PRELIMINARY SITE INVESTIGATION (PSI)

66 THE SADDLE ROAD, BRUNSWICK HEADS, NSW

PREPARED FOR:

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REVISION HISTORY:

Revision	Description	Distributed to	Date
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ABBREVIATIONS

AHD	Australian Height Datum
ANZECC	Australian and New Zealand Environment and Conservation Council
AS	Australian Standard
BGS	Below Ground Surface
BH	Bore Hole
BTEXN	Benzene, Toluene, Ethylbenzene, Xylenes and Naphthalene
BTOC	Below Top of Casing
C_6-C_{36}	Hydrocarbon chain length fraction
COPC	Contaminants of Potential Concern
CSI Aus	Contaminated Site Investigations Australia
EPA	Environment Protection Authority
ESA	Environmental Site Assessment
GPR	Ground Penetrating Radar
HDPE	High Density Polyethylene
HIL	Health Investigation Level
HSL	Health Screening Level
IP	Interface Probe
LNAPL	Light Non-Aqueous Phase Liquid
MAH	Monocyclic Aromatic Hydrocarbon
NATA	National Association of Testing Authorities
NEPC	National Environment Protection Council
NEPM	National Environment Protection Measure
NHMRC	National Health and Medical Research Council
PAH	Polycyclic Aromatic Hydrocarbon
PCB	Polychlorinated Biphenyl
PID	Photoionisation Detector
RPD	Relative Percentage Difference
QA	Quality Assurance
QC	Quality Control
RAP	Remediation Action Plan
SAQP	Sampling Analysis and Quality Plan
SVB	Soil Vapour Bore
TDS	Total Dissolved Solid
TOC	Top of Casing
TPH	Total Petroleum Hydrocarbon
TRH	Total Recoverable Hydrocarbon
USCS	Unified Soil Classification System
UST	Underground Storage Tank
VOC	Volatile Organic Compound
XRF	X-Ray Fluorescence Analyser

1 Introduction

Contaminated Site Investigations Australia Pty Ltd (CSI Aus) was commissioned by Mat Morris of Across the Line Consulting, who was acting on behalf of Gulgan Road Property Pty Ltd (the owners) to conduct a Preliminary Site Investigation (PSI) at the rural/residential property located at 66 The Saddle Road, Brunswick Heads, New South Wales (the site).

The site is currently used for residential and cattle farming and has one residential dwelling. The site owner (Gulgan Properties Pty Ltd) is interested in a change of land use to business park/light commercial in line with Byron Shire Councils Industrial land strategy. The change in land use triggers the need for a Preliminary Site Investigation (PSI) under State Environmental Planning Policy No. 55 Remediation of Land (SEPP 55).

A PSI does not require the collection of soil, groundwater or soil vapour samples. Its purpose is to identify any activities on the site's historical use, that could potentially cause contamination. Some surface soil samples have been collected as part of this assessment as a preliminary screen of current site conditions - based on previous use. This report outlines the findings of the PSI.

1.1 Objectives

The objective of the PSI is to identify potentially contaminating activities or contamination of surface soils at the site and make an assessment of the sites' suitability for industrial/commercial use, or if further investigation is required. This objective will be met via desktop research of digital government resources, a site visit and walk-over, surface soil sampling and subsequent laboratory analysis.

It is important to note that this PSI is limited to the area of the site that is proposed for a change of land use. This being the portion of the property between Gulgan road and The Saddle road, See Figure 1.

1.2 Scope of Works

The following scope of work was undertaken by CSI Aus, in accordance with NSW EPA guidelines and Byron Shire Councils specifications:

- Desktop assessment of site location, setting and historical use;
- Review of available historical aerial photography and historical title searches;
- Site visit and walk-over (see photos in report);
- Collection of a limited number of soil samples (eleven in total) to assess for contaminants of potential concern (COPC);
- Chain of Custody documentation;
- Analysis of samples via a NATA accredited laboratory; and
- Preparation of this PSI report.

2 Site Information

2.1 Site Identification

The site is located approximately 3.5 kilometers east of the township of Mullumbimby, in a predominantly rural area. General site information is presented in Table 1 below, and site layout and setting is presented in Appendix 1, Figures 1 and 2.

Table 1: General Site Information

Table 1 - General Site Information	
Site Address and ID:	66 The Saddle Road, Brunswick Heads, NSW. Lot 2 in DP 1159910
Land Description:	Largely cleared of native vegetation, grass covered rural property for cattle farming and residential use.
Site Area:	Approximately 52.13 hectares
Site Owner:	Gulgan Road Property Pty Ltd
Municipality	Byron Shire Council
Current Zoning:	DM – Deferred Matter and RU2 – Rural Landscape
Current Site Use:	Residential and cattle farming
Proposed Site Use:	Residential and Commercial/Light Industrial
Adjoining Land Uses:	**North:** The Pacific Motorway and the township of Brunswick Heads **East:** The Pacific Motorway and Simpsons Creek, beyond the Pacific Ocean **South:** large rural/residential properties **West:** large rural/residential properties and the township of Mullumbimby

2.2 Regional Setting

The site is located at approximately 6 m to 50m AHD and slopes generally to the south with low lying valley floor landscape across the southern portion of the site. The landscape has low gently undulating to rolling rises and hills on plateau surfaces of the Lismore Basalts geological formation. The area has been extensively cleared during early settlement times and was previously closed-forest (Big Scrub). The nearest surface water body is The Brunswick River located approximately 800m west of the site. The site has a dam located in the southern central portion and at the time of the site visit, there was some saturated low-lying swampy areas. The property is approximately 1.9 kilometers inland from the coast in the northern rivers area of NSW.

2.3 Geology/Soils

A review of the NSW Environment online mapping service, indicates that the site is considered to be low probability for potential acid sulphate soils. Soil mapping for the site identifies the predominant soil type as “Bangalow” which is typical of the region and the underlying Lismore Basalts. This soil landscape covers the central and elevated portion of the site. This soil type can be quite deep (>200cm) and well-draining as it has a

low moisture holding capacity. The crests and side slopes tend to have a shallower soil profile and potential for mottled clay lenses. pH of the soil is typically 4.0 – 5.0.

The site soils were relatively uniform in lithology and consisted of a firm dark reddish-brown clay loam (Krasnozems also known as Ferrosols) consistent with the Environment NSW soil maps.

Shallow soils were high in organic material in the form of grass rootlets. No visual or olfactory indicators of soil contamination were identified from the site visit conducted during June 2021 (Excluding the cattle dip).

A total of eleven primary soil samples and one duplicate were collected from surface soils and submitted for analysis by a NATA accredited laboratory. See Section 6 for summary results and Appendix B for laboratory reports. Sample locations and identification are presented in Appendix 1, Figure 2.

2.4 Site Visit and Observations

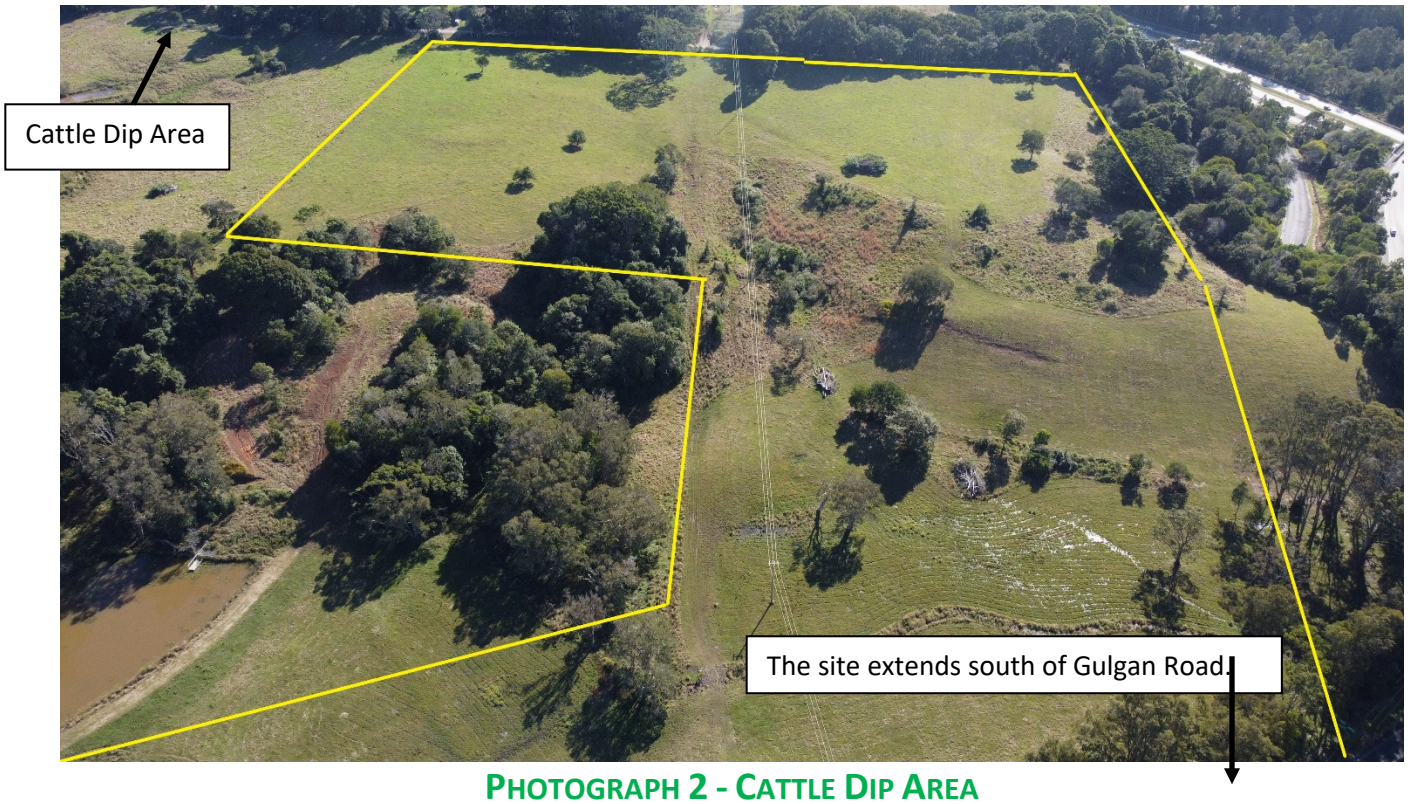
A Site visit and walk-over was conducted by Dane Egelton of CSI Aus on 24 May 2021. The property has one residential dwelling with associated machinery sheds, livestock sheds, cattle crush, cattle pens and generic farm work areas typical of the region.

The majority of the site had been historically cleared of original native vegetation with only sparse mature vegetation remaining along fence lines and in remnant pockets. The remainder of the site is vacant and grass covered for cattle farming.

Due to the presence of a cattle dip on the site some minor soil sampling of surrounding soils was conducted to assess the concentrations of metals and pesticides and the lateral distribution of these contaminants. This portion of the site is outside of the proposed land use change area and is planned to remain as is.

Demolition waste, asbestos or other waste materials were *not* observed during the site visit (which was limited to the southern area of the site which is proposed for the land use change).

PHOTOGRAPH 1
CURRENT SITE LAYOUT AND SETTING – VIEW OF THE PORTION OF THE SITE BEING ASSESSED



PHOTOGRAPH 2 - CATTLE DIP AREA

3 Historical Information

3.1 Title Search

Limited information on previous site use and ownership was obtained from the NSW land registry services. In summary, the land has been predominantly used for cattle farming since the titles were created. As shown in Table 2 below, the property has had a number of title identification changes over time. See Appendix 3 for historical land title documents in full.

	Table 2 - Historical Title Search
(Lot 2 DP 1159910)	
2021 – to date	Gulgan Road Property Pty Ltd *(ACN 649 167 555)*
2014 – 2021	Kelvin Thomas Daly, Skai Rebecca Daly
2011 – 2014	Gordon Arthur Purnell, Thelma Anne Purnell
(Lot 11 DP 881230)	
2006 – 2011	Gordon Arthur Purnell, Thelma Anne Purnell
1998 – 2006	Allan David Purnell, farmer. Gordon Arthur Purnell, farmer
(Lot 10 DP 844553)	
1995 – 1998	Allan David Purnell, farmer. Gordon Arthur Purnell, farmer
(Lot 2 DP 584730)	
1988 – 1995	Allan David Purnell, farmer. Gordon Arthur Purnell, farmer
(Lot 2 DP 584730 – CTVol 13331 Fol 119)	
1977 – 1988	Allan David Purnell, farmer. Gordon Arthur Purnell, farmer
(1977 – 1988)	*(lease to Her Most Gracious Majesty Queen Elizabeth the Second, of part of Portion 33)*
(Part Portions 31 & 33 Parish Brunswick – Area 159 Acres 2 Roods 24 ½ Perches – CTVol 7558 Fol 70)	
1966 – 1977	Allan David Purnell, farmer. Gordon Arthur Purnell, farmer
1961 – 1966	Doris Mary Elizabeth Purnell, widow.
(1958 – 1977)	*(lease to Her Most Gracious Majesty Queen Elizabeth the Second, of part of Portion 33)*
1958 – 1961	Arthur John Purnell, farmer. Doris Mary Elizabeth Purnell, his wife
(Part Portions 31 & 33 Parish Brunswick – Area 160 Acres 2 Roods 8 Perches – CTVol 6545 Fol 23)	
1952 – 1958	Arthur John Purnell, farmer. Doris Mary Elizabeth Purnell, his wife
1952 – 1952	Annie Jane Tulloch, wife of Lindsay Graeme Tulloch, farmer. Henry Francis Baker, school teacher. William Noakes Baker, enameller

3.2 Aerial Photography

The NSW Government spatial services were contacted to view historical aerial photographs of the site. From the available photographs, five were obtained for the years 1958, 1965, 1971, 1986, and 1997 to assess the land use activities that may be visually obvious. These photos are presented in Appendix 1, Figure's 4 to 9.

In summary, the land use and layout has not changed significantly between the 1958 aerial photograph and the site walk over conducted in May 2021. The property has remained relatively unchanged for the past 60 years.

3.3 Cattle Dip Search Results

The Department of Primary industries online services identified that a former cattle dip is on the site and also the chemicals used during its operation which have been summarised below.

Table 3 – Cattle Dip Chemicals Used During Operation

Chemicals used in dip trench	Date first used
Arsenic	6/58
DDT	1/61
Dioxathion	10/62
Dioxathion Chlormediform	10/73
Dioxathion Ethion Chlormediform	12/75
Amitraz	1/77

The cattle dip trench is capped and disused. The cattle dip area is not proposed for any type of soil disturbance or use, as part of the proposed land use change at this stage. This area down gradient of the cattle dip had a limited soil investigation with the intention of understanding the significance of soil contamination concentrations, and residual contaminant type that remains in nearby soil. This area has not been adequately investigated for the purpose of delineation in any direction or remediation.

4 Contaminants

4.1 Possible Sources of Contamination

With the sites' previous use as agriculture and residential, the following potential sources of contamination have been identified.

- Agriculture (persistent pesticides).
- Human occupation and use (heavy metals).

4.2 Contaminants of Potential Concern

Based on the review of the site history, contaminants of potential concern are considered to include:

- Pesticides (Arsenic, OCP/OPP and Cattle Dip Pesticides);
- Heavy Metals/Metalloids (Arsenic, Cadmium, Chromium, Copper, Mercury, Nickel, Lead and Zinc).

5 Guidelines & Criteria

The soil analytical results have been assessed with regard to the suitability of the site for the proposed commercial development. The following receptors have been identified as requiring protection:

- Human Health - Future occupants of the commercial development or construction workers during development.
- Maintenance of Modified Ecosystems

The adopted guidelines associated with the protection of each identified receptor are detailed in the following sections. The guidelines have been sourced from the National Environment Protection Measure - Assessment of Site Contamination, as amended in 2013 (NEPM). The NEPM presents a range of guidelines applicable for the protection of receptors associated with land uses.

It is emphasised within the NEPM that the purpose of the guidelines is to provide a basis whereby the chemical profile for a site may be screened to identify conditions that may warrant further consideration of risks to human health or the environment. Therefore, the guidelines do not represent values above which remedial action or other site management measure would be required. Rather, the adopted guidelines provide an appropriate basis for identifying conditions which do not warrant any further consideration.

5.1 Ecological Criteria

The NEPM defines Ecological Investigation Levels (EILs) based on land use and soil properties (pH, cation exchange capacity, and clay content). As no assessment of soil properties has been undertaken at the site, the most conservative criteria have been adopted for the land use setting 'Residential / Public Open Space'. In addition to the EILs, the NEPM defines Ecological Screening Levels (ESLs) for hydrocarbons, based on the land use and soil type. The selected ESLs have been adopted for the land use 'Urban Residential / Public Open Space'. The selected soil texture 'fine' has been adopted as the site uppermost geology consists predominantly of sandy clay.

The Human Health criteria is considered to take precedence in this type of land use change from rural landscape and deferred matter to commercial industrial.

5.2 Human Health Criteria

The NEPM provides Health Investigation Levels (HILs) and Health Screening Levels (HSLs) for a range of different land uses and soil types. The human health criteria for the site have been adopted for the land use setting 'Commercial/Industrial D'. The selected soil texture 'silt' has been adopted as the site uppermost geology consists predominantly of sandy clay.

TABLE 4 Assessment Criteria				
Element / Compound	Health-based Investigation levels (mg/kg)			
1,2,3	Residential A	Residential B	Recreational C	Commercial / Industrial D
Metals				
Arsenic	100	500	300	3,000
Cadmium	20	150	90	900
Chromium (VI)	100	500	300	3,600
Copper	6,000	30,000	17,000	240,000
Lead	300	1,200	600	1,500
Mercury	40	120	80	730
Nickel	400	1,200	1,200	6,000
Zinc	7,400	60,000	30,000	40,000
Organochlorine Pesticides				
DDT+DDE+DDD	240	600	400	3600
Aldrin & Dieldrin	6	10	10	45
Chlordane	50	90	70	530
Endosulfan	270	400	340	2,000
Endrin	10	20	20	100
Heptachlor	6	10	10	50
HCB	10	15	10	80
Methoxychlor	300	500	400	2,500
Toxaphene	20	30	30	160

Notes: Commercial / Industrial D criteria apply to this site for the purpose of change in land use to commercial industrial.

5.3 Data Quality Objectives

Data quality objectives (DQOs) were developed to define the type and quality of data required to achieve the potential soil contamination assessment and, if required, remediation investigation objectives. Development of the DQOs was based on guidelines in the US EPA *Guidance for the Data Quality Objectives Process* (2000), and with reference to relevant guidelines published by the NSW EPA (1997 and 1998), ANZECC 2000, and NEPC 2013, which define minimum data requirements and quality control procedures.

The DQO process comprises a seven-step planning approach. Using this approach, CSI Aus has developed the sampling design for data collection activities that support the objectives of the soil investigation and facilitate decision-making. Table 5 below lists the seven steps and identifies the sections within this report that addresses those steps.

5.4 Data Quality indicators

TABLE 5 Data Quality Objectives Process	
DQO Step	**Discussion and Detailed description**
1. Define the problem	A PSI of site history and previous use has not been completed for this site and it is a requirement by Council to ensure that the site is suitable for its proposed use. The site history indicates predominantly rural use.
2. Identify the decision	If identified COPC are detected in surface soils exceed Tier 1 or Tier 2 Risk Assessment Criteria. If the 95% UCL does not exceed Tier 1 and/or Tier 2 Risk Assessment Criteria a human health pathway is considered to not exist.
3. Identify the inputs of the decision	Correct collection of soil samples, sample preservation and use of a NATA accredited laboratory. Surface soil samples collected from locations selected judgmentally across the site. Analysis of soil samples for 8 common heavy metals and persistent pesticides Tier 1, and if required Tier 2 Risk Assessment.
4. Define the investigation boundaries	The portion of the site shown in figures 1 and 2 identify the area of the site proposed for a change in land use.
5. Develop a decision rule – analytical approach	Acceptable limits for analytical approach are presented in Data Quality Indicators Table 5 below. The analytical method can achieve detection limits below Tier 1 Risk Assessment Criteria.
6. Specify tolerable limits on decision errors	The limits on decision errors expressed as per cent error for the investigative activities should be no greater than 10 per cent. The aggregate sampling and analysis error may be greater, but error resulting from sampling procedures or the nature of the sample matrix is not quantifiable. By implementing statistically valid sampling plan and adopting the 95% UCL to compare against the Tier 1 / 2 Risk Assessment Criteria we have adopted a 5% level of significance, i.e. adopting a 5% probability we will make the wrong decision (Type 1 / Type 2 error). The data must fall within the range of DQIs to be considered reliable.
7. Optimise the design for obtaining data	Presented in Sections 5 & 6 of this PSI. All available resources were used to collate historical data. Physical data was obtained by soil sampling.

Quality Assurance and Quality Control QA/QC is tested by review of data against Data Quality Indicators (DQIs) to ensure data precision, accuracy, representativeness, comparability and completeness. A summary of DQIs for samples to be collected as part of the investigation are presented in the table below:

TABLE 6 Data Quality Indicators		
Data Quality Objectives	**Frequency**	**Data Quality Indicator**
Precision		
Duplicate samples	1 per 10 samples	RPD <50%
Accuracy		
Laboratory control samples	1 per day	General analytes recovery of 70–130%
Analysis blank	1 per day	Non-detect
Representativeness		
Samples analysed within specified holding times	Soil and Water Samples	<30 days & <14 days Within specific analyte holding times
Samples transported under COC conditions	N/A	All samples will be transported under chain of custody documentation
Reliability of field measured data	N/A	
Comparability		
Industry best practise for all sample media	All samples, all analytes	Experienced staff
Consistent sampling techniques	All samples all analytes	Same staff and method for the project
Appropriate laboratory reporting limits	All samples, all analytes	-
Completeness		
Appropriate sample design to meet objectives	N/A	-

5.5 Field Data QA/QC Acceptance Criteria

For all samples, field sample QA/QC was be conducted in accordance with AS 4482.1–2005 (Australian Standard, 2005) and consist of the following:

AS 4482.1–2005 (Australian Standard, 2005) indicate an acceptable RPD range of 30-50%, and that the variation can be expected to be higher for organic analysis than inorganics, and for low concentrations of analytes.

Field and Laboratory Quality Control/Quality Assurance (QA/QC) procedures were conducted in accordance with NEPC (2013) and AS 4482.1–2005.

All soil samples were collected in new sample media jars provided by the laboratory and the soil sampling trowel was thoroughly washed between sample locations to prevent cross contamination. Samples were not composited but rather individual samples taken from each location identified in Figure 2.

The acceptance criteria for QA/QC samples are detailed in Table 5 above:

5.6 Laboratory QA/QC

- At least one analysis blank per batch
- Duplicate analysis at a rate of one per batch or one per ten samples, whichever is smaller
- Laboratory Control Samples at a rate of one per batch

The nominated laboratory must comply with the minimum QA procedures documented in Schedule B(3) in NEPC (2013) National Environmental Protection (Assessment of Site Contamination) Measure and include, but not be limited to:

- Matrix spikes, and
- Surrogate Spikes

A review of Envirolabs quality report in Appendix 2 indicates that all QA procedures were satisfactory and no significant outliers were reported.

In the event the acceptance criteria are not met, the variation is taken into consideration and its implications assessed in regard to the context of the investigation.

5.7 Transporting Samples

Before sample transportation, appropriate methods for test specific handling requirements were reviewed. Samples were transported and delivered within documented holding times using ice bricks to preserve samples. To avoid breakages, all glass containers were well cushioned. Samples were transported under chain of custody documentation directly to the laboratory. The original chain-of-custody record accompanied the samples to the analytical laboratory, see Appendix 2.

5.8 Sampling Rationale

The desktop assessment did identify activities and previous site uses that would indicate the potential for contamination of soils around the cattle dip area. In order to make an assessment of the sites' contamination status and suitability for commercial industrial use, seven primary soil samples were collected and analysed. If these samples detect concentrations of the COPC above the commercial criteria, further investigation would be required.

Surface soil sample locations have been judgementally selected to target the portion of the site previously used as a cattle dip and the portion of the site that is proposed for a change in land use.

Soil Sample identification is as follows;

- Cattle Dip Samples are identified as CD1, CD2, CD3 and CD3 – 1.0m
- Saddle Road change of land use area samples are identified as SR1 – SR7

As Outlined in the NSW EPA's "Sampling Design Guidelines" the number of samples collected should be determined by the investigator on a site-specific basis. For this PSI only seven samples have been collected to make the assessment of general soil conditions, and at the same time to identify any detections of contaminants of potential concern in probable/higher risk locations. The soil sampling frequency Table A in these design guidelines is only to be used as a guide and is generally used on sites where contamination is likely to be present as a result of industrial activity. The portion of the site likely to have been impacted by historical use is limited to the cattle dip area and surrounds.

Given that the cattle dip portion of the site is not proposed to be incorporated into the first stage of development, this area was not thoroughly assessed. Instead a “look-and-see” approach was adopted to gauge a budgetary idea of remediation costs in this portion of the site.

6 Conceptual Site Model (CSM)

National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (NEPC 2013) identifies a conceptual site model (CSM) as a representation of site related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The development of a CSM is an essential part of all site assessments.

NEPC (2013) identified the essential elements of a CSM as including:

1. Known and potential sources of contamination and contaminants of concern including the mechanism(s) of contamination;
    - For the portion of the site being investigated, the potential sources of contamination would be cattle farming and agriculture.

2. Potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air);
    - Affected media would be expected to be limited to the surface soils at this site given that chemical storage and industrial use is not evident. Only the soil surrounding the cattle dip is expected to be impacted by previous use.

3. Human and ecological receptors;
    - Human receptors would be unlikely given that the proposed future use is commercial/ industrial with limited access to soil.
    - Ecological receptors have limited significance as the site does not have significant contaminating activities close to an ecosystem with sensitive or dependant species.

4. Potential and complete exposure pathways;
    - Direct contact with contaminated soil (complete in the vicinity of the cattle dip).
    - Ingestion or dermal contact with contaminated groundwater/surface water (potential - unlikely)
    - Inhalation of vapours from volatiles in soil or groundwater (incomplete and unlikely).
    - Migration of contaminated groundwater to surface water discharge point (unlikely).

5. Any potential preferential pathways for vapour migration.
    - No known or expected volatile contaminant use onsite therefore this pathway does not exist.

6. Data Gaps
    - The cattle dip portion of the site has not been investigated to a level that would allow change of land use in this portion of the site (within 50m).

7 Results

The results for soil analysis have been summarised in Table 7 below. Laboratory certificate of analysis and QA/QC assessment is provided at the end of this report in Appendix 2.

TABLE 7 Soil and Water Analytical Results Summary													
Analyte	Criteria	Soil Concentrations in mg/kg											
		CD1	CD2	CD3	CD3-1.0	SR1	SR2	SR3	SR4	SR5	SR5 Dup	SR6	SR7
Arsenic	3,000	6	12	<4	<4	<4	<4	<4	<4	<4	<4	<4	<4
Cadmium	900	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	3,600	33	37	2	6	10	9	27	35	14	14	9	6
Copper	240,000	12	28	10	6	15	7	8	8	3	3	4	5
Lead	1,500	14	21	1	2	8	4	6	11	5	5	5	10
Mercury	730	<0.1	0.2	<0.1	<0.1	<0.1	<0.1	0.1	0.2	<0.1	<0.1	<0.1	<0.1
Nickel	6,000	8	9	<1	6	9	7	10	17	7	6	4	4
Zinc	40,000	180	280	36	21	84	40	26	46	10	10	23	22
OCP	3,600	3	2	4.2	5.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
OPP	-	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

Notes: 1: NEPC (2013) – Health Screening Levels for Vapour Intrusion (HSL-A&B Low-high density residential) for Clay.
2: CRC Care (2011) - Health Screening Levels for Vapour Intrusion. Low-high density residential) for Sand. 0.15mbgs.
3: NEPC (2013) – Interim Health Investigation Levels. Residential Setting A. (Low density residential, clay 0 - <1 m).
4: Drinking Water Guidelines – National Health and Medical Research Council (NHMRC) & Natural Resource Management Ministerial Council (NRMMC) 2011
5: Australian and New Zealand Guidelines for Fresh and Marine Water Quality, Water Quality Australia, available online at : http://www.waterquality.gov.au/anz-guidelines
ND = Non-Detect
NT = Not tested
OCP/OPP = Organochlorine and Organophosphate Pesticides
BOLD TEXT = Exceedance of relevant criteria

7.1 Discussion

As can be seen from the data summary table above, there were no exceedances of the commercial / industiral criteria for metals or pesticides in the area of the proposed change in land use. Some pesticides were identified in the limited number of soil samples that were collected around the cattle dip.

7.2 QA/QC Review

CSI Aus has completed a review of the Quality Assurance (QA) steps and Quality Control (QC) results, according to the data quality objectives defined in Section 5.6 and the following documents:

- NEPC, National Environment Protection (Assessment of Site Contamination) Measure, National Environment Protection Council (1999).
- US EPA Guidance on Environmental Data Verification and Data Validation (2002).

This included examining holding times, laboratory accreditation, sample preservation methods, a review of field quality control sample results and a review of laboratory quality control sample results.

Envirolab (Sydney), was the chosen NATA accredited laboratory for soil analysis. The primary sample was identified as SR5 and the duplicate was identified as SR5 Dup. As be seen from Table 7 above, all relative percentage difference (RPD) values meet the +/-50% acceptance criteria between the primary and the duplicate sample. All compounds reported the same concentrations with the exception of nickel which had absolute values of 6 and 7 for the primary and duplicate.

Based on the DQI criteria being met, all data collected in this investigation is considered to be representative of site conditions at the time of sampling and satisfactory for use in this assessment.

8 Concluding Comments

CSI Aus has undertaken a Preliminary Site Investigation to assess the contamination status of the site under SEPP 55. A desktop review of available information and a site visit did identify evidence of previous activities on the site that could have contaminated surface soils (cattle dip). Analytical results from surface soils around the portion of the site that is proposed for a change in land use did not report any exceedances of the human health criteria for industrial use or for the more conservative residential criteria.

The central southern portion of the site identified in Figures 1 and 2 is considered to be suitable for the proposed change in land use. The area of the site occupied by the cattle dip is not considered suitable for a change in land use or any other use without further assessment.

Additional investigation of the southern portion of the site is *not* considered to be warranted and the land is suitable for commercial and industrial use.

8.1 Unexpected Finds

During the construction phase of development roads, sub-terranean services infrastructure and general earthworks, *if* unexpected finds are uncovered (old pipe work, storage tanks etc) work should cease until an experienced environmental scientist can inspect the material and make an assessment of the significance for site contamination. This would include any human-made structures uncovered during development. This PSI has been limited to desk top study and minor surface soil sampling.

9 Limitations

The findings of this report are based on the objectives and scope of work outlined above. CSI Aus performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment industry. No warranties or guarantees, express or implied, are made. Subject to the scope of work, CSI Aus' assessment is limited strictly to identifying typical environmental conditions associated with the subject property and does not include evaluation of any other issues.

This report does not comment on any regulatory obligations based on the findings, for which a legal opinion should be sought. This report relates only to the objectives and scope of work stated, and does not relate to any other works undertaken for the Client.

The report and conclusions are based on the information obtained at the time of the assessment. Changes to the subsurface conditions may occur subsequent to the investigation described herein, through natural process or through the intentional or accidental addition of contaminants, and these conditions may change with space and time.

The site history, and associated uses, areas of use, and potential contaminants, were determined based on the activities described in the scope of work. Additional site history information held by the Client, regulatory authorities, or in the public domain, which was not provided to CSI Aus or was not sourced by CSI Aus under the scope of work, may identify additional uses, areas of use and/or potential contaminants. The information sources referenced have been used to determine site history and desktop information regarding local subsurface conditions. While CSI Aus has used reasonable care to avoid reliance on data and information that is inaccurate or unsuitable, CSI Aus is not able to verify the accuracy or completeness of all information and data made available.

Further chemicals or categories of chemicals may exist at the site, which were not identified in the site history, and which may not be expected at the site. The absence of any identified hazardous or toxic materials on the

subject property should not be interpreted as a warranty or guarantee that such materials do not exist on the site. If additional certainty is required, additional site history or desktop studies, or environmental sampling and analysis, should be commissioned.

The results of this assessment are based upon site inspection and fieldwork conducted by CSI Aus personnel and information provided by the Client. Samples were collected at specific locations and should be considered to be an approximation of the condition of the sample. All conclusions regarding the property area are the professional opinions of CSI Aus personnel involved with the project, subject to the qualifications made above.

While normal assessments of data reliability have been made, CSI Aus assumes no responsibility or liability for errors in any data obtained from regulatory agencies, information from sources outside of CSI Aus. CSI Aus accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

APPENDIX 1 – FIGURES

Report Number	2123.Rev0
Project ID	Brunswick Heads
Date	8 July 2021

Figure 1:
Site Location and Setting

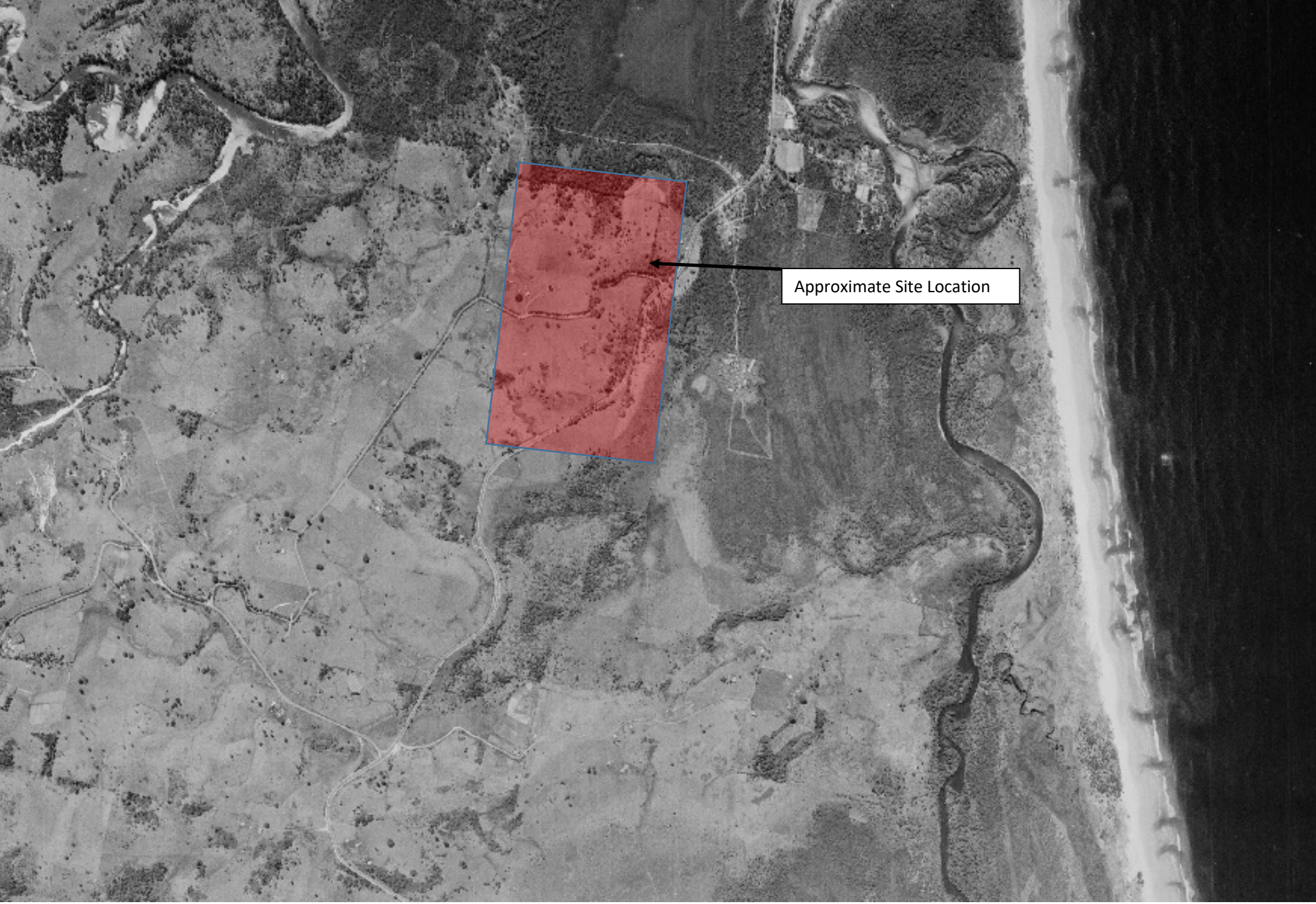
CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2123.Rev0
	Project ID	Brunswick Heads
	Date	8 July 2021

Figure 2:
Soil Sample Locations

CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2123.Rev0
Project ID	Brunswick Heads
Date	8 July 2021

Figure 3: Cattle Dip Sample Locations



CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2123.Rev0
	Project ID	Brunswick Heads
	Date	8 July 2021

Figure 4:
1958 Aerial Photo

CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2123.Rev0
Project ID	Brunswick Heads
Date	8 July 2021

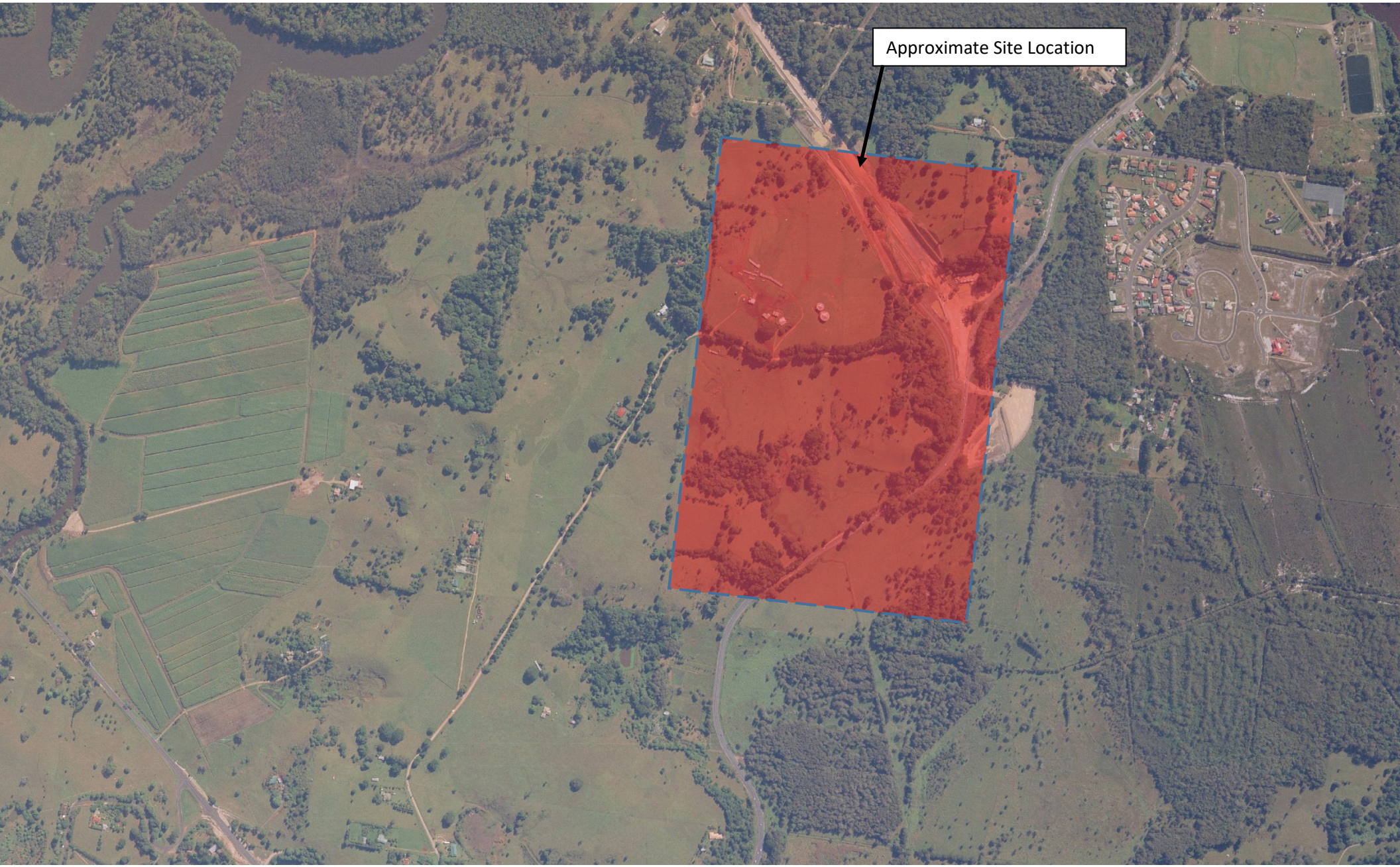
Figure 5:
1965 Aerial Photo

CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2123.Rev0
	Project ID	Brunswick Heads
	Date	8 July 2021

Figure 6:
1971 Aerial Photo

CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2123.Rev0
	Project ID	Brunswick Heads
	Date	8 July 2021

Figure 7:
1986 Aerial Photo



CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2123.Rev0
	Project ID	Brunswick Heads
	Date	8 July 2021

Figure 8:
1997 Aerial Photo

CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2123.Rev0
Project ID	Brunswick Heads
Date	8 July 2021

Figure 9:
2021 Aerial Photo

APPENDIX 2 – LABORATORY REPORTS

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

SAMPLE RECEIPT ADVICE

Client Details

Client	CSI Australia
Attention	Dane Egelton

Sample Login Details

Your reference	2022 - Saddle Rd
Envirolab Reference	270075
Date Sample Received	27/05/2021
Date Instructions Received	27/05/2021
Date Results Expected to be Reported	03/06/2021

Sample Condition

Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	12 Soil
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	17
Cooling Method	None
Sampling Date Provided	YES

Comments

Nil

Please direct any queries to:

Aileen Hie	Jacinta Hurst
Phone: 02 9910 6200	**Phone: 02 9910 6200**
Fax: 02 9910 6201	**Fax: 02 9910 6201**
Email: ahie@envirolab.com.au	**Email: jhurst@envirolab.com.au**

Analysis Underway, details on the following page:

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

Sample ID	Organochlorine Pesticides in soil	Organophosphorus Pesticides in Soil	Acid Extractable metalsin soil
CD1	✓	✓	✓
CD2	✓	✓	✓
CD3	✓	✓	✓
CD3-1.0	✓	✓	✓
SR1	✓	✓	✓
SR2	✓	✓	✓
SR3	✓	✓	✓
SR4	✓	✓	✓
SR5	✓	✓	✓
SR5 Dup	✓	✓	✓
SR6	✓	✓	✓
SR7	✓	✓	✓

The '✓' indicates the testing you have requested. **THIS IS NOT A REPORT OF THE RESULTS.**

Additional Info

Sample storage - Waters are routinely disposed of approximately 1 month and soils approximately 2 months from receipt.
Requests for longer term sample storage must be received in writing.
Please contact the laboratory immediately if observed settled sediment present in water samples is to be included in the extraction and/or analysis (exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, Total Recoverable metals and PFAS analysis where solids are included by default.
TAT for Micro is dependent on incubation. This varies from 3 to 6 days.

CHAIN OF CUSTODY & ANALYSIS REQUEST

Page _1___ of __1__

Contaminated Site Investigations Australia Pty Ltd

Company Name:	CSI Australia P/L	Project Name/No:	2022 - Saddle Rd.
Address:	933 Wardell Rd Meerschaum Vale	Purchase Order No:	
		Results Required By:	Normal TAT
		Telephone:	0499 859 528
Contact Name:	Dane Egelton	Facsimile:	
		Email Results:	dane@csiaus.com.au

Client Sample ID	Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS	Metals (8)	OCP/OPP
CD1	24/05/21	1		✓		1	✓	✓
CD2	24/05/21	2		✓		1	✓	✓
CD3	24/05/21	3		✓		1	✓	✓
CD3-1.0	24/05/21	4		✓		1	✓	✓
SR1	24/05/21	5		✓		1	✓	✓
SR2	24/05/21	6		✓		1	✓	✓
SR3	24/05/21	7		✓		1	✓	✓
SR4	24/05/21	8		✓		1	✓	✓
SR5	24/05/21	9		✓		1	✓	✓
SR5 Dup	24/05/21	10		✓		1	✓	✓
SR6	24/05/21	11		✓		1	✓	✓
SR7	24/05/21	12		✓		1	✓	✓

ENVIROLAB GROUP
Envirolab Services
12 Ashley St
Chatswood NSW 2067
Ph: (02) 9910 6200

Job No: 270075
Date Received: 27.5.21 ~~1205~~
Time Received: 1205
Received By: ES
Temp: Cool/Ambient
Cooling: Ice/Icepack
Security: Intact/Broken/None

Relinquished By: Dane Egelton	Date/Time: 25/5 9:30am	Received By: Aus Post	Date/Time 25/5 7:30am
Relinquished By:	Date/Time:	Received By: Emma Carroll	Date/Time 27.6.21 1205
Samples Intact: (Yes) No	Temperature: Ambient / (Chilled)	Sample Cooler Sealed: (Yes) No	Laboratory Quotation No: 270075
	Comments		

STD

Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
customerservice@envirolab.com.au
www.envirolab.com.au

CERTIFICATE OF ANALYSIS 270075

Client Details

Client	CSI Australia
Attention	Dane Egelton
Address	PO Box 389, ALSTONVILLE, NSW, 2477

Sample Details

Your Reference	**2022 - Saddle Rd**
Number of Samples	12 Soil
Date samples received	27/05/2021
Date completed instructions received	27/05/2021

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.

Samples were analysed as received from the client. Results relate specifically to the samples as received.

Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Please refer to the last page of this report for any comments relating to the results.

Report Details

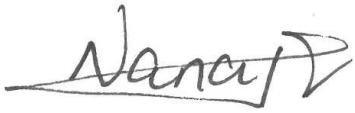
Date results requested by	03/06/2021
Date of Issue	03/06/2021

NATA Accreditation Number 2901. This document shall not be reproduced except in full.

Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Dragana Tomas, Senior Chemist
Hannah Nguyen, Senior Chemist

Authorised By



Nancy Zhang, Laboratory Manager

Organochlorine Pesticides in soil						
Our Reference		270075-1	270075-2	270075-3	270075-4	270075-5
Your Reference	UNITS	CD1	CD2	CD3	CD3-1.0	SR1
Date Sampled		24/05/2021	24/05/2021	24/05/2021	24/05/2021	24/05/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	28/05/2021	28/05/2021	28/05/2021	28/05/2021	28/05/2021
Date analysed	-	01/06/2021	01/06/2021	01/06/2021	01/06/2021	01/06/2021
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	0.8	0.8	0.2	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	0.3	0.4	0.9	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	2.0	2.9	4.7	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	3.0	4.2	5.8	<0.1	<0.1
Surrogate TCMX	%	86	97	92	103	88

Organochlorine Pesticides in soil						
Our Reference		270075-6	270075-7	270075-8	270075-9	270075-10
Your Reference	UNITS	SR2	SR3	SR4	SR5	SR5 Dup
Date Sampled		24/05/2021	24/05/2021	24/05/2021	24/05/2021	24/05/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	28/05/2021	28/05/2021	28/05/2021	28/05/2021	28/05/2021
Date analysed	-	01/06/2021	01/06/2021	01/06/2021	01/06/2021	01/06/2021
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	106	114	87	109	104

Organochlorine Pesticides in soil			
Our Reference		270075-11	270075-12
Your Reference	UNITS	SR6	SR7
Date Sampled		24/05/2021	24/05/2021
Type of sample		Soil	Soil
Date extracted	-	28/05/2021	28/05/2021
Date analysed	-	01/06/2021	01/06/2021
alpha-BHC	mg/kg	<0.1	<0.1
HCB	mg/kg	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1
Surrogate TCMX	%	103	93

Organophosphorus Pesticides in Soil						
Our Reference		270075-1	270075-2	270075-3	270075-4	270075-5
Your Reference	UNITS	CD1	CD2	CD3	CD3-1.0	SR1
Date Sampled		24/05/2021	24/05/2021	24/05/2021	24/05/2021	24/05/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	28/05/2021	28/05/2021	28/05/2021	28/05/2021	28/05/2021
Date analysed	-	01/06/2021	01/06/2021	01/06/2021	01/06/2021	01/06/2021
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyriphos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	86	97	92	103	88

Organophosphorus Pesticides in Soil						
Our Reference		270075-6	270075-7	270075-8	270075-9	270075-10
Your Reference	UNITS	SR2	SR3	SR4	SR5	SR5 Dup
Date Sampled		24/05/2021	24/05/2021	24/05/2021	24/05/2021	24/05/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	28/05/2021	28/05/2021	28/05/2021	28/05/2021	28/05/2021
Date analysed	-	01/06/2021	01/06/2021	01/06/2021	01/06/2021	01/06/2021
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyriphos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate TCMX	%	106	114	87	109	104

Organophosphorus Pesticides in Soil			
Our Reference		270075-11	270075-12
Your Reference	UNITS	SR6	SR7
Date Sampled		24/05/2021	24/05/2021
Type of sample		Soil	Soil
Date extracted	-	28/05/2021	28/05/2021
Date analysed	-	01/06/2021	01/06/2021
Dichlorvos	mg/kg	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1
Chlorpyriphos-methyl	mg/kg	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1
Surrogate TCMX	%	103	93

Acid Extractable metals in soil						
Our Reference		270075-1	270075-2	270075-3	270075-4	270075-5
Your Reference	UNITS	CD1	CD2	CD3	CD3-1.0	SR1
Date Sampled		24/05/2021	24/05/2021	24/05/2021	24/05/2021	24/05/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	31/05/2021	31/05/2021	31/05/2021	31/05/2021	31/05/2021
Date analysed	-	31/05/2021	31/05/2021	31/05/2021	31/05/2021	31/05/2021
Arsenic	mg/kg	7	12	<4	<4	<4
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	29	37	2	6	10
Copper	mg/kg	12	28	10	6	15
Lead	mg/kg	13	21	1	2	8
Mercury	mg/kg	<0.1	0.2	<0.1	<0.1	<0.1
Nickel	mg/kg	6	9	<1	6	9
Zinc	mg/kg	180	280	36	21	84

Acid Extractable metals in soil						
Our Reference		270075-6	270075-7	270075-8	270075-9	270075-10
Your Reference	UNITS	SR2	SR3	SR4	SR5	SR5 Dup
Date Sampled		24/05/2021	24/05/2021	24/05/2021	24/05/2021	24/05/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	31/05/2021	31/05/2021	31/05/2021	31/05/2021	31/05/2021
Date analysed	-	31/05/2021	31/05/2021	31/05/2021	31/05/2021	31/05/2021
Arsenic	mg/kg	<4	<4	<4	<4	<4
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	9	27	35	14	14
Copper	mg/kg	7	8	8	3	3
Lead	mg/kg	4	6	11	5	5
Mercury	mg/kg	<0.1	0.1	0.2	<0.1	<0.1
Nickel	mg/kg	7	10	17	7	6
Zinc	mg/kg	40	26	46	10	10

Acid Extractable metals in soil			
Our Reference		270075-11	270075-12
Your Reference	UNITS	SR6	SR7
Date Sampled		24/05/2021	24/05/2021
Type of sample		Soil	Soil
Date prepared	-	31/05/2021	31/05/2021
Date analysed	-	31/05/2021	31/05/2021
Arsenic	mg/kg	<4	<4
Cadmium	mg/kg	<0.4	<0.4
Chromium	mg/kg	9	6
Copper	mg/kg	4	5
Lead	mg/kg	5	10
Mercury	mg/kg	<0.1	<0.1
Nickel	mg/kg	4	4
Zinc	mg/kg	23	22

Moisture						
Our Reference		270075-1	270075-2	270075-3	270075-4	270075-5
Your Reference	UNITS	CD1	CD2	CD3	CD3-1.0	SR1
Date Sampled		24/05/2021	24/05/2021	24/05/2021	24/05/2021	24/05/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	28/05/2021	28/05/2021	28/05/2021	28/05/2021	28/05/2021
Date analysed	-	31/05/2021	31/05/2021	31/05/2021	31/05/2021	31/05/2021
Moisture	%	27	30	72	24	40

Moisture						
Our Reference		270075-6	270075-7	270075-8	270075-9	270075-10
Your Reference	UNITS	SR2	SR3	SR4	SR5	SR5 Dup
Date Sampled		24/05/2021	24/05/2021	24/05/2021	24/05/2021	24/05/2021
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	28/05/2021	28/05/2021	28/05/2021	28/05/2021	28/05/2021
Date analysed	-	31/05/2021	31/05/2021	31/05/2021	31/05/2021	31/05/2021
Moisture	%	34	34	55	21	29

Moisture			
Our Reference		270075-11	270075-12
Your Reference	UNITS	SR6	SR7
Date Sampled		24/05/2021	24/05/2021
Type of sample		Soil	Soil
Date prepared	-	28/05/2021	28/05/2021
Date analysed	-	31/05/2021	31/05/2021
Moisture	%	31	28

Method ID	Methodology Summary
Inorg-008	Moisture content determined by heating at 105+/-5 °C for a minimum of 12 hours.
Metals-020	Determination of various metals by ICP-AES.
Metals-021	Determination of Mercury by Cold Vapour AAS.
Org-022	Determination of VOCs sampled onto coconut shell charcoal sorbent tubes, that can be desorbed using carbon disulphide, and analysed by GC-MS.
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS/GC-MSMS.
Org-022/025	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-MS/GC-MSMS. Note, the Total +ve reported DDD+DDE+DDT PQL is reflective of the lowest individual PQL and is therefore simply a sum of the positive individually report DDD+DDE+DDT.

QUALITY CONTROL: Organochlorine Pesticides in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-6	270075-2
Date extracted	-			31/05/2021	1	28/05/2021	28/05/2021		28/05/2021	28/05/2021
Date analysed	-			01/06/2021	1	01/06/2021	01/06/2021		01/06/2021	01/06/2021
alpha-BHC	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	85	94
HCB	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	91	95
gamma-BHC	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	89	107
delta-BHC	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	90	97
Heptachlor Epoxide	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	93	105
gamma-Chlordane	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022/025	<0.1	1	0.8	0.8	0	92	108
Dieldrin	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	91	99
Endrin	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	86	107
Endosulfan II	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022/025	<0.1	1	0.3	0.2	40	88	132
Endrin Aldehyde	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022/025	<0.1	1	2.0	1.0	67	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	67	93
Methoxychlor	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022/025	94	1	86	84	2	78	88

QUALITY CONTROL: Organochlorine Pesticides in soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date extracted	-			[NT]	11	28/05/2021	28/05/2021		[NT]	[NT]
Date analysed	-			[NT]	11	01/06/2021	01/06/2021		[NT]	[NT]
alpha-BHC	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
HCB	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
gamma-BHC	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
delta-BHC	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
gamma-Chlordane	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Dieldrin	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endrin	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endosulfan II	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endrin Aldehyde	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Methoxychlor	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022/025	[NT]	11	103	115	11	[NT]	[NT]

QUALITY CONTROL: Organophosphorus Pesticides in Soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-6	270075-2
Date extracted	-			28/05/2021	1	28/05/2021	28/05/2021		28/05/2021	28/05/2021
Date analysed	-			01/06/2021	1	01/06/2021	01/06/2021		01/06/2021	01/06/2021
Dichlorvos	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	81	111
Dimethoate	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Chlorpyriphos-methyl	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	82	91
Fenitrothion	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	65	91
Malathion	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	67	108
Chlorpyriphos	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	95	111
Parathion	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	67	78
Bromophos-ethyl	mg/kg	0.1	Org-022	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	83	119
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-022/025	<0.1	1	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022/025	80	1	86	84	2	78	88

QUALITY CONTROL: Organophosphorus Pesticides in Soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date extracted	-			[NT]	11	28/05/2021	28/05/2021		[NT]	[NT]
Date analysed	-			[NT]	11	01/06/2021	01/06/2021		[NT]	[NT]
Dichlorvos	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Dimethoate	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Chlorpyriphos-methyl	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Fenitrothion	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Malathion	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Chlorpyriphos	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Parathion	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Bromophos-ethyl	mg/kg	0.1	Org-022	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-022/025	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Surrogate TCMX	%		Org-022/025	[NT]	11	103	115	11	[NT]	[NT]

QUALITY CONTROL: Acid Extractable metals in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-6	270075-2
Date prepared	-			31/05/2021	1	31/05/2021	31/05/2021		31/05/2021	31/05/2021
Date analysed	-			31/05/2021	1	31/05/2021	31/05/2021		31/05/2021	31/05/2021
Arsenic	mg/kg	4	Metals-020	<4	1	7	6	15	85	78
Cadmium	mg/kg	0.4	Metals-020	<0.4	1	<0.4	<0.4	0	89	71
Chromium	mg/kg	1	Metals-020	<1	1	29	33	13	89	89
Copper	mg/kg	1	Metals-020	<1	1	12	12	0	89	111
Lead	mg/kg	1	Metals-020	<1	1	13	14	7	83	80
Mercury	mg/kg	0.1	Metals-021	<0.1	1	<0.1	<0.1	0	102	106
Nickel	mg/kg	1	Metals-020	<1	1	6	8	29	90	79
Zinc	mg/kg	1	Metals-020	<1	1	180	180	0	89	#

QUALITY CONTROL: Acid Extractable metals in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	[NT]	[NT]
Date prepared	-			[NT]	11	31/05/2021	31/05/2021		[NT]	[NT]
Date analysed	-			[NT]	11	31/05/2021	31/05/2021		[NT]	[NT]
Arsenic	mg/kg	4	Metals-020	[NT]	11	<4	<4	0	[NT]	[NT]
Cadmium	mg/kg	0.4	Metals-020	[NT]	11	<0.4	<0.4	0	[NT]	[NT]
Chromium	mg/kg	1	Metals-020	[NT]	11	9	8	12	[NT]	[NT]
Copper	mg/kg	1	Metals-020	[NT]	11	4	4	0	[NT]	[NT]
Lead	mg/kg	1	Metals-020	[NT]	11	5	4	22	[NT]	[NT]
Mercury	mg/kg	0.1	Metals-021	[NT]	11	<0.1	<0.1	0	[NT]	[NT]
Nickel	mg/kg	1	Metals-020	[NT]	11	4	4	0	[NT]	[NT]
Zinc	mg/kg	1	Metals-020	[NT]	11	23	23	0	[NT]	[NT]

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

The recommended maximums for analytes in urine are taken from “2018 TLVs and BEIs”, as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.

Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals (not SPOCAS); 60-140% for organics/SPOCAS (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, Envirolab are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the Envirolab COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Samples for Microbiological analysis (not Amoeba forms) received outside of the 2-8°C temperature range do not meet the ideal cooling conditions as stated in AS2031-2012.

Report Comments

OC's in Soil - The RPD for duplicate results is accepted due to the non homogenous nature of sample/s 270075-1,1d.

8 metals in soil - # Percent recovery is not possible to report due to the high concentration of the element in the sample. However an acceptable recovery was obtained for the LCS.

APPENDIX 3 – HISTORICAL TITLE SEARCH INFORMATION

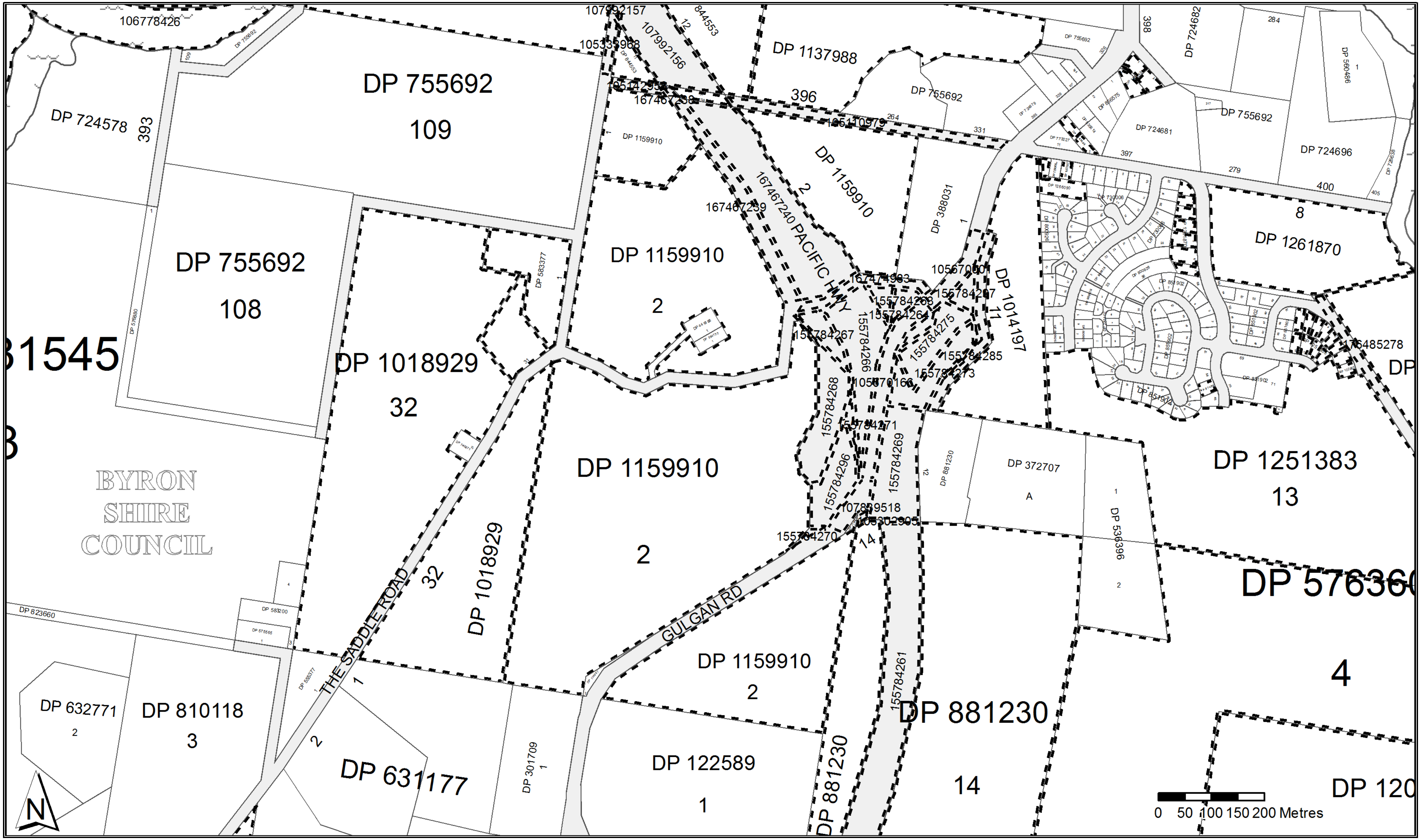
LAND REGISTRY SERVICES

Cadastral Records Enquiry Report : Lot 2 DP 1159910

Ref : NOUSER

Locality : BRUNSWICK HEADS **Parish :** BRUNSWICK

LGA : BYRON **County :** ROUS



	Status	Surv/Comp	Purpose
DP576360			
Lot(s): 4			
DP1256801	REGISTERED	SURVEY	EASEMENT
DP583377			
Lot(s): 1			
NSW GAZ. 23-05-2008 Folio : 4001			
LOT 1 DP583377 PROCLAIMED SADDLE ROAD WILDLIFE REFUGE			
DP755687			
Lot(s): 347			
DP1138254	REGISTERED	COMPILATION	EASEMENT
DP755692			
Lot(s): 55			
DP1231800	REGISTERED	SURVEY	SUBDIVISION
DP810118			
Lot(s): 4			
DP1244949	REGISTERED	COMPILATION	EASEMENT
DP844553			
Lot(s): 11			
DP1164417	REGISTERED	SURVEY	EASEMENT
Lot(s): 12			
NSW GAZ. 20-10-2006 Folio : 8884			
RESERVED AS PART OF BRUNSWICK HEADS NATURE RESERVE - LOT 12 DP844553			
DP844554			
Lot(s): 5			
DP1164417	REGISTERED	SURVEY	EASEMENT
DP881230			
Lot(s): 14, 22			
DP860178	HISTORICAL	SURVEY	ROAD OR MOTORWAY
Lot(s): 31, 34			
DP844553	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1014197			
Lot(s): 11			
DP881230	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1018929			
Lot(s): 31, 32			
DP740271	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 31			
DP610340	HISTORICAL	SURVEY	SUBDIVISION
DP1062246			
Lot(s): 42			
DP881230	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1090736			
Lot(s): 101, 102, 105			
DP1062246	HISTORICAL	SURVEY	ROADS ACT, 1993
Lot(s): 103, 106			
DP1014197	HISTORICAL	SURVEY	ROADS ACT, 1993
Lot(s): 100, 101, 102, 103, 105, 106, 107			
DP881230	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
Lot(s): 100, 107			
DP844553	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1126584			
Lot(s): 101, 103			
DP844553	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
Lot(s): 100			
PA83005 - LOTS 15, 17, 19 AND 21 DP844554, LOT 100 DP1126584 AND LOTS 42 AND 49 DP1134059			
NSW GAZ. 16-12-2011 Folio : 7164			
LOTS 102-103 DP1126584. LOT 103 DP1126584 REMAINS PUBLIC ROAD BUT IS NO LONGER MAIN ROAD OR CONTROLLED ACCESS ROAD. LOT 100-101 DP1126584 DECLARED FREEWAY			
DP1137988			
Lot(s): 396			
DP724680	HISTORICAL	COMPILATION	CROWN FOLIO CREATION

	Status	Surv/Comp	Purpose
DP1156453			
Lot(s): 1, 2, 3			
DP755692	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1159910			
Lot(s): 1, 2			
DP844553	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP881230	HISTORICAL	SURVEY	RESUMPTION OR ACQUISITION
DP1208559			
Lot(s): 1			
DP532902	HISTORICAL	SURVEY	SUBDIVISION
DP720451	HISTORICAL	COMPILATION	CROWN FOLIO CREATION
DP1243649			
Lot(s): 1, 2			
DP557153	HISTORICAL	SURVEY	SUBDIVISION
DP1251383			
Lot(s): 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13			
DP871039	HISTORICAL	SURVEY	SUBDIVISION
DP1261870			
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8			
DP48538	HISTORICAL	COMPILATION	ROADS ACT, 1993
DP851902	HISTORICAL	SURVEY	SUBDIVISION
DP1070724	HISTORICAL	COMPILATION	CONSOLIDATION
DP1266090			
Lot(s): 1, 2			
DP739063	HISTORICAL	COMPILATION	SUBDIVISION

Road

Polygon Id(s): 155784267

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD
LOT 30 DP881230

Polygon Id(s): 155784268

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD
LOT 31 DP881230

Polygon Id(s): 155784270

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD
LOT 34 DP881230

Polygon Id(s): 155784263, 155784265

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY
LOTS 9 AND 25 DP881230

Polygon Id(s): 155784264

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY
LOT 13 DP881230

Polygon Id(s): 155784269

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY
LOT 21 DP881230

Polygon Id(s): 155784261

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY
LOT 22 DP881230

Polygon Id(s): 155784266

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY
LOT 26 DP881230

Polygon Id(s): 155784297

NSW GAZ. 21-07-2006 Folio : 5811
DEDICATED PUBLIC ROAD
LOT 42 DP1062246

	Status	Surv/Comp	Purpose
Polygon Id(s): 155784275, 155784285, 155784296			
NSW GAZ.	21-07-2006		Folio : 5811
DEDICATED PUBLIC ROAD LOTS 105-107 DP1090736			
Polygon Id(s): 155784271, 155784272, 155784273, 155784274			
NSW GAZ.	21-07-2006		Folio : 5811
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND FREEWAY (RESTRICTED) - LOTS 100-103 DP1090736			
Polygon Id(s): 167467240, 167467238, 167467239			
NSW GAZ.	16-12-2011		Folio : 7164
LOTS 102-103 DP1126584. LOT 103 DP1126584 REMAINS PUBLIC ROAD BUT IS NO LONGER MAIN ROAD OR CONTROLLED ACCESS ROAD. LOT 100-101 DP1126584 DECLARED FREEWAY			
Polygon Id(s): 167467238			
CA175218 - LOT 102 DP1126584			
SP97499			
DP851902	HISTORICAL	SURVEY	SUBDIVISION
SP102202			
DP730006	HISTORICAL	SURVEY	SUBDIVISION
DP1268148	HISTORICAL	SURVEY	REDEFINITION
SP102963			
DP871039	HISTORICAL	SURVEY	SUBDIVISION
DP1251383	HISTORICAL	SURVEY	SUBDIVISION
Road			
Polygon Id(s): 107839518			
DP1090736	REGISTERED	SURVEY	ROADS ACT, 1993
Polygon Id(s): 107992156			
NSW GAZ.	16-12-2011		Folio : 7164
DECLARED FREEWAY - LOT 16 DP844553			
Polygon Id(s): 107992157			
PA83005 - LOTS 15, 17, 19 AND 21 DP844554, LOT 100 DP1126584 AND LOTS 42 AND 49 DP1134059			
Polygon Id(s): 167474983			
NSW GAZ.	21-07-2006		Folio : 5811
DECLARED MAIN ROAD AND FREEWAY LOTS 28-29 DP881230			
Polygon Id(s): 176485278			
NSW GAZ.	09-02-2018		Folio : 550
TRANSFER OF CROWN ROAD TO COUNCIL AFFECTING THE LAND SHADED RED IN THE DIAGRAM ACCOMPANYING THIS GAZETTE NOTIFICATION			
Polygon Id(s): 105110982, 107992157			
NSW GAZ.	16-12-2011		Folio : 7164
DECLARED FREEWAY - LOTS 15-22 AND 24 DP844554			
Polygon Id(s): 105670001, 105670166			
DP1062246	REGISTERED	SURVEY	ROADS ACT, 1993
Polygon Id(s): 105110979, 105142958, 105333968			
DP1156747	REGISTERED	SURVEY	EASEMENT
Polygon Id(s): 105302905, 105670001, 105670166, 107839518			
NSW GAZ.	21-07-2006		Folio : 5811
DECLARED MAIN ROAD AND FREEWAY (RESTRICTED) - LOT 104 DP1090736			
Water Feature			
Polygon Id(s): 106778426			
NSW GAZ.	09-07-2004		Folio : 5851
ACQUIRED FOR THE PURPOSES OF THE ROADS ACT, 1993 INTEREST BEING LEASE OF LAND OF 1.38 HA SHOWN ON RTA SKETCH NR 62_01 (BEING PART OF THE LAND IN RESERVE NO. 56146 - SEE GAZ. 11-5-1923 FOL. 2253)			

Plan	Surv/Comp	Purpose
DP114007	COMPILATION	DEPARTMENTAL
DP122589	COMPILATION	DEPARTMENTAL
DP285102	SURVEY	NEIGHBOURHOOD PLAN
DP301709	SURVEY	UNRESEARCHED
DP372707	SURVEY	UNRESEARCHED
DP388031	SURVEY	UNRESEARCHED
DP441896	SURVEY	UNRESEARCHED
DP536396	SURVEY	SUBDIVISION
DP555377	SURVEY	SUBDIVISION
DP560486	SURVEY	RESUMPTION OR ACQUISITION
DP575565	SURVEY	SUBDIVISION
DP576360	SURVEY	SUBDIVISION
DP576880	COMPILATION	DEPARTMENTAL
DP583200	SURVEY	SUBDIVISION
DP583377	SURVEY	SUBDIVISION
DP584730	SURVEY	SUBDIVISION
DP631177	SURVEY	SUBDIVISION
DP632771	SURVEY	SUBDIVISION
DP635614	COMPILATION	SUBDIVISION
DP724578	COMPILATION	CROWN FOLIO CREATION
DP724679	COMPILATION	CROWN FOLIO CREATION
DP724681	COMPILATION	CROWN FOLIO CREATION
DP724682	COMPILATION	CROWN FOLIO CREATION
DP724696	COMPILATION	CROWN FOLIO CREATION
DP728638	COMPILATION	CROWN FOLIO CREATION
DP728684	COMPILATION	CROWN FOLIO CREATION
DP730006	SURVEY	SUBDIVISION
DP740271	SURVEY	SUBDIVISION
DP755687	COMPILATION	CROWN ADMIN NO.
DP755692	COMPILATION	CROWN ADMIN NO.
DP773227	SURVEY	SUBDIVISION
DP800926	SURVEY	SUBDIVISION
DP810118	SURVEY	SUBDIVISION
DP823660	COMPILATION	CROWN FOLIO CREATION
DP831545	SURVEY	SUBDIVISION
DP844553	SURVEY	RESUMPTION OR ACQUISITION
DP844554	SURVEY	RESUMPTION OR ACQUISITION
DP851902	SURVEY	SUBDIVISION
DP856575	SURVEY	SUBDIVISION
DP881230	SURVEY	RESUMPTION OR ACQUISITION
DP1014197	SURVEY	ROADS ACT, 1993
DP1018929	SURVEY	SUBDIVISION
DP1126584	SURVEY	ROADS ACT, 1993
DP1137988	SURVEY	REDEFINITION
DP1156453	SURVEY	SUBDIVISION
DP1159910	SURVEY	RESUMPTION OR ACQUISITION
DP1208559	SURVEY	SUBDIVISION
DP1243649	SURVEY	SUBDIVISION
DP1251383	SURVEY	SUBDIVISION
DP1251383	UNRESEARCHED	SUBDIVISION
DP1261870	SURVEY	SUBDIVISION
DP1266090	SURVEY	SUBDIVISION
SP97499	COMPILATION	STRATA PLAN
SP102202	COMPILATION	STRATA PLAN
SP102963	COMPILATION	STRATA PLAN

CERTIFICATE OF TITLE

NEW SOUTH WALES — 230 — PROPERTY ACT, 1900

Crown Grants Vol. 1891 Fol. [redacted]
Vol. 2027 Fol. 1

Prior Title Vol. 7558 Fol. 70

Vol. 13331 Fol. 119

EDITION ISSUED

CANCELLED 13 1 1977

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

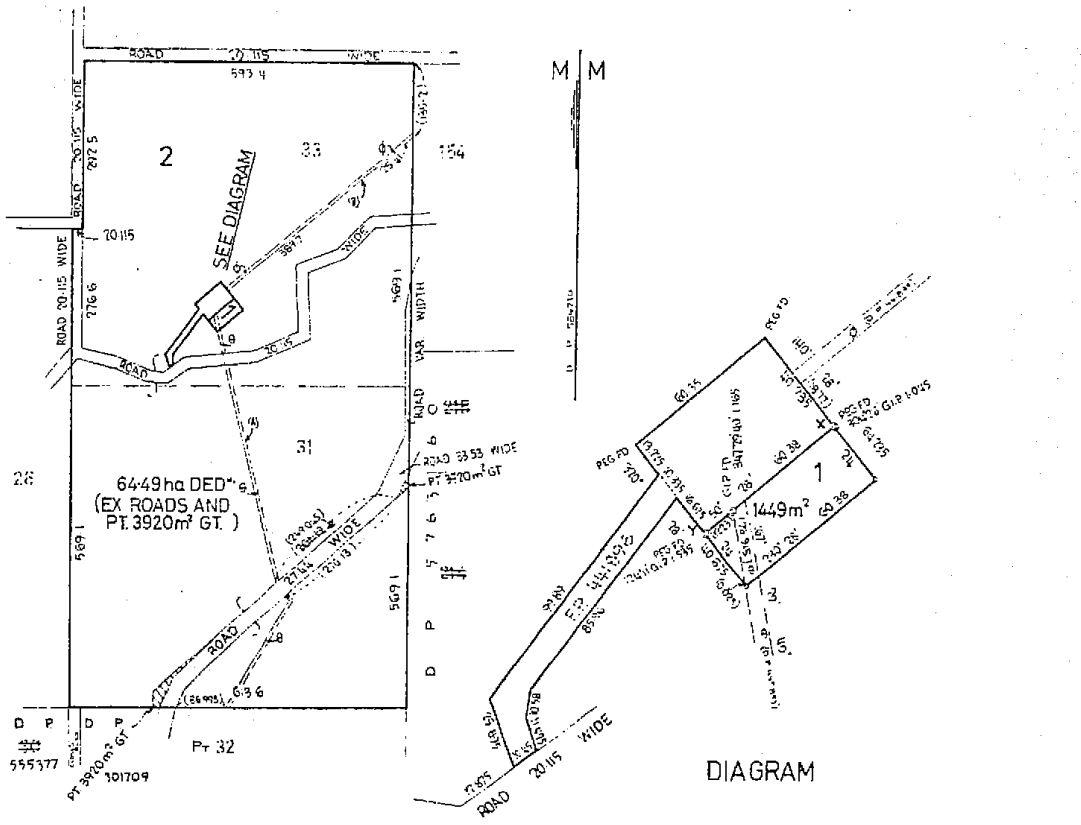
SEE AUTO FOLIO dataset

Registrar General.

(Page 1) Vol. 13331 Fol. 119

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Θ EASEMENT FOR WATER PIPE LINE 5·03 WIDE CREATED BY H395977 (A)
Φ EASEMENT FOR WATER PIPE LINE 5·03 WIDE CREATED BY G760741 (B)

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 584730 at Brunswick Heads in the Shire of Byron, Parish of Brunswick and County of Rous. EXCEPTING THEREOUT the roads and the 3920 square metre grant shown in the plan hereon and the minerals reserved by the Crown Grants.

FIRST SCHEDULE

ALLAN DAVID PURNELL and GORDON ARTHUR PURNELL both of Brunswick Heads, Farmers as Tenants in Common in equal shares.

SECOND SCHEDULE

GRM 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
EP(B) 2. Easement for Pipeline created by Transfer No. G760741 affecting the part of the land above described designated (B) in the plan hereon.
EA(A) 3. Easement for Water Pipeline created by Transfer No. H395977 affecting the part of the land above described designated (A) in the plan hereon.
M 4. Mortgage No. N634844 to The Commercial Banking Company of Sydney Limited. Registered 7-1-1974.
L 5. Lease No. N706449 to Her Most Gracious Majesty Queen Elizabeth The Second of that part of the land above described shown in Deposited Plan 348148 together with rights and easement over other parts of the land above described. Registered 6-5-1974.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Vol. 13331 Fol. 119

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General

CANCELLED

SEE AUTO FOLIO

X557276 (of part)

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
X557276 P			Lease to Her Most Gracious Majesty Queen Elizabeth the Second on behalf of the Minister for Agriculture for the Department of Agriculture being part of Lot 2 in DP584730 as shown DP348148, together with and reserving rights. Expires 2-8-2003. Registered 3-6-1988					

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Form: 03TA
Release: 1
www.lpi.nsw.gov.au

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act 1900

AC431006F

PRIVACY NOTE: this information is legally required and will become part of the public record

STAMP DUTY

Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 1414292 324
Duty: $10.00 Trans No: 302703
Asst details:

(A) **LAND**

Torrens Title NOW BEING Vol 7897 Fol 119 NOW BEING 30/755695 NOW BEING 3/617488
11/881230, Vol 7897 Fol 119, Vol 6628 Fol 155, Vol 14506 Fol 90

(B) **REGISTERED DEALING**

Number	Torrens Title

(C) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODE
39U	LLPN: 123840P THOMSON LAWPOINT GALLOWAYS Reference: McIntosh - Purnell	TA

(D) **DECEASED REGISTERED PROPRIETOR**

Allan David PURNELL

(E) **APPLICANT**

Thelma Anne PURNELL

(F) The applicant, being entitled as beneficiary of the will of the deceased registered proprietor (who died on 09 Jun 2005) pursuant to probate No. 115893/05 granted on 07/10/2005 to me this applicant (a certified copy of which is lodged herewith) applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land

DATE 14 October 2005

(G) I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

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

Signature of witness: ROBERT JOHN PARREY

Name of witness: SOLICITOR
Address of witness: 11 MOLESWORTH ST., LISMORE

Signature of Applicant: T A Purnell

(H) **CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE**

I, Thelma Anne PURNELL
executor of the will of the deceased registered proprietor, hereby consent to this application.

Signature of witness: ROBERT JOHN PARREY

Name of witness: SOLICITOR
Address of witness: 11 MOLESWORTH ST., LISMORE

Signature of executor of the will: T A Purnell

All handwriting must be in block capitals.
Office use only—
Evidence sighted/sighted and returned:

OFF NB) 6218083

LAND AND PROPERTY INFORMATION NSW

OFF LX557276 11/881230

Form: 01T
Release: 6·0

TRANSFER

New South Wales
Real Property Act 1900

AI402705R

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the l 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

Office of State Revenue
NSW Treasury
Client No: 95102910 1791
Duty: $10·00 Trans No: 1461657
Asst details:

RELODGED
15 MAY 2014
TIME: 4pm

(A) **TORRENS TITLE** FOLIO IDENTIFIER 2/1159910 and AUTO CONSOL 7897-119

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
360B	1230064 Lange 6/60 York St Syd Reference: 120914	T TW

(C) **TRANSFEROR** GORDON ARTHUR PURNELL and THELMA ANNE PURNELL

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 1,200,000.00 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** KELVIN THOMAS DALY and SKAI REBECCA DALY

(I) **TENANCY:** JOINT TENANTS

DATE 31st January 2014

(J) I certify I am an eligible witness and that the transferor signed this dealing in my presence. [See note* below]

Signature of witness:

Name of witness: JILLIAN LOUISE KEYS
Address of witness: 11-13 Molesworth St LISMORE

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

Signature of transferor: GA Purnell

RELODGED
27 MAR 2014
TIME: 4·22

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

Signature:

Signatory's name: CHRISTOPHER LAMB
Signatory's capacity: solicitor

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 559664 Full name: CHRISTOPHER LAMB Signature:

* *s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.*

Annexure _____ to TRANSFER

Parties:

GORDON ARTHUR PURNELL and THELMA ANNE PURNELL to KELVIN THOMAS DALY and SKAI REBECCA DALY

Dated: 31. 1. 14

Matter No. 160918
Re: GORDON ARTHUR PURNELL
I approve of the manager's entering into this TRANSFER

NSW TRUSTEE AND GUARDIAN

NSW Trustee and Guardian
Leigh Avery

I certify I am an eligible witness and that the Transferor signed this dealing in my presence

N. Affleck
RUTH AFFLECK
78 Burringbar St
Mullumbimby NSW 2482

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

Gordon Arthur Purnell
by
John Samuel Robinson
Manager appointed under NSW Trustee and Guardian Act 2009/Guardianship Act 1987
Ref

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 558365121
ELN NOS ID: 558365122

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AR199916

Stamp Duty: 10120342-001

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.

LODGED BY:

Responsible Subscriber: MULLINS LAWYERS ABN 84073684093
Address: Riverside Centre
L 21, 123 Eagle ST
Brisbane 4000
Email: agull@mullinslawyers.com.au
ELNO Subscriber Number: 8799
Customer Account Number: 503324
Document Collection Box: 1W
Client Reference: SCCU DALY KT an

LAND TITLE REFERENCE

2/1159910
7897-119

TRANSFEROR

KELVIN THOMAS DALY

SKAI REBECCA DALY

TRANSFEREE

GULGAN ROAD PROPERTY PTY LTD ACN 649167555
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $10,000,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

KELVIN THOMAS DALY
SKAI REBECCA DALY

Signed By: Christopher Herbert Lamb
ELNO Signer Number: 60510
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: CHRISTOPHER HERBERT LAMB ABN 29456252031

LAMB& CO SOLICITORS

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 24102 **Customer Account Number:** 503377

Date: 01/07/2021

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

GULGAN ROAD PROPERTY PTY LTD

Signed By: Michelle Yvonne McCartney **Signer Capacity:** Practitioner Certifier

ELNO Signer Number: 14016 **Digital Signing Certificate Number:**

Signed for Subscriber: MCCARTNEY YOUNG LAWYERS PTY LIMITED ABN 66134784062

MCCARTNEY YOUNG LAWYERS

Subscriber Capacity: Representative Subscriber

ELNO Subscriber Number: 6160 **Customer Account Number:** 501093

Date: 01/07/2021

PLAN FORM 2 (A2) WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION Sheet 1 of 1 Sheets

DP1159910

CONNECTIONS

PM 74588 TO SS 84987 97°51'42" 850.297 BY GNSS
97°51'42" 850.289 MGA GND

SS 84987 TO SS 84992 103°43'09" 90.421 BY GNSS
103°42'29" 90.419 MGA GND

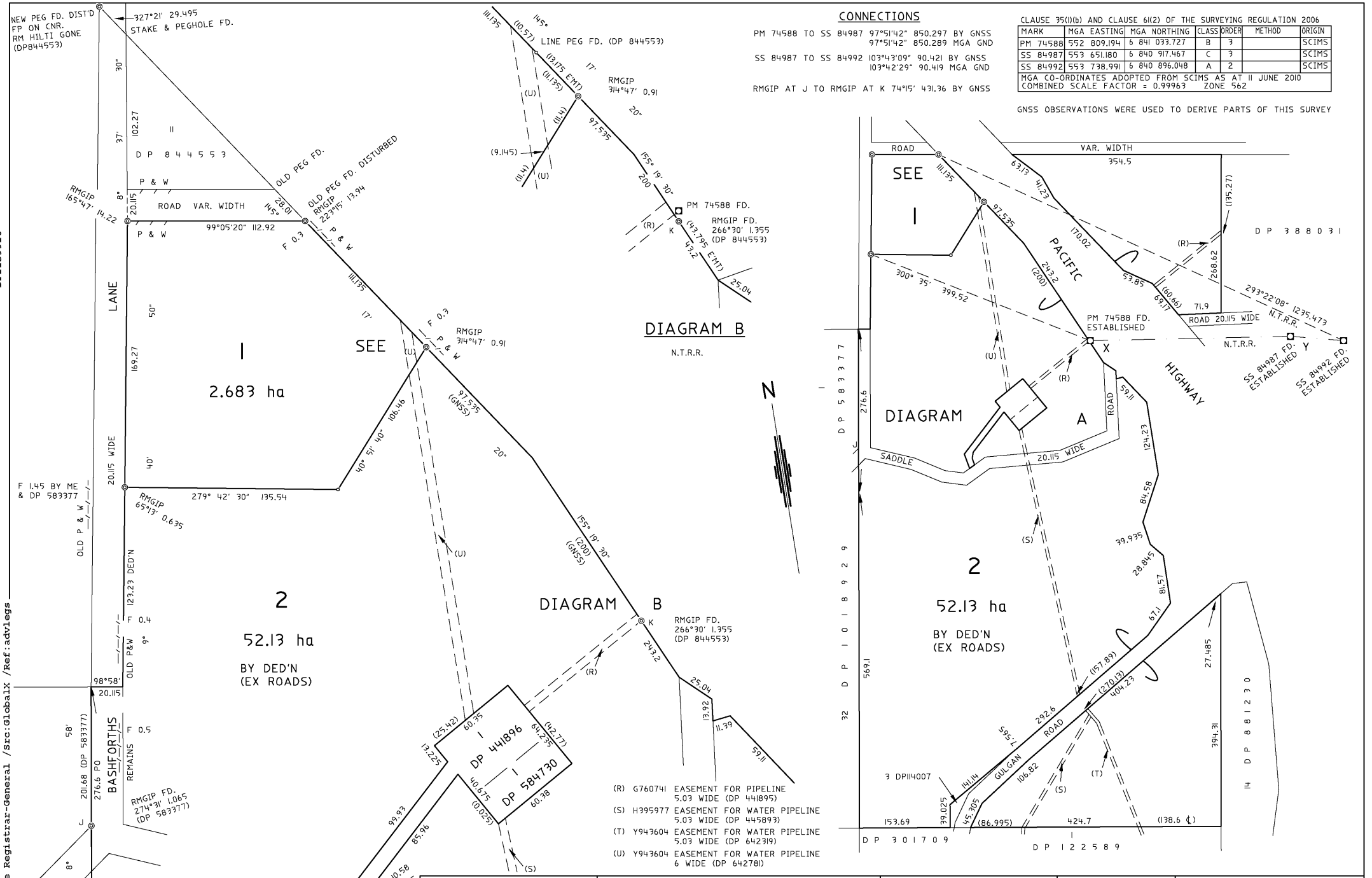
RMGIP AT J TO RMGIP AT K 74°15' 431.36 BY GNSS

CLAUSE 75(1)(b) AND CLAUSE 61(2) OF THE SURVEYING REGULATION 2006

MARK	MGA EASTING	MGA NORTHING	CLASS	ORDER	METHOD	ORIGIN
PM 74588	552 809.194	6 841 033.727	B	3		SCIMS
SS 84987	553 651.180	6 840 917.467	C	3		SCIMS
SS 84992	553 738.991	6 840 896.048	A	2		SCIMS

MGA CO-ORDINATES ADOPTED FROM SCIMS AS AT 11 JUNE 2010
COMBINED SCALE FACTOR = 0.99963 ZONE 562

GNSS OBSERVATIONS WERE USED TO DERIVE PARTS OF THIS SURVEY



Surveyor: MICHAEL ROBERT HARRISON	PLAN OF ACQUISITION AS TO LOT 11 IN DP 881230	LGA: BYRON	Registered	DP1159910
Date of Survey: 17th June 2010		Locality: BRUNSWICK HEADS	9.2.2011	
Surveyors Ref: BWI0005DP		Subdivision No:		
		Lengths are in metres. Reduction Ratio 1:4000		

10 20 30 40 50 Table of mm 90 100 110 120 130 140 150

WARNING: creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads, public reserves and drainage reserves or create easements, restrictions on the use of land and positive covenants.

LOT 1 IS TO BE ACQUIRED FOR THE PURPOSES OF THE ELECTICITY SUPPLY ACT, 1995

DP1159910 S

Registered: 9.2.2011

Title System: TORRENS

Purpose: ACQUISITION

PLAN OF ACQUISITION AS TO LOT 11 IN DP 881230

LGA: BYRON

Locality: BRUNSWICK HEADS

Parish: BRUNSWICK

County: ROUS

Crown Lands NSW/Western Lands Office Approval

I .....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown hereon have been given.

Signature: .....

Date: .....

File Number: .....

Office: .....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed .....*set out herein*
** (insert "subdivision" or "new road")*

.....
** Authorised person/General Manager/Accredited Certifier*

Consent Authority .....

Date of Endorsement .....

Accreditation No. .....

Subdivision Certificate No. .....

File No. .....

** Delete whichever is inapplicable*

Surveying Certificate

I, MICHAEL ROBERT HARRISON
HARRISON SHEPHERD PTY LTD
of P.O.BOX 397, YAMBA NSW 2464

a surveyor registered under the Surveying and Spatial Information Act 2002, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on 17TH JUNE 2010

The survey relates to LOT 1 ONLY
(here specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

(Signature) ..... *Dated:* 17/6/2010

Surveyor registered under the Surveying and Spatial Information Act 2002

Datum Line: 'X' - 'Y'

Type: Rural

Plans used in preparation of survey/~~compilation~~

DP 881230 DP 844553 DP 583377

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: BW10005DP

*OFFICE USE ONLY

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
1/7/2021 5:36PM

FOLIO: 2/1159910

First Title(s): VOL 1891 FOL 230 VOL 2027 FOL 1
Prior Title(s): 11/881230

Recorded	Number	Type of Instrument	C.T. Issue
9/2/2011	DP1159910	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
30/3/2011	AG91635	TRANSFER	FOLIO CREATED EDITION 1
16/5/2014	AI402705	TRANSFER	
16/5/2014	AI402706	MORTGAGE	EDITION 2
22/9/2018	AN730163	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED
1/7/2021	AR199915	DISCHARGE OF MORTGAGE	
1/7/2021	AR199916	TRANSFER	
1/7/2021	AR199917	MORTGAGE	EDITION 4

*** END OF SEARCH ***

advlegs PRINTED ON 1/7/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
1/7/2021 5:36PM

FOLIO: 10/844553

First Title(s): VOL 1891 FOL 230 VOL 2027 FOL 1
Prior Title(s): 2/584730

Recorded	Number	Type of Instrument	C.T. Issue
6/1/1995	DP844553	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
21/2/1995	U929728	RESUMPTION APPLICATION	FOLIO CREATED CT NOT ISSUED
8/11/1996	2581318	DISCHARGE OF MORTGAGE	EDITION 1
12/12/1996	2685791	RESTRICTION S88E(3) CONV ACT	EDITION 2
9/11/1998	DP881230	DEPOSITED PLAN	
22/6/1999	5872260	REQUEST	
29/10/1999	6218083	REQUEST	FOLIO CANCELLED

*** END OF SEARCH ***

advlegs PRINTED ON 1/7/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
1/7/2021 5:36PM

FOLIO: 11/881230

First Title(s): VOL 1891 FOL 230 VOL 2027 FOL 1
Prior Title(s): 10/844553

Recorded	Number	Type of Instrument	C.T. Issue
10/11/1998	DP881230	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
1/11/1999	6218083	REQUEST	FOLIO CREATED CT NOT ISSUED
7/6/2000	6844967	REQUEST	
3/7/2006	AC431006	TRANSMISSION APPLICATION	EDITION 1
9/2/2011	DP1159910	DEPOSITED PLAN	
28/2/2011	AG91635	TRANSFER	EDITION 2
30/3/2011	AG111273	DEPARTMENTAL DEALING	EDITION 3
30/3/2011	AG91635	DE-REGISTERED - TRANSFER	
30/3/2011	AG91635	TRANSFER	FOLIO CANCELLED

*** END OF SEARCH ***

advlegs PRINTED ON 1/7/2021

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1159910

SEARCH DATE	TIME	EDITION NO	DATE
1/7/2021	5:36 PM	4	1/7/2021

LAND

LOT 2 IN DEPOSITED PLAN 1159910
AT BRUNSWICK HEADS
LOCAL GOVERNMENT AREA BYRON
PARISH OF BRUNSWICK COUNTY OF ROUS
TITLE DIAGRAM DP1159910

FIRST SCHEDULE

GULGAN ROAD PROPERTY PTY LTD (T AR199916)

SECOND SCHEDULE (8 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 G760741 EASEMENT FOR PIPELINE 5.03 WIDE AFFECTING THE SITE DESIGNATED (R) IN THE TITLE DIAGRAM
3 H395977 EASEMENT FOR WATER PIPELINE 5.03 WIDE AFFECTING THE SITE DESIGNATED (S) IN THE TITLE DIAGRAM
4 Y943604 EASEMENT FOR WATER PIPELINE 5.03 WIDE AFFECTING THE SITE DESIGNATED (T) IN THE TITLE DIAGRAM
5 Y943604 EASEMENT FOR WATER PIPELINE 5.03 WIDE AFFECTING THE SITE DESIGNATED (U) IN THE TITLE DIAGRAM
6 2685791 RESTRICTION(S) ON THE USE OF LAND
7 6844967 RESTRICTION AS TO USER (S.88E(3) CONVEYANCING ACT, 1919)
8 AR199917 MORTGAGE TO PRIVEN FINANCE PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs PRINTED ON 1/7/2021

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Telephone: +612 9977 6713
Mobile: 0412 169 809
Email: search@alsearchers.com.au

02nd July, 2021

CSI AUSTRALIA PTY LTD
PO Box 389,
ALSTONVILLE NSW 2477

Attention: Dane Egelton,

RE: **66 The Saddle Road,**
Brunswick Heads
PO: The Saddle Rd

Current Search

Folio Identifier 2/1159910 (title attached)
DP 1159910 (plan attached)
Dated 01st July, 2021
Registered Proprietor:
GULGAN ROAD PROPERTY PTY LTD *(ACN 649 167 555)*

Title Tree
Lot 2 DP 1159910

Folio Identifier 2/1159910

Folio Identifier 11/881230

Folio Identifier 10/844553

Folio Identifier 2/584730

Certificate of Title Volume 13331 Folio 119

Certificate of Title Volume 7558 Folio 70

Certificate of Title Volume 6545 Folio 23

(a)	**(b)**
CTVol 1891 Folio 230	CTVol 2027 Folio 1
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Summary of Proprietor(s)
Lot 2 DP 1159910

Year	Proprietor(s)
	(Lot 2 DP 1159910)
2021 – todate	Gulgan Road Property Pty Ltd *(ACN 649 167 555)*
2014 – 2021	Kelvin Thomas Daly Skai Rebecca Daly
2011 – 2014	Gordon Arthur Purnell Thelma Anne Purnell
	(Lot 11 DP 881230)
2006 – 2011	Gordon Arthur Purnell Thelma Anne Purnell
1998 – 2006	Allan David Purnell, farmer Gordon Arthur Purnell, farmer
	(Lot 10 DP 844553)
1995 – 1998	Allan David Purnell, farmer Gordon Arthur Purnell, farmer
	(Lot 2 DP 584730)
1988 – 1995	Allan David Purnell, farmer Gordon Arthur Purnell, farmer
	(Lot 2 DP 584730 – CTVol 13331 Fol 119)
1977 – 1988	Allan David Purnell, farmer Gordon Arthur Purnell, farmer
(1977 – 1988)	*(lease to Her Most Gracious Majesty Queen Elizabeth the Second, of part of Portion 33)*
	(Part Portions 31 & 33 Parish Brunswick – Area 159 Acres 2 Roods 24 ½ Perches – CTVol 7558 Fol 70)
1966 – 1977	Allan David Purnell, farmer Gordon Arthur Purnell, farmer
1961 – 1966	Doris Mary Elizabeth Purnell, widow
(1958 – 1977)	*(lease to Her Most Gracious Majesty Queen Elizabeth the Second, of part of Portion 33)*
1958 – 1961	Arthur John Purnell, farmer Doris Mary Elizabeth Purnell, his wife
	(Part Portions 31 & 33 Parish Brunswick – Area 160 Acres 2 Roods 8 Perches – CTVol 6545 Fol 23)
1952 – 1958	Arthur John Purnell, farmer Doris Mary Elizabeth Purnell, his wife
1952 – 1952	Annie Jane Tulloch, wife of Lindsay Graeme Tulloch, farmer Henry Francis Baker, school teacher William Noakes Baker, enameller

See Notes (a) & (b)

Note (a)

	(Portion 33 Parish Brunswick – Area 80 Acres – CTVol 1891 Fol 230)
1951 – 1952	Annie Jane Tulloch, wife of Lindsay Graeme Tulloch, farmer Henry Francis Baker, school teacher William Noakes Baker, enameller
(1947 – 1951)	*(lease to Walter Hugh Munn, farmer)*
(1943 – 1952)	*(lease to Her Most Gracious Majesty Queen Elizabeth the Second, of part of Portion 33)*
(1920 – 1943)	*(lease to Henry Joseph Stephens, farmer)*
(1917 – 1920)	*(lease to Samuel John Jamison, and Rebecca Jamison, dairy farmers)*
1908 – 1951	William Baker, grantee

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Note (b)

	(Portion 31 Parish Brunswick – Area 82 Acres 3 Roods – CTVol 2027 Fol 1)
1951 – 1952	Annie Jane Tulloch, wife of Lindsay Graeme Tulloch, farmer Henry Francis Baker, school teacher William Noakes Baker, enameller
(1947 – 1951)	*(lease to Walter Hugh Munn, farmer)*
(1943 – 1952)	*(lease to Her Most Gracious Majesty Queen Elizabeth the Second, of part of Portion 33)*
(1920 – 1943)	*(lease to Henry Joseph Stephens, farmer)*
(1917 – 1920)	*(lease to Samuel John Jamison, and Rebecca Jamison, dairy farmers)*
1910 – 1951	William Baker, grantee

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