

**Root Partnership**

**A2 Banksia Unit, Tamworth Hospital**

**Dean Street Tamworth**

**Stage 2 Site Contamination Assessment**

Report No. RGS32576.1 – AG Rev.1

13 December 2021



RGS32576.1 – AG Rev.1

13 December 2021

Root Partnership  
Level 19/9 Hunter Street  
SYDNEY NSW 2000

**Attention: Sri Viswanathan**

Dear Sri,

**RE: A2 Banksia Unit, Tamworth Hospital - Dean Street Tamworth  
Stage 2 Site Contamination Assessment**

Regional Geotechnical Solutions Pty Ltd (RGS) has completed this site contamination assessment for the A2 Banksia Unit, Tamworth Hospital to be constructed in the northern portion of the existing hospital. The intrusive investigations and sampling of the site has been undertaken to assess the site contamination aspects of the site. The geotechnical assessment for the site is presented in a separate report.

Details of the proposed development have not been provided; however, it is understood to involve the construction of a new building and associated structures/pavements.

The work presented herein was reviewed by Dr David Tully CEnvP SC. A copy of Dr Tully's letter pertaining to the review is appended to the report.

If you have any questions regarding this project, or require any further assistance with this project, please do not hesitate to contact the undersigned.

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

Prepared by



**Louis Davidson**

Geotechnical Engineer

Reviewed by



**Adam Holzhauser**

Associate Geotechnical Engineer



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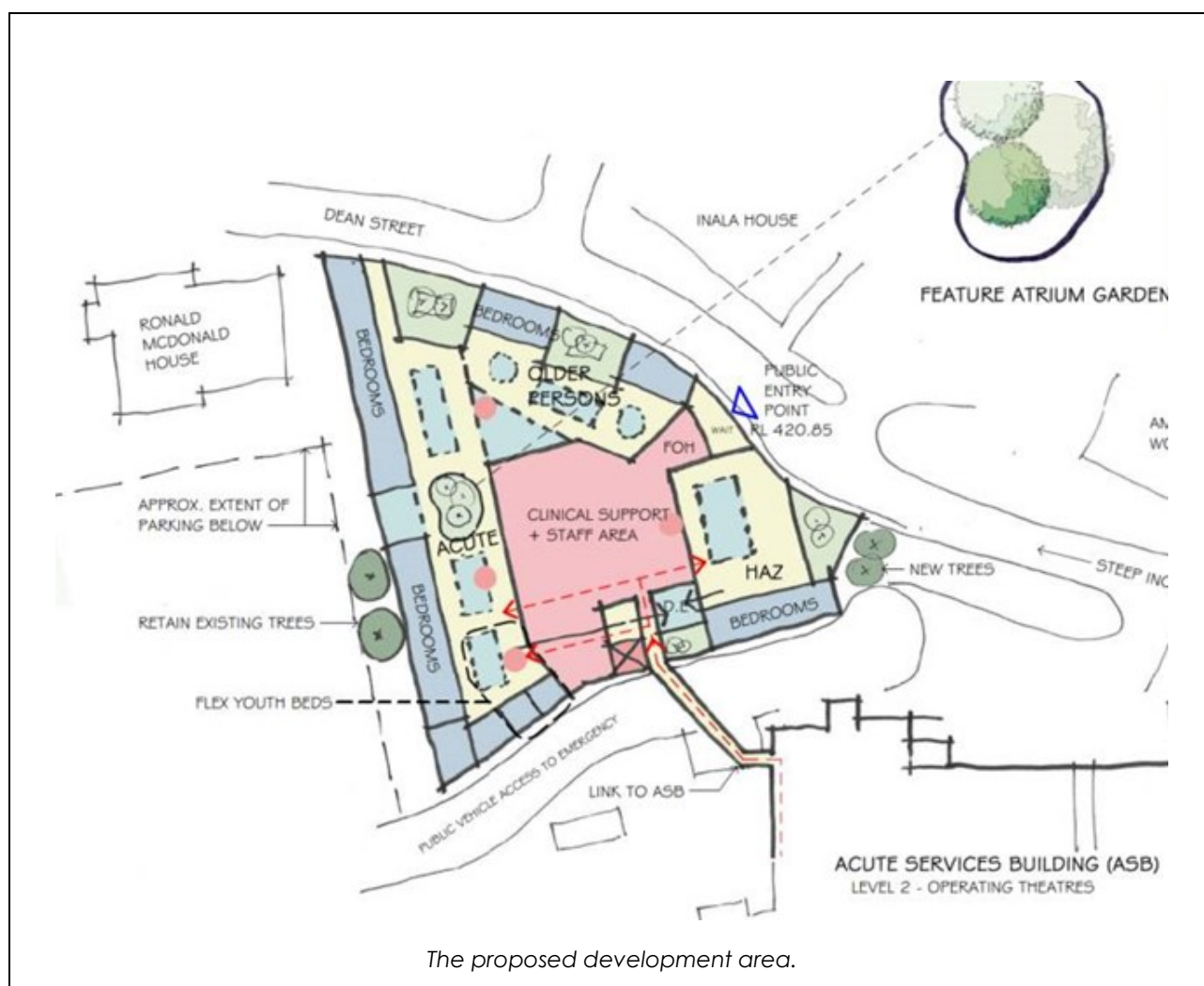


## 1 INTRODUCTION

Regional Geotechnical Solutions Pty Ltd (RGS) has completed this Stage 2 Site Contamination Assessment located at the proposed A2 Banksia Unit within Tamworth Hospital. The intrusive investigations and sampling of the site has been undertaken to assess the site contamination aspects of the site. The geotechnical assessment for the site is presented in a separate report.

Details of the proposed development have not been provided; however, it is understood to involve the construction of a new building and associated structures/pavements.

The area proposed to be development is presented below.



*The proposed development area.*



## 2 METHODOLOGY

The site contamination assessment was undertaken in accordance with the relevant sections of the NSW EPA, *Guidelines for Consultants Reporting on Contaminated Sites*, and involved the following process:

- Desk top study (to assess the historical land use, the potential for contamination resulting from past land use). The study included:
  - Review of local geology;
  - Review of government records of groundwater bores in the area;
  - Review of available recent and historical aerial photography for the last 50 years;
  - Land title search
  - Search of Environmental Protection Authority (EPA) website for any contamination notices for the site.
- Site walkover to assess visible surface conditions and identify potential evidence of contamination, or past activities that may cause contamination;

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

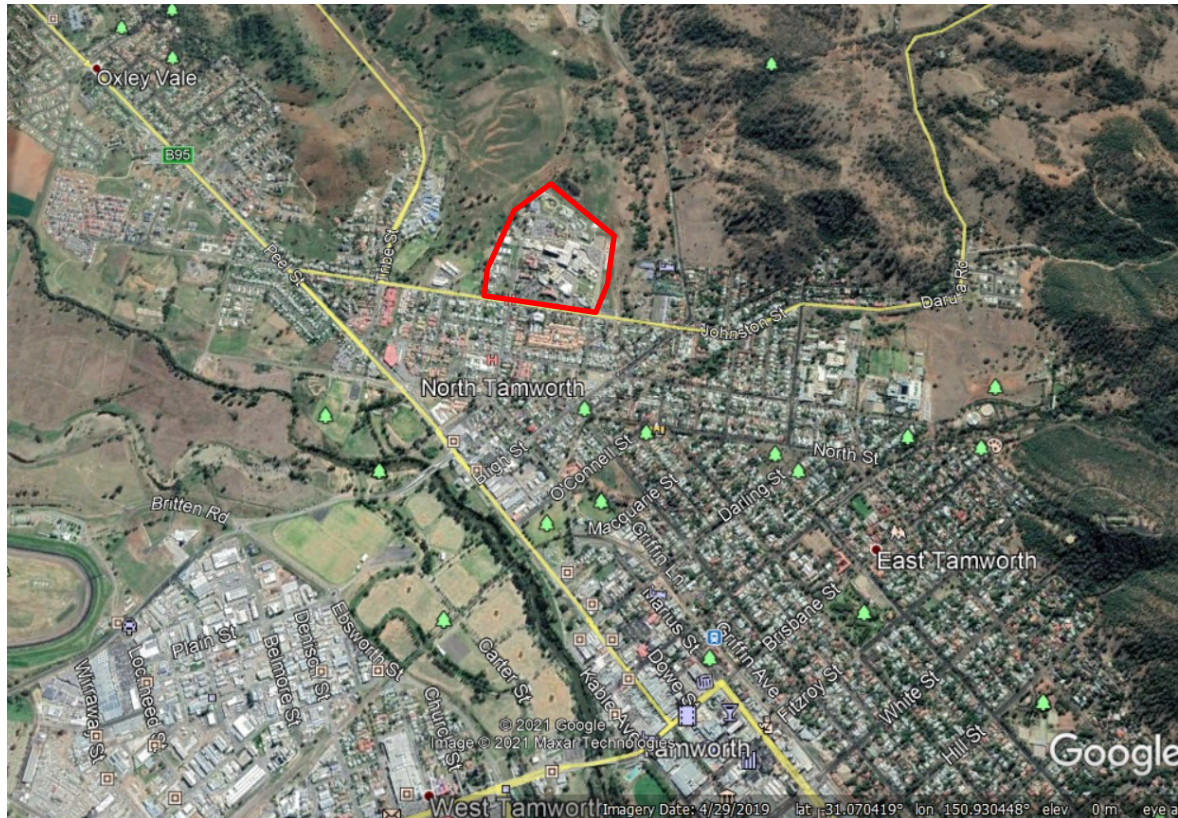
- Samples were collected from within the Areas of Concern identified and other areas deemed appropriate based on the site assessment; and
- Laboratory analysis of recovered samples was undertaken for the identified Chemicals of Concern (CoC).

Samples were collected from shallow test pits and from surface soils and within the boreholes in areas with the potential of contamination.

## 3 SITE CONDITIONS

### 3.1 Surface Conditions

The site is located within the existing Tamworth Hospital that is located on the northern side of Tamworth. A satellite photograph that shows the location of the site and the site setting is reproduced below.



Satellite photograph obtained from Google Earth that illustrates the site location and setting. The hospital location is outline red.

The site is located within undulating residual topography on the mid-slope of a south facing hill. The surrounding slopes generally grades at about 5° to 8°.

Various cut/fill land modifications have been undertaken across the site to create level pads for the four masonry buildings within the site. All buildings were of masonry construction with slab on ground. No evidence of lead paint or asbestos sheeting was observed within the existing structures or the surrounding soils.

There is an asphalt large car park on the western boundary of the site, and a smaller gravel carpark within the site in the northeast corner. Vegetation across the site comprises grass and scattered native trees that are up to about 10m tall.

Typical site photographs are presented below.





*Minor filling near the Ronald McDonald House/Asphalt.*



*Retaining wall in the southwest corner of the site.*



*Gravel carpark within the site.*



*Cut section in the north portion of the site.*

### **3.2 Subsurface Conditions**

The 1:250,000 Geology Map for Tamworth indicates the site is underlain by the Timor Limestone Member comprising cherty argillite, limestone, greywacke, and mudstone.

The borehole investigation revealed fill generally comprising gravelly clay to depths ranging from 0.4m to 1.1m, overlying residual clays that grade into weathered sandstone or siltstone from depths ranging from 0.4m to 3.8m.

No groundwater was encountered in any of the boreholes.



## 4 RESULTS OF STAGE 1 SCA - DESKTOP REVIEW

### 4.1 Site History

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

A land title search was undertaken by Advanced Legal Searches Pty Ltd. Based on the search, the lot has been subdivided and contained several lot names in its age including Lot 1 DP 1181268 (current), Lot 1 and Lot 2 DP 533835, Lot 335 DP 753848, and Lot 99 DP 753848. A summary of the search is presented in Table 1. The detailed results of the title search are presented in the attachments.

**Table 1: Summary of Land Title Search**

	<b>Lot 1 DP 1181268</b>
2013 – to present	Health Administration Corporation
(2017 – to present)	(current lease to Caterer Pty Ltd of shop 1. Café shop 2 & cancer clinic shop 3, 31 Dean Street, Tamworth)
	<b>Lot 1 DP 533835</b>
1995 – 2013	NSW Health Administration Corporation
1988 – 1995	The Commonwealth of Australia
(1988 – 2013)	(various leases shown on Historical Folio 1/533835)
	<b>Lot 1 DP 533835 – CTVol 11118 Fol 235)</b>
1969 – 1988	The Commonwealth of Australia
	<b>(Portions 248 &amp; 322 and 1 Acre 1 Rood 2 ½ Perches Grant – Area 17Acres 0 Roods 27 Perches – CTVol 4517 Fol 90)</b>
1932 – 1969	The Tamworth District Hospital, grantee
	<b>(Portion 248 Parish Tamworth – Area 9 Acres 2 Roods)</b>
Prior – 1932	Crown Land
(1916 – 1932)	(Addition to The Tamworth District Hospital Site)
(prior – 1916)	(Reserve for Lunatic Asylum)
	<b>Lot 2 DP 533835</b>





1998 – 2013	New England Health Services <i>(formerly The Tamworth Base Hospital)</i>
1988 – 1998	The Tamworth Base Hospital
<i>(1988 – 2013)</i>	<i>(various leases shown on Historical Folio 2/533835)</i>
	<b>Lot 2 DP 533835 - CTVol 11100 Fol 35</b>
1969 – 1988	The Tamworth Base Hospital
	<b>(Portions 248 &amp; 322 and 1 Acre 1 Rood 2 ½ Perches Grant – CTVol 4517 Fol 90)</b>
1932 – 1969	The Tamworth District Hospital, grantee
	<b>Portion 248 Parish Tamworth – Area 9 Acres 2 Roods</b>
Prior – 1932	Crown Land
<i>(1916 – 1932)</i>	<i>(Addition to The Tamworth District Hospital Site)</i>
<i>(prior – 1916)</i>	<i>(Reserve for Lunatic Asylum)</i>
	<b>Closed Crown Road – Parish Tamworth – Area 1 Acres 1 Rood 2 ½ Perches</b>
1916 – 1932	Crown Land
<i>(1916 – 1932)</i>	<i>(addition to The Tamworth District Hospital Site)</i>
	<b>Crown Road – Parish Tamworth – Area 1 Acres 1 Rood 2 ½ Perches)</b>
Prior – 1916	Crown Road
	<b>Portion 322 Parish Tamworth</b>
1931 – 1932	Crown Land
<i>(1931 – 1932)</i>	<i>(addition to The Tamworth District Hospital Site)</i>
	<b>Lot 335 DP 753848</b>
1989 – 2013	The Tamworth Base Hospital




	<b>(Portion 335 Parish Tamworth – Area 23 Acres 1 Rood 20 Perches – CTVol 5159 Fol 106)</b>
1940 – 1989	The Tamworth Base Hospital
	<b>(Portion 335 Parish Tamworth – Area 23 Acres 1 Rood 20 Perches)</b>
Prior – 1940	Crown Land
(1940 – 1940)	<i>(addition to The Tamworth District Hospital Site)</i>
1917 – 1940)	<i>(Reserve 1445 from occupation under miners' rights or business license)</i>
(1866 – 1940)	<i>(within Tamworth Permanent Common)</i>
	<b>Lot 99 DP 753848</b>
1998 – 2013	New England Health Services <i>(formerly The Tamworth Base Hospital)</i>
1991 – 1998	The Tamworth Base Hospital
(1991 – 2013)	<i>(various leases shown on Historical Folio 99/753848)</i>
	<b>(Portion 99 Parish Tamworth – Area 10 Acres 2 Rood 36 Perches – CTVol 601 Fol 193)</b>
1931 – 1991	The Tamworth District Hospital
1931 – 1931	Thomas Matthew Newman <i>(trustee of Public Hospital Tamworth)</i>
1882 – 1931	Philip Gidley King, David Williamson Irvine, Nathan Cohen, Daniel Regan, Thomas Matthew Newman <i>(trustees of Public Hospital Tamworth)</i>

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



Table 2: Summary of Aerial Photograph Observations

Photograph (Source)	Photograph Extract	Observations of Site Conditions	Observations of Surrounding Areas
1976		Some hospital buildings are present, vegetated throughout with trees. Minimal parking	Residential developments to the south and west. Vacant to the north and east.



1984



Similar to previous  
with some new  
buildings along the  
eastern boundary

Similar to previous.



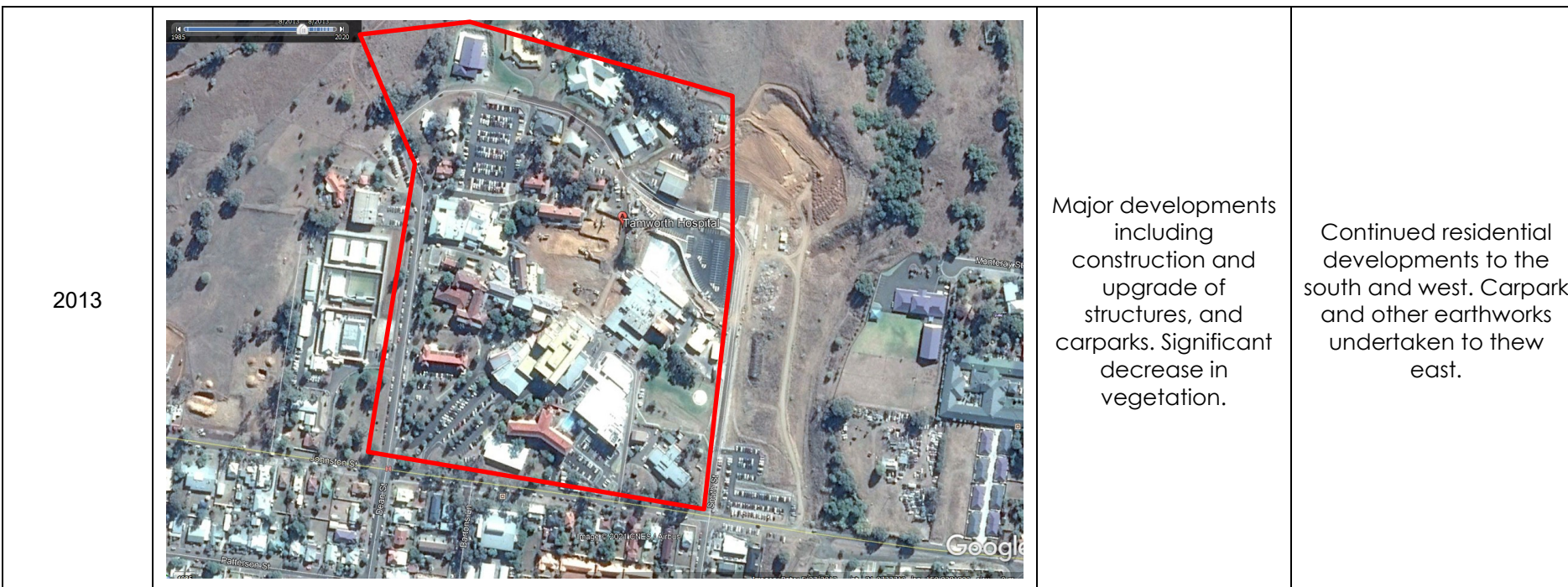


1989



Similar to previous,  
some minor  
developments to the  
north. Vegetation is  
denser.

Similar to previous.





2020



Construction of new  
structures, possible  
upgrades of  
roads/carparks.

Similar to previous.





Based on the above it can be concluded that the site has generally been owned by the Hospital, people / companies associated with the hospital or other government agencies.

Various developments have been undertaken within the hospital lot, including the development of structures, roads, and car parks associated with the hospital. The area of the proposed development has had four buildings and two carparks in the general vicinity of the area. Vegetation including grass and gardens have been maintained through this area.

## **4.2 Groundwater**

A groundwater bore search on the NSW Department of Primary Industries Office of Water website (<https://realtime.data.watersw.com.au/water.stm>) indicates there is a licenced groundwater bore (GW057928) located within the hospital. The drill records indicate a water bearing zone of 26.2m to 26.5m. There is an additional bore (GW052834) located to the west that recorded a water bearing zone of 24.5m to 34m.

## **5 GUIDELINES & ASSESSMENT CRITERIA**

### **5.1 Soil Investigation Levels**

The assessment was carried out in general accordance with the National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013). The NEPM document provides a range of guidelines for assessment of contaminants for various land uses. The site is located within Tamworth Hospital. As indicated in Section 1, details of the proposed development have not been provided, however it is assumed that the buildings are for short term stay patients and administration purposes only. On this basis, the investigation levels for "commercial / industrial" land use have been adopted as the primary investigation criteria. If the new buildings are to be used for long term patient care, the criteria may need to be reviewed. In accordance with the NEPM guidelines the following criteria were adopted for this assessment:

- Health investigation levels (HIL) for commercial / industrial land use were used to assess the potential human health impact of heavy metals and polycyclic aromatic hydrocarbons (PAHs).
- Health Screening Levels (HSL) for coarse textured (sand) or fine textured (silt or clay) soils on a commercial / industrial site were adopted as appropriate for the soils encountered to assess the potential human health impact of petroleum hydrocarbons including benzene, toluene, ethylbenzene and xylene (BTEX) compounds.
- Ecological Investigation Levels (EIL) for commercial / industrial land use were used for evaluation of the potential ecological / environmental impact of heavy metals and PAH.
- Ecological Screening Levels (ESL) for coarse textured (sand) or fine textured (silt or clay) soils on a commercial / industrial site were adopted as appropriate for the soils encountered, to assess the potential ecological / environmental impact of petroleum hydrocarbons and BTEX compounds.

In accordance with NEPM 2013, exceedance of the criteria does not necessarily deem that remediation or clean-up is required but is a trigger for further assessment of the extent of contamination and associated risks. The adopted criteria are presented in Table 2 and Table 3.





**Table 2: Adopted Site Investigation Criteria for Soil Samples**

Analyte	Adopted Soil Investigation Criteria	Analyte	Adopted Soil Investigation Criteria
Benzene	4	Chlordane	530
Toluene	135 <sup>(1)</sup>	Heptachlor	50
Ethyl-benzene	185 <sup>(1)</sup>	Copper	240,000
Xylene	95 <sup>(1)</sup>	Lead	1,500
TPH C6 – C10 (F1)	215 <sup>(1)</sup>	Zinc	400,000
TPH C10 – C16 (F2)	170 <sup>(1)</sup>	Cadmium	900
TPH C16 – C34 (F3)	2,500 <sup>(1)</sup>	Chromium (VI)	3,600
TPH C34 – C40 (F4)	6,600 <sup>(1)</sup>	Arsenic	3,000
Benzo-a-pyrene	1.4 <sup>(1)</sup>	Nickel	6,000
Phenol	240,000	Mercury	730
DDT+DDE+DDD	3,600	Asbestos	Not Present
Aldrin / Dieldrin	45		

**Note:** 1 Based on ecological screening levels (ESL)

**Table 3: Adopted Site Investigation Criteria for Composite Samples**

Analyte	Adopted Soil Investigation Criteria (µg/L)
Copper	60,000
Lead	375
Zinc	100,000
Cadmium	225
Chromium (VI)	900
Arsenic	750
Nickel	1,500
Mercury	182.5

## 5.2 Conceptual Site Model

Based on the site history assessment and site assessment a conceptual site model (CSM) has been developed. Areas of environmental concern and chemicals of concern were identified based on the site model developed as set out in the following sections.

## 5.3 Areas of Environmental Concern and Chemicals of Concern

Based on the desktop and site assessment work the identified areas of environmental concern have been refined and are summarised in Table 4. The locations are illustrated below.



**Table 4: Areas of Environmental Concern & Chemicals of Concern**

Areas of Environmental Concern		Mode of Potential Contamination	Chemicals of Concern	Key Potential Receptors
AEC-1	Building materials/Stockpiled material/ fill for carpark	Building materials from construction of carpark and buildings.	Asbestos, TPH, BTEX, PAH, Heavy metals, OC/OP	Future site users, construction workers.  Flora and fauna within any future landscaped areas or nearby sensitive ecosystems.
AEC-2	Carpark areas.	Oil spills or fuel spills.	TPH, BTEX, PAH, Heavy metals.	
AEC-3	Vegetation in open field.	Herbicides and pesticides used for general landscape upkeep.	OC/OP.	
Heavy Metals - Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel and Zinc BTEX - Benzene, Toluene, Ethylbenzene and Xylene TPH - Total Petroleum Hydrocarbons PAH - Polycyclic Aromatic Hydrocarbons OC/OPP - Organochlorine and Organophosphorus Pesticides				



*Identified Areas of Environmental Concern as discussed in Table 4*

## 6 SITE INVESTIGATIONS, SAMPLING AND LABORATORY ANALYSIS

### 6.1 Sampling Plan

Field work was carried out on 4 to 5 March 2021 and included:

- A site walkover assessment, observation and mapping of surface features and assessment of nearby infrastructure with aim of identifying areas of potential contamination concern;
- Visual assessment for potential contaminating sources such as soil staining and fibro chips (potential asbestos containing material) from the upper soil profile;



- The drilling of eleven boreholes (designated BH1 to BH11) and the excavation of 20 shallow test pits (designated S1 to S20) at the locations shown on Figure 1; and
- Collection of soil samples from surface locations and the test pits within the identified AEC.

In consideration of the site conditions and assessed areas of environmental concern a sampling plan was prepared with the aim of targeting these areas of concern. Soil samples were collected from 20 locations across the 4,800m<sup>2</sup> site. Surface soil samples were composited into five composites (designated C1 to C5), the locations of which are shown on Figure 1.

Samples were collected in acid-rinsed 250mL glass jars and placed in an ice-chilled cooler while on site and during transit to the laboratory where the samples were refrigerated. The asbestos samples were collected in new zip lock bags.

A summary of the soil sampling is presented in Table 5.

**Table 5: Soil Sampling Summary**

Sample Location	Depth (m)	Area of Environmental Concern	Chemicals of Concern Analysed	Sample Description
S1	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S2	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S3	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S4	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S5	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Residual Soil
S6	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Residual Soil
S7	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Residual Soil
S8	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Residual Soil
S9	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Colluvial Soil
S10	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Colluvial Soil
S11	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Residual Soil
S12	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Residual Soil
S13	0 – 0.1	2	Heavy metals, PAH, TRH, BTEX	Fill
S14	0 – 0.1	2	Heavy metals, PAH, TRH, BTEX	Fill
S15	0 – 0.1	2	Heavy metals, PAH, TRH, BTEX	Fill
S16	0 – 0.1	2	Heavy metals, PAH, TRH, BTEX	Fill
S17	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S18	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S19	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
S20	0 – 0.1	1, 3	Asbestos, heavy metals, PAH, TRH, BTEX, OC/OP	Fill
BH3	0 – 0.1	1	Asbestos	Fill
BH5	0 – 0.1	1	Asbestos	Fill
BH6	0 – 0.1	1	Asbestos	Colluvial Soil



Sample Location	Depth (m)	Area of Environmental Concern	Chemicals of Concern Analysed	Sample Description
BH7	0 – 0.1	1	Asbestos	Colluvial Soil
BH10	0 – 0.1	1	Asbestos	Fill
Composite C1 (S1, S2, S3, S4)	0 – 0.1	1, 3	15 Metals	Fill
Composite C2 (S5, S6, S7, S8)	0 – 0.1	1, 3	15 Metals	Residual Soil
Composite C3 (S9, S10, S11, S12)	0 – 0.1	1, 3	15 Metals	Colluvial Soil
Composite C4 (S13, S14, S15, S16)	0 – 0.1	2	15 Metals	Fill
Composite C5 (S17, S18, S19, S20)	0 – 0.1	1, 3	15 Metals	Fill

## 6.2 Laboratory Analysis

Eighteen soil samples were transported under chain-of-custody to ALS Laboratory Group, a NATA accredited specialist chemical testing laboratory. The samples included five composited samples, eight discrete soil samples, five separate bagged samples for asbestos testing. The samples were analysed for the following suite of contaminants:

- Asbestos
- Polycyclic Aromatic Hydrocarbons (PAH)
- Total Recoverable Hydrocarbons (TRH)
- Benzene, Toluene, Ethyl-benzene, Xylenes (BTEX)
- Organochlorine and Organophosphorus Pesticides (OCPs and OPPs)
- Heavy metals (arsenic, cadmium, chromium, cobalt, copper, lead, mercury, and zinc).

The results are presented in Appendix B.

## 6.3 Quality Control

Samples were obtained using industry accepted protocols for sample treatment, preservation, and equipment decontamination.

In addition to the field QC procedures, the laboratory conducted internal quality control testing including surrogates, blanks, and laboratory duplicate samples. The results are presented with the laboratory test results in Appendix A.

Based on the results of the field and laboratory quality control procedures and testing the data is considered to reasonably represent the concentrations of contaminants in the soils at the sample locations at the time of sampling and the results can be adopted for this assessment.





## 6.4 Data Quality Objectives

The Data Quality Objectives (DQOs) are presented in Table 6.

**Table 6: Data Quality Objectives**

DQO	Details of Process
State the Problem	A site contamination assessment is required to aid planning for the proposed new hospital buildings.
Identify the Decision	<p>The principal study questions that are:</p> <ul style="list-style-type: none"> <li>What is the nature and extent of soil contamination on the subject land (if any)?; and</li> <li>Is the land suitable for the proposed structures from a contamination viewpoint?</li> </ul>
Identify Inputs to the Decision	<p>The primary inputs are:</p> <ul style="list-style-type: none"> <li>Site history study (See Section 4);</li> <li>Site walkover assessment;</li> <li>Visual assessment for signs of potential contamination;</li> <li>Intrusive investigations and soil sampling</li> <li>Laboratory analysis of soil samples; and</li> <li>Results summary.</li> </ul>
Define the Boundary of the Assessment	<ul style="list-style-type: none"> <li>The spatial boundaries are limited to the study area shown in Section 3.1;</li> <li>The investigation and screening levels for a Commercial land use scenario.</li> </ul>
Develop a Decision Rule	<p>The decision rules for the investigation are:</p> <ul style="list-style-type: none"> <li>If concentrations of contaminants exceed the adopted investigation and screening levels for a Commercial land use scenario, then further assessment may be required;</li> </ul> <p>Decision criteria for QA/QC measures are defined in Section 6.3. A decision on the acceptance of analytical data will be made based on the data quality indicators (DQIs) in the context of precision, accuracy, representativeness, completeness and comparability (PARCC) parameters as follows:</p> <ul style="list-style-type: none"> <li><b>Precision:</b> NATA registered laboratories were used following NATA endorsed methods;</li> <li><b>Accuracy:</b> The laboratory limit or reporting (LOR) was appropriate for the screening criteria utilised. NATA registered laboratories were used following NATA endorsed methods including appropriate method blanks, laboratory control samples, laboratory spikes and duplicates the results of which are considered to be satisfactory.</li> <li><b>Representativeness</b> – The samples were received by the laboratories in good condition. The data obtained is considered to be representative of the soils and ACM present on site;</li> <li><b>Completeness</b> – Experienced field staff were utilised to undertake the sampling and keep appropriate documentation. Samples were in proper custody between the field and reaching the laboratory. The laboratories performed the tests requested. The data obtained from the field investigations is considered to be relevant and usable; and</li> <li><b>Comparability</b> – Sample holding times were met and samples were properly and adequately preserved. Field sampling and handling procedures were followed. The data collected is considered to be comparable.</li> </ul>
Specify Acceptable Limits on Decision Errors	<ul style="list-style-type: none"> <li>Acceptable limits for QA/QC measures are defined in 6.3;</li> </ul>



	<ul style="list-style-type: none"><li>• Acceptable investigation and screening levels are those for a commercial / industrial land use scenario; and</li><li>• Specific limits are in accordance with the appropriate NSW EPA guidelines including indicators of data quality and standard procedures for field sampling and handling.</li></ul>
Optimise the Design for Obtaining Data	Based on the above steps of the DQO process. The design for obtaining the required data (i.e proposed field and laboratory investigations) is presented in Section 6 and 7.

## 6.5 Results of Analysis

An evaluation of the laboratory test results against the adopted soil assessment criteria as presented in Table 2 and Table 3 (in Section 5) is provided below:

- No asbestos was detected in any of the samples tested;
- Results of heavy metal analysis revealed some elevated levels, however, the concentrations encountered were below the adopted health assessment criteria;
- Results of TRH (F1, F2, F3 and F4) analysis revealed elevated levels in S3 and S13 only, and concentrations below the level of reporting in all other samples tested, all levels encountered were below the adopted assessment criteria;
- Results of BTEX analysis revealed concentrations below the level of reporting in all samples tested, and therefore below the adopted assessment criteria;
- Results of PAH analysis revealed concentrations below the level of reporting in all samples tested, and therefore below the adopted assessment criteria;
- Results of organochlorine and organophosphorus pesticide analysis revealed concentrations below the level of reporting in all samples tested, and therefore below the adopted assessment criteria;
- Results of polychlorinated biphenyl (PCB) analysis recorded values below level of reporting for all samples tested, and therefore below the adopted assessment criteria.

## 7 ASSESSMENT & CONCLUSIONS REGARDING SITE CONTAMINATION

Regional Geotechnical Solutions has completed Stage 1 and Stage 2 site contamination assessments for the proposed A2 Banksia Unit, Tamworth Hospital to be constructed in the northern portion of the existing hospital.

The results of the Stage 1 assessment identified three areas of environmental concern and recommended further site assessment (Stage 2 assessment), including sampling and analysis. The assessment concluded that for all soil samples tested found that heavy metals, TPH, BTEX, PAH, OC/OP pesticides, PCBs and the presence of asbestos were either at concentrations below the laboratory limits of reporting or at concentrations below the adopted health assessment criteria for Commercial land use.



Based on the above and the findings of the Stage 1 and Stage 2 site contamination assessments the soil tested meet the requirements for a Commercial site as detailed in the NEPM 2013 guidelines. If the existing buildings are to be demolished, testing of the soils below the building is also recommended.

A detailed Remedial Action Plan (RAP) is not considered necessary for the proposed development at this point. The following comments and recommendations should be considered during the planning, development and construction stages of the project.

- If a hazardous material register for the buildings is available, it should be reviewed prior to undertaking any demolition works. All demolition works should be undertaken by licenced contractors with appropriate asbestos removal accreditation. If the building is demolished a site clearance certificate must be provided on completion of the works.
- Regional Geotechnical Solutions should be consulted if details of the proposed development differ from those discussed herein.
- Regional Geotechnical Solutions or an alternative consultant should be contacted if any unidentified potential contamination is encountered, (including odorous or stained soils and fragments of cement sheeting that may contain asbestos).
- Material exported off site should be assessed in accordance with EPA guidelines for Excavated Natural Material (ENM) and Virgin Excavated Natural Material (VENM). As a preliminary guide based on the site contamination testing undertaken, the residual profile is likely to be classified as Virgin Excavated Natural Material. The fill encountered throughout the site would likely be classified as Excavated Natural Material, however further testing may be required to classify this when all filled locations accessible (i.e. fill below existing structures) and quantities are known.

## 8 LIMITATIONS

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

Contaminated site investigations are based on data collection, judgment, experience, and opinion. By nature, these investigations are less exact than other engineering disciplines. The findings presented in this report and used as the basis for the recommendations presented herein were obtained using normal, industry accepted practises and standards. To our knowledge, they represent a reasonable interpretation of the general condition of the site. Under no circumstances, however, can it be considered that these findings represent the actual state of the site at all points.

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



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

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

If you have any questions regarding this project, or require any additional consultations, please contact the undersigned.

For and on behalf of

**Regional Geotechnical Solutions Pty Ltd**

Prepared by

**Louis Davidson**

Geotechnical Engineer

Reviewed by

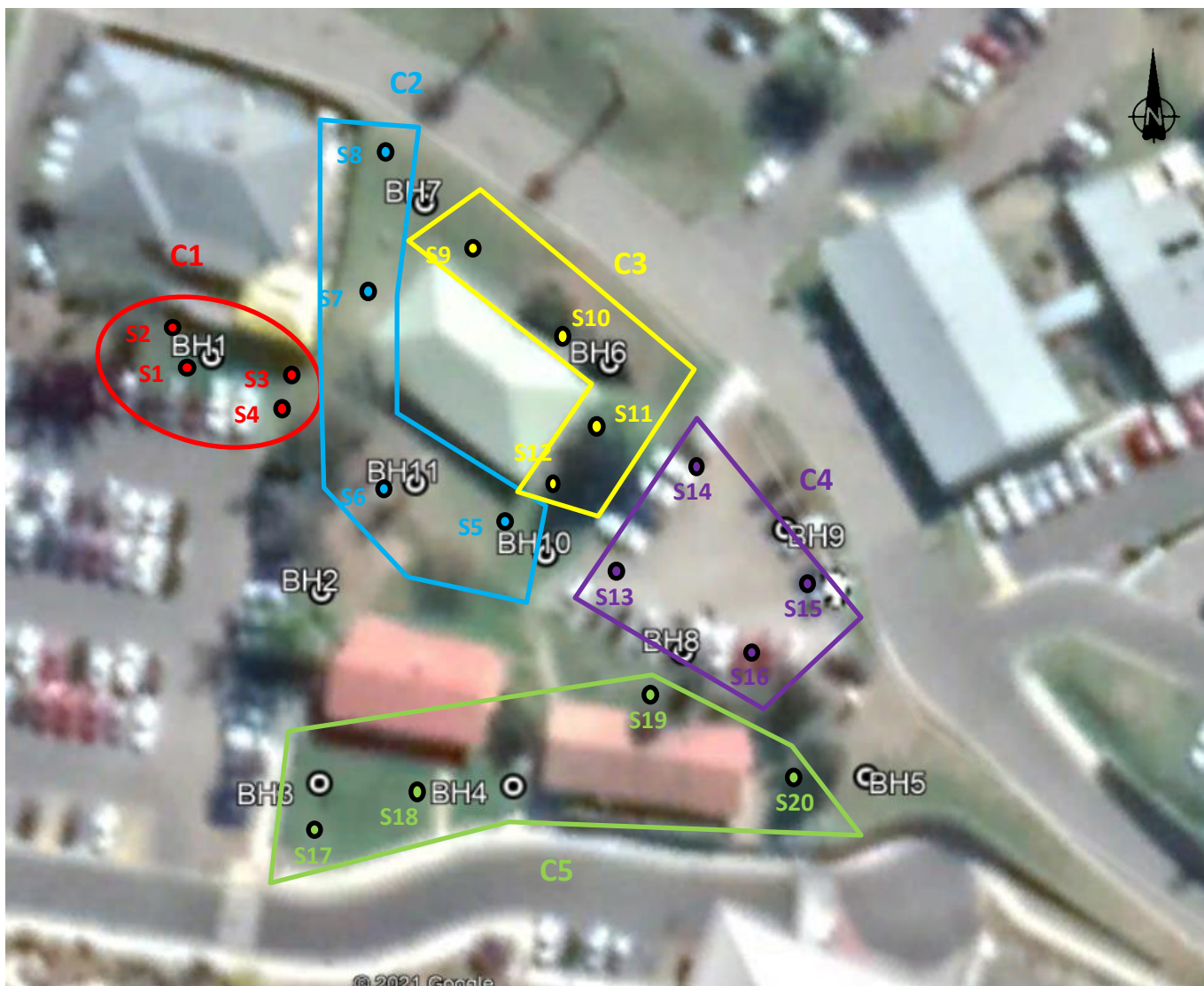
**Adam Holzhauser**

Associate Geotechnical Engineer



## Figures





<b>Client:</b>	Root Partnership	<b>Job No.</b>	RGS32576.1
<b>Project:</b>	A2 Banksia Unit, Tamworth Hospital Dean Street Tamworth NSW	<b>Drawn By:</b>	LD
		<b>Scale:</b>	NTS
		<b>Date:</b>	18-Mar-21
<b>Title:</b>	Contamination Sample Location Plan	<b>Drawing No.</b>	<b>FIGURE 1</b>



# **Appendix A**

## **Laboratory Test Result Sheets**



# CERTIFICATE OF ANALYSIS

Work Order	: ES2108352
Client	: REGIONAL GEOTECHNICAL SOLUTION
Contact	: MR ADAM HOLZHAUSER
Address	: Unit 14 25-27 Hurley Drive COFFS HARBOUR NSW, AUSTRALIA 2450
Telephone	: +61 02 6553 5641
Project	: A2 Banksia Building
Order number	: RGS32576.1
C-O-C number	: ----
Sampler	: ----
Site	: Tamworth Hospital
Quote number	: EN/222
No. of samples received	: 38
No. of samples analysed	: 18

Page : 1 of 13  
Laboratory : Environmental Division Sydney  
Contact : Customer Services ES  
Address : 277-289 Woodpark Road Smithfield NSW Australia 2164  
  
Telephone : +61-2-8784 8555  
Date Samples Received : 10-Mar-2021 09:20  
Date Analysis Commenced : 11-Mar-2021  
Issue Date : 16-Mar-2021 15:22



This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted, unless the sampling was conducted by ALS. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Descriptive Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

## Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Alana Smylie	Asbestos Identifier	Newcastle - Asbestos, Mayfield West, NSW
Celine Conceicao	Senior Spectroscopist	Sydney Inorganics, Smithfield, NSW
Edwandy Fadjjar	Organic Coordinator	Sydney Organics, Smithfield, NSW



## General Comments

The analytical procedures used by ALS have been developed from established internationally recognised procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are fully validated and are often at the client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society.  
LOR = Limit of reporting  
^ = This result is computed from individual analyte detections at or above the level of reporting  
ø = ALS is not NATA accredited for these tests.  
~ = Indicates an estimated value.

- Benzo(a)pyrene Toxicity Equivalent Quotient (TEQ) per the NEPM (2013) is the sum total of the concentration of the eight carcinogenic PAHs multiplied by their Toxicity Equivalence Factor (TEF) relative to Benzo(a)pyrene. TEF values are provided in brackets as follows: Benz(a)anthracene (0.1), Chrysene (0.01), Benzo(b+j) & Benzo(k)fluoranthene (0.1), Benzo(a)pyrene (1.0), Indeno(1.2.3.cd)pyrene (0.1), Dibenz(a,h)anthracene (1.0), Benzo(g,h,i)perylene (0.01). Less than LOR results for 'TEQ Zero' are treated as zero, for 'TEQ 1/2LOR' are treated as half the reported LOR, and for 'TEQ LOR' are treated as being equal to the reported LOR. Note: TEQ 1/2LOR and TEQ LOR will calculate as 0.6mg/Kg and 1.2mg/Kg respectively for samples with non-detects for all of the eight TEQ PAHs.
- EP080: Where reported, Total Xylenes is the sum of the reported concentrations of m&p-Xylene and o-Xylene at or above the LOR.
- EP068: Where reported, Total Chlordane (sum) is the sum of the reported concentrations of cis-Chlordane and trans-Chlordane at or above the LOR.
- EP068: Where reported, Total OCP is the sum of the reported concentrations of all Organochlorine Pesticides at or above LOR.
- EP075(SIM): Where reported, Total Cresol is the sum of the reported concentrations of 2-Methylphenol and 3- & 4-Methylphenol at or above the LOR.
- EA200 'Am' Amosite (brown asbestos)
- EA200 'Cr' Crocidolite (blue asbestos)
- EA200 'Trace' - Asbestos fibres ("Free Fibres") detected by trace analysis per AS4964. The result can be interpreted that the sample contains detectable 'respirable' asbestos fibres
- EA200: Asbestos Identification Samples were analysed by Polarised Light Microscopy including dispersion staining.
- EA200 Legend
- EA200 'Ch' Chrysotile (white asbestos)
- EA200: 'UMF' Unknown Mineral Fibres. "-" indicates fibres detected may or may not be asbestos fibres. Confirmation by alternative techniques is recommended.
- EA200: For samples larger than 30g, the <2mm fraction may be sub-sampled prior to trace analysis as outlined in ISO23909:2008(E) Sect 6.3.2-2
- EA200: 'Yes' - Asbestos detected by polarised light microscopy including dispersion staining.
- EA200: 'No\*' - No asbestos found, at the reporting limit of 0.1g/kg, by polarised light microscopy including dispersion staining. Asbestos material was detected and positively identified at concentrations estimated to be below 0.1g/kg.
- EA200: 'No' - No asbestos found at the reporting limit 0.1g/kg, by polarised light microscopy including dispersion staining.





## Analytical Results

Sub-Matrix: **SOIL**  
 (Matrix: **SOIL**)

Sample ID

				C1 0-0.1	C2 0-0.1	C3 0-0.1	C4 0-0.1	C5 0-0.1
Sampling date / time				04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00
Compound	CAS Number	LOR	Unit	ES2108352-001	ES2108352-002	ES2108352-003	ES2108352-004	ES2108352-005
				Result	Result	Result	Result	Result
<b>EA055: Moisture Content (Dried @ 105-110°C)</b>								
Moisture Content	----	1.0	%	9.2	7.8	6.4	3.8	10.2
<b>EG005(ED093)T: Total Metals by ICP-AES</b>								
Barium	7440-39-3	10	mg/kg	90	100	120	20	80
Beryllium	7440-41-7	1	mg/kg	<1	<1	<1	<1	<1
Boron	7440-42-8	50	mg/kg	<50	<50	<50	<50	<50
Cobalt	7440-48-4	2	mg/kg	11	12	15	6	10
Manganese	7439-96-5	5	mg/kg	517	570	941	341	573
Selenium	7782-49-2	5	mg/kg	<5	<5	<5	<5	<5
Vanadium	7440-62-2	5	mg/kg	56	52	58	40	64
Arsenic	7440-38-2	5	mg/kg	5	6	6	<5	7
Cadmium	7440-43-9	1	mg/kg	<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg	13	14	13	8	15
Copper	7440-50-8	5	mg/kg	26	24	27	28	30
Lead	7439-92-1	5	mg/kg	10	19	9	<5	18
Nickel	7440-02-0	2	mg/kg	13	29	22	8	12
Zinc	7440-66-6	5	mg/kg	54	65	58	28	71
<b>EG035T: Total Recoverable Mercury by FIMS</b>								
Mercury	7439-97-6	0.1	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1



## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	S1 0-0.1	S3 0-0.1	S7 0-0.1	S9 0-0.1	S11 0-0.1
Sampling date / time					04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00
Compound	CAS Number	LOR	Unit		ES2108352-006	ES2108352-007	ES2108352-008	ES2108352-009	ES2108352-010
					Result	Result	Result	Result	Result
<b>EA055: Moisture Content (Dried @ 105-110°C)</b>									
Moisture Content	----	1.0	%		10.8	11.3	8.2	8.2	7.2
<b>EG005(ED093)T: Total Metals by ICP-AES</b>									
Arsenic	7440-38-2	5	mg/kg		6	9	6	7	6
Cadmium	7440-43-9	1	mg/kg		<1	<1	<1	<1	<1
Chromium	7440-47-3	2	mg/kg		11	16	14	12	11
Copper	7440-50-8	5	mg/kg		29	30	21	22	21
Lead	7439-92-1	5	mg/kg		12	10	10	8	8
Nickel	7440-02-0	2	mg/kg		12	14	12	17	12
Zinc	7440-66-6	5	mg/kg		56	60	58	50	46
<b>EG035T: Total Recoverable Mercury by FIMS</b>									
Mercury	7439-97-6	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
<b>EP066: Polychlorinated Biphenyls (PCB)</b>									
Total Polychlorinated biphenyls	----	0.1	mg/kg		<0.1	<0.1	<0.1	<0.1	<0.1
<b>EP068A: Organochlorine Pesticides (OC)</b>									
alpha-BHC	319-84-6	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
beta-BHC	319-85-7	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
gamma-BHC	58-89-9	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
delta-BHC	319-86-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor	76-44-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Aldrin	309-00-2	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Heptachlor epoxide	1024-57-3	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
^ Total Chlordane (sum)	----	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
trans-Chlordane	5103-74-2	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
alpha-Endosulfan	959-98-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
cis-Chlordane	5103-71-9	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Dieldrin	60-57-1	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
4,4'-DDE	72-55-9	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Endrin	72-20-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
beta-Endosulfan	33213-65-9	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
^ Endosulfan (sum)	115-29-7	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
4,4'-DDD	72-54-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Endrin aldehyde	7421-93-4	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05
Endosulfan sulfate	1031-07-8	0.05	mg/kg		<0.05	<0.05	<0.05	<0.05	<0.05



## Analytical Results

Sub-Matrix: SOIL  
 (Matrix: SOIL)

Sample ID

				S1 0-0.1	S3 0-0.1	S7 0-0.1	S9 0-0.1	S11 0-0.1
Sampling date / time				04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00
Compound	CAS Number	LOR	Unit	ES2108352-006	ES2108352-007	ES2108352-008	ES2108352-009	ES2108352-010
				Result	Result	Result	Result	Result
<b>EP068A: Organochlorine Pesticides (OC) - Continued</b>								
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
^ Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
^ Sum of DDD + DDE + DDT	72-54-8/72-55-9/5 0-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
<b>EP068B: Organophosphorus Pesticides (OP)</b>								
Dichlorvos	62-73-7	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Demeton-S-methyl	919-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Monocrotophos	6923-22-4	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Dimethoate	60-51-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Diazinon	333-41-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Parathion-methyl	298-00-0	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	121-75-5	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Fenthion	55-38-9	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Parathion	56-38-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Pirimphos-ethyl	23505-41-1	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Chlorfenvinphos	470-90-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Bromophos-ethyl	4824-78-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Fenamiphos	22224-92-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Prothiofos	34643-46-4	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Ethion	563-12-2	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Carbophenothion	786-19-6	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
Azinphos Methyl	86-50-0	0.05	mg/kg	<0.05	<0.05	<0.05	<0.05	<0.05
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons</b>								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5



## Analytical Results

Sub-Matrix: SOIL  
 (Matrix: SOIL)

Sample ID

				S1 0-0.1	S3 0-0.1	S7 0-0.1	S9 0-0.1	S11 0-0.1
Sampling date / time				04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00
Compound	CAS Number	LOR	Unit	ES2108352-006	ES2108352-007	ES2108352-008	ES2108352-009	ES2108352-010
				Result	Result	Result	Result	Result
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued</b>								
Benz(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg	0.6	0.6	0.6	0.6	0.6
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg	1.2	1.2	1.2	1.2	1.2
<b>EP080/071: Total Petroleum Hydrocarbons</b>								
C6 - C9 Fraction	----	10	mg/kg	<10	<10	<10	<10	<10
C10 - C14 Fraction	----	50	mg/kg	<50	<50	<50	<50	<50
C15 - C28 Fraction	----	100	mg/kg	<100	190	<100	<100	<100
C29 - C36 Fraction	----	100	mg/kg	<100	140	<100	<100	<100
^ C10 - C36 Fraction (sum)	----	50	mg/kg	<50	330	<50	<50	<50
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions</b>								
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	<10	<10	<10
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	<10	<10	<10	<10
>C10 - C16 Fraction	----	50	mg/kg	<50	90	<50	<50	<50
>C16 - C34 Fraction	----	100	mg/kg	<100	200	<100	<100	<100
>C34 - C40 Fraction	----	100	mg/kg	<100	140	<100	<100	<100
^ >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	430	<50	<50	<50
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg	<50	90	<50	<50	<50
<b>EP080: BTEXN</b>								
Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	<0.2	<0.2	<0.2
Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	<0.5	<0.5	<0.5





## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	S1 0-0.1	S3 0-0.1	S7 0-0.1	S9 0-0.1	S11 0-0.1
Sampling date / time					04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00
Compound	CAS Number	LOR	Unit		ES2108352-006	ES2108352-007	ES2108352-008	ES2108352-009	ES2108352-010
					Result	Result	Result	Result	Result
<b>EP080: BTEXN - Continued</b>									
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	<0.2	<0.2
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	<0.5	<0.5
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	<1	<1
<b>EP066S: PCB Surrogate</b>									
Decachlorobiphenyl	2051-24-3	0.1	%		70.9	70.3	71.2	70.2	76.8
<b>EP068S: Organochlorine Pesticide Surrogate</b>									
Dibromo-DDE	21655-73-2	0.05	%		117	109	118	100	130
<b>EP068T: Organophosphorus Pesticide Surrogate</b>									
DEF	78-48-8	0.05	%		117	124	124	104	131
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>									
Phenol-d6	13127-88-3	0.5	%		95.4	99.4	99.3	93.3	95.2
2-Chlorophenol-D4	93951-73-6	0.5	%		96.7	98.5	100	95.0	96.9
2,4,6-Tribromophenol	118-79-6	0.5	%		72.7	93.6	94.9	82.3	80.7
<b>EP075(SIM)T: PAH Surrogates</b>									
2-Fluorobiphenyl	321-60-8	0.5	%		108	106	112	107	108
Anthracene-d10	1719-06-8	0.5	%		114	109	117	111	116
4-Terphenyl-d14	1718-51-0	0.5	%		103	100.0	106	100	103
<b>EP080S: TPH(V)/BTEX Surrogates</b>									
1,2-Dichloroethane-D4	17060-07-0	0.2	%		109	103	106	99.9	99.1
Toluene-D8	2037-26-5	0.2	%		103	99.6	106	98.9	101
4-Bromofluorobenzene	460-00-4	0.2	%		105	98.1	105	98.8	99.1



## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	S13 0-0.1	S17 0-0.1	S20 0-0.1	BH3 0-0.1	BH5 0-0.1
Sampling date / time					04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00
Compound	CAS Number	LOR	Unit		ES2108352-011	ES2108352-012	ES2108352-013	ES2108352-033	ES2108352-034
				Result	Result	Result	Result	Result	Result
<b>EA055: Moisture Content (Dried @ 105-110°C)</b>									
Moisture Content	----	1.0	%		8.3	11.3	8.6	----	----
<b>EA200: AS 4964 - 2004 Identification of Asbestos in Soils</b>									
Asbestos Detected	1332-21-4	0.1	g/kg		----	----	----	No	No
Asbestos (Trace)	1332-21-4	5	Fibres		----	----	----	No	No
Asbestos Type	1332-21-4	-	--		----	----	----	-	-
Synthetic Mineral Fibre	----	0.1	g/kg		----	----	----	No	No
Organic Fibre	----	0.1	g/kg		----	----	----	No	No
Sample weight (dry)	----	0.01	g		----	----	----	86.5	67.7
APPROVED IDENTIFIER:	----	-	--		----	----	----	A. SMYLLIE	A. SMYLLIE
<b>EG005(ED093)T: Total Metals by ICP-AES</b>									
Arsenic	7440-38-2	5	mg/kg		<5	8	6	----	----
Cadmium	7440-43-9	1	mg/kg		<1	<1	<1	----	----
Chromium	7440-47-3	2	mg/kg		6	13	13	----	----
Copper	7440-50-8	5	mg/kg		24	25	27	----	----
Lead	7439-92-1	5	mg/kg		<5	14	10	----	----
Nickel	7440-02-0	2	mg/kg		6	10	12	----	----
Zinc	7440-66-6	5	mg/kg		29	58	48	----	----
<b>EG035T: Total Recoverable Mercury by FIMS</b>									
Mercury	7439-97-6	0.1	mg/kg		<0.1	<0.1	<0.1	----	----
<b>EP066: Polychlorinated Biphenyls (PCB)</b>									
Total Polychlorinated biphenyls	----	0.1	mg/kg		<0.1	<0.1	<0.1	----	----
<b>EP068A: Organochlorine Pesticides (OC)</b>									
alpha-BHC	319-84-6	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
Hexachlorobenzene (HCB)	118-74-1	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
beta-BHC	319-85-7	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
gamma-BHC	58-89-9	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
delta-BHC	319-86-8	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
Heptachlor	76-44-8	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
Aldrin	309-00-2	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
Heptachlor epoxide	1024-57-3	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
^ Total Chlordane (sum)	----	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
trans-Chlordane	5103-74-2	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
alpha-Endosulfan	959-98-8	0.05	mg/kg		<0.05	<0.05	<0.05	----	----
cis-Chlordane	5103-71-9	0.05	mg/kg		<0.05	<0.05	<0.05	----	----

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	S13 0-0.1	S17 0-0.1	S20 0-0.1	BH3 0-0.1	BH5 0-0.1
Sampling date / time				04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	
Compound	CAS Number	LOR	Unit	ES2108352-011	ES2108352-012	ES2108352-013	ES2108352-033	ES2108352-034	
				Result	Result	Result	Result	Result	
EP068A: Organochlorine Pesticides (OC) - Continued									
Dieldrin	60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
4,4'-DDE	72-55-9	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Endrin	72-20-8	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
beta-Endosulfan	33213-65-9	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
^ Endosulfan (sum)	115-29-7	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
4,4'-DDD	72-54-8	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Endrin aldehyde	7421-93-4	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Endosulfan sulfate	1031-07-8	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
4,4'-DDT	50-29-3	0.2	mg/kg	<0.2	<0.2	<0.2	----	----	
Endrin ketone	53494-70-5	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Methoxychlor	72-43-5	0.2	mg/kg	<0.2	<0.2	<0.2	----	----	
^ Sum of Aldrin + Dieldrin	309-00-2/60-57-1	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
^ Sum of DDD + DDE + DDT	72-54-8/72-55-9/50-2	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
EP068B: Organophosphorus Pesticides (OP)									
Dichlorvos	62-73-7	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Demeton-S-methyl	919-86-8	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Monocrotophos	6923-22-4	0.2	mg/kg	<0.2	<0.2	<0.2	----	----	
Dimethoate	60-51-5	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Diazinon	333-41-5	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Chlorpyrifos-methyl	5598-13-0	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Parathion-methyl	298-00-0	0.2	mg/kg	<0.2	<0.2	<0.2	----	----	
Malathion	121-75-5	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Fenthion	55-38-9	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Chlorpyrifos	2921-88-2	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Parathion	56-38-2	0.2	mg/kg	<0.2	<0.2	<0.2	----	----	
Pirimphos-ethyl	23505-41-1	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Chlorfenvinphos	470-90-6	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Bromophos-ethyl	4824-78-6	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Fenamiphos	22224-92-6	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Prothiofos	34643-46-4	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Ethion	563-12-2	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Carbophenothion	786-19-6	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
Azinphos Methyl	86-50-0	0.05	mg/kg	<0.05	<0.05	<0.05	----	----	
EP075(SIM)B: Polynuclear Aromatic Hydrocarbons									



## Analytical Results

Sub-Matrix: SOIL  
 (Matrix: SOIL)

Sample ID

				S13 0-0.1	S17 0-0.1	S20 0-0.1	BH3 0-0.1	BH5 0-0.1
Sampling date / time				04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00
Compound	CAS Number	LOR	Unit	ES2108352-011	ES2108352-012	ES2108352-013	ES2108352-033	ES2108352-034
				Result	Result	Result	Result	Result
<b>EP075(SIM)B: Polynuclear Aromatic Hydrocarbons - Continued</b>								
Naphthalene	91-20-3	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Acenaphthylene	208-96-8	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Acenaphthene	83-32-9	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Fluorene	86-73-7	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Phenanthrene	85-01-8	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Anthracene	120-12-7	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Fluoranthene	206-44-0	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Pyrene	129-00-0	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Benzo(a)anthracene	56-55-3	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Chrysene	218-01-9	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Benzo(b+j)fluoranthene	205-99-2 205-82-3	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Benzo(k)fluoranthene	207-08-9	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Benzo(a)pyrene	50-32-8	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Indeno(1.2.3.cd)pyrene	193-39-5	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Dibenz(a.h)anthracene	53-70-3	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
Benzo(g.h.i)perylene	191-24-2	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
^ Sum of polycyclic aromatic hydrocarbons	----	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
^ Benzo(a)pyrene TEQ (zero)	----	0.5	mg/kg	<0.5	<0.5	<0.5	----	----
^ Benzo(a)pyrene TEQ (half LOR)	----	0.5	mg/kg	<b>0.6</b>	<b>0.6</b>	<b>0.6</b>	----	----
^ Benzo(a)pyrene TEQ (LOR)	----	0.5	mg/kg	<b>1.2</b>	<b>1.2</b>	<b>1.2</b>	----	----
<b>EP080/071: Total Petroleum Hydrocarbons</b>								
C6 - C9 Fraction	----	10	mg/kg	<b>13</b>	<10	<10	----	----
C10 - C14 Fraction	----	50	mg/kg	<50	<50	<50	----	----
C15 - C28 Fraction	----	100	mg/kg	<100	<100	<100	----	----
C29 - C36 Fraction	----	100	mg/kg	<100	<100	<100	----	----
^ C10 - C36 Fraction (sum)	----	50	mg/kg	<50	<50	<50	----	----
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions</b>								
C6 - C10 Fraction	C6_C10	10	mg/kg	<b>25</b>	<10	<10	----	----
^ C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<b>25</b>	<10	<10	----	----
>C10 - C16 Fraction	----	50	mg/kg	<50	<50	<50	----	----
>C16 - C34 Fraction	----	100	mg/kg	<100	<100	<100	----	----
>C34 - C40 Fraction	----	100	mg/kg	<100	<100	<100	----	----
^ >C10 - C40 Fraction (sum)	----	50	mg/kg	<50	<50	<50	----	----



## Analytical Results

Sub-Matrix: SOIL (Matrix: SOIL)				Sample ID	S13 0-0.1	S17 0-0.1	S20 0-0.1	BH3 0-0.1	BH5 0-0.1
Sampling date / time					04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00
Compound	CAS Number	LOR	Unit		ES2108352-011	ES2108352-012	ES2108352-013	ES2108352-033	ES2108352-034
					Result	Result	Result	Result	Result
<b>EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions - Continued</b>									
^ >C10 - C16 Fraction minus Naphthalene (F2)	----	50	mg/kg		<50	<50	<50	----	----
<b>EP080: BTEXN</b>									
Benzene	71-43-2	0.2	mg/kg		<0.2	<0.2	<0.2	----	----
Toluene	108-88-3	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
Ethylbenzene	100-41-4	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
ortho-Xylene	95-47-6	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
^ Sum of BTEX	----	0.2	mg/kg		<0.2	<0.2	<0.2	----	----
^ Total Xylenes	----	0.5	mg/kg		<0.5	<0.5	<0.5	----	----
Naphthalene	91-20-3	1	mg/kg		<1	<1	<1	----	----
<b>EP066S: PCB Surrogate</b>									
Decachlorobiphenyl	2051-24-3	0.1	%		74.4	70.8	75.3	----	----
<b>EP068S: Organochlorine Pesticide Surrogate</b>									
Dibromo-DDE	21655-73-2	0.05	%		123	116	111	----	----
<b>EP068T: Organophosphorus Pesticide Surrogate</b>									
DEF	78-48-8	0.05	%		128	114	118	----	----
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>									
Phenol-d6	13127-88-3	0.5	%		92.7	96.2	98.4	----	----
2-Chlorophenol-D4	93951-73-6	0.5	%		93.5	96.9	103	----	----
2,4,6-Tribromophenol	118-79-6	0.5	%		81.9	79.5	93.2	----	----
<b>EP075(SIM)T: PAH Surrogates</b>									
2-Fluorobiphenyl	321-60-8	0.5	%		103	109	114	----	----
Anthracene-d10	1719-06-8	0.5	%		109	112	126	----	----
4-Terphenyl-d14	1718-51-0	0.5	%		96.0	103	108	----	----
<b>EP080S: TPH(V)/BTEX Surrogates</b>									
1,2-Dichloroethane-D4	17060-07-0	0.2	%		99.6	103	100	----	----
Toluene-D8	2037-26-5	0.2	%		102	106	102	----	----
4-Bromofluorobenzene	460-00-4	0.2	%		101	103	101	----	----





## Analytical Results

Sub-Matrix: <b>SOIL</b> (Matrix: <b>SOIL</b> )				Sample ID	BH6 0-0.1	BH7 0-0.1	BH10 0-0.1	----	----
Sampling date / time					04-Mar-2021 00:00	04-Mar-2021 00:00	04-Mar-2021 00:00	----	----
Compound	CAS Number	LOR	Unit		ES2108352-035	ES2108352-036	ES2108352-037	-----	-----
					Result	Result	Result	----	----
<b>EA200: AS 4964 - 2004 Identification of Asbestos in Soils</b>									
Asbestos Detected	1332-21-4	0.1	g/kg		No	No	No	----	----
Asbestos (Trace)	1332-21-4	5	Fibres		No	No	No	----	----
Asbestos Type	1332-21-4	-	--		-	-	-	----	----
Synthetic Mineral Fibre	----	0.1	g/kg		No	No	No	----	----
Organic Fibre	----	0.1	g/kg		No	No	No	----	----
Sample weight (dry)	----	0.01	g		72.3	83.3	61.4	----	----
APPROVED IDENTIFIER:	----	-	--		A. SMYLIE	A. SMYLIE	A. SMYLIE	----	----

## Analytical Results

### Descriptive Results

Sub-Matrix: <b>SOIL</b>		
Method: Compound	Sample ID - Sampling date / time	Analytical Results
<b>EA200: AS 4964 - 2004 Identification of Asbestos in Soils</b>		
EA200: Description	BH3 0-0.1 - 04-Mar-2021 00:00	Mid brown soil.
EA200: Description	BH5 0-0.1 - 04-Mar-2021 00:00	Mid brown soil.
EA200: Description	BH6 0-0.1 - 04-Mar-2021 00:00	Mid brown soil.
EA200: Description	BH7 0-0.1 - 04-Mar-2021 00:00	Mid brown soil.
EA200: Description	BH10 0-0.1 - 04-Mar-2021 00:00	Mid brown soil.



## Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)	
Compound	CAS Number	Low	High
<b>EP066S: PCB Surrogate</b>			
Decachlorobiphenyl	2051-24-3	39	149
<b>EP068S: Organochlorine Pesticide Surrogate</b>			
Dibromo-DDE	21655-73-2	49	147
<b>EP068T: Organophosphorus Pesticide Surrogate</b>			
DEF	78-48-8	35	143
<b>EP075(SIM)S: Phenolic Compound Surrogates</b>			
Phenol-d6	13127-88-3	63	123
2-Chlorophenol-D4	93951-73-6	66	122
2,4,6-Tribromophenol	118-79-6	40	138
<b>EP075(SIM)T: PAH Surrogates</b>			
2-Fluorobiphenyl	321-60-8	70	122
Anthracene-d10	1719-06-8	66	128
4-Terphenyl-d14	1718-51-0	65	129
<b>EP080S: TPH(V)/BTEX Surrogates</b>			
1,2-Dichloroethane-D4	17060-07-0	73	133
Toluene-D8	2037-26-5	74	132
4-Bromofluorobenzene	460-00-4	72	130

## Inter-Laboratory Testing

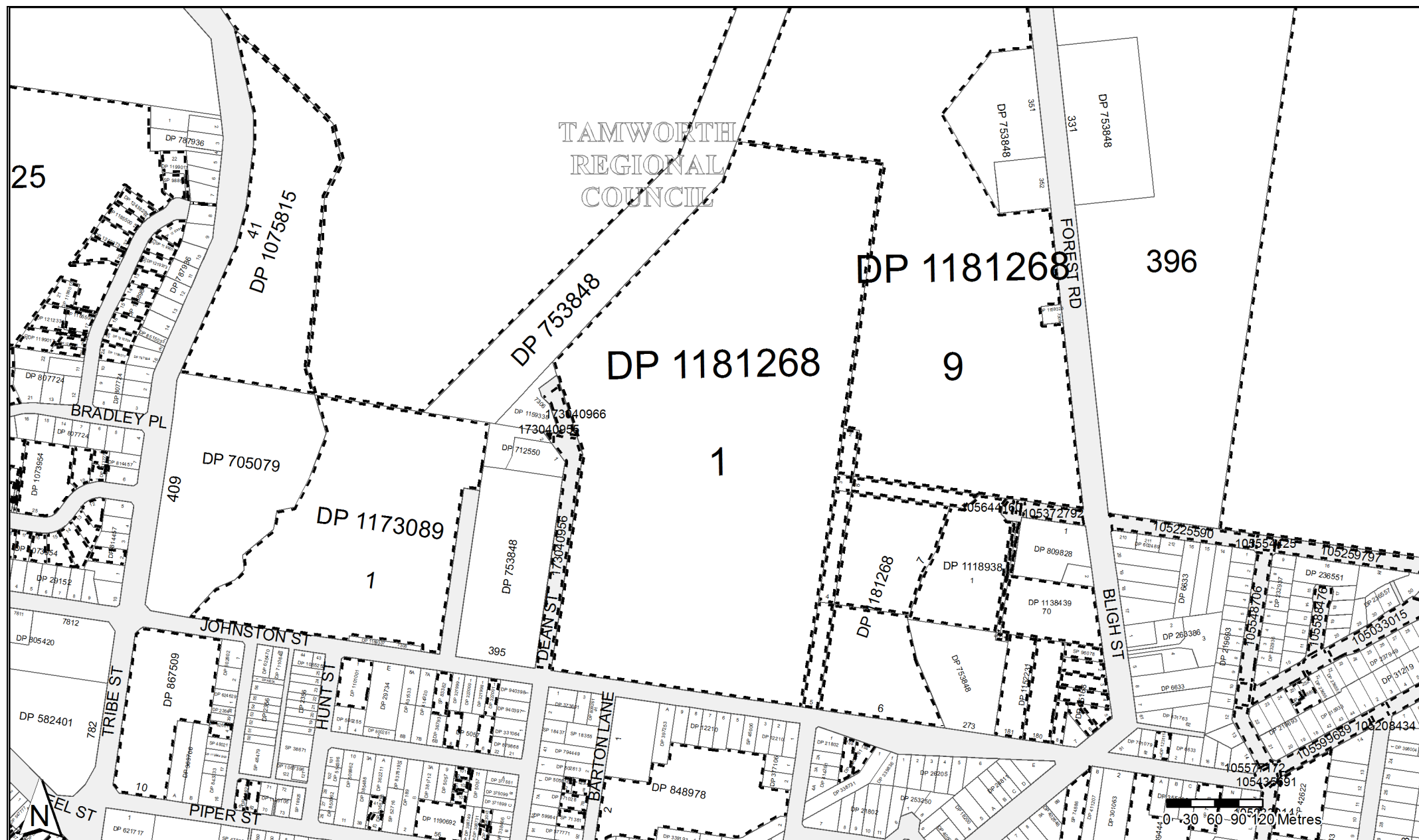
Analysis conducted by ALS Newcastle, NATA accreditation no. 825, site no. 1656 (Chemistry) 9854 (Biology).

(SOIL) EA200: AS 4964 - 2004 Identification of Asbestos in Soils



# **Appendix B**























## **Results of Site History Study**




























	Status	Surv/Comp	Purpose
DP5057 Lot(s): 6			
 DP1251197	WITHDRAWN	UNAVAILABLE	EASEMENT
Lot(s): 8			
 DP1139570	REGISTERED	SURVEY	REDEFINITION
DP25168 Lot(s): 2, 3, 4, 5, 6, 8			
 DP1152231	REGISTERED	SURVEY	SUBDIVISION
DP322001 Lot(s): 1			
 DP1251197	WITHDRAWN	UNAVAILABLE	EASEMENT
DP371028 Lot(s): 7B			
 DP1167165	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP392344 Lot(s): 6B			
 DP1167165	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP505056 Lot(s): 2			
 DP1167165	WITHDRAWN	UNAVAILABLE	CONSOLIDATION
DP626018 Lot(s): 4			
 DP1167052	PRE-ALLOCATED	UNAVAILABLE	REDEFINITION
DP710383 Lot(s): 2			
 DP1127918	REGISTERED	SURVEY	SUBDIVISION
DP814457 Lot(s): 2			
 DP1073954	REGISTERED	SURVEY	SUBDIVISION
DP848978 Lot(s): 2			
 RETIREMENT VILLAGE. VILLAS 1-36 SHOWN IN PLAN WITH MEMORANDUM AB21496			
DP867509 Lot(s): 10			
 DP1134688	REGISTERED	SURVEY	EASEMENT
DP1026894 Lot(s): 251, 252			
 DP219693	HISTORICAL	SURVEY	SUBDIVISION
DP1062507 Lot(s): 61, 62			
 DP587549	HISTORICAL	COMPILATION	SUBDIVISION
Lot(s): 62			
 DP2356	HISTORICAL	COMPILATION	UNRESEARCHED
DP1065791 Lot(s): 41, 42			
 DP362211	HISTORICAL	SURVEY	UNRESEARCHED
DP1073954 Lot(s): 24			
 DP1140190	REGISTERED	SURVEY	SUBDIVISION
Lot(s): 10, 12, 13, 14, 15, 16, 17, 18, 23, 24, 25			
 DP814457	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 25			
 DP778289	HISTORICAL	SURVEY	SUBDIVISION
DP1075815 Lot(s): 41			
 DP705079	HISTORICAL	SURVEY	CROWN FOLIO CREATION
DP1081866 Lot(s): 101, 102, 103			
 DP5057	HISTORICAL	SURVEY	UNRESEARCHED

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	Status	Surv/Comp	Purpose
DP1101001			
Lot(s): 1			
 DP29734	HISTORICAL	SURVEY	UNRESEARCHED
DP1113727			
Lot(s): 111, 112			
 DP814457	HISTORICAL	SURVEY	SUBDIVISION
 DP1073954	HISTORICAL	SURVEY	SUBDIVISION
DP1114638			
Lot(s): 51			
 DP602465	HISTORICAL	COMPILATION	SUBDIVISION
 DP1026417	HISTORICAL	SURVEY	SUBDIVISION
 DP1031338	HISTORICAL	SURVEY	SUBDIVISION
DP1118938			
Lot(s): 1			
 DP753848	HISTORICAL	COMPILATION	CROWN ADMIN NO.
 DP1099608	HISTORICAL	SURVEY	ROADS ACT, 1993
 NSW GAZ.		21-09-2007	Folio : 7235
LOT 1 DP1099608 - SEE AD462184			
Lot(s): 1, 3			
 NSW GAZ.		11-07-2008	Folio : 6941
CLOSED ROAD AD790097 - LOT 3 DP1118938			
Lot(s): 2			
 NSW GAZ.		08-02-2008	Folio : 672
CLOSED ROAD LOT 2 DP1118938			
DP1119787			
Lot(s): 2			
 NSW GAZ.		22-02-2008	Folio : 1160
CLOSED ROAD LOT 2 DP1119787			
DP1127918			
Lot(s): 97, 98			
 DP534738	HISTORICAL	SURVEY	SUBDIVISION
DP1138439			
Lot(s): 70			
 DP753848	HISTORICAL	COMPILATION	CROWN ADMIN NO.
 DP1118603	HISTORICAL	COMPILATION	CROWN FOLIO CREATION
 NSW GAZ.		28-12-2007	Folio : 10758
CLOSED ROAD LOT 1 DP1118603			
DP1140190			
Lot(s): 221, 222			
 DP814457	HISTORICAL	SURVEY	SUBDIVISION
 DP1073954	HISTORICAL	SURVEY	SUBDIVISION
DP1152231			
Lot(s): 181			
 DP1119787	HISTORICAL	COMPILATION	ROADS ACT, 1993
 NSW GAZ.		21-12-2007	Folio : 9993
CLOSED ROAD LOT 1 DP1119787			
Lot(s): 180, 181			
 DP753848	HISTORICAL	COMPILATION	CROWN ADMIN NO.
Lot(s): 180			
 NSW GAZ.		16-08-2013	Folio : 3777
LOT 180 DP1152231 VESTED BY THE NEW SOUTH WALES LAND AND HOUSING CORPORATION IN HOMES NORTH COMMUNITY HOUSING COMPANY LTD			
















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	Status	Surv/Comp	Purpose
DP1158146 Lot(s): 7304			
	NSW GAZ.	22-07-2016	Folio : 2048
REVOCATION OF RESERVATION OF CROWN LAND RESERVE NO. 96144 - LOTS 435-436 DP1054103 AND LOT 7304 DP1158146			
DP1168984 Lot(s): 11, 13, 14, 15, 16			
	DP787936	HISTORICAL	SURVEY
SUBDIVISION			
DP1173089 Lot(s): 1			
	DP47171	HISTORICAL	SURVEY
CROWN FOLIO CREATION			
	DP753848	HISTORICAL	COMPILATION
CROWN ADMIN NO.			
	DP1055791	HISTORICAL	SURVEY
CROWN FOLIO CREATION			
	DP1165492	HISTORICAL	SURVEY
REDEFINITION			
	NSW GAZ.	01-07-2011	Folio : 4697
REVOCATION OF RESERVATION OF CROWN LAND RESERVE NO. 753848 - PART BEING LOTS 405-408 DP47171, LOT 431 DP1055791, LOTS 265, 330 AND 363 DP753848 AND LOT 1 DP1165492			
DP1176430 Lot(s): 11, 12			
	DP356648	HISTORICAL	SURVEY
UNRESEARCHED			
DP1181268 Lot(s): 1			
	DP533835	HISTORICAL	SURVEY
RESUMPTION OR ACQUISITION			
	DP1195542	REGISTERED	SURVEY
EASEMENT			
Lot(s): 6			
	DP1188571	REGISTERED	SURVEY
RESUMPTION OR ACQUISITION			
	NSW GAZ.	11-10-2013	Folio : 4470
ACQUIRED FOR THE PURPOSES OF THE HEALTH ADMINISTRATION ACT 1982 LOT 61 DP1188571 AND EASEMENTS DESIGNATED (A) AND (B) SHOWN IN DP1188571			
Lot(s): 3, 8			
	DP1175412	HISTORICAL	COMPILATION
CROWN ROAD ENCLOSURE			
Lot(s): 2, 9			
	DP1076546	HISTORICAL	COMPILATION
DEPARTMENTAL			
Lot(s): 1, 4, 5, 6, 7			
	DP753848	HISTORICAL	COMPILATION
CROWN ADMIN NO.			
Lot(s): 8			
	NSW GAZ.	11-05-2012	Folio : 1366
CLOSED ROAD LOT 1 DP1175412			
	NSW GAZ.	22-06-2012	Folio : 2514
ADDITION TO RESERVED CROWN LAND RESERVE NO. 14778 - LOT 1 DP1175412			
Lot(s): 1, 2, 3, 4, 5			
	NSW GAZ.	21-12-2012	Folio : 5244
ACQUIRED FOR THE PURPOSES OF THE HEALTH ADMINISTRATION ACT 1982 - LOTS 1-5 DP1181268			
DP1185500 Lot(s): 17, 18			
	DP787936	HISTORICAL	SURVEY
SUBDIVISION			
	DP1168984	HISTORICAL	SURVEY
SUBDIVISION			
DP1190692 Lot(s): 56			
	DP5057	HISTORICAL	SURVEY
UNRESEARCHED			
	DP408923	HISTORICAL	SURVEY
UNRESEARCHED			
	DP873857	HISTORICAL	COMPILATION
CONSOLIDATION			
DP1198311 Lot(s): 1			
	DP24858	HISTORICAL	SURVEY
UNRESEARCHED			
	DP534738	HISTORICAL	SURVEY
SUBDIVISION			

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	Status	Surv/Comp	Purpose
Lot(s): 1, 5			
 DP416035	HISTORICAL	SURVEY	UNRESEARCHED
DP1199017			
Lot(s): 20, 21, 22, 23, 24			
 DP787936	HISTORICAL	SURVEY	SUBDIVISION
 DP1168984	HISTORICAL	SURVEY	SUBDIVISION
 DP1185500	HISTORICAL	SURVEY	SUBDIVISION
DP1206794			
Lot(s): 251, 252			
 DP787936	HISTORICAL	SURVEY	SUBDIVISION
 DP1168984	HISTORICAL	SURVEY	SUBDIVISION
 DP1185500	HISTORICAL	SURVEY	SUBDIVISION
 DP1199017	HISTORICAL	SURVEY	SUBDIVISION
DP1212334			
Lot(s): 26, 27, 28			
 DP787936	HISTORICAL	SURVEY	SUBDIVISION
 DP1168984	HISTORICAL	SURVEY	SUBDIVISION
 DP1185500	HISTORICAL	SURVEY	SUBDIVISION
 DP1199017	HISTORICAL	SURVEY	SUBDIVISION
DP1219373			
Lot(s): 29, 30, 32			
 DP787936	HISTORICAL	SURVEY	SUBDIVISION
 DP1168984	HISTORICAL	SURVEY	SUBDIVISION
 DP1185500	HISTORICAL	SURVEY	SUBDIVISION
 DP1199017	HISTORICAL	SURVEY	SUBDIVISION
 DP1212334	HISTORICAL	SURVEY	SUBDIVISION
DP1231114			
Lot(s): 3			
 DP6633	HISTORICAL	SURVEY	UNRESEARCHED
DP1233761			
Lot(s): 155, 156			
 DP21802	HISTORICAL	SURVEY	UNRESEARCHED
DP1243825			
Lot(s): 34, 35			
 DP787936	HISTORICAL	SURVEY	SUBDIVISION
 DP1168984	HISTORICAL	SURVEY	SUBDIVISION
 DP1185500	HISTORICAL	SURVEY	SUBDIVISION
 DP1199017	HISTORICAL	SURVEY	SUBDIVISION
 DP1212334	HISTORICAL	SURVEY	SUBDIVISION
 DP1219373	HISTORICAL	SURVEY	SUBDIVISION
 DP1239283	HISTORICAL	SURVEY	SUBDIVISION
DP1248231			
Lot(s): 7, 10			
 DP728359	HISTORICAL	SURVEY	SUBDIVISION
 DP1078221	HISTORICAL	SURVEY	SUBDIVISION
 DP1239283	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 10			
 DP807724	HISTORICAL	SURVEY	SUBDIVISION
Lot(s): 7			
 NSW GAZ. 18-05-2001 Folio : 2604 CROWN LANDS ACT, 1989; LAND ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991; DECLARATION PURSUANT TO SECTION 138 OF THE CROWN LANDS ACT, 1989 - AFFECTING LOT 411 DP728359. ERRATUM GOV. GAZ. 1-6-2001 FOLIO 3052			
 NSW GAZ. 04-07-2014 Folio : 2587 REVOCATION OF RESERVATION OF CROWN LAND RESERVE NO. 753848 - LOT 33 DP1078221			

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	Status	Surv/Comp	Purpose
SP39444			
 SP76794	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP76795	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
 SP76796	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP42622			
 SP92944	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP71381			
 DP599841	HISTORICAL	COMPILATION	SUBDIVISION
 DP1060436	HISTORICAL	SURVEY	REDEFINITION
SP74886			
 DP411207	HISTORICAL	SURVEY	UNRESEARCHED
 DP1082072	HISTORICAL	SURVEY	REDEFINITION
SP79603			
 DP1117945	HISTORICAL	SURVEY	CONSOLIDATION
SP83382			
 DP367939	HISTORICAL	SURVEY	UNRESEARCHED
 DP1139570	HISTORICAL	SURVEY	REDEFINITION
SP96078			
 DP25168	HISTORICAL	SURVEY	UNRESEARCHED
 DP1234151	HISTORICAL	SURVEY	REDEFINITION
SP98897			
 DP787936	HISTORICAL	SURVEY	SUBDIVISION
 DP1168984	HISTORICAL	SURVEY	SUBDIVISION
 DP1185500	HISTORICAL	SURVEY	SUBDIVISION
 DP1199017	HISTORICAL	SURVEY	SUBDIVISION
 DP1212334	HISTORICAL	SURVEY	SUBDIVISION
 DP1219373	HISTORICAL	SURVEY	SUBDIVISION
Road			
Polygon Id(s): 105033014			
 NSW GAZ. 07-06-2019 Folio : 1861			
TRANSFER OF CROWN ROAD TO COUNCIL AFFECTING THE LAND SHADED RED IN THE DIAGRAM ACCOMPANYING THIS GAZETTE NOTIFICATION			
Polygon Id(s): 105644160			
 DP1099608 HISTORICAL SURVEY ROADS ACT, 1993			
Polygon Id(s): 105010105, 105372792, 105644160			
 NSW GAZ. 05-05-2006 Folio : 2709			
TRANSFER OF CROWN ROAD TO COUNCIL			
Polygon Id(s): 173040955, 173040956, 173040966			
 NSW GAZ. 03-07-2015 Folio : 2042			
TRANSFER OF CROWN ROAD TO COUNCIL			
Polygon Id(s): 105033015, 105208434, 105225589, 105225590, 105259797, 105361269, 105435691, 105543025, 105548706, 105554425, 105577172, 105582842, 105588476, 105599689			
 EX-SUR 68/34 DP978236			

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Plan	Surv/Comp	Purpose
DP189	COMPILATION	UNRESEARCHED
DP2356	COMPILATION	UNRESEARCHED
DP5057	SURVEY	UNRESEARCHED
DP5674	SURVEY	UNRESEARCHED
DP5733	SURVEY	UNRESEARCHED
DP6633	SURVEY	UNRESEARCHED
DP12210	SURVEY	UNRESEARCHED
DP18200	SURVEY	UNRESEARCHED
DP21802	SURVEY	UNRESEARCHED
DP24811	SURVEY	UNRESEARCHED
DP25168	SURVEY	UNRESEARCHED
DP25555	SURVEY	UNRESEARCHED
DP26205	SURVEY	UNRESEARCHED
DP29152	SURVEY	UNRESEARCHED
DP29514	SURVEY	UNRESEARCHED
DP29734	SURVEY	UNRESEARCHED
DP31219	SURVEY	UNRESEARCHED
DP44204	COMPILATION	CROWN FOLIO CREATION
DP214117	SURVEY	SUBDIVISION
DP219693	SURVEY	SUBDIVISION
DP232936	SURVEY	SUBDIVISION
DP232937	SURVEY	SUBDIVISION
DP236551	SURVEY	SUBDIVISION
DP236557	SURVEY	SUBDIVISION
DP237949	SURVEY	SUBDIVISION
DP239079	SURVEY	SUBDIVISION
DP253250	SURVEY	SUBDIVISION
DP257195	SURVEY	CROWN FOLIO CREATION
DP263313	SURVEY	SUBDIVISION
DP263386	SURVEY	SUBDIVISION
DP301063	SURVEY	UNRESEARCHED
DP308731	SURVEY	UNRESEARCHED
DP308749	SURVEY	UNRESEARCHED
DP321998	SURVEY	UNRESEARCHED
DP321999	SURVEY	UNRESEARCHED
DP322000	SURVEY	UNRESEARCHED
DP322001	SURVEY	UNRESEARCHED
DP331064	SURVEY	UNRESEARCHED
DP337477	SURVEY	UNRESEARCHED
DP338466	SURVEY	UNRESEARCHED
DP338731	SURVEY	UNRESEARCHED
DP339193	SURVEY	UNRESEARCHED
DP339836	COMPILATION	UNRESEARCHED
DP355838	SURVEY	UNRESEARCHED
DP362211	SURVEY	UNRESEARCHED
DP367939	SURVEY	UNRESEARCHED
DP369706	SURVEY	UNRESEARCHED
DP371028	SURVEY	UNRESEARCHED
DP371899	SURVEY	UNRESEARCHED
DP373601	SURVEY	UNRESEARCHED
DP375099	SURVEY	UNRESEARCHED
DP377106	SURVEY	UNRESEARCHED
DP377551	SURVEY	UNRESEARCHED
DP381712	SURVEY	UNRESEARCHED
DP385488	SURVEY	UNRESEARCHED
DP392344	SURVEY	UNRESEARCHED
DP397253	COMPILATION	UNRESEARCHED
DP398004	SURVEY	UNRESEARCHED
DP401533	SURVEY	UNRESEARCHED
DP402646	SURVEY	UNRESEARCHED
DP405009	SURVEY	UNRESEARCHED
DP411207	SURVEY	UNRESEARCHED
DP414261	COMPILATION	UNRESEARCHED
DP414920	SURVEY	UNRESEARCHED
DP500251	SURVEY	SUBDIVISION

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<b>Plan</b>	<b>Surv/Comp</b>	<b>Purpose</b>
DP500255	SURVEY	SUBDIVISION
DP502813	SURVEY	SUBDIVISION
DP505056	COMPILATION	SUBDIVISION
DP509962	SURVEY	SUBDIVISION
DP514596	SURVEY	SUBDIVISION
DP515933	SURVEY	SUBDIVISION
DP521675	SURVEY	SUBDIVISION
DP529855	SURVEY	SUBDIVISION
DP547777	SURVEY	SUBDIVISION
DP577771	SURVEY	SUBDIVISION
DP582401	SURVEY	SUBDIVISION
DP599841	COMPILATION	SUBDIVISION
DP602489	SURVEY	SUBDIVISION
DP602802	SURVEY	SUBDIVISION
DP621717	SURVEY	SUBDIVISION
DP624629	COMPILATION	CONSOLIDATION
DP625470	COMPILATION	CONSOLIDATION
DP626018	COMPILATION	CONSOLIDATION
DP701079	SURVEY	SUBDIVISION
DP705077	COMPILATION	CROWN FOLIO CREATION
DP705079	SURVEY	CROWN FOLIO CREATION
DP710383	COMPILATION	SUBDIVISION
DP711064	COMPILATION	CONSOLIDATION
DP712550	SURVEY	SUBDIVISION
DP753848	COMPILATION	CROWN ADMIN NO.
DP787936	SURVEY	SUBDIVISION
DP794449	COMPILATION	SUBDIVISION
DP805420	COMPILATION	SUBDIVISION
DP807724	SURVEY	SUBDIVISION
DP809261	SURVEY	SUBDIVISION
DP809828	SURVEY	SUBDIVISION
DP814457	SURVEY	SUBDIVISION
DP817048	SURVEY	SUBDIVISION
DP831763	SURVEY	SUBDIVISION
DP837819	SURVEY	SUBDIVISION
DP843333	SURVEY	SUBDIVISION
DP845242	SURVEY	SUBDIVISION
DP848978	SURVEY	SUBDIVISION
DP850962	SURVEY	SUBDIVISION
DP851503	SURVEY	SUBDIVISION
DP867509	SURVEY	CONSOLIDATION
DP879868	SURVEY	SUBDIVISION
DP940397	COMPILATION	UNRESEARCHED
DP940398	COMPILATION	UNRESEARCHED
DP1026894	SURVEY	SUBDIVISION
DP1062507	SURVEY	SUBDIVISION
DP1065252	SURVEY	SUBDIVISION
DP1065791	SURVEY	SUBDIVISION
DP1067396	SURVEY	SUBDIVISION
DP1073954	SURVEY	SUBDIVISION
DP1075815	SURVEY	SUBDIVISION
DP1081866	SURVEY	SUBDIVISION
DP1101001	COMPILATION	CONSOLIDATION
DP1113727	SURVEY	SUBDIVISION
DP1114638	SURVEY	SUBDIVISION
DP1118938	SURVEY	ROADS ACT, 1993
DP1119787	COMPILATION	ROADS ACT, 1993
DP1123106	SURVEY	SUBDIVISION
DP1127918	SURVEY	SUBDIVISION
DP1138439	COMPILATION	CONSOLIDATION
DP1140190	SURVEY	SUBDIVISION
DP1140190	UNRESEARCHED	SUBDIVISION
DP1152231	SURVEY	SUBDIVISION
DP1152231	UNRESEARCHED	SUBDIVISION
DP1158146	COMPILATION	CROWN LAND CONVERSION
DP1159323	COMPILATION	CROWN LAND CONVERSION

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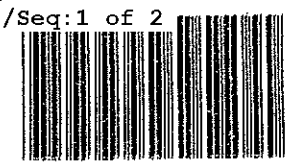
<b>Plan</b>	<b>Surv/Comp</b>	<b>Purpose</b>
DP1159337	COMPILATION	CROWN LAND CONVERSION
DP1159338	COMPILATION	CROWN LAND CONVERSION
DP1168984	SURVEY	SUBDIVISION
DP1168984	UNRESEARCHED	SUBDIVISION
DP1173089	SURVEY	CONSOLIDATION
DP1176430	SURVEY	SUBDIVISION
DP1181268	SURVEY	RESUMPTION OR ACQUISITION
DP1185500	SURVEY	SUBDIVISION
DP1190692	COMPILATION	CONSOLIDATION
DP1198311	SURVEY	SUBDIVISION
DP1198311	UNRESEARCHED	SUBDIVISION
DP1199017	SURVEY	SUBDIVISION
DP1199449	SURVEY	CONSOLIDATION
DP1199449	UNRESEARCHED	CONSOLIDATION
DP1206794	SURVEY	SUBDIVISION
DP1212334	SURVEY	SUBDIVISION
DP1219373	SURVEY	SUBDIVISION
DP1231114	SURVEY	REDEFINITION
DP1233761	SURVEY	REDEFINITION
DP1233761	UNRESEARCHED	REDEFINITION
DP1243825	SURVEY	SUBDIVISION
DP1248231	SURVEY	SUBDIVISION
SP18355	COMPILATION	STRATA PLAN
SP18437	COMPILATION	STRATA PLAN
SP18925	COMPILATION	STRATA PLAN
SP30550	COMPILATION	STRATA PLAN
SP37260	COMPILATION	STRATA PLAN
SP38671	COMPILATION	STRATA PLAN
SP39444	COMPILATION	STRATA PLAN
SP42622	COMPILATION	STRATA PLAN
SP46006	COMPILATION	STRATA PLAN
SP47818	COMPILATION	STRATA PLAN
SP48021	COMPILATION	STRATA PLAN
SP48479	COMPILATION	STRATA PLAN
SP52716	COMPILATION	STRATA PLAN
SP71381	COMPILATION	STRATA PLAN
SP74886	COMPILATION	STRATA PLAN
SP79603	COMPILATION	STRATA PLAN
SP83382	COMPILATION	STRATA PLAN
SP96078	COMPILATION	STRATA PLAN
SP96078	UNRESEARCHED	STRATA PLAN
SP98897	COMPILATION	STRATA PLAN
SP98897	UNRESEARCHED	STRATA PLAN

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NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.



1110035

Prior Title (Crown Grant)  
Volume 4517 Folio 90

Vol. 11100 Fol. 35

Edition issued 22-7-1969



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.

Witness

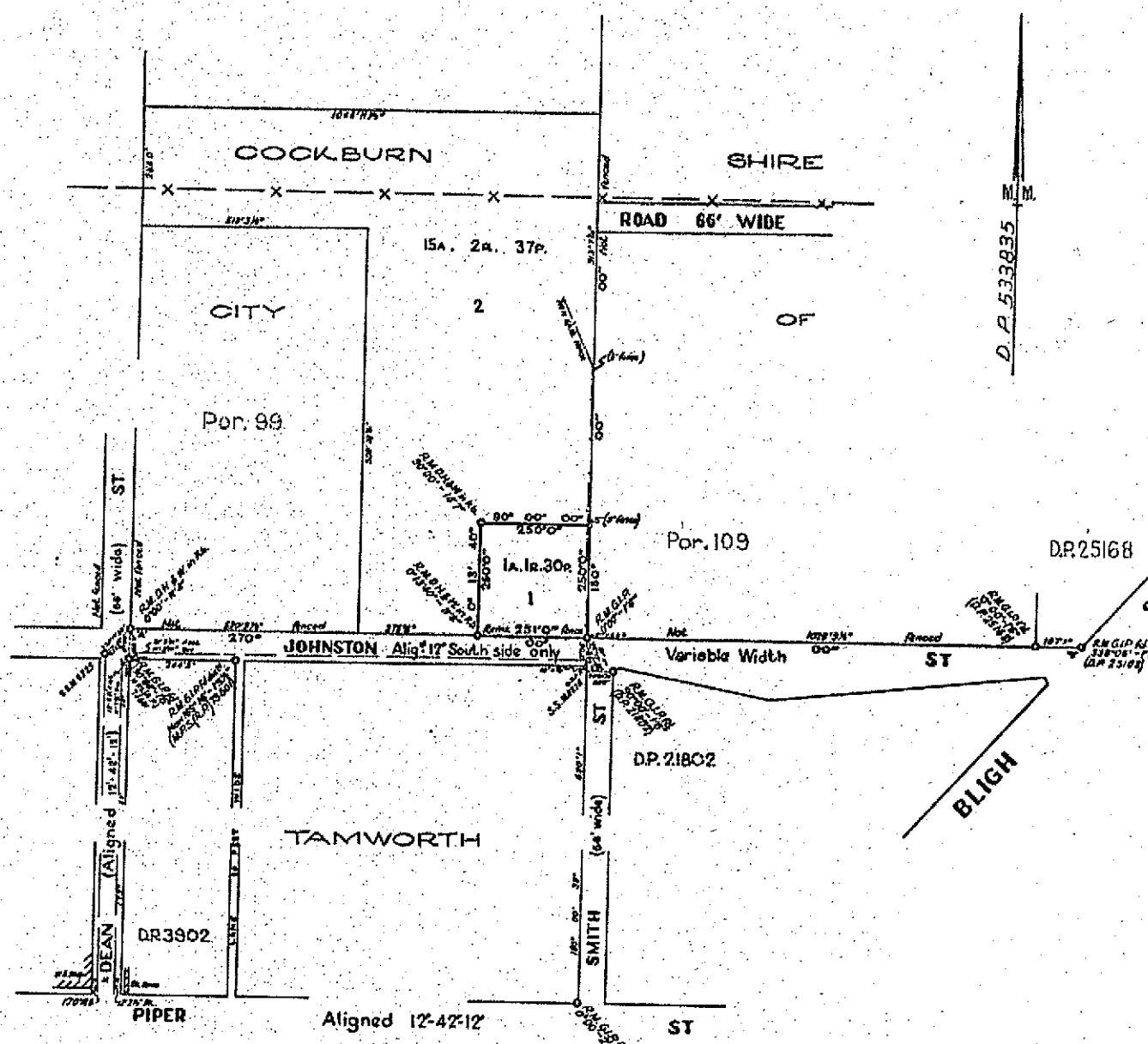
*L. Balliver*

**CANCELLED**  
*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 533835 in the City of Tamworth and Shire of Cockburn Parish of Tamworth and County of Inglis. EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

1969M6414

FIRST SCHEDULE

THE TAMWORTH BASE HOSPITAL  
THE TAMWORTH DISTRICT HOSPITAL.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

*Jawatson*  
Registrar General.

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

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

REGISTERED PROPRIETOR

**CANCELLED**

SEE AUTO FOLD

**PARTICULARS**

[illegible]

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



11118

NEW SOUTH WALES

**CERTIFICATE OF TITLE**  
PROPERTY ACT, 1900, as amended.

Prior Title (Crown Grant)  
Volume 4517 Folio 90

Vol. 11118 Fol. 235



Edition issued 12-8-1969  
L319524

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.

Witness

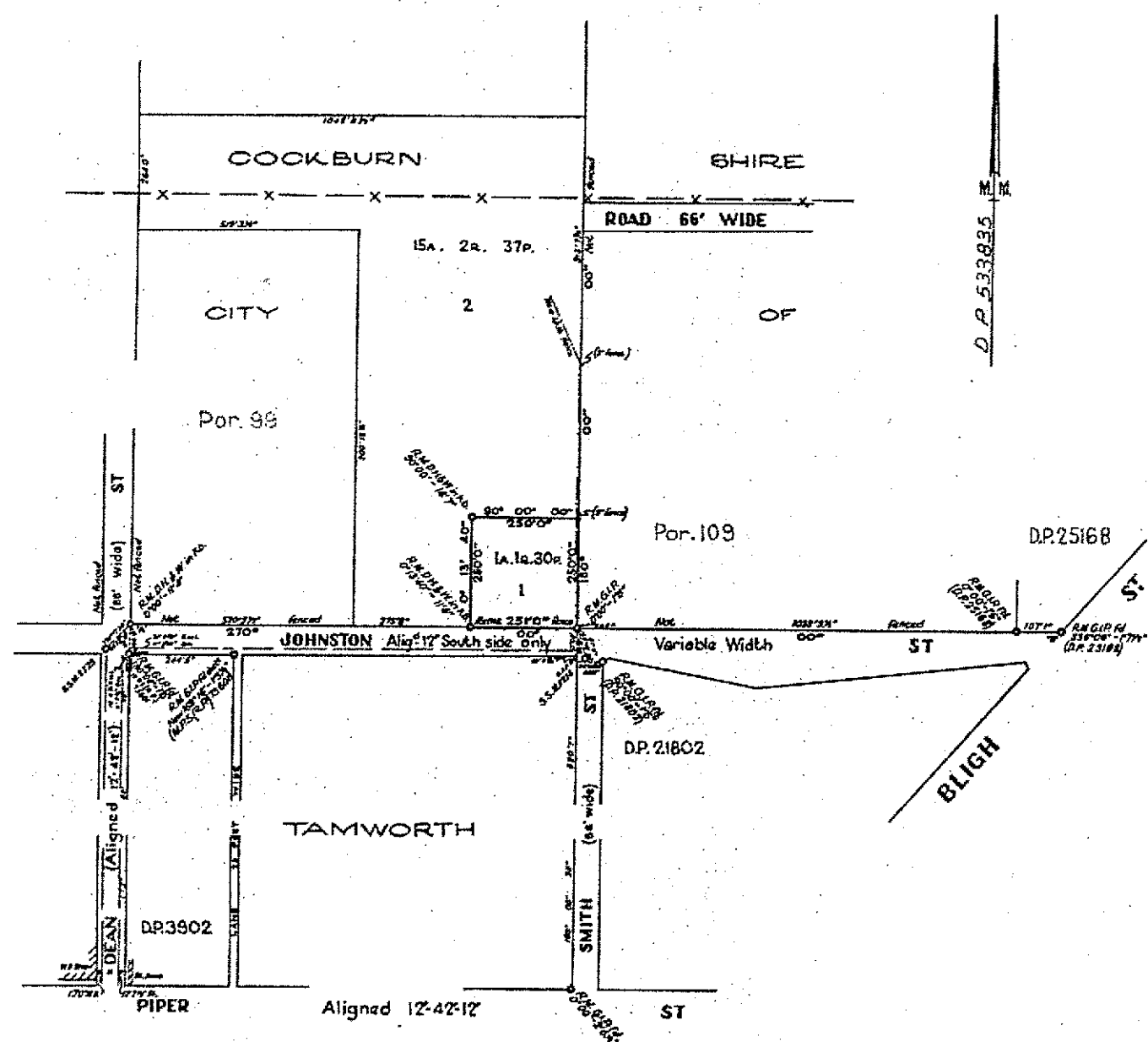
*L. Belliver*

**CANCELLED**  
*Jawatson*  
Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 533835 in the City of Tamworth Shire of Cockburn Parish of Tamworth and County of Inglis EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

THE COMMONWEALTH OF AUSTRALIA.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.

*Jawatson*  
Registrar General

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

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

(Page 1) Vol. 11118 Fol. 235



**FIRST SCHEDULE (continued)**

REGISTERED PROPRIETOR

SECRET

**SEE YOU AT 01702 NINE 77C**

Fol 235

87777

Vol.

**SECOND SCHEDULE (continued)**

PARTICULARS

INSTRUMENT	
NATURE	NUMBER

**GATE**

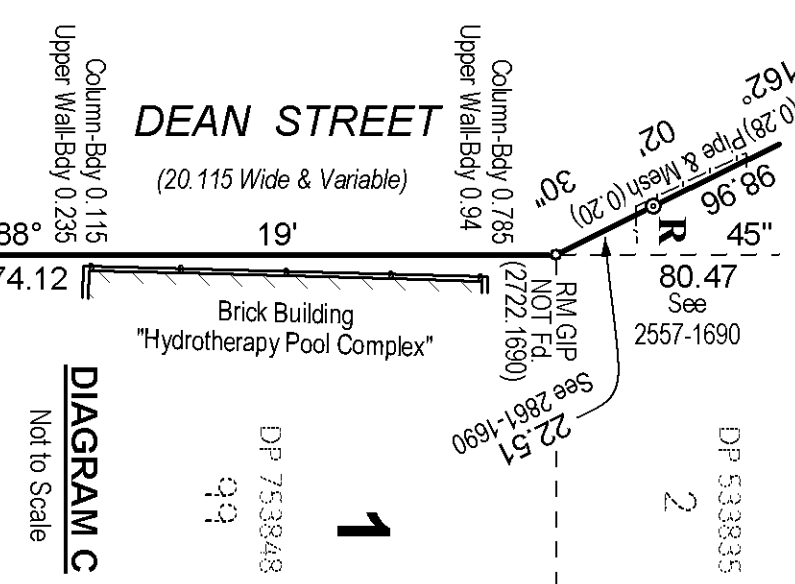
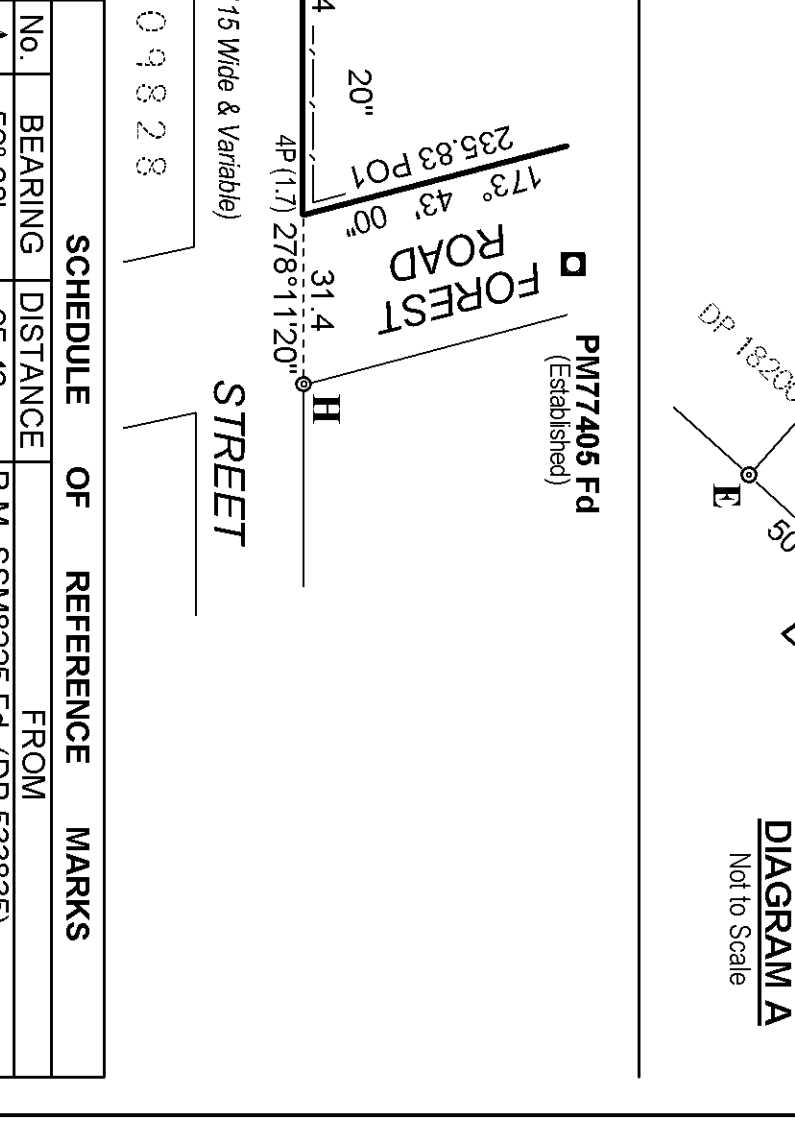
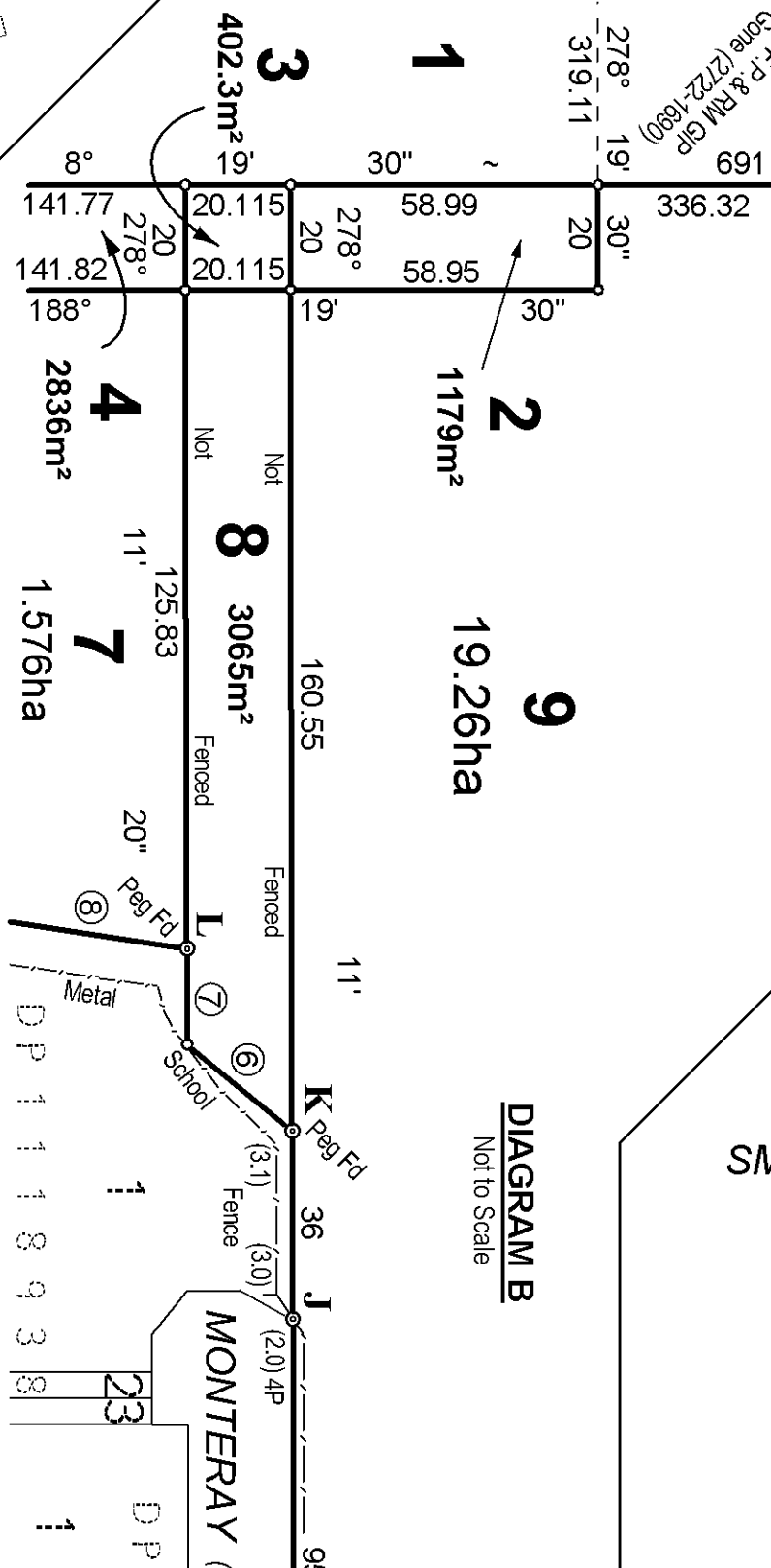
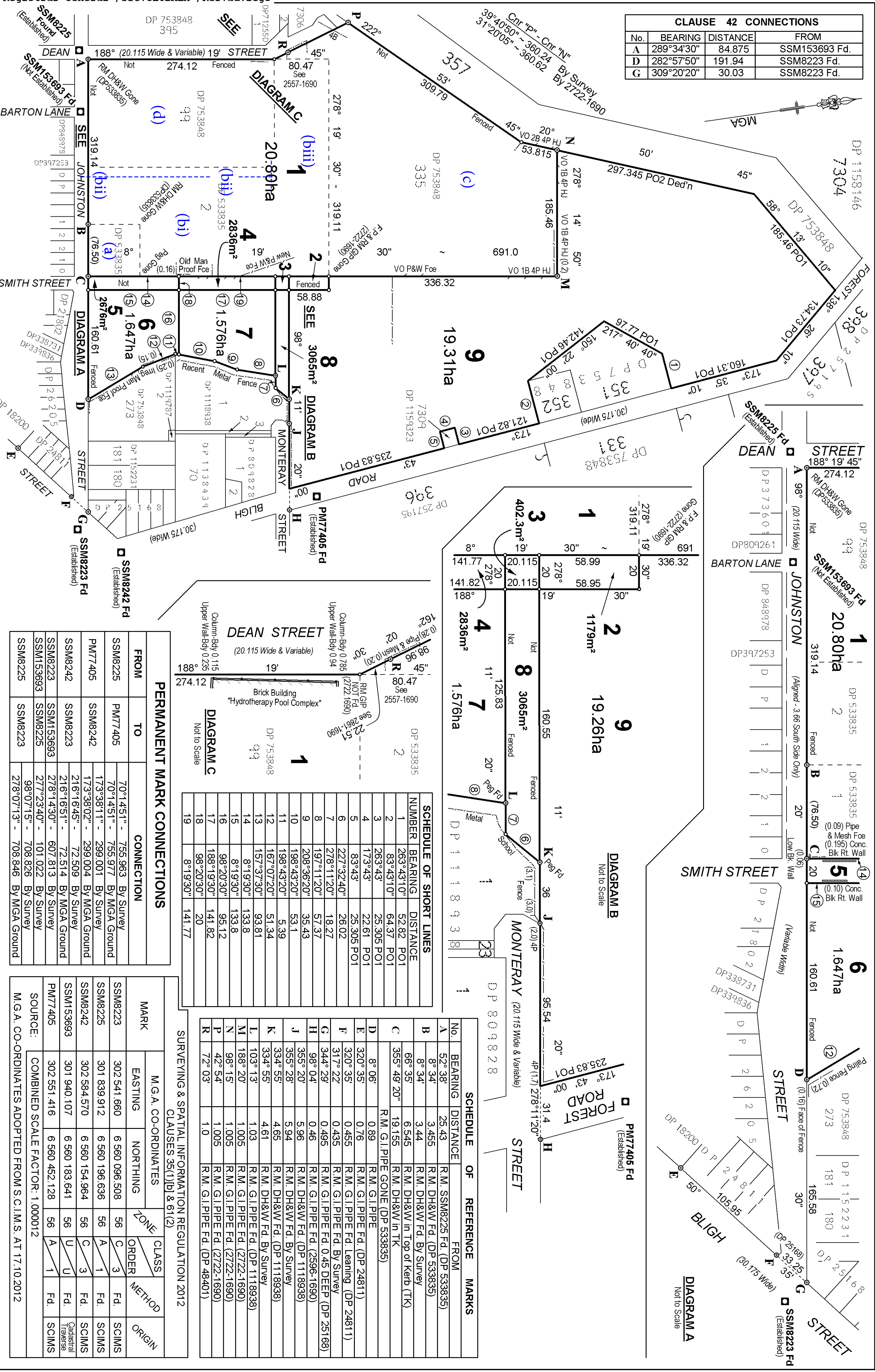
**ENTERED**

**Signature of Registrar General**

## **CANCELLATION**

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

CLAUSE 42 CONNECTIONS			
No.	BEARING	DISTANCE	FROM
A	289°34'30"	84.875	SSM153693 Fd.
D	282°57'50"	191.94	SSM8223 Fd.
G	309°20'20"	30.03	SSM8223 Fd.



SCHEDULE OF SHORT LINES			
NUMBER	BEARING	DISTANCE	PO1
1	263°43'10"	52.82	PO1
2	83°43'10"	64.37	PO1
3	263°43'	25.305	PO1
4	173°43'	22.61	PO1
5	83°43'	25.305	PO1
6	227°32'40"	26.02	
7	278°11'20"	18.27	
8	197°11'20"	57.37	
9	208°36'20"	35.43	
10	198°43'20"	53.1	
11	198°43'20"	5.39	
12	167°07'20"	51.34	
13	157°37'30"	93.81	
14	8°19'30"	133.8	
15	98°20'30"	95.12	
16	188°19'30"	141.82	
17	98°20'30"	20	
18	98°20'30"	141.77	
19	8°19'30"	141.77	

SCHEDULE OF REFERENCE MARKS			
No.	BEARING	DISTANCE	FROM
A	52°38'	25.43	R.M. SSM8225 Fd. (DP 533835)
B	8°34'	3.455	R.M. DH&W Fd. (DP 533835)
C	66°35'	6.545	R.M. DH&W in Top of Kerb (TK)
D	355°49'20"	19.155	R.M. DH&W in TK
E	8°06'	0.89	R.M. G.I. PIPE
F	320°35'	0.76	R.M. G.I. PIPE Fd. (DP 24811)
G	320°35'	0.455	R.M. G.I. PIPE Fd. Leaning (DP 24811)
H	317°22'	0.435	R.M. G.I. PIPE Fd. By Survey
I	344°29'	0.495	R.M. G.I. PIPE Fd. 0.45 DEEP (DP 25168)
J	98°04'	0.46	R.M. G.I. PIPE Fd. (2596-1690)
K	355°20'	5.96	R.M. DH&W Fd. (DP 1118938)
L	355°28'	5.94	R.M. DH&W Fd. By Survey
M	334°55'	4.65	R.M. DH&W Fd. (DP 1118938)
N	103°13'	4.61	R.M. DH&W Fd. By Survey
O	103°13'	1.03	R.M. G.I. PIPE Fd. (DP 1118938)
P	188°20'	1.005	R.M. G.I. PIPE Fd. (2722-1690)
Q	98°15'	1.005	R.M. G.I. PIPE Fd. (2722-1690)
R	42°54'	1.005	R.M. G.I. PIPE Fd. (2722-1690)
S	72°03'	1.0	R.M. G.I. PIPE Fd. (DP 48401)

PERMANENT MARK CONNECTIONS		
FROM	TO	CONNECTION
SSM8225	PM77405	70°14'51" - 755.963 By Survey
SSM8225	PM77405	70°14'51" - 755.977 By MGA Ground
SSM8225	PM77405	173°38'11" - 299.001 By Survey
SSM8242	SSM8242	173°38'02" - 299.004 By MGA Ground
SSM8242	SSM8223	216°16'45" - 72.509 By Survey
SSM8223	SSM153693	216°16'51" - 72.514 By MGA Ground
SSM8223	SSM153693	278°14'30" - 607.813 By Survey
SSM8225	SSM8225	277°23'40" - 101.022 By Survey
SSM8225	SSM8225	98°07'15" - 708.826 By Survey
SSM8225	SSM8223	278°07'13" - 708.846 By MGA Ground

SURVEYING & SPATIAL INFORMATION REGULATION 2012			
CLAUSES 35(1)(b) & 61(2)			
MARK	M.G.A. CO-ORDINATES		CLASS
	EASTING	NORTHING	
SSM8223	302 541 660	6 560 096 508	56 C 3
SSM8225	301 839 912	6 560 196 636	56 A 1
SSM8242	302 584 570	6 560 154 964	56 C 3
SSM153693	301 940 107	6 560 183 641	56 U 1
PM77405	302 551 416	6 560 452 128	56 A 1
SOURCE: COMBINED SCALE FACTOR: 1.000012			
M.G.A. CO-ORDINATES ADOPTED FROM S.C.I.M.S. AT 17.10.2012			

Req:R393921 / Doc:DP 1181268 / NSW LRS / Pgs:ALL / Prt:23-Feb-2021 09:01 / Seq:1 of 3

© Office of the Registrar-General / Src:GLOBALX / Ref:advlegs

PO1 = See DP1180579  
PO2 = See 2722-1690 & 2724-1690

Cnr "L" - Cnr "D"  
181°08'25" ~ 278.15 By Survey  
172°46'05" ~ 277.95 By 2134-1690 & 2147-1690

DATUM LINE: SSM8225 - PM77405

SURVEYOR: DARYL JAMES BATH  
BATH STEWART ASSOCIATES PTY LTD  
SURVEYORS REF: 12218V04  
DATE OF SURVEY: 20th November 2012

PLAN OF ACQUISITION OF LOTS 1 & 2 IN  
DP 533835, LOTS 99, & 335 IN DP 753848,  
PART OF LOTS 108 & 109 IN DP753848,  
PART OF LOT 1 IN DP 1175412, &  
PART OF LOT 7008 IN DP1076546

LGA: TAMWORTH REGIONAL  
LOCALITY: NORTH TAMWORTH  
SUBDIVISION NO: \_\_\_\_\_  
LENGTHS ARE IN METRES  
REDUCTION RATIO 1:3500

Registered:  
15.1.2013

DP1181268


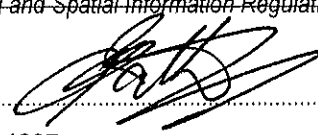
PLAN FORM 6 (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 Sheet(s)

<p style="text-align: right;">Office Use Only</p> <p>Registered:  15.1.2013</p> <p>Title System: TORRENS</p> <p>Purpose: ACQUISITION</p> <p><b>PLAN OF ACQUISITION OF LOTS 1 &amp; 2 IN DP533835, LOTS 99 &amp; 335 IN DP753848, PART OF LOTS 108 &amp; 109 IN DP753848, PART LOT 1 IN DP1175412, &amp; PART OF LOT 7008 IN DP1076546</b></p> <p>Crown Lands NSW/Western Lands Office Approval</p> <p>I, ..... (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.</p> <p>Signature: .....</p> <p>Date: .....</p> <p>File Number: .....</p> <p>Office: .....</p>	<p style="text-align: right;">Office Use Only</p> <p style="font-size: 2em; text-align: center; margin-top: 20px;"><b>DP1181268</b></p> <p><b>LGA: TAMWORTH REGIONAL</b></p> <p>Locality: North Tamworth</p> <p>Parish: Tamworth</p> <p>County: Inglis</p>																																			
<p style="text-align: center;"><b>Subdivision Certificate</b></p> <p>I, .....          *Authorised Person/*General Manager/*Accredited Certifier, certify that the provisions of s.109J of the <i>Environmental Planning and Assessment Act 1979</i> have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.</p> <p>Signature: .....</p> <p>Accreditation number: .....</p> <p>Consent Authority: <b>TAMWORTH REGIONAL COUNCIL</b> .....</p> <p>Date of endorsement: .....</p> <p>Subdivision Certificate number: .....</p> <p>File number: .....</p> <p>*Strike through if inapplicable.</p>	<p style="text-align: center;"><b>Survey Certificate</b></p> <p>I, <b>DARYL JAMES BATH</b>          of <b>BATH, STEWART ASSOCIATES Pty Ltd</b>  <b>PO Box 403, Tamworth NSW 2340 (Tel: 02 6766-5966)</b>          a surveyor registered under the <i>Surveying and Spatial Information Act 2002</i>, certify that:</p> <p><del>*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on .....</del></p> <p>*(b) The part of the land shown in the plan excluding part of Lot 9 was surveyed in accordance with the <i>Surveying and Spatial Information Regulation 2012</i>, is accurate and the survey was completed on, 20<sup>th</sup> November 2012. The part not surveyed was compiled in accordance with that Regulation.</p> <p><del>*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.</del></p> <p style="text-align: right;">Signature:  Dated: <b>22.11.2012</b> ...</p> <p>Surveyor ID: <b>1307</b></p> <p>Datum Line: <b>SSM8225 – PM77405</b></p> <p>Type: <b>Urban</b></p> <p>The terrain is *Level-Undulating / *Steep-Mountainous.</p> <p>*Strike through if inapplicable. ^Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.</p>																																			
<p>Statements of intention to dedicate public roads, public reserves and drainage reserves.</p> <p><b>IT IS INTENDED TO ACQUIRE LOTS 1 TO 5, INCLUSIVE, FOR THE PURPOSES OF THE HEALTH ADMINISTRATION ACT 1982, AS REFERRED TO BY NOTICE IN THE NSW GOVERNMENT GAZETTE No. 130 FOLIO 5244 DATED 21.12.2012.</b></p>	<p>Plans used in the preparation of survey/compilation.</p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <tr> <td>DP12210</td> <td>DP533835</td> <td>DP1152231</td> <td>2861-1690</td> <td>46-1393</td> </tr> <tr> <td>DP21802</td> <td>DP602489</td> <td>DP1175412</td> <td>2134-1690</td> <td></td> </tr> <tr> <td>DP24811</td> <td>DP712550</td> <td>DP1180579</td> <td>2722-1690</td> <td></td> </tr> <tr> <td>DP25168</td> <td>DP809828</td> <td>1793-1690</td> <td>2724-1690</td> <td></td> </tr> <tr> <td>DP26205</td> <td>DP1076546</td> <td>2147-1690</td> <td>2596-1690</td> <td></td> </tr> <tr> <td>DP48401</td> <td>DP1099608</td> <td>2149-1690</td> <td>2796-1690</td> <td></td> </tr> <tr> <td>DP257195</td> <td>DP1118938</td> <td>2557-1690</td> <td>43-1393</td> <td></td> </tr> </table> <p style="text-align: center;">If space is insufficient continue on PLAN FORM 6A</p>	DP12210	DP533835	DP1152231	2861-1690	46-1393	DP21802	DP602489	DP1175412	2134-1690		DP24811	DP712550	DP1180579	2722-1690		DP25168	DP809828	1793-1690	2724-1690		DP26205	DP1076546	2147-1690	2596-1690		DP48401	DP1099608	2149-1690	2796-1690		DP257195	DP1118938	2557-1690	43-1393	
DP12210	DP533835	DP1152231	2861-1690	46-1393																																
DP21802	DP602489	DP1175412	2134-1690																																	
DP24811	DP712550	DP1180579	2722-1690																																	
DP25168	DP809828	1793-1690	2724-1690																																	
DP26205	DP1076546	2147-1690	2596-1690																																	
DP48401	DP1099608	2149-1690	2796-1690																																	
DP257195	DP1118938	2557-1690	43-1393																																	
<p>Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A</p>	<p>Surveyor's Reference: <b>12218V04</b></p>																																			

PLAN FORM 6A (2012)

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 Sheet(s)

Registered:



15.1.2013

Office Use Only

Office Use Only

**PLAN OF ACQUISITION OF LOTS 1 & 2 IN  
 DP533835, LOTS 99 & 335 IN DP753848, PART  
 OF LOTS 108 & 109 IN DP753848, PART LOT 1  
 IN DP1175412, & PART OF LOT 7008 IN  
 DP1076546**

Subdivision Certificate number: .....

Date of Endorsement: .....

**DP1181268**

This sheet is for the provision of the following information as required:

- A schedule of lots and addresses - See 60(c) *SSI Regulation 2012*
- Statements of intention to create and release affecting interests in accordance with section 88B *Conveyancing Act 1919*
- Signatures and seals- see 195D *Conveyancing Act 1919*
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Lot	Street Number	Street Name	Street Type	Locality
1	NA		Street	North Tamworth
2	NA	Johnston	Street	North Tamworth
3	NA	NA	NA	North Tamworth
4	NA	NA	NA	North Tamworth
5	NA	Johnston	Street	North Tamworth
6	NA	Johnston	Street	North Tamworth
7	NA	NA	NA	North Tamworth
8	NA	NA	NA	North Tamworth
9	NA	Forest	Road	North Tamworth

If space is insufficient use additional annexure sheet

Surveyor's Reference: **12218V04**



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/2/2021 9:03AM

FOLIO: 1/533835

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 11118 FOL 235

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
4/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
12/12/1995	0760325	TRANSFER	EDITION 1
28/3/1996	0792878	LEASE	EDITION 2
23/6/1998	5074693	SURRENDER OF LEASE	EDITION 3
7/1/2013	AH466802	DEPARTMENTAL DEALING	
15/1/2013	DP1181268	DEPOSITED PLAN	
24/6/2013	AH622164	REQUEST	FOLIO CANCELLED

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

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PRINTED ON 23/2/2021





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/2/2021 9:03AM

FOLIO: 1/1181268

First Title(s): VOL 5159 FOL 106 VOL 601 FOL 193  
VOL 4517 FOL 90  
Prior Title(s): 1-2/533835 99/753848  
335/753848

Recorded	Number	Type of Instrument	C.T. Issue
15/1/2013	DP1181268	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
24/6/2013	AH827345	DEPARTMENTAL DEALING	FOLIO CREATED EDITION 1
23/4/2014	DP1195542	DEPOSITED PLAN	
20/5/2015	AJ356883	TRANSFER GRANTING EASEMENT	EDITION 2
23/5/2017	AM412160	LEASE	EDITION 3
19/7/2018	AN471831	APPLICATION FOR RECORDING OF ACTION AFFECTING CROWN HOLDING	
4/8/2020	AQ294846	DEPARTMENTAL DEALING	

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

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PRINTED ON 23/2/2021





NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/2/2021 9:03AM

FOLIO: 2/533835

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 11100 FOL 35

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/6/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/5/1989	Y342683	LEASE	EDITION 1
13/1/1998	3726462	LEASE	EDITION 2
9/3/1998	3841863	CHANGE OF NAME	EDITION 3
19/7/1999	5994173	LEASE	EDITION 4
7/1/2013	AH466802	DEPARTMENTAL DEALING	
15/1/2013	DP1181268	DEPOSITED PLAN	
24/6/2013	AH622164	REQUEST	FOLIO CANCELLED

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

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/2/2021 9:03AM

FOLIO: 99/753848

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 601 FOL 193

Recorded	Number	Type of Instrument	C.T. Issue
15/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/1/1991		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/5/1991		AMENDMENT: TITLE DIAGRAM	
2/12/1997	3630592	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
13/1/1998	3726462	LEASE	EDITION 2
9/3/1998	3841863	CHANGE OF NAME	EDITION 3
19/7/1999	5994173	LEASE	EDITION 4
8/1/2001	7324434	DEPARTMENTAL DEALING	
7/1/2013	AH466802	DEPARTMENTAL DEALING	
15/1/2013	DP1181268	DEPOSITED PLAN	
24/6/2013	AH622164	REQUEST	FOLIO CANCELLED

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

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NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

23/2/2021 9:03AM

FOLIO: 335/753848

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 5159 FOL 106

Recorded	Number	Type of Instrument	C.T. Issue
21/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/5/1991		AMENDMENT: TITLE DIAGRAM	
7/1/2013	AH466802	DEPARTMENTAL DEALING	
15/1/2013	DP1181268	DEPOSITED PLAN	
24/6/2013	AH622164	REQUEST	FOLIO CANCELLED

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

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PRINTED ON 23/2/2021



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/1181268

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
23/2/2021	9:03 AM	3	23/5/2017

LAND

-----

LOT 1 IN DEPOSITED PLAN 1181268  
AT NORTH TAMWORTH  
LOCAL GOVERNMENT AREA TAMWORTH REGIONAL  
PARISH OF TAMWORTH COUNTY OF INGLIS  
TITLE DIAGRAM DP1181268

FIRST SCHEDULE

-----

HEALTH ADMINISTRATION CORPORATION

SECOND SCHEDULE (3 NOTIFICATIONS)

-----

- 1 LAND EXCLUDES MINERALS OF THE PART(S) FORMERLY IN LOT 355 IN DP753848, LOT 1 IN DP533835 & LOT 2 IN DP533835
- 2 AJ356883 EASEMENT FOR UNDERGROUND POWER LINES 2 WIDE AFFECTING THE PART SHOWN AS "PROPOSED EASEMENT FOR UNDERGROUND POWER LINES 2 WIDE" IN DP1195542.
- 3 AM412160 LEASE TO HS CATERER PTY LTD OF SHOP 1. CAFE SHOP 2 & CANCER CLINIC SHOP 3, 31 DEAN STREET, TAMWORTH.  
EXPIRES: 31/5/2021. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

-----

NOTE: THIS FOLIO MAY BE ASSOCIATED WITH A CROWN TENURE WHICH IS SUBJECT TO PAYMENT OF AN ANNUAL RENT. FOR FURTHER DETAILS CONTACT CROWN LANDS.

UNREGISTERED DEALINGS: NIL

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

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PRINTED ON 23/2/2021



## **Appendix C**

### **Letter from Dr David Tully CEnvP SC**

# Contaminated Land Solutions

13 December 2021

Ref: 0177.L01

Regional Geotechnical Solutions Pty Ltd  
Unit 4  
25-27 Hurley Drive  
Coffs Harbour  
NSW 2450

For the attention of Louis Davidson

Dear Louis,

## **RE: Report Review Stage 2 Site Contamination Assessment – A2 Banksia Unit, Tamworth Hospital**

I, Dr David Tully of Contaminated Land Solutions Pty Ltd, am a Certified Environmental Practitioner Site Contamination Specialist (General Certified Environmental Practitioner certification no. 1138 and Site Contamination Specialist certification no. SC40084).

I confirm I have reviewed the Regional Geotechnical Solutions report entitled "Stage 2 Site Contamination Assessment Report – A2 Banksia Unit, Tamworth Hospital" (Ref: RGS32576.1-AG), dated 13 December 2021 and a copy of which I have retained.

I can confirm that on the basis of the information contained within the report, I support the conclusions and recommendations provided therein.

Should the client, regulator or local authority have any queries regarding the report review, I can be contacted by e-mail via [david.tully@contaminatedlandsolutions.com.au](mailto:david.tully@contaminatedlandsolutions.com.au). Specific queries regarding the content of the report should be addressed to Louis Davidson at Regional Geotechnical Solutions.

For and on behalf of

**Contaminated Land Solutions Pty Ltd**

Dr David Tully CEnvP SC  
Director

Contaminated Land Solutions Pty Ltd



**Contaminated Land Solutions Pty Ltd**  
**10 Heath Road**  
**Crafrs West SA 5152**  
**0410 012 292**

[david.tully@contaminatedlandsolutions.com.au](mailto:david.tully@contaminatedlandsolutions.com.au)