



EUROPEAN CULTURAL HERITAGE ASSESSMENT

COBAKI LAKES RESIDENTIAL DEVELOPMENT

Submitted by Everick Heritage Consultants Pty Ltd
47 Arthur Terrace, Red Hill Q 4059
ABN 78102206682





1. Introduction

Everick Heritage Consultants have been engaged by Leda Manorstead Pty Ltd to conduct a European Cultural Heritage Assessment on their behalf for the Cobaki Lakes Residential Development (the 'Subject Lands') in northern coastal New South Wales. This report represents the results of a desk based study and an on site assessment.

The result of this assessment is that no significant items of European Cultural Heritage were identified within the Subject Lands.

2. Cobaki Lakes Development Plans

Everick Heritage Consultants ('Everick') understands that application is being made by Leda Manorstead Pty Ltd to the Director General, Department of Planning for consideration of a Concept Plan comprising residential development, town centre, schools and open space.

2.1 Property Description

The Cobaki Lakes Development contains 17 separate parcels of land with a total area of 593 hectares.

The Subject Lands are: Lot 228 on DP 755740; Lot 305 on DP 755740; Lot 1 on DP 570076; Lot 205 on DP 755740; Lot 206 on DP 755740; Lot 209 on DP 755740; Lot 199 on DP 755740; Lot 54 on DP 755740; Lot 55 on DP 755740; Lot 46 on DP 755740; Lot 200 on DP 755740; Lot 201 on DP 755740; Lot 202 on DP 755740; Lot 2 on DP 566529; Lot 1 on DP 562222; Lot 1 on DP 570077 and Lot 1 on DP 823679.



2.2 Location

The Subject Lands are located south of the Gold Coast within the Tweed Shire Council LGA in northern-eastern coastal New South Wales. It is approximately 3.5 km from the present coastline, and extends from the Queensland border in the north to Piggabeen Road in the south and from Cobaki Lake in the east to the McPherson Ranges in the west and northwest (Figure 1).

The mouth of the Tweed River lies 6.5 km southeast of the Subject Lands, and the Terranora Broadwater 3 km to the south. An extensive network of creeks, lakes and swamps linked to the Tweed River, lie directly to the south and southeast of the subject lands. Reedy Swamp and Cobaki Lake form the eastern boundary. The Macpherson Ranges, extending up to 100m in elevation in places, form a broad arc to the north and northwest (Figures 1 and 2).



Figure 1: Location of Subject Lands



Figure 2: Lot Boundaries within the Subject Land

2.3 Proposed Development

Under the Concept Plan for the Subject Lands it is proposed to construct a residential development that will house up to 5,000 residents. The development will contain a range of residential types, as well as a wide range of facilities including shops and offices, schools, retirement communities and car parks. Extensive areas will be dedicated to passive and active open space, environmental protection areas, and lakes.

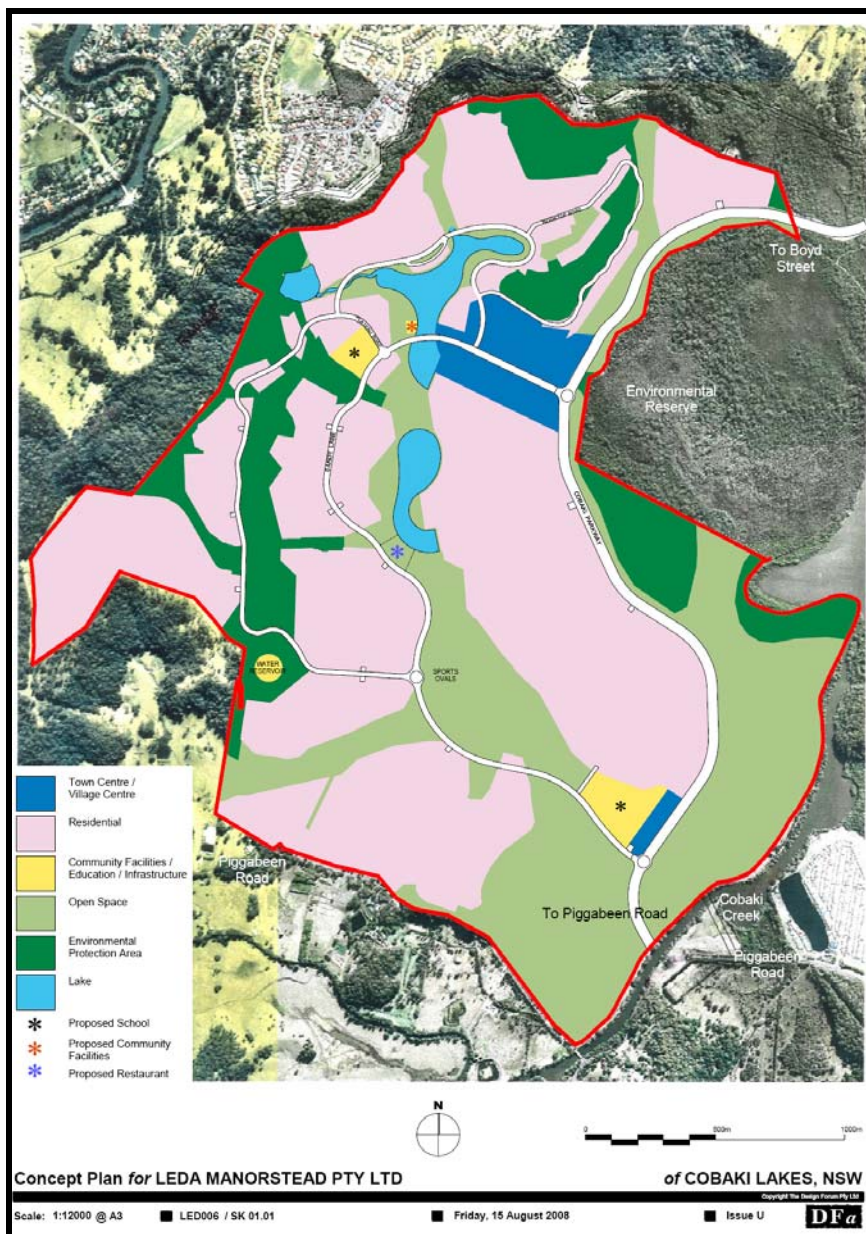


Figure 3: Development Concept, Cobaki Lakes



2.4 Planning Context

The Cobaki Lakes development has been classified as a Part 3A Major Project under the *Environmental Planning and Assessment Act 1979* (NSW). As such it is considered a project of State Significance.

Development consents have been approved and construction commenced for three residential subdivisions, associated works and infrastructure. These consents, listed in Table 1, were approved between 1995 and 2000. The result of these works is that very little of European heritage value remains on the Subject Lands.

Table 1: Development Consents Issued

TABLE 1 – DEVELOPMENT CONSENTS ISSUED			
DEVELOPMENT CONSENT NO.	DESCRIPTION	DATE OF CONSENT	COMMENT
92/315	Boyd Street Extension	5 January 1993	The development has been commenced and the Development Consent is preserved.
94/438	Bulk Earthworks	27 January 1995	The development has been commenced and the Development Consent is preserved.
S94/194	730 Lot Urban Subdivision – Parcels 1 to 5 + 13 Englobo Parcels (The Entrance, The Sand Ridge)	19 September 1995	The development has been commenced and the Development Consent is preserved.
96/271	Bridge over Cobaki Creek (Tweed Shire Council)	8 April 1997	It is understood from Council that the development has been commenced and therefore the consent remains in force.
S97/54	430 Lot Residential Subdivision – Parcel 7 to 10 (The Knoll, Piggabeen)	21 October 1997	It is understood that the development was commenced before 21 October 2002.
K99/1124	560 Lot Urban Subdivision (The Foothills, The Plateau, Valley East, Valley West, East Ridge)	21 July 2000	It is understood that the development was commenced prior to 21 July 2005.
1162/2001 DA	8 Management Lots and Bulk Earthworks (Town Centre)	8 October 2002	It is understood that the development was commenced prior to 8 October 2007.

In addition, 20 earthworks approvals have been issued (Figure 4), and extensive earthworks have commenced (Figure 2).

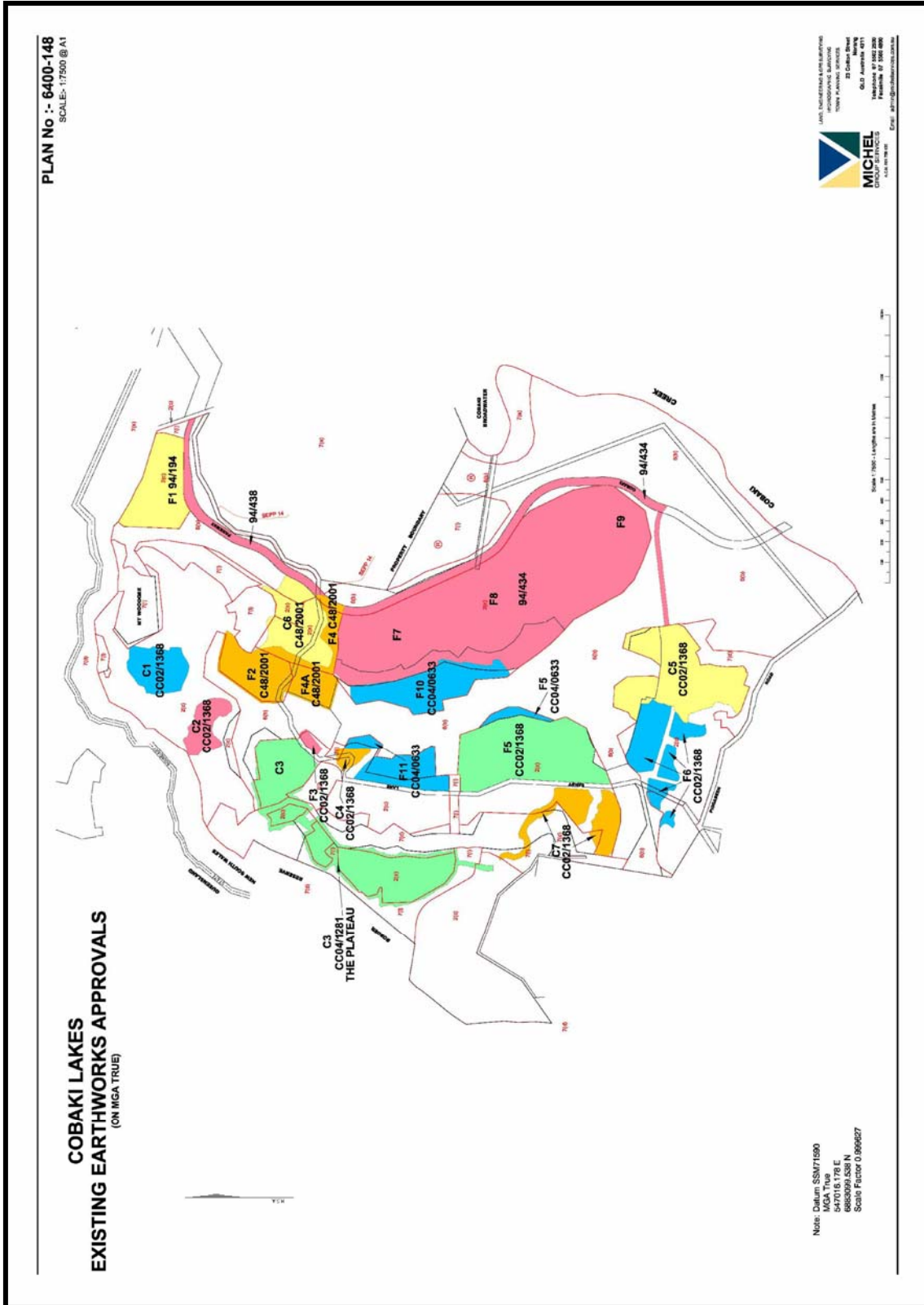


Figure 4: Earthworks approvals



3. Desktop Review European Cultural Heritage

Searches of the following heritage registers were conducted on 15 April 2008:

- The National Heritage List (Australian Heritage Council)
- Commonwealth Heritage List (Australian Heritage Council)
- Register of the National Estate (Australian Heritage Council)
- The State Heritage Register (NSW Heritage Office)
- The State Heritage Inventory (NSW Heritage Office)
- Road Transport Authority s170 Heritage and Conservation Register
- Heritage Schedule from the Tweed Council Local Environment Plan 2000
- Register of the National Trust of Australia

A search of the NSW Heritage Office State Heritage Register and State Heritage Inventory for the Tweed Local Government Area revealed 28 items. Under Section 1, listed are High Conservation Old Growth Forest and Murwillumbah Railway Station. Under Section 2, 26 items are listed, including buildings reserves, nests, refuges (wildlife) and grave stones. No items on these registers were found to exist within the Subject Lands.

A search of the Australian Heritage Council Heritage Database, which covers the National Heritage List, the Commonwealth Heritage List and the Register of the National Estate, found 16 results for the Tweed Heads Local Government Area. None of these were within the Subject Lands.

A search of the Road Transport Authority s170 Heritage and Conservation Register revealed no roads or bridges of heritage significance within the Subject Lands. A search of Schedule 2 of the Tweed Council Local Environment Plan 2000 found no listings for any heritage items in Cobaki Lakes.

Summary: No places or items of potential European cultural heritage value within the Subject Lands were recorded in the relevant heritage registers.



4. Site Survey for European Cultural Heritage

A site survey for European cultural heritage was conducted in December of 2007 by Everick Heritage Consultants.

Since European settlement, the Subject Lands have been cleared and used for agricultural purposes including cultivation and grazing of livestock. Currently, up to 400 head of cattle are grazed on the property and this has been the case since approximately the late 1980's. Other past uses of the land include the excavation of numerous drainage ditches, dam construction, ploughing and cropping and sand mining or quarrying. Since 1992, subsequent to re-zoning and development consents, major earthworks and land forming has been undertaken on the site.

Other than workers sheds, no buildings are located within the Subject Lands. The only significant man-made features are fences, drainage ditches and dams. None of these exhibit characteristics of cultural distinction that would warrant further investigation into their preservation.

Also identified in the survey were several tree stumps with platform holds (otherwise known as spring board marks) that were used by early settlers for inserting platforms to stand on while they cut down the tree. These stumps are not considered to be of State heritage significance. However they are rural features of local and regional interest. While relatively common throughout the region, such stumps have useful educative value in providing evidence of early tree felling techniques.

5. Conclusion

A search of the relevant cultural heritage databases and a site survey has revealed no items or places of European cultural heritage significance.

It is recommended that the Developer consider - where they are situated in parkland, open space or environmental protection zones - preserving the tree stumps with platform holds.