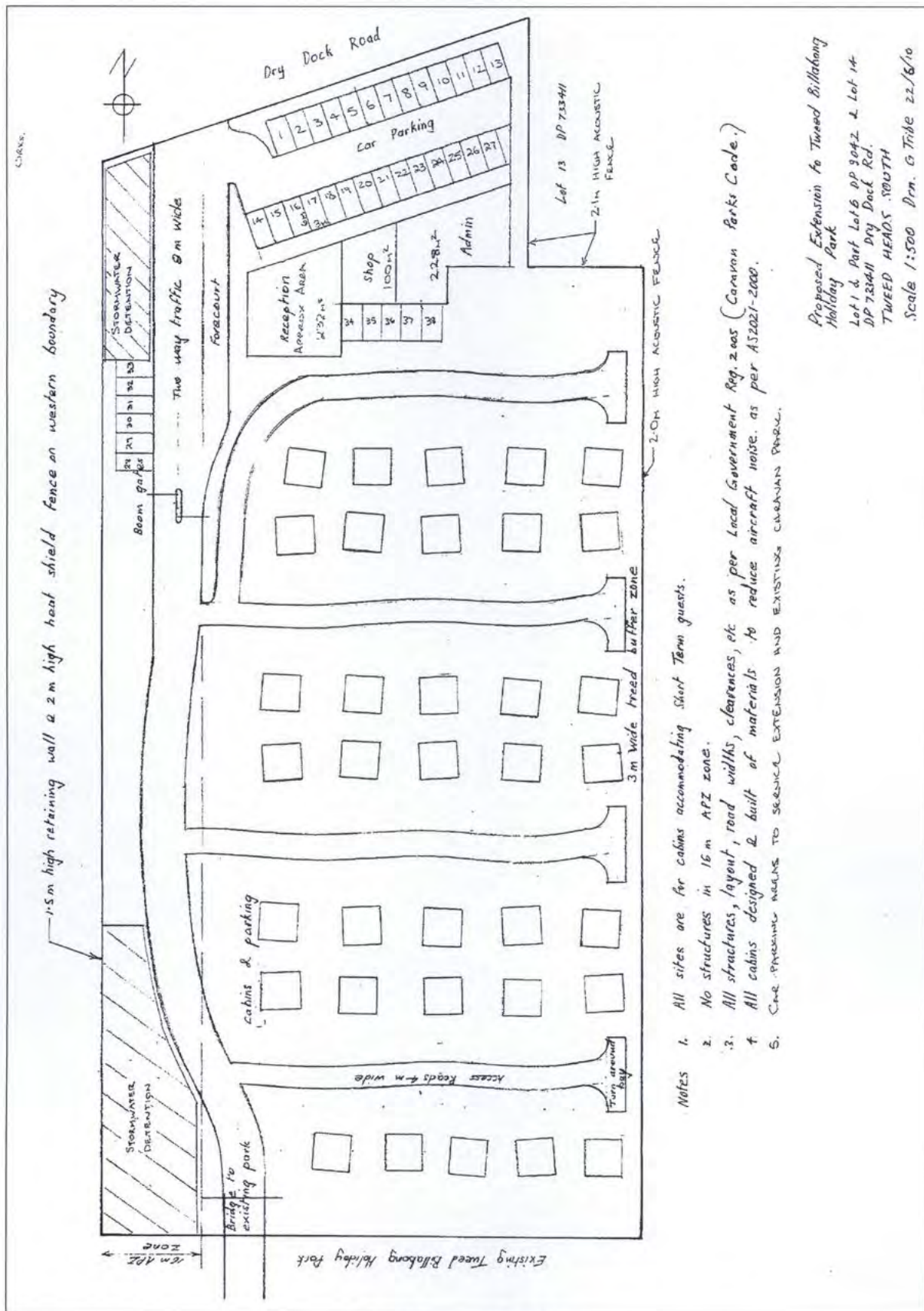


Figure 4 Site Plan



15.3 APPENDIX 3 Topographical Maps (<http://imagery.maps.nsw.gov.au/>)



Figure 5 Topographic Map Current (2002)

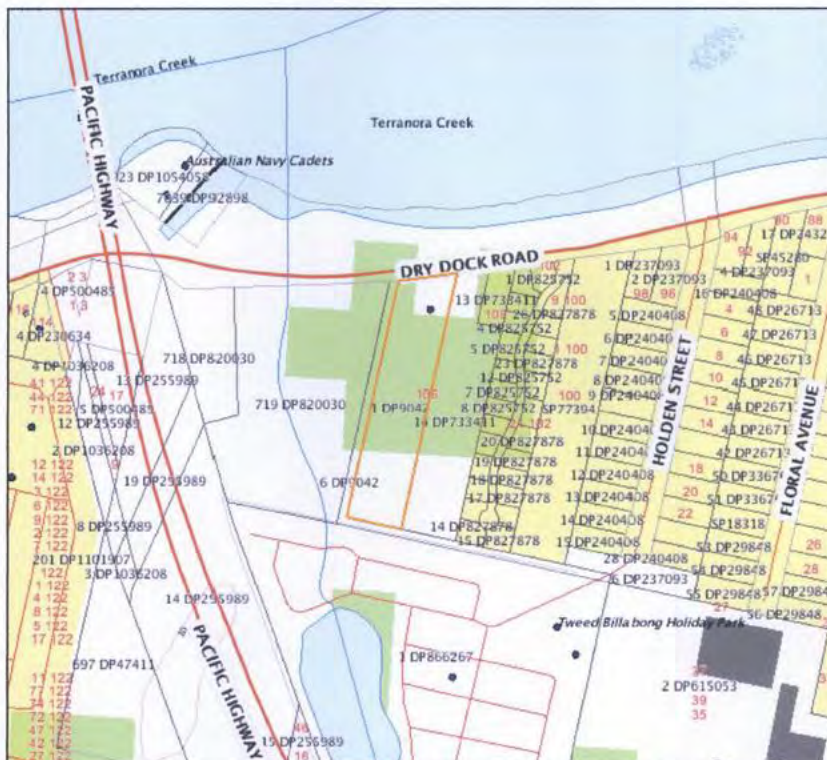


Figure 6 Topographic Map Historical (1979)

15.4 APPENDIX 4 Historic Parish Map



Figure 7 Parish Plan Extract 1959

15.5 APPENDIX 5 Aerial Photography



Photo 3 Property boundaries of subject site



Photo 4 Aerial photo 1947



Photo 5 Aerial photo 1962



Photo 6 Aerial photo 1976



Photo 7 Aerial Photo 1987



Photo 8 Aerial photo 1995

15.6 APPENDIX 6 Title Searches

The current ownership and property description of the subject site is detailed in the following information:



Land and Property  
Management Authority

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/9042

SEARCH DATE	TIME	EDITION NO	DATE
31/8/2010	3:33 PM	4	31/8/2005

LAND

LOT 1 IN DEPOSITED PLAN 9042  
LOCAL GOVERNMENT AREA TWEED  
PARISH OF TERRANORA COUNTY OF ROUS  
TITLE DIAGRAM DP9042

FIRST SCHEDULE

Y B O S PTY. LTD

(T Z200428)

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 E268493 EASEMENT FOR PIPELINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT FOR SEWER PIPELINE 5 WIDE IN DP644494
- 3 AB735584 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

O362448 NOTE: EASEMENT CREATED BY E268493 VESTED IN TWEED SHIRE COUNCIL - GAZ. 17.3.1995 FOL 1500  
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



Land and Property  
Management Authority

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/9042

SEARCH DATE	TIME	EDITION NO	DATE
31/8/2010	3:35 PM	3	31/8/2005

LAND

LOT 6 IN DEPOSITED PLAN 9042  
AT CHINDERA  
LOCAL GOVERNMENT AREA TWEED  
PARISH OF TERRANORA COUNTY OF ROUS  
TITLE DIAGRAM DP9042

FIRST SCHEDULE

YBOS PTY LTD (YA 9219973)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 E268493 EASEMENT FOR SEWER PIPELINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS 5 WIDE IN DP644494
- 3 E405785 EASEMENT FOR PIPELINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS 6.095 WIDE IN DP623933
- 4 DP1070190 EASEMENT FOR SERVICES 6.095 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1070190
- 5 AB735584 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

NOTATIONS

I284292 NOTE: VESTING OF EASEMENTS IN THE COUNCIL OF THE SHIRE OF TWEED SEE GAZ. 5.2.1993 FOL 439  
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



Land and Property  
Management Authority

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 14/733411

SEARCH DATE	TIME	EDITION NO	DATE
31/8/2010	3:36 PM	7	31/8/2005

LAND

LOT 14 IN DEPOSITED PLAN 733411  
AT SOUTH TWEED HEADS  
LOCAL GOVERNMENT AREA TWEED  
PARISH OF TERRANORA COUNTY OF ROUS  
TITLE DIAGRAM DP733411

FIRST SCHEDULE

Y B O S PTY. LTD (T Z200428)

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 E268493 EASEMENT FOR PIPELINE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN AS EASEMENT FOR SEWER PIPELINE 5 WIDE IN DP644494
- 3 AB735584 MORTGAGE TO BANK OF WESTERN AUSTRALIA LIMITED

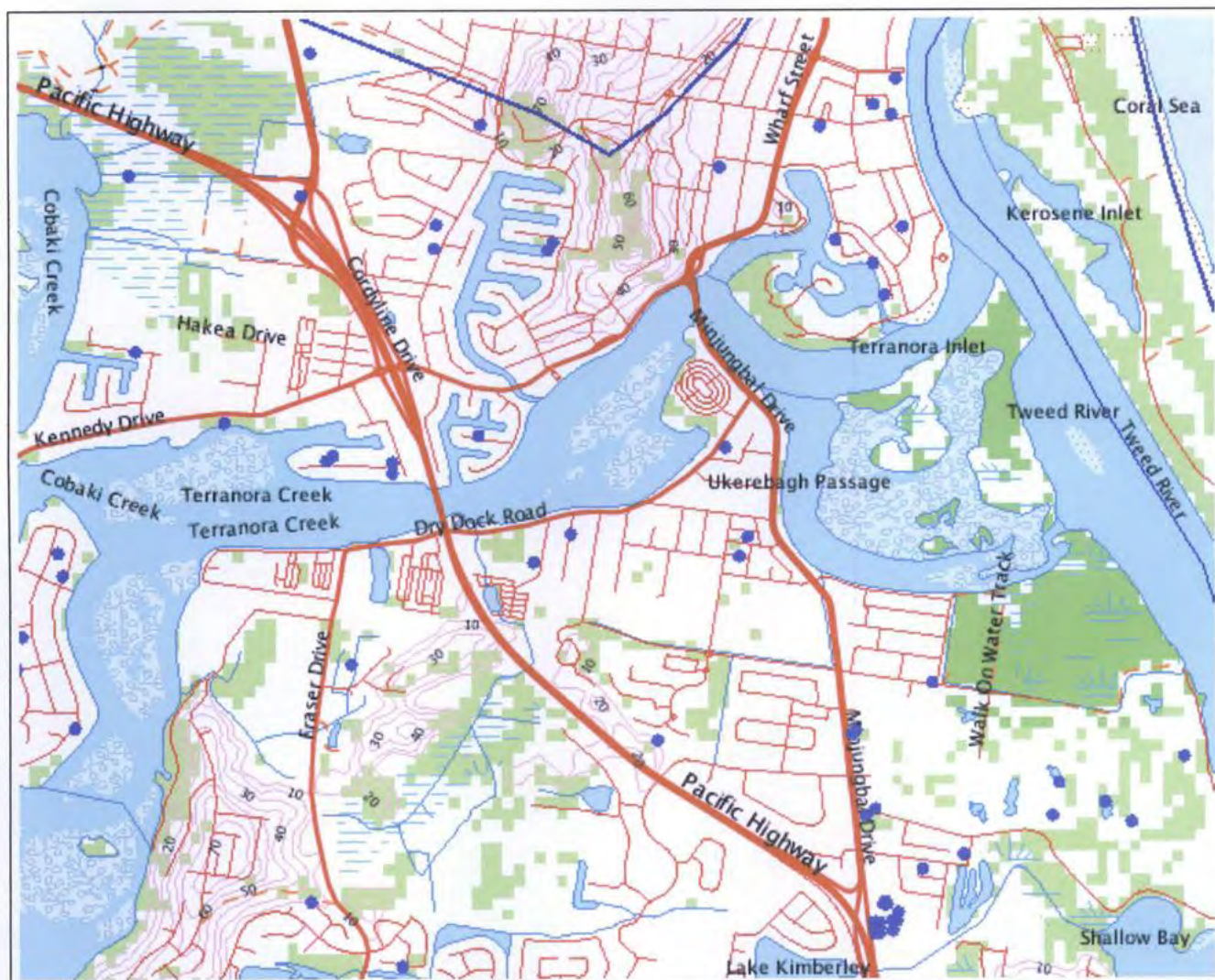
NOTATIONS

O362448 NOTE: EASEMENT CREATED BY E268493 VESTED IN TWEED SHIRE COUNCIL - GAZ. 17.3.1995 FOL 1500  
UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*



15.7 APPENDIX 7 Groundwater Bore Search



Source: NSW Natural Resource Atlas (<http://www.nratlas.nsw.gov.au/>)

15.8 APPENDIX 8 Site Photos



Photo 9 View North



Photo 10 View South



Photo 11 View South West



Photo 12 View South West



**Photo 13 Existing dwelling**

15.9 APPENDIX 9 TSC Cattle Dip Site Mapping



<http://mapping.tweed.nsw.gov.au/planningservices/Default.aspx>

15.10 APPENDIX 10 Statutory Declaration

Statutory Declaration

I, (Full Name) Geoffrey Trile  
of (Address) 35 Hibiscus Parade, Banana Point Post Code: 2486  
(Occupation) Parsona Park Proprietor in the State of New South Wales, do solemnly

and sincerely declare that:

1. I moved to Tweed Heads in 1976 and soon after built the Tweed Billabong Holiday Park which adjoins and is immediately south of Lots 1 and 6, DP2042 and lot 14 DP733411 Dry Dock Road, Tweed Heads South.
2. At that time a Mr Les Darrington (now deceased) and his wife owned and lived at the above property.
3. There were trees on the southern part of the land and the Darringtons house on the northern part.
4. There were no market gardens, cattle dip or fuel storage on any part of the land then nor has there been since.
5. Les mowed the land regularly.
6. Due to old age Les moved to Greenbank Island and I bought the property I believe in the late 1980s from him or his descendants.
7. I have kept the property slashed ever since then.

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 Elanora, Queensland this 07 day of Sept 2010

Before me:

(Signature of JP)

Pauline Clayton

(Print Full Name of JP)

Pauline Anne Clayton  
Justice of the Peace



(NSW Registration Number)

Declarant (Signature)  
(This must only be signed in the presence of the JP)

G Trile

**Penalties for False Statutory Declarations**  
The Oaths Amendment Act 1994 provides that if a Statutory Declaration is made to gain material benefit and the offence is dealt with by indictment the penalty is up to 7 years imprisonment. If dealt with summarily then the penalty is up to 2 years imprisonment and/or a fine of 100 penalty units (\$11,000). If the offence is swearing a false declaration that does not involve material benefit, the penalty is up to 12 months imprisonment and/or a fine of 50 penalty units (\$5,500).

Department of Justice  
P.O. Box 5894  
West End, Qld. 4101  
Tel: 1300 301 147

### Statutory Declaration

I, (Full Name) William Leslie Dorrington  
of (Address) 2 Jersey Court, Jallebudgera Queensland Post Code: 4228  
(Occupation) Retired in the State of New South Wales, do solemnly

and sincerely declare that:

1. I lived and ran a business at Point Danger from about 1950 to 1960
2. I have been very familiar with lot 1 DP9042 and lot 14 DP 733411 Dry Back Road, Tweed Heads South, for at least 50 years.
3. I was interested in buying the property but my father, Leo Dorrington bought it and built a house there and lived there until the '80s.
4. My sister & I bought the property from dad and my partner & I lived there from 1986 until we sold it to the now owner in the late '80s.
5. I am sure that this property was never used for market gardens, cattle dip or the storage of bulk fuel for at 50 odd years.

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 Elanora, Qld this 07 day of 09 2010.

Before me,  
Pauline Clayton  
(Signature of JP)

W. Dorrington  
Declarant (Signature)  
(This must only be signed in the presence of the JP)

**Pauline Anne Clayton**  
Justice of the Peace (Qualifd)

(Print Full Name of JP)

(NSW Registration Number)

Qld



**Penalties for False Statutory Declarations**  
The Oaths Amendment Act 1988 provides that if a Statutory Declaration is made to gain material benefit and the offence is dealt with by indictment the penalty is up to 7 years imprisonment. If dealt with summarily then the penalty is up to 2 years imprisonment and/or a fine of 100 penalty units (\$11,000). If the offence is covering a false declaration that does not involve material benefit, the penalty is up to 12 months imprisonment and/or a fine of 50 penalty units (\$5,500).

Department of Justice  
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West End, Qld. 4101  
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