

RGS32154.1- AC

15 February 2021

Steve and Jen Smith Adventure Moto Australia
C/o: George Stulle
3 Montgomery Close
SAFETY BEACH NSW 2456

Attention: George Stulle

Dear George,

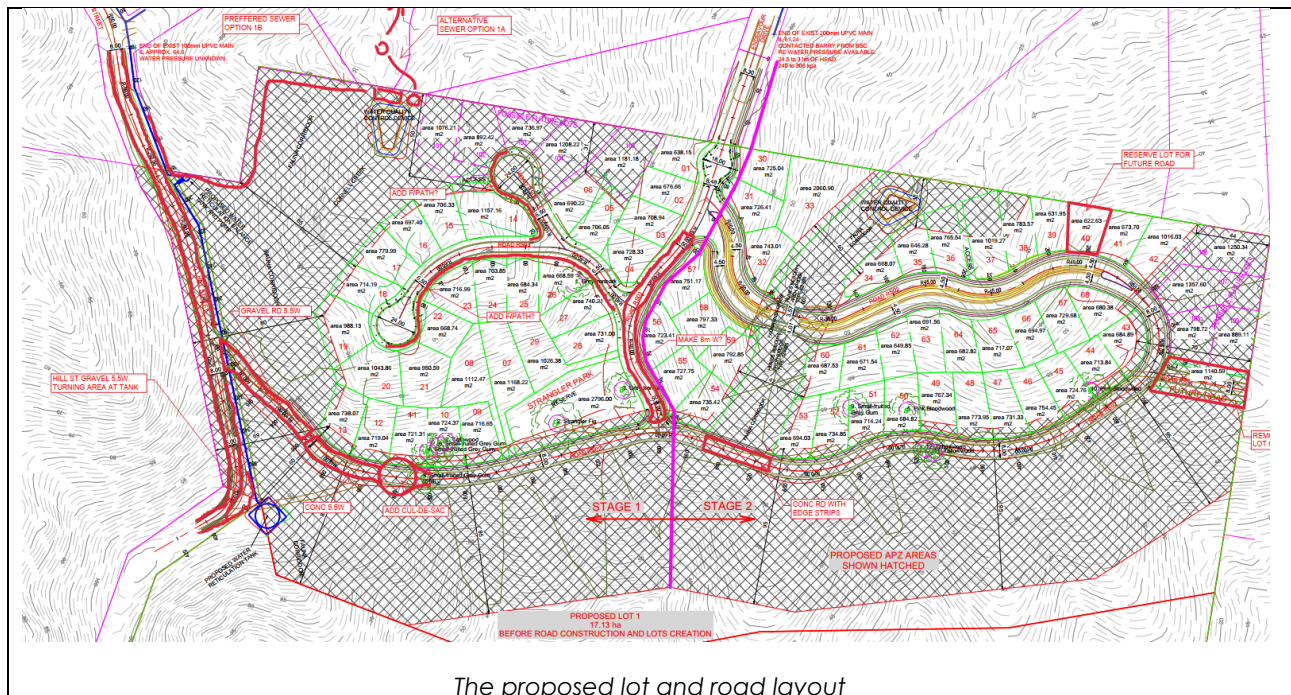
**RE: Proposed Heartwood Community Residential Development
Lot 456 DP755557, Bellingen
Preliminary Desktop Study – Site Contamination Assessment (SCA)**

1 INTRODUCTION

Regional Geotechnical Solutions Pty Ltd (RGS) has completed this desktop assessment for the Proposed Heartwood Community Residential Development to be constructed at Lot 456 DP755557, Bellingen. The desktop assessment presented herein addresses the site contamination aspects of the site. A geotechnical assessment for the site has previously been undertaken by RGS with results presented in report RGS32154.1 – AB dated 27 November 2020.

It is understood that the proposed development is to include subdividing the northern 17.54ha of the 75.07ha site into 76 residential lots that range between about 620m² and 2,060m². Four roads are proposed within the development. The southern portion of the site is to be conserved under a Biodiversity Stewardship Agreement. The extent of cut or fill earthworks has not yet been provided.

The proposed development layout is presented below.



Preliminary site contamination assessment is required to assess the suitability of the site for the proposed development. At this stage, the assessment is limited to a Stage 1 Site Contamination Assessment (SCA) to assess the historical land use, the potential for contamination resulting from past land use, a general appraisal of the type and location of potential contamination on the site, and an assessment of the need for further investigations.

2 GEOLOGY

2.1 Surface Conditions

The 75.07ha site is bound by the Hill Street trail to the west, bushland to the south and west, and by large lot residential lots to the north that are accessed by Endeavour Drive. Site access is currently from Endeavour Drive. A satellite photograph that shows the location of the site and the site setting is reproduced below.



Satellite photograph obtained from the NSW Government 'Six Maps' (dated 2009) that illustrates the site location and setting. The site boundaries are shown by a yellow shaded red box. The approximate extent of the proposed residential development is shown by a blue box.

The site is situated within a region characterised by moderately to steeply sloping terrain. The northern portion of the site where development is proposed is dominated by an east-west trending ridgeline in the south of the development footprint (i.e. blue box above). A north plunging ridgeline spur bisects the development and grades down towards Endeavour Drive.

The site is vegetated with sparsely scattered mature trees, grasses and weeds including lantana. Thicker vegetation is present within the lower lying gullies in the northeast and northwest of the site which limited detailed site observations within these areas.

Residual silty clay and extremely to highly weathered very low to low strength phyllite is exposed across the site with distinct quartz veins being present. Minor scour/erosion of surface soils is present on steeper sections of the site and is more prominent within the existing 4WD tracks that are devoid of vegetation.

Typical site photographs are presented below.



Looking south on grade dirt track from near the existing end of Endeavor Drive.



Looking west across the northern face of the east-west trending ridgeline towards sparse vegetation

2.2 Subsurface Conditions

The NSW Government 'MinView' Geological Survey of NSW indicates that the site is underlain by Bellingen Slate that comprises dark micaceous slate, lithofeldspathic sandstone, minor conglomerate.

The geotechnical assessment revealed a subsurface profile generally comprising of residual soils overlying extremely weathered phyllite grading into highly to moderately weathered phyllite from about 1.0m to 1.5m. Groundwater was not encountered during the geotechnical investigation.

A groundwater bore search on the NSW Department of Primary Industries Office of Water website (<https://realtimedata.waternsw.com.au/water.stm>) indicates there are no licensed bores located within a 1km radius of the site.

3 PRELIMINARY SITE CONTAMINATION ASSESSMENT

The desktop assessment presented herein involved the following:

- A brief study of site history, with the aim of identifying past activities on or near the site that might have the potential to cause contamination;
- Review of available recent and historical aerial photography from the last 65 years;
- Government records of groundwater bores in the area;
- A review of the previous geotechnical investigation; and
- Land title search of the respective lots available from the Land Titles Office.

Using the above information, the site was characterised into Areas of Environmental Concern (AEC), in which the potential for contamination has been identified, and nominate Chemicals of Concern that might be associated with those activities.



3.1 Site History

A search of the NSW EPA website (<http://www.epa.nsw.gov.au/prpoeoapp/>) revealed that no notices have been issued on the site under the Contaminated Land Management Act (1997).

A land title search was undertaken by Advanced Legal Searches Pty Ltd. A summary of the search is presented in Table 1. The detailed results of the title search are presented in the attachments.


Table 1: Summary of Land Title Search

Lot / DP	Year	Owner / Occupation / Site usage
Portion 456 Parish South Bellingen – Area 185 Acres 2 Roods – CTVol 4854 Fol 118	Prior – 1937	Crown Land
	1937 – 1940	Robert Bell McFadyen, grantee
	1940 – 1941	Sarah Alice Napier, wife of Henry Napier, engineer Elizabeth Winifred Donaldson, wife of Allen Donaldson, farmer Emily Margaret Bradley, wife of Walter Geddes Bradley, clergyman
	1941 – 1948	Albert Hay, farmer
	1948 – 1950	William Horace Johnson, farmer
	1950 – 1962	William Patrick Casey, banana farmer
	1962 – 1990	Carl Joseph Foster, service station proprietor
	1990 – 2015	Carl Joseph Foster, service station proprietor
Lot 456 DP 755557	2015 – 2017	Aileen June Foster
	2017 – to present	Stephen Paul Smith

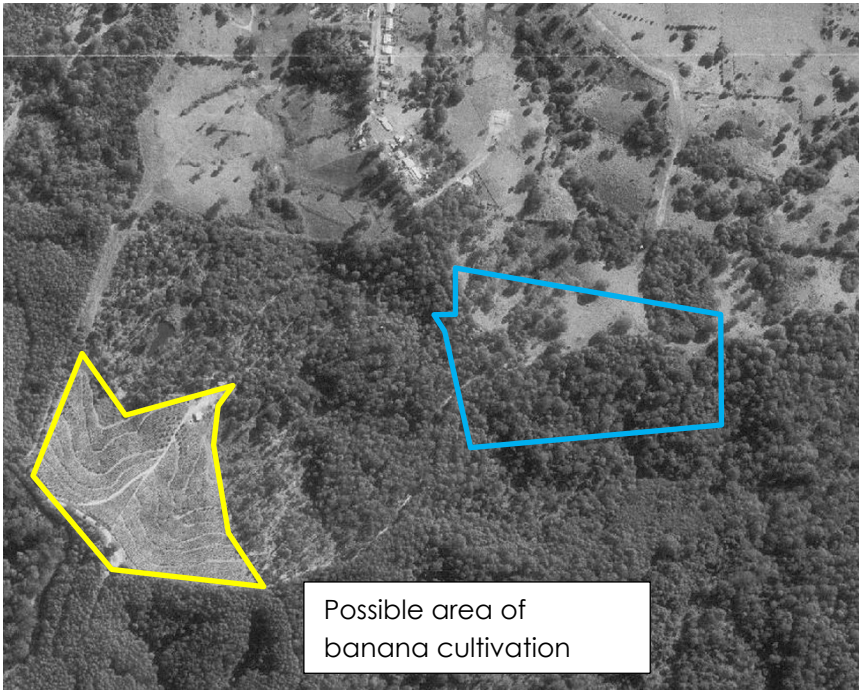
Aerial photography of the site has been reviewed. Historical photographs have been sourced from the NSW Government Land and Property Information and from online sources including Google Earth. The purpose of this review was to assist in the identification of past land use activities that may contribute to site contamination. A summary of the observations is provided in Table 2.



Table 2: Summary of Aerial Photograph Observations

Photograph (Source)	Photograph Extract	Observations of Site Conditions	Observations of Surrounding Areas
1964		Site is undeveloped. Dense vegetation with some cleared areas	Prior to the construction of Endeavour Drive, surrounding area is vacant.




1984	 <p>Possible area of banana cultivation</p>	Some changes to vegetation.	<p>Early construction of Endeavour Drive. Farming land cleared to the west, likely banana cultivation. Several buildings on northern portion of cleared land Possible packing sheds?).</p>
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1994		Similar to previous.	Endeavour Drive upgraded and subdivision undertaken. Track from farming area appears to access through the site.
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<p>2004 (Google Earth)</p>		<p>Similar to previous, some minor clearing.</p>	<p>Further development of Endeavour Drive subdivision. Farming area to west of site overgrown.</p>
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<p>2019 (Google Earth)</p>		<p>Similar to previous. Construction of dirt access road.</p>	<p>Further development of Endeavour Drive subdivision.</p>
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Based on the above, it can be concluded that the site has been undeveloped since at least 1964. Major developments in the surrounding area includes the construction of Endeavour Drive and associated subdivision.

Based on the land title search a portion of the original lot has been used for banana cultivation, this was prior to the development of Lot 456 DP 755557. Cross referencing with the historical photographs this portion is to the west of the western boundary of Lot 456 DP 755557. It appears there was an access road from the farming area that cuts through Lot 456 DP 755557, however, there is no evidence to suggest the site was ever occupied by packing sheds or used for any other farming operations.

The site has been densely vegetated since at least 1964 as such it is considered unlikely that the land has ever been used for farming or grazing purposes.

3.2 Areas of Environmental Concern and Chemicals of Concern

Based on the desktop assessment no Areas of Environmental Concern have been identified. The only development identified within the site was the construction of a dirt road, which appears to have been constructed in recent years. the road is on grade and appears to have been constructed by cut/fill earthworks and rip and recompaction of existing natural subgrade.

5 CONCLUSIONS

The assessment indicates the site has been vacant and densely vegetated from at least 1964 until the present day.

The desktop assessment has identified no areas of environmental concern. Further site assessment work is not considered necessary from a site contamination perspective.

Based on the assessment presented herein development of the site is not considered to be constrained by past land use activities that may have resulted in site contamination.

For advice regarding the geotechnical aspects of the site refer to RGS32154.1 – AB.

6 LIMITATIONS

This report comprises the results of an investigation carried out for a specific purpose and client as defined in the document. The report should not be used by other parties or for purposes or projects other than those assumed and stated within the report, as it may not contain adequate or appropriate information for applications other than those assumed or advised at the time of its preparation. The contents of the report are for the sole use of the client and no responsibility or liability will be accepted to any third party. The report should not be reproduced either in part or in full, without the express permission of Regional Geotechnical Solutions Pty Ltd.

Contaminated site investigations are based on data collection, judgment, experience, and opinion. By nature, these investigations are less exact than other engineering disciplines. The findings presented in this report and used as the basis for the recommendations presented herein were obtained using normal, industry accepted practises and standards. To our knowledge, they



represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

Recommendations regarding ground conditions referred to in this report are estimates based on the information available at the time of its writing. Estimates are influenced and limited by the fieldwork method and testing carried out in the site investigation, and other relevant information as has been made available. In cases where information has been provided to Regional Geotechnical Solutions for the purposes of preparing this report it has been assumed that the information is accurate and appropriate for such use. No responsibility is accepted by Regional Geotechnical Solutions for inaccuracies within any data supplied by others.

If site conditions encountered during construction vary significantly from those discussed in this report, Regional Geotechnical Solutions Pty Ltd should be contacted for further advice.

This report alone should not be used by contractors as the basis for preparation of tender documents or project estimates. Contractors using this report as a basis for preparation of tender documents should avail themselves of all relevant background information regarding the site before deciding on selection of construction materials and equipment.

Please do not hesitate to contact the undersigned if you have any questions regarding this or any other project, or require any additional consultations.

For and on behalf of **Regional Geotechnical Solutions Pty Ltd**

Prepared by

Reviewed by

Louis Davidson

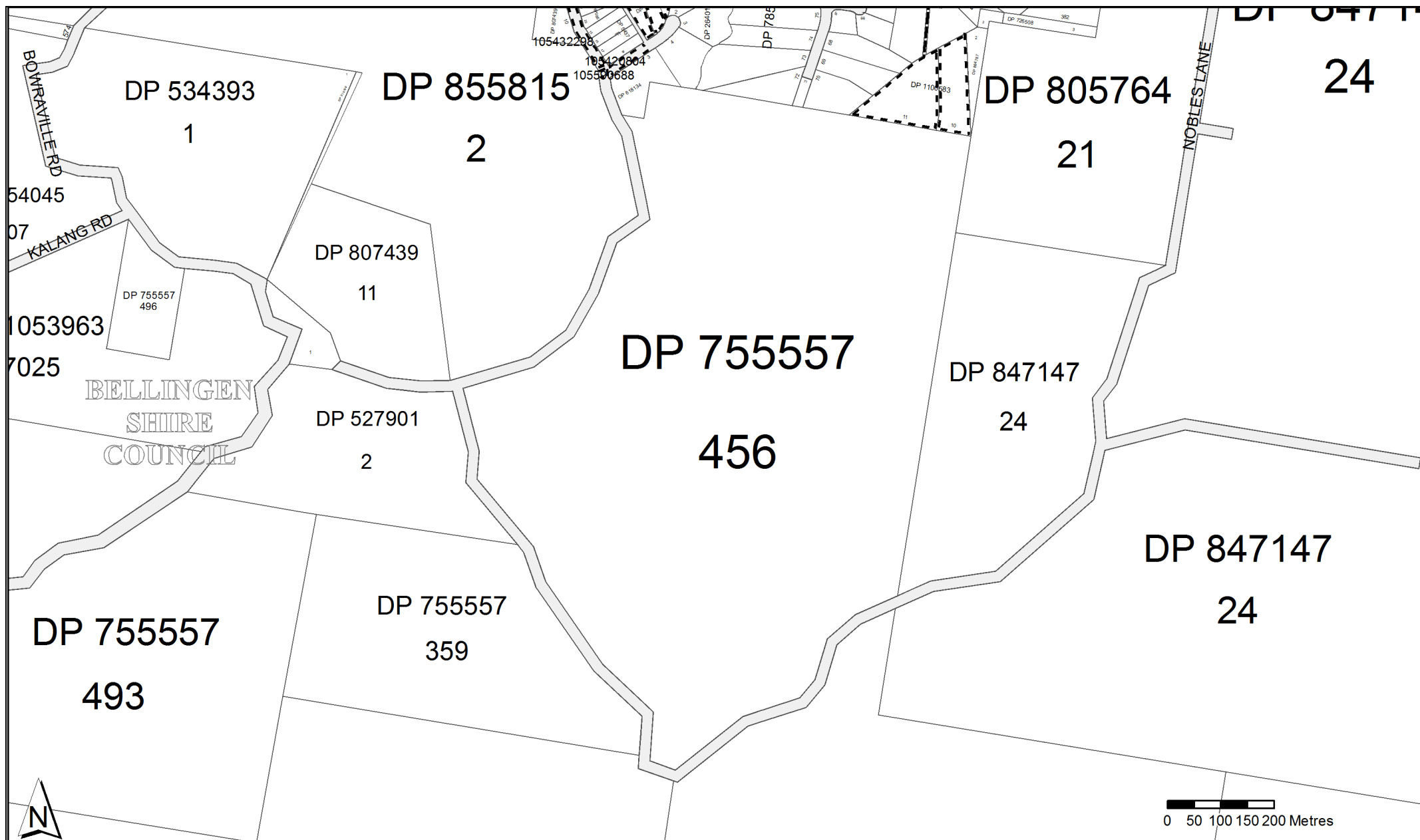
Adam Holzhauser





Geotechnical Engineer

Associate Geotechnical Engineer

Attachments:

Attachment A – Site History Results



	Status	Surv/Comp	Purpose
DP1100583 Lot(s): 10, 11  DP864787	HISTORICAL	SURVEY	SUBDIVISION
DP1243743 Lot(s): 1, 2, 3  DP264018	HISTORICAL	SURVEY	SUBDIVISION
Road Polygon Id(s): 105432298  EX-SUR 83/18 DP450450			
Polygon Id(s): 105420804, 105432298, 105590688  NSW GAZ. 29-01-2016 TRANSFER OF CROWN ROAD TO COUNCIL			Folio : 97

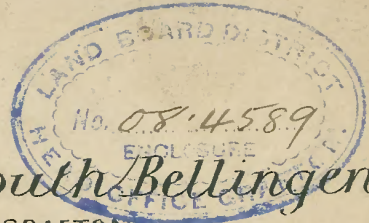
Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL ACTIVITY PRIOR TO SEPTEMBER 2002** you must refer to the RGs Charting and Reference Maps.

Plan	Surv/Comp	Purpose
DP5437	SURVEY	UNRESEARCHED
DP231447	SURVEY	SUBDIVISION
DP264018	SURVEY	SUBDIVISION
DP374756	COMPILATION	UNRESEARCHED
DP527901	SURVEY	RESUMPTION OR ACQUISITION
DP534393	COMPILATION	RESUMPTION OR ACQUISITION
DP567085	COMPILATION	SUBDIVISION
DP618134	COMPILATION	SUBDIVISION
DP726508	COMPILATION	CROWN FOLIO CREATION
DP755557	COMPILATION	CROWN ADMIN NO.
DP773333	SURVEY	SUBDIVISION
DP785443	SURVEY	SUBDIVISION
DP785444	SURVEY	SUBDIVISION
DP805764	SURVEY	SUBDIVISION
DP807439	SURVEY	SUBDIVISION
DP837664	SURVEY	SUBDIVISION
DP847147	SURVEY	SUBDIVISION
DP855815	SURVEY	SUBDIVISION
DP856960	SURVEY	SUBDIVISION
DP864787	SURVEY	SUBDIVISION
DP1053963	COMPILATION	DEPARTMENTAL
DP1054045	COMPILATION	DEPARTMENTAL
DP1100583	SURVEY	SUBDIVISION
DP1243743	SURVEY	SUBDIVISION

Caution: This information is provided as a searching aid only. Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For **ALL**

ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps.

PLAN OF PORTION 456
County of Raleigh Parish of South Bellinghen
LAND DISTRICT OF BELLINGEN LAND BOARD DISTRICT OF CRAFTON
Resumed Area No Pastoral Holding, Eastern Division.



Applied for under the Section of the Crown Lands Act of 1 by

Within Res. for Classification Not^d 10th April 1907. Revoked 5th May 1909.

Within Conditional Purchase Lease Area No 167 of 2.0.0 ac. Notified 5th May 1909.

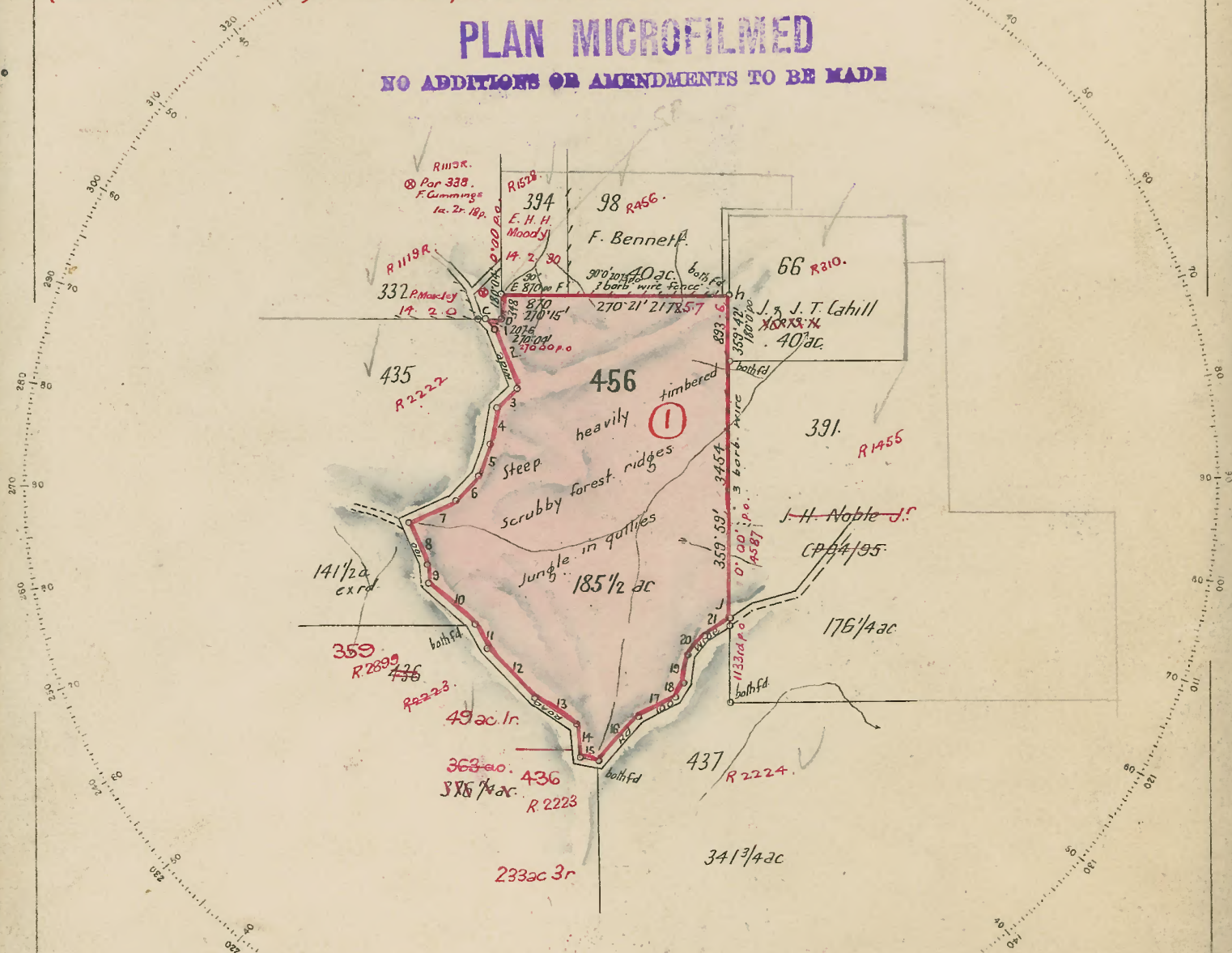
CPL 0958 of June 3rd by Leslie Herbert Rudolph Kalle

For 456, George Richard Hallpath, CP 14 R, January 5

Now Robert Bell McFadyen Sole completed Sales 36.22511

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE



Azimuth taken from Por 436

Field Book Vol. 7525^A Folio 42.

Reference to Corners

Corner	Bearing	From	Links	No on Tree
✓ C	10° 14' 00"	Gum	32.9	338.456
✓ D	1° 31' 00"	Gum	15.2	338.456
✓ E	274° 05' 00"	Box	11.6	394.456
✓ F	229° 50' 00"	Bloodwd	16 1/4	394.98
H	107 24	Bloodwd	32.	456
J	198 26	Mahogany	25.5	456

Witnessed on 23rd Dec 08
Examined
10.09

Value of Improvements fence 34ch 36arb
wire 5th (1/2 value) £6.15.0

Line	Bearing	Distance
1	139° 47'	183.0
2	158 56	837.6
3	225 37	379.
4	190 38	503.6
5	200° 02'	463.7
6	224 00	460.4
7	244 36	694.
8	156 18	617.2
9	174 57	261.6
10	130. 59	821.5
11	151. 01	348.4
12	136 06	929.3
13	123 51	650.6
14	174 34	458.9
15	100 06	255.2
16	42 06	801.3
17	52 42	562.
18	30 13	221.6
19	7 20	396.4
20	39 34	347.2
21	56 47	419.8

Notes Formation: slate Water not permanent Loose dark brown gravelly soil. Timber: Gum Oak blackb Ironbk Mahogany fallowwd bloodwd & box & brushwds.

I hereby certify that I in person made and on the 29th Augt. 1908 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of Licensed Surveyors and the practice of the Department of Lands.

L. H. Evans Licensed Surveyor
Transmitted to the District Surveyor with my letter of 14 Sept^r. 08. 74.

Voucher No 08 Passed £14.16.8
Calculation Book No 93 Folio Accepted
Checked and Charted B. 11.08 J. S. Woodcroft
Examined and J. James Acting Dir
Plan approved 8th December 1908

Scale 20 Chains to an Inch.

R. 2226 174.

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Carty & Cox Solicitors &
Conveyancers

TRANSFER

New South Wales
Real Property Act 1900



AM186329S

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

①

Office of State Revenue
NSW Treasury
Client No: 3796970 8955450 146
Date: \$10 Trans No: 227

(A) TORRENS TITLE

456/755557

As at date:

(B) LODGED BY

Document
Collection
Box

2680

Name, Address or DX, Telephone, and Customer Account Number if any

Sydney Legal Agents
1325794

Reference:

Carty - 327107

CODES

T

TW

(C) TRANSFEROR

Aileen June FOSTER

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$717,500.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

Stephen Paul SMITH

(I)

TENANCY:

DATE

10th February 2017

(J) I certify that I am an eligible witness and that the transferor signed this dealing in my presence.

[See note* below]

Signature of witness:

Sophie Comeau

Name of witness:

Sophie Comeau

Address of witness:

11 Hyde St
Bellingen NSW

Certified correct for the purposes of the Real Property Act 1900 by the transferor.

Signature of transferor:

Aileen Foster

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Katherine Mamone

Signatory's name:

Katherine Mamone

Signatory's capacity:

Licensed Conveyancer for the
Transferee

(K) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No.

1249974

Full name:

Katherine Mamone

Signature:

Katherine Mamone

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH
-----SEARCH DATE

12/2/2021 5:55PM

FOLIO: 456/755557

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 4854 FOL 118

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
20/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/4/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/4/1991		AMENDMENT: TITLE DIAGRAM	
10/1/1998	3721792	DEPARTMENTAL DEALING	
7/9/2015	AJ785912	TRANSMISSION APPLICATION (DEVISEE,BENEFICIARY,NEXT OF KIN)	EDITION 1
25/2/2017	AM186329	TRANSFER	EDITION 2
22/2/2018	AN140528	MORTGAGE	EDITION 3 CORD ISSUED

*** END OF SEARCH ***



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 456/755557

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
12/2/2021	5:55 PM	3	22/2/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY WESTPAC BANKING CORPORATION.

LAND

LOT 456 IN DEPOSITED PLAN 755557
LOCAL GOVERNMENT AREA BELLINGEN
PARISH OF SOUTH BELLINGEN COUNTY OF RALEIGH
(FORMERLY KNOWN AS PORTION 456)
TITLE DIAGRAM CROWN PLAN 2226.1714

FIRST SCHEDULE

STEPHEN PAUL SMITH (T AM186329)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AN140528 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs

PRINTED ON 12/2/2021