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## DEICORP PROJECTS (CROWS NEST) PTY LTD






## Preliminary Site Investigation

Falcon Street, Pacific Highway & Alexander  
Street, Crows Nest NSW

# Document Control

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# Executive Summary

## Background and Objectives

Deicorp Projects (Crows Nest) Pty Ltd (“the Client”) engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for the parcel of land bound by Falcon Street, Pacific Highway & Alexander Street, Crows Nest NSW (“the site”). This environmental assessment was completed as part of a Development Application to North Sydney Council for the redevelopment of the site involving demolition of existing structures and the construction of a 36 storey mixed residential / commercial development overlying a seven level basement car park.

At the time of this assessment, the site was occupied by approximately 15 commercial / retail buildings including an automotive mechanic. The site comprises a total area of approximately 3,240 m<sup>2</sup>. The site is cadastrally defined as Lots 1-11 of DP29672, Lots 16 of DP16402, Lot1 of DP32552, Lot 1 of DP127595 and Lot 1 of DP562966.

The main objective of this investigation was to evaluate the potential for site contamination on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources.

## Key Findings

- The site is currently occupied by a number of multi-level high density residential buildings with ground floor retail/commercial uses.
- Land titles records and historic aerial photography indicated that the site use has been predominantly retail/commercial and residential in nature since the 1930s; however a number of potential contamination sources were identified, including:
  - › Imported fill soils of unknown quality;
  - › Weathering of exposed building structures;
  - › Long-term application of pesticides beneath building footprints;
  - › Historical operations at the auto-mechanics workshop; and
  - › Hazardous building materials.
- An automotive mechanic workshop has been operating in the central eastern portion of the site since 1959. During the site walkover inspection hydraulic hoists and a waste oil UST were observed within the workshop building.
- A search through the public record of notices for contaminated land indicated that the site and neighbouring site were free of statutory notices issued by the NSW EPA. The site was not identified on the List of NSW contaminated sites notified to the EPA.
- Drilling observations showed that the soil profile consisted of 0.2 m to 1.15 m thickness of anthropogenic fill soils, overlying natural clay. Although visible contamination and organic odours were not observed, field PID screening of soil headspace samples measured slightly elevated VOC levels up to 5.6 ppm, in the vicinity of the auto mechanical workshop at test bore BH3M.
- All tested soil samples showed non-detectable or low contaminant concentrations that were below the adopted SILs; however, a cement sheet fragment with dimensions 7 x 4 x 2 mm identified at 0.3 m depth at BH5 was identified as chrysotile asbestos. An assessment of

hazardous building materials and further asbestos testing of site fill soils is therefore warranted.

- Although there is insufficient data to produce final waste classifications for site soils intended for offsite disposal as part of the redevelopment works, soil analytical results allowed the following preliminary waste classifications:
  - Fill soils that might be excavated from the vicinity of BH4 might be classified as *Restricted Solid Waste*, but only if leachability testing (using the TCLP methodology) is able to confirm that the leachable concentration in relation to lead is not greater than 20 mg/L and the leachable concentration in relation to benzo(α)pyrene is not greater than 0.16 mg/L.
  - Fill soils that might be excavated from the vicinity of BH5 might be classified as *General Solid Waste – Asbestos Waste*, but only if TCLP testing is able to confirm that the leachable concentration in relation to lead in soil is not greater than 5 mg/L.
  - Waste classifications for fill soils in all other areas should be performed when these areas have been made accessible to conduct the required soil investigations.
  - Bulk excavated natural soils occurring below the fill layer across the whole site might be classified as *Virgin Excavated Natural Material* (VENM) provided there is sufficient validation testing to confirm that impacted overlying fill has not caused impacts to the natural soils.
- Groundwater was measured during the September 2020 GME to be at about 3.6 m BGL in depth. Field testing showed it be moderately acidic (pH: 4.68 - 5.98) and slightly brackish (EC 3502 to 4322 µS/cm), which is typical of fractured shale bedrock conditions in Sydney.
- Laboratory analysis of the groundwater sampled during the September 2020 GME indicated exceedances on the adopted marine water GILs in relation to the metals cadmium, copper, nickel and zinc, with an exceedance of the USEPA vapour intrusion screening levels in relation to the CVOC trichloroethene. This was consistent with CVOC results from previous GMEs (October 2014, July and August 2020), which had also detected exceedances of the same criteria in relation to cis-1,2-dichloroethene, vinyl chloride and chloroform. Due to the limited number and location of active groundwater monitoring wells, the source(s) of these groundwater impacts have not been identified.
- Upgradient and downgradient monitoring wells are needed to enable an interpretation of the potential source(s) of the elevated metals concentrations (i.e. cadmium, copper, nickel and zinc), TCE and other detected CVOCs.

The overall findings of the limited field investigation showed that impacted soils and groundwater do exist, which highlighted the need to extend the investigation to other parts of the site after building demolition when greater access to all areas will be available.

### **Recommendations**

Based on the findings of this investigation, EI provide the following recommendations:

#### Prior to site demolition

- A suitably qualified and experienced consultant should be engaged to perform a Hazardous Materials Survey (Hazmat Survey) on existing site structures to identify potentially hazardous building products that may be released to the site surface or the surrounding



environment during demolition works. The Hazmat Survey should be conducted by an appropriately qualified and experienced Hazardous Materials practitioner.

- All identified hazardous materials must be appropriately managed to maintain worker health and safety during demolition works and to prevent spreading of hazardous materials to site soils.

#### Post-demolition

A Detailed Site Investigation (DSI) should be conducted in accordance with NEPC (2013) and should include the following activities:

- Following demolition and removal of demolition debris, a detailed site inspection should be performed by a suitably qualified and experienced environmental practitioner, to assess for visible signs of surface contamination, including any visible asbestos-containing materials (e.g. fragmented asbestos sheeting).
- Increased soil sampling coverage with at least five additional investigation bores (or test pits), based on a systematic sampling grid, plus three sampling points that are strategically targeted at potential contamination sources within the footprint area of the former auto mechanical workshop.
- The additional soil testing should be used to produce in-situ waste classification assessment reports for impacted soils, separately to bulk excavated soils, in accordance with EPA (2014) Waste Classification Guidelines, to enable appropriate offsite disposal of all soils from the site.
- Natural soils that meet the requirements of EPA waste classification as virgin excavated natural material (VENM), may be managed accordingly during the bulk excavation phase. This may include reuse on other sites that have appropriate approval to receive VENM.
- Three additional monitoring wells (one upgradient and two downgradient) need to be installed to assess groundwater quality as it moves onto and off the site, and as it passes through the mechanical workshop footprint. A new groundwater monitoring event (GME) should then be conducted to assess groundwater quality at all five monitoring wells (the three new wells and the existing wells BH3M and BH6M).
- All five monitoring wells should be surveyed for location and well head elevation to enable interpretation of groundwater flow direction based on groundwater level gauging data; and
- Subject to confirmation of the extent of chlorinated VOC impacts in groundwater, a vapour intrusion risk assessment (VIRA) would be recommended to determine if groundwater CVOCs might pose adverse risks to future users of the proposed basement carpark and retail shop workers at ground level, with due regard for site-specific conditions.

# 1. Introduction

## 1.1 Background and Purpose

Deicorp Projects (Crows Nest) Pty Ltd (“the Client”) engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) for a triangular shaped parcel of land bounded by Falcon Street, Pacific Highway & Alexander Street, Crows Nest NSW (‘the site’), as illustrated in **Figure 1** in **Appendix A**. This environmental assessment was completed as part of a Development Application to North Sydney Council for the redevelopment of the site involving demolition of existing structures and the construction of a 36 storey mixed residential / commercial development overlying a seven level basement car park.

At the time of this assessment, the site was occupied by approximately 15 commercial / retail buildings including an automotive mechanic. The site comprises a total area of approximately 3,240 m<sup>2</sup>. The site is identified as Lots 1 to 11 of DP29672, Lots 16 of DP16402, Lot1 of DP32552, Lot 1 of DP127595 and Lot 1 of DP562966.

## 1.2 Proposed Development

The proposed development will comprise ground level retail shops with overlying, multistorey residential apartments and up to seven levels of basement car parking, as illustrated in the plans provided in **Appendix K** (Ref. Turner Silvester Fuller, Project No. PP-110-001 RevB\_14.05.20). The details shown in the plans indicate a three tower development with ground level retail, 36 levels of residential apartments to a maximum height of RL 229.2 mAHD, with the 7-level basement extending to a maximum depth of RL 74.8 mAHD, including lift pit and service overruns.

## 1.3 Regulatory Framework

The following regulatory framework and guidelines were considered during the preparation of this report:

- *Contaminated Land Management Act 1997* (the CLM Act);
- NSW EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme (3<sup>rd</sup> Edition)*;
- NEPC (2013) *Schedule B(1) Investigation Levels for Soil and Groundwater, Schedule B(2) Guideline on Site Characterisation, and Schedule B(4) Guideline on Site-Specific Health Risk Assessment Methodology*, in the National Environmental Protection (Assessment of Site Contamination) Measure 1999 – Amended 2013;
- EPA (2020) *Contaminated Land Guidelines - Consultants Reporting on Contaminated Land*, NSW Environment Protection Authority (EPA), April 2020; and
- *State Environment Protection Policy 55 (SEPP 55) Remediation of Land, under the NSW Environmental Planning and Assessment Act 1997*.

## 1.4 Project Objectives

The main objective of this investigation was to evaluate the potential for site contamination on the basis of historical land uses, anecdotal and documentary evidence of possible pollutant sources.

A secondary objective was to carry out intrusive investigations in accessible parts of the site, to characterise the soil profile and soil contaminant levels; however, site characterisation was limited due to the presence of building structures and operating businesses, which prevented environmental sampling in all relevant areas.

## 1.5 Scope of Works

In accordance with EI fee proposal P18353.3 (dated 14 July 2020), which details the agreement with the Client to achieve the above objectives; the following scope of works was undertaken:

### 1.5.1 Desktop Study

- A review of relevant mapping for the project area;
- A detailed site walkover inspection, including inspection of the existing building for the presence of hazardous building materials;
- A search of historical aerial photography archived at NSW Land and Property Information to assist with identifying previous site use, and historical land use in proximity to the site;
- A search of North Sydney Council records for information relating to operational site history and incidents;
- A search of historical land title records relating to historical site ownership;
- Review of existing underground services on site, which may be subject to physical damage during intrusive investigations;
- A search of the Stored Chemical Information Database (SCID) and microfiche records held by SafeWork NSW relating to possible underground tank approvals and locations; and
- A search of NSW EPA database records for statutory notices issued for the site or adjacent sites under the CLM Act or POEO Act;

### 1.5.2 Limited Field Investigation

- Drilling of two boreholes by mechanical solid flight auger drilling method at targeted locations across the accessible areas of the site;
- Conversion of the two mechanically drilled boreholes into groundwater monitoring wells;
- Advancing of three boreholes with the use of a hand auger at targeted locations across accessible areas of the site;
- Collection of soil samples at various depths within each of the boreholes; and
- A single groundwater monitoring event (GME) involving water level gauging and groundwater sampling for field and laboratory based water quality assessment.

### 1.5.3 Data Analysis and Reporting

At the conclusion of the desk study phase, a list of Areas of Environmental Concern (AECs) and any associated contaminants of potential concern (COPC) were prepared

In cases where specific site areas are deemed to require intrusive investigation, but are found to be inaccessible or obstructed in any way, these areas are listed as data gaps (in **Section 5.6**) and highlighted for data gap closure investigation after the completion of site demolition.

## 2. Site Description

### 2.1 Property Identification, Location, and Physical Setting

The site identification details and associated information are presented in **Table 2-1**, while the site layout is clearly depicted in the aerial photograph presented as **Figure 2**.

**Table 2-1 Site Identification**

Attribute	Description
Street Address	Falcon Street, Pacific Highway & Alexander Street, Crows Nest NSW
Location Description	The site is located approx. 4.3 km north of the Sydney CBD, bound by: <ul style="list-style-type: none"> <li>▪ <b>North:</b> Falcon Street</li> <li>▪ <b>South-East:</b> Alexander Street; and</li> <li>▪ <b>West:</b> the Pacific Highway.</li> </ul>
Site Coordinates	Northern corner of site (GDA2020-MGA56): <b>Easting:</b> 333592.856 <b>Northing:</b> 6255468.516 (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> )
Site Area	Approx. 3,290 m <sup>2</sup> (Source: <a href="http://maps.six.nsw.gov.au">http://maps.six.nsw.gov.au</a> )
Lot and Deposited Plan (DP)	Lots 1-6 of DP16402; Lots 1-11 of DP29672; Lot 1 of DP127595; Lot 1 of DP562966; and Lot 1 of DP325522.
State Survey Marks	Seven State Survey (SS) marks and four Permanent Markers (PM) are situated in close proximity (<100 m) to the site: <ul style="list-style-type: none"> <li>▪ SS21689D (corner of Falcon Street and Pacific Highway);</li> <li>▪ SS21690D (Shirley Road);</li> <li>▪ SS21691D (corner of Nicholson Street and Shirley Road);</li> <li>▪ SS21030D (corner of Flacon Street and Alexander Street);</li> <li>▪ SS21024 (corner of Alexander Street and Pacific Highway);</li> <li>▪ SS21070D (corner of Bruce Street and Pacific Highway);</li> <li>▪ SS21069 (Bruce Street);</li> <li>▪ PM35801 (Bruce Street);</li> <li>▪ PM48935 (Hayberry Street);</li> <li>▪ PM35728D (Hayberry Street); and</li> <li>▪ PM48921 (corner of Alexander Street and Falcon Street).</li> </ul>
Local Government Authority	North Sydney Council
Parish	Willoughby
County	Cumberland
Current Zoning	B4 – Mixed use (North Sydney Local Environmental Plan 2013)

## 2.2 Local Land Use

The site is situated within an area of mixed, high-density, residential and commercial land uses, as described in **Table 2-2**.

**Table 2-2 Local Land Use**

Direction	Land Use Description	Potential Receptors (& distance from site)
North	Falcon Street, followed by commercial	-
East	Alexander St., followed by high density residential	▪ Residential with garden access (~50 m E)
South	Pacific Highway, followed by commercial	-
West	Pacific Highway, followed by commercial	▪ Residential with garden access (~50 m E)

## 2.3 Regional Setting

Local topography, geology, soil landscape and hydrogeological information are summarised in **Table 2-3**.

**Table 2-3 Regional Setting**

Attribute	Description
Topography	The site lies atop a ridgeline with a moderate slope (5-7%) towards the south-east. The regional topography comprises a ridgeline along the Pacific Highway, which has a slight slope towards the south.
Site Drainage	Site drainage is likely to be consistent with the general slope of the site. Stormwater is likely to be collected by pit and pipe drainage, draining to the municipal stormwater system.
Regional Geology	With reference to the 1:100 000 scale Geological Series Sheet 9130 (Sydney) the site is likely to be underlain by Ashfield Shale and Bringelly Shale of the Triassic age Wianamatta Group. Ashfield Shale consists of <i>laminite and dark grey siltstone</i> and Bringelly Shale consists of <i>shale, with occasional calcareous claystone, laminite and coal</i> .
Soil Landscapes	The Soil Conservation of NSW Soil Landscapes of the Sydney 1:100,000 Sheet (Chapman and Murphy, 1989) indicated that the site overlies a Residual Soil Landscape – Blacktown (bt). According to Chapman and Murphy, this landscape type is characterised by gently undulating rises on Wianamatta Group shales and Hawkesbury shale. Local relief up to 30 m, slopes are usually <5%. Broad rounded crests and ridges with gently inclined slopes. Soils comprise shallow to moderately deep (<100cm) <i>Red and Brown Podzolic Soils</i> on crests, upper slopes and well drained areas; deep <i>Yellow Podzolic soils</i> and <i>Soloths</i> on lower slopes and areas of poor drainage.
Acid Sulfate Soil (ASS) Risk	With reference to the Parramatta - Prospect Acid Sulfate Soil Risk Map (1:25,000 scale; Murphy, 1997), the subject land lies within the map class description of 'No Known Occurrence'. In such cases, acid sulfate soils (ASS) are not known or expected to occur and "land management activities are not likely to be affected by ASS materials". With reference to the North Sydney Local Environmental Plan (LEP) 2013 Acid Sulfate Soils Map (Sheet ASS_006), the subject land lies within an area not classed as acid sulfate soils. As such ASS are not expected to be encountered during site redevelopment

Attribute	Description
Nearest Surface Water Feature	Balls Head Bay is located approximately 1.3 km south-west of the site.
Anticipated Groundwater Flow Direction	Groundwater is anticipated to follow the general slope of the site, flowing in a south-easterly direction, towards Lavender Bay.

## 2.4 Groundwater Bore Records and Local Groundwater Use

An online search of registered groundwater bores was conducted by EI on 21 September 2020 through the WaterNSW (Ref. <https://realtimedata.watersw.com.au/water.stm>). There were no registered bores within a 500 m radius of the site.

## 2.5 Site Walkover Inspection

Site observations were recorded during a site walkover inspection and site photographs referenced in this section are presented in **Appendix C**. The main observations are summarised as follows:

- The site is triangular in shape, bound by Alexander Street, Falcon Street and the Pacific Highway (see **Photograph 1**). The site was occupied by approximately 15 individual retail / commercial/ restaurant buildings with one automotive mechanic.
- The building(s) in the north-eastern corner of the site and the central eastern portion of the site were observed to have basement car parking, however access was not granted at the time of inspection; as such, the basements could not be inspected.
- The auto mechanic contained at least three hydraulic hoists (**Photograph 2**) and a waste oil collection tank / underground storage tank (UST) in the western portion of the building. Anecdotal information provided by the tenant indicated that the eastern portion of the workshop floor was previously comprised of timber floor boards. At the time of the inspection, the workshop floor was comprised of a concrete slab observed to be in good condition.
- The majority of all retail / restaurant buildings were closed / vacant at the time of the inspection and could not be further inspected.
- A saw-toothed shaped narrow laneway bisected the block. The laneway consisted of multiple slabs in fair condition with some cracking observed. A small stockpile (<5m<sup>3</sup>) of demolition waste was observed in the south-western portion of the laneway (**Photograph 3**).
- No suspicious odours or evidence of gross contamination was observed at any part of the site during the inspection; and
- No further evidence indicative of underground petroleum storage systems (UPSS) or aboveground storage tanks (AST) were observed on any parts of the site.

In summary, the site walkover inspection identified the automotive mechanic and its workshop infrastructure (hydraulic hoists and waste oil UST) as a potential source of contamination. Stockpiled demolition waste was observed within the laneway however, given that minimal soil was present; it is unlikely to pose any environmental risk in the form of leachable chemicals.

### 3. Previous Investigations

EI are unaware of any previous environmental investigations having been completed at the site.

## 4. Site History and Searches

### 4.1 Site Land Titles Information / Historical Aerial Review

A historical land titles search was conducted through InfoTrack Pty Ltd on 05 August 2020. Copies of relevant documents resulting from this search are presented in **Appendix E**. A summary of all the previous and current registered proprietors (**Table 4-1**), along with information obtained from the available historical aerial photographs, in relation to past potential land uses (**Table 4-2**). The historical aerial photographs reviewed as part of this PSI included:

- **1930:** Map 3422, Sydney, 20-2-1930, RUN 1-12, dated 06.03.193;
- **1943:** Six Maps (<https://maps.six.nsw.gov.au/>) 1943 Imagery – NSW Department of Finance and Services;
- **1951:** NSW Map 9130, RUN R10, dated 01.05.1951;
- **1961:** NSW Map 1048 RUN R32, dated 27.06.1961;
- **1975:** NSW Map 9130, RUN R6, dated 06.08.1975;
- **1986:** NSW Map 9130, RUN R6, dated 06.08.1975;
- **1994:** NSW 9130, RUN R9, dated 04.10.1994;
- **2002:** NSW 9130, RUN R9, dated 16.03.2002;and
- **2016:** Six Maps (<https://maps.six.nsw.gov.au/>) – NSW Department of Finance and Services.

**Table 4-1 Summary of Owner History**

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
<b>Lot 1 of DP29672</b>	
24.03.1930 (1930 to 1930)	Henry George Kent (Blacksmith)
08.04.1930 (1930 to 1959)	Kents Limited Now Kents Pty Limited
01.07.1959 (1959 to 1984)	Commercial Bank of Australia Limited
13.12.1984 (1984 to 1997)	W.G. & M.M. Keith Pty Limited
10.10.1997 (1997 to date)	# Sibhilt Pty Limited
<b>Lot 2 of DP29672</b>	
24.03.1930 (1930 to 1930)	Henry George Kent (Blacksmith)
08.04.1930 (1930 to 1959)	Kents Limited Now



Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
	Kents Pty Limited
18.08.1959 (1959 to 1965)	Janor Pty Limited
23.07.1965 (1965 to 1990)	The Royal Society for the Prevention of Cruelty to Animals New South Wales
07.06.1990 (1990 to 1996)	W.G. & M.M. Keith Pty Limited
17.06.1996 (1996 to date)	# Maria Alexandrou
<b>Lot 3 of DP29672</b>	
21.02.1930 (part) 24.03.1930 (part) (1930 to 1930)	Henry George Kent (Blacksmith)
08.04.1930 & 08.07.1930 (1930 to 1961)	Kents Limited Now Kents Pty Limited
16.08.1961 (1961 to 1966)	Brights Pty Limited
02.09.1966 (1966 to 1970)	Herbert Edward Pratten (Company Director)
19.05.1970 (1970 to 1991)	Arnold's (North Sydney) Pty Limited
10.12.1991 (1991 to 1996)	Eric Yee Lai Chow  Nancy Chow
20.12.1996 (1996 to 2018)	Gary Bayramian
20.06.2018 (2018 to 2019))	C N Building & Investments Pty Ltd
24.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lot 4 of DP29672</b>	
21.02.1930 (part) 24.03.1930 (part) (1930 to 1930)	Henry George Kent (Blacksmith)
08.04.1930 & 08.07.1930 (1930 to 1960)	Kents Limited Now Kents Pty Limited

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
15.07.1960 (1960 to 1970)	Brights Pty Limited
07.05.1970 (1970 to 1992)	Arnold's (North Sydney) Pty Limited
10.02.1992 (1992 to 1998)	Craig Anton Schotel Cornelis Anton Schotel Elaine Stella Schotel Karen Jane Schotel
05.06.1998 (1998 to 2012)	Herman Halim Usman Halim Kwok Joe Hoa
31.07.2012 (2012 to 2015)	Usman Halim Kwok Joe Hoa
02.04.2015 (2015 to 2016)	Pacific Highway Properties Pty Ltd
14.03.2016 (2016 to 2017)	CYP Oh Pty Ltd
01.12.2017 (2017 to 2019))	8 Alexander St Pty Ltd
24.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lot 5 of DP29672</b>	
21.02.1930 (part) 24.03.1930 (part) (1930 to 1930)	Henry George Kent (Blacksmith)
08.04.1930 & 08.07.1930 (1930 to 1960)	Kents Limited Now Kents Pty Limited
27.10.1960 (1960 to 1966)	Stephen Rosenberg (Shop Keeper)
04.02.1966 (1966 to 1985)	Fotios Papafotiou (Retired) Anastasia Papafotiou (Spinster) Now Anastasia Tzortzis (Married Woman)
16.01.1985 (1985 to 2010)	Anastasia Tzortzis (Married Woman)
15.10.2010 (2010 to 2018)	Shiho Omoto
12.04.2018	417 Pacific Highway Pty Ltd

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
(2018 to 2019)	
24.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lot 6 of DP29672</b>	
21.02.1930 (part) 24.03.1930 (part) (1930 to 1930)	Henry George Kent (Blacksmith)
08.04.1930 & 08.07.1930 (1930 to 1961)	Kents Limited Now Kents Pty Limited
25.08.1961 (1961 to 1974)	Mervyn Keith Gilbert (Florist) John Geoffrey Hewlett (Florist)
30.09.1974 (1974 to 1992)	W.G. & M.M. Keith Pty Limited
27.07.1992 (1992 to 2018)	Anthony Valos (Produce Agent) Sophie Valos (Married Woman)
20.03.2018 (2018 to 2019)	Sophie Valos
24.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lot 7 of DP29672</b>	
06.07.1929 (part) 21.02.1930 (part) 24.03.1930 (part) (1930 to 1930)	Henry George Kent (Blacksmith)
14.01.1930, 08.04.1930 & 08.07.1930 (1930 to 1960)	Kents Limited Now Kents Pty Limited
21.11.1960 (1960 to 1964)	Kenneth Edward Gray (Shop Keeper) Mary De Looze (Married Woman)
30.09.1964 (1964 to 1982)	Kenneth Edward Gray (Shop Keeper)
27.05.1982 (1982 to 1983)	Elizabeth Philomena Gray (Transmission Application not investigated)
07.09.1983 (1983 to 1986)	Ronald Kenneth Gray (Transmission Application not investigated)
03.04.1986 (1986 to 1992)	KMH Pastoral Co. Pty Limited

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
03.01.1992 (1992 to 2016)	Michael Valos (Produce Agent) Anastasia Valos (Married Woman)
08.02.2016 (2016 to date)	413 Pacific Highway Pty Ltd
27.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lot 8 of DP29672</b>	
06.07.1929 (part) 21.02.1930 (part) 24.03.1930 (part) (1930 to 1930)	Henry George Kent (Blacksmith)
14.01.1930, 08.04.1930 & 08.07.1930 (1930 to 1959)	Kents Limited Now Kents Pty Limited
25.09.1959 (1959 to 1960)	L.J. Hooker Investment Corporation Limited
10.11.1960 (1960 to 1994)	Fook Lam (Shop Proprietor)
26.09.1994 (1994 to 1996)	Meree Lam
21.10.1996 (1996 to 2017)	Stephen Lam Amy Kwok
07.06.2017 (2017 to date)	411 Pacific Highway Pty Ltd
24.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lots 9 &amp; 10 of DP29672</b>	
06.07.1929 (part) 21.02.1930 (part) (1929 to 1930)	Henry George Kent (Blacksmith)
14.01.1930 & 08.07.1930 (1930 to 1960)	Kents Limited Now Kents Pty Limited
29.10.1960 (1960 to 1965)	George Ball (Company Director) (& His deceased estate)
09.08.1965 (1965 to 1980)	Frank G O'Brien Limited
12.08.1980	Dowzard Pty Limited

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
(1980 to 1985)	
10.01.1985 (1985 to 1988)	Elders Lensworth Finance Limited
17.03.1988 (1988 to 1989)	Regent Equity Corporation Pty Limited
21.01.1989 (1989 to 2003)	Dominic Kin Leung Choy Irina Choy
23.06.2003 (2003 to 2006)	Restbird Pty Limited
11.12.2006 (2006 to 2015)	Yada Martyn Suzhen Wu
17.11.2015 (2015 to 2017)	Yada Martyn Ian Mackenzie Martyn
18.08.2017 (2017 to date)	C N Building & Investments Two Pty Ltd
24.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lot 11 of DP29672</b>	
06.07.1929 (1929 to 1930)	Henry George Kent (Blacksmith)
14.01.1930 & 08.07.1930 (1930 to 1959)	Kents Limited Now Kents Pty Limited
30.10.1959 (1959 to 1973)	Sidney Malcolm Blower (Tyre Specialist)
16.10.1973 (1973 to 1986)	North Shore Tyre Service Pty Limited
28.04.1986 (1986 to 1992)	Bobinki Pty Limited
10.01.1992 (1992 to 1999)	Rudi Sutopo Roosmini Muljadi Sutopo
15.10.1999 (1999 to 2007)	Garabed Basmajian Lucy Basmajian Abraham Bilbosian Salpy Bilbosian
18.06.2007 (2007 to 2016)	Garabed Basmajian Abraham Bilbosian Salpy Bilbosian

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
19.08.2016 (2016 to date)	8 Alexander St Pty Limited
24.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lot1 of DP127595</b>	
10.08.1928 (1928 to 1988)	Commissioners of the Government Savings Bank of New South Wales Now Commonwealth Savings Bank of Australia
27.05.1988 (1988 to 1992)	Peter Charles Crinis
16.03.1992 (1992 to 1999)	Delzarmo Pty Limited
04.01.1999 (1999 to 2018)	Sung Il Cho Yong Ae Cho
03.01.2018 (2018 to date)	C N Building & Investments Pty Ltd
24.12.2019 (2019 to date)	# Deicorp Projects (Crowns Nest) Pty Ltd
<b>Lot 1 of DP562966 (Section 1)</b>	
02.05.1929 (1929 to 1951)	Edward Jordan Hopkins (Saddler)
09.11.1951 (1951 to 1951)	Alice Maud Bezer (Widow) Edward Lane Hopkins (Soldier) (Transmission Application not investigated)
15.10.1951 (1951 to 1972)	Edward Lane Hopkins (Soldier)
24.04.1972 (1972 to 1976)	M.E.P.C. Australian Properties Limited
<b>Lot 1 of DP562966 (Section 2)</b>	
02.05.1929 (1929 to 1951)	Edward Jordan Hopkins (Saddler)
09.11.1951 (1951 to 1970)	Alice Maud Bezer (Widow) Edward Lane Hopkins (Soldier) (Transmission Application not investigated)
05.08.1970 (1970 to 1972)	Edward Francis Bezer (Public Servant) Frederick Stanley Bezer (Public Servant) (Section 94 Application not investigated)

Date of Acquisition and term held	Registered Proprietor(s) & Occupations (where documented)
24.04.1972 (1972 to 1976)	M.E.P.C. Australian Properties Limited
<b>Lot 1 of DP562966 (Continued as entire lot)</b>	
12.04.1976 (1976 to 1992)	Commonwealth General Assurance Corporation Limited Now Zurich Australian Life Insurance Limited
23.03.1992 (1992 to 2000)	Patience Agency Pty Limited
16.02.2000 (2000 to date)	# Dimitrios Markakis # Anastasia Markakis

Note 1 # denotes current registered proprietor

**Table 4-2 Summary of Aerial Photograph History**

Aerial Photograph	Site description based on historical aerial photographs	Land use
1930	*Image quality too poor to accurately determine land setting. - Surrounding land appears to be low density residential.	Residential
1943	- Site appears to be in present day configuration. - Commercial developments erected to the east of Alexander Street; to the north of Falcon Street; and to the west of the Pacific Highway. - Land to the east of the site is low to medium density residential.	Commercial / residential
1951	- Site appears relatively unchanged from previous image. - Commercial development continued along the Pacific Highway corridor.	Commercial / residential
1961	- Site appears relatively unchanged from previous image with some modifications to the building in the southern portion of the block. - Commercial development has taken place to the north of Falcon Street. - Surrounding land remains relatively unchanged from previous image.	Commercial / residential
1975	- Site appears relatively unchanged from previous image. - Commercial development has taken place to the north of the site along the Pacific Highway corridor.	Commercial / residential
1986	- Site appears relatively unchanged from previous image. - Commercial development has continued to the north of the site along the Pacific Highway corridor. - Commercial development erected to the east of the site with above ground car parking.	Commercial / residential
1994	- Site appears relatively unchanged from previous image	Commercial /

Aerial Photograph	Site description based on historical aerial photographs	Land use
	<ul style="list-style-type: none"> <li>with some modifications to the mechanic building apparent.</li> <li>- Two large construction sites to the south of site, along the Pacific Highway corridor.</li> </ul>	residential
2002	<ul style="list-style-type: none"> <li>- Site appears relatively unchanged from previous image.</li> <li>- The large commercial developments to the south are now complete.</li> <li>- Above ground parking at commercial site to the east has been removed, the site now appears vacant.</li> <li>- Two large commercial developments have been erected to the west of the site.</li> </ul>	Commercial / residential
2016	<ul style="list-style-type: none"> <li>- Site appears relatively unchanged from previous image.</li> <li>- Vacant site to the east is now overgrown with grass.</li> <li>- Extensive development along the Pacific Highway corridor has continued.</li> </ul>	Commercial / residential

In summary, review of land titles records and historic aerial photography indicated that the site has been predominantly residential since the 1930s to date.

## 4.2 Street View Survey of Current Land Uses

A search of current land uses was conducted using the Google Street View tool (dated 19 October 2020) to identify potentially contaminating activities under the current tenancies. A summary of findings with comments on potential chemicals of concern are shown in **Table 4-3**.

**Table 4-3 Current land use based on street view imagery (Oct 2020)**

Site Address	Business name	Description	Potential Chemicals of Concern
423 Pacific Highway	Untenanted	Property is vacant, appears to have been previously a restaurant	-
3A Falcon Street	Old & Beautiful	Antiques retailer	-
3A Falcon Street	Yakitori Yurippi	Restaurant	-
9 Falcon Street	Thai Face	Restaurant	-
15 Falcon Street	Persian Empire Rugs	Rug retailer	-
	Tod & Bekki	Cafe	-
	Oralux	Dentist	-
8 Alexander Street	Ultra Tune	Automotive Mechanic workshop	TRH, BTEX, PAHs, CVOCs
6 Alexander Street	Sydney College of hair & beauty	Beautician college	-
389 Pacific Highway	Frontier	Camping retailer	-
391 Pacific Highway	Live Canvas	Tattoo parlour	-



Site Address	Business name	Description	Potential Chemicals of Concern
937 Pacific Highway	Mutz	Restaurant	-
399 Pacific Highway	Untenanted		-
401 Pacific Highway	Relax Thai massage	Massage parlour	-
407 Pacific Highway	Eden Gardens	Massage parlour	-
411 Pacific Highway	New Century Holidays	Travel agent	-
413 Pacific Highway	Untenanted		-
419 Pacific Highway	At Japanese	Restaurant	-

### 4.3 Council Information

An application to access records held by North Sydney Council was submitted on 15 August 2020 however no response had been received from council at the time of this report.

### 4.4 EPA Online Records

#### 4.4.1 Record of Notices under Section 58 of CLM Act (1997)

An on-line search of the contaminated land public record of EPA Notices was conducted on 21 September 2020. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the *Contaminated Land Management Act 1997* (CLM Act);
- Notices available to the public under Section 58 of the CLM Act;
- Approved voluntary management proposals under the CLM Act that have not been fully carried out and where the approval of the Environment Protection Authority (EPA) has not been revoked;
- Site audit statements provided to the NSW EPA under section 53B of the CLM Act that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by NSW EPA under section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act).

The search confirmed that the site known as Falcon Street, Pacific Highway & Alexander Street, Crows Nest NSW and surrounding lands within close proximity (within 250 m) were not subject to any regulatory notices relevant to the above legislation.

#### 4.4.2 List of NSW contaminated sites notified to EPA

A search through the List of NSW Contaminated Sites notified to the EPA under Section 60 of the CLM Act 1997 was conducted on 21 September 2020. This list is maintained by NSW EPA and includes properties on which contamination has been identified. Not all notified land is deemed to be impacted significantly enough to warrant regulation by the NSW EPA. The site or localities in proximity ( $\leq 250$  m) to the site have not been notified as contaminated to the EPA.

#### **4.4.3 POEO Public Register**

A search of the Protection of the Environment Operations (POEO) Act public register was conducted on 21 September 2020. The public register contains records related to environmental protection licences, applications, notices, audits, pollution studies, and reduction programmes. The search for Crows Nest did not identify any properties within close proximity (approx. 250 m) to the site on the POEO Public register.

## 5. Preliminary Characterisation

### 5.1 Overview

The primary purpose of this assessment was to evaluate the potential for site contamination at the site and, should potential contamination be indicated, to carry out intrusive investigations to enable sampling and laboratory analysis to characterise environmental conditions.

Since this assessment is based on the findings of a preliminary site investigation, with limited sampling and analysis of soils and groundwater in accessible areas, onsite environmental conditions have been assessed on the basis of:

- a) Information gleaned from the site history searches in relation to previous land uses and anecdotal findings relating to operational activities, the type of materials handled on the site and their packaging;
- b) Site surface conditions, as deduced from visual observations;
- c) The geological and hydrological setting of the site;
- d) Professional judgement based on previous experience on similar sites; and
- e) Soil and groundwater sampling from currently accessible areas, with laboratory analysis of selected samples to determine contaminant concentrations for what were considered to be relevant chemicals of concern, based on (a) to (d).

Whilst this approach provides a framework for preliminary assessment of relative risk, its limitations must be clearly understood. Only site-wide sampling and analysis can provide a definitive picture of the contamination status of a site.

Nevertheless, the information provided in this report provides a preliminary assessment of potentially impacted soils and groundwater at the site.

### 5.2 Historical Site Use and Generic Risks

Based on the historical information the site was used predominantly for residential and commercial purposes from the 1930s (including an automotive mechanic business between 1959 and 2020 (see **Appendix E**).

Potential contamination risks associated with the indicated historical land uses are outlined in **Table 5-1**.

**Table 5-1 Assessment of Potential Contamination Risk**

Potential Sources	Impacted Media	Potential Contaminants of Concern	Likelihood for Contamination
Importation of fill of unknown origin and quality placed at the site	Soil	HM, TRH, PAH, BTEX, OC/OP Pesticides, PCB and asbestos	Low to medium While significant filling was not observed during site walkover, there is the possibility that filling material may have been used for levelling purposes during the construction of the site.
Weathering of exposed building fabrics, painted	Soil	HM and asbestos	Low to medium Given the age of the structures, potential lead-

Potential Sources	Impacted Media	Potential Contaminants of Concern	Likelihood for Contamination
surfaces and metallic objects from site structures			based paints and asbestos-containing building materials may be used in existing site buildings.
Potential contamination of site soils from previous pesticide use	Soil	HM, PCB, OCP	Low Any impacts, should they be present, would likely be present within the footprint of existing structures. If present, pesticides are expected to be limited to shallow soils considering the nature of the application.
Hazardous building products contained in existing site structures	Building fabrics	HM, asbestos, and PCB,	Medium Due to the site structures likely being constructed around 1930, hazardous building products are likely to be present in the existing structure.
Potential impacts from the automotive mechanic	Soil / groundwater	TRH, BTEX, PAHs and CVOCs	Medium to high Hydraulic hoists and a waste oil UST were identified during the site walkover. These pose a risk as a potential source of contamination.

Note 1 HM – Heavy Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel, and zinc) unless otherwise indicated, TRH – Total Recoverable Hydrocarbons, PAH – Polycyclic Aromatic Hydrocarbons, BTEX – Benzene, Toluene, Ethylene and Xylene, OC/OP pesticides - Organochlorine and Organophosphorus Pesticides, PCB - Poly-chlorinated Biphenyls.

### 5.3 PFAS Assessment

EPA (2017) requires that PFAS is considered in assessing contamination. EI use the following decision tree (**Table 5-2** based on EnRisk (2016)) for prioritising the potential for PFAS to be present on site and whether PFAS sampling of soil and groundwater is required.

**Table 5-2 PFAS Decision Tree**

Preliminary Screening	Probability	Justification
Did fire training occur on-site?	Low	The site has being used as commercial / residential land with no evidence of fire training having occurred.
Is an airport or fire station up gradient of or adjacent to the site? <sup>1</sup>	Low	Fire and Rescue NSW Crows Nest Fire Station is located approximate 200 m down gradient to the west of the site. The risk of migration of PFAS contamination to the site is low due to down gradient location of the potential source.
Have “fuel” fires ever occurred on-site? e.g. ignition of fuel (solvent, petrol, diesel, kerosene) tanks?)	Low	The site has being used as commercial / residential land with no evidence of fire having occurred.
Have PFAS been used in manufacturing or stored on-site? <sup>2</sup>	Low	PFAS contamination not expected to be associated with the specific land uses of the site.

Note 1 Runoff from fire training areas may impact surface water, sediment and groundwater.

Note 2 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (<https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas>)

Note 3 If medium or high probability is applicable to any of the preliminary screening questions, the site analytical suite will be optimised to include preliminary sampling and testing for PFAS in soil (ASLP Testing) and water.

## 5.4 Emerging Chemicals

The NSW EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the EHC Act 1985 to selectively and specifically control chemicals of concern and limit their potential impact on the environment. CCOs provide the EPA a rapid and flexible mechanism for responding to emerging chemical issues. As with PFAS compounds, EI has considered chemicals controlled by CCOs and other potential emerging chemicals in this assessment as outlined in **Table 5-3**.

**Table 5-3 Emerging or Controlled Chemicals**

Chemicals of Concern (CCO or emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? <sup>1</sup>	No
Were organotin products (CCO, 1989) used or stored on site? <sup>2</sup>	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? <sup>3</sup>	Potentially <i>Possibly contained within pesticides.</i>
Were scheduled chemical or wastes (CCO, 2004) used or stored <sup>4</sup>	Potentially <i>Possible pesticides used onsite.</i>
Are other emerging chemicals suspected? <sup>5</sup>	No
If Yes to any questions, has site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water	<i>Identified in Section 5.5.3</i>

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the Site.

Note 2 From anti-fouling paints used or removed at boat & ship yards and marinas.

Note 3 From older transformer oils & electrical capacitors

Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products

Note 5 Other chemicals considered as emerging e.g. 1,4dioxane (associated with some CVOCs).

## 5.5 Conceptual Site Model

### 5.5.1 Overview

In accordance with NEPM (2013) *Schedule B2 – Guideline on Site Characterisation* and to aid in the assessment of data collection for the site, EI developed a conceptual site model (CSM) assessing plausible pollutant linkages between potential contamination sources, migration pathways and receptors. The CSM provides a framework for identifying data gaps in the existing site characterisation and future site assessments. Potential contamination sources, exposure pathways and receptors that were considered relevant for this assessment are summarised along with a qualitative assessment of the potential risks posed by complete exposure pathways.

### 5.5.2 Potential Contamination Sources

On the basis of the PSI findings potential contamination sources are as follows:

- Unknown type and concentration of contaminants within imported fill soils beneath site structures;
- Weathering of exposed building structures (including, painted surfaces, metallic objects, cement-fibre sheeting etc.);
- Long-term application of pesticides onsite, particularly beneath building footprints;
- Chemicals used by the automotive mechanic business (highlighted on **Figures 2 and 3**), including storage of waste oils, cleaning solvents, leaks and spillage incidents; and

- Hazardous building materials (including potential ACM).

### 5.5.3 Chemicals of Potential Concern

Based on the findings of the PSI, the chemicals of potential concern (COPC) at the site are considered to be:

#### Soil

- Metals (arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc);
- Total recoverable hydrocarbons (TRH);
- Monocyclic aromatic hydrocarbon compounds *benzene*, *toluene*, *ethyl-benzene* and *xylenes* (BTEX);
- Polycyclic aromatic hydrocarbons (PAH);
- Organochlorine and organophosphorus pesticides (OCP/ OPP);
- Chlorinated Volatile Organic Compounds (CVOCs)
- Polychlorinated biphenyls (PCB); and
- Asbestos.

#### Groundwater

- Metals (as for soils);
- TRH;
- BTEX;
- PAH;
- PCB; and
- CVOCs.

### 5.5.4 Potential Pollutant Linkages

Potential contamination sources, exposure pathways and human and environmental receptors that were considered relevant for this assessment are summarised in **Table 5-4**.

## 5.6 Data Gaps

Intrusive investigations were warranted to characterise site soils and groundwater with regards to contamination, as potential sources were identified as outlined in **Section 5.5.2**.

Notwithstanding the restrictions to site access due to the presence of building structures across most of the site, the field investigation was aimed at achieving an understanding of:

- The quality of imported fill soils across the site, which may have been previously impacted;
- Soils that may have become impacted from historical onsite operations;
- Groundwater quality in the vicinity of the mechanical workshop business;
- Groundwater quality close to the upgradient and downgradient site boundaries, as an indicator of potential onsite and offsite migration of impacted groundwater; and
- The potential presence of hazardous building materials within the fabric of existing structures, or buried in site soils.

**Table 5-4 Conceptual Site Model**

Contamination Source	Impacted Media	Contaminants of Potential Concern	Transport Mechanism	Exposure Pathway	Potential Receptor (Risk Level)
<ul style="list-style-type: none"> <li>Fill soils of unknown origin;</li> <li>Historic pesticide use;</li> <li>Auto-mechanic infrastructure and storage of waste oil;</li> <li>Hazardous building materials;</li> <li>Contaminants that are leaching from soils and migrating vertically to groundwater; and</li> <li>Lateral migration of contamination onto site from up-gradient, offsite contamination sources.</li> </ul>	Soil	Metals, TRH, PAH, OCP/OPP, PCB, BTEXN, asbestos	Disturbance of surficial and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment.	Ingestion Dermal contact Inhalation of dust particulates	Construction and maintenance workers (Medium risk during earthworks) Users of the site post-redevelopment (Low risk as the entire site will be excavated and soils will be disposed as part of basement construction)
			Atmospheric dispersion from soil to outdoor and indoor air spaces.	Inhalation dust particulates	
	F1 and F2 TRH, VOCs including BTEXN and CVOCs	Volatilisation of contamination from soil and diffusion to indoor air spaces.	Inhalation of vapours from impacted soil		
	Groundwater	HMs, TRH, VOCs including BTEXN and CVOCs, PAHs	Interception of water table during excavation.	Dermal contact; Ingestion; Inhalation of vapours	Construction and maintenance workers (Medium risk during earthworks, provided excavations extend below the water table) Basement users post-redevelopment (Low risk if no VOC/CVOC impacts are present and basement is tanked, which is recommended for basements constructed to below the water table)
			Potential seepage into deep basement intercepting water table (both on site and off site). Volatilisation of contamination from groundwater to indoor or outdoor air spaces.		
			Migration of dissolved phase impacts in groundwater.	Biota uptake	Marine ecosystems (Low risk if contaminant levels are below adopted water quality criteria)

## 6. Sample, Analysis & Quality Plan (SAQP)

The SAQP ensures that the data collected during the investigations, is representative and provides a robust basis for site assessment decisions. The SAQP for this PSI included the following:

- Data quality objectives, including a summary of the objectives of the PSI;
- Investigation methodology, including a description of intended sampling points, the media to be sampled and details of COPCs to be analysed;
- Sampling procedures;
- Field screening methods;
- Analysis Methods;
- Sample handling, preservation and storage; and
- Assessment QA/QC.

### 6.1 Data Quality Objective (DQO)

In accordance with the US EPA (2006) *Data Quality Assessment* and the EPA (2017) *Contaminated Land Management: Guidelines for the NSW Site Auditor Scheme*, the process of developing Data Quality Objectives (DQO) was used by the EI assessment team to determine the appropriate level of data quality needed for the specific data requirements of the project. The DQO process that was applied for this PSI is documented in **Table 6-1**.



**Table 6-1 Summary of Project Data Quality Objectives**

DQO Steps	Details
<p><b>1. State the Problem</b>                      Summarise the contamination problem that will require new environmental data, and identify the resources available to resolve the problem; develop a conceptual site model</p>	<p>An assessment of the potential for site contamination is required as part of a Development Application (DA) to North Sydney Council.</p> <p>Historical information and site inspection identified the potential for contamination to be present in site soil and/or groundwater, as contributed by various potential sources listed in <b>Section 5.2</b>. In light of the information derived from the available site history information and site observations, a conceptual site model was developed (see <b>Section 5</b>).</p>
<p><b>2. Identify the Goal of the Study (Identify the decisions)</b>                      Identify the decisions that need to be made on the contamination problem and the new environmental data required to make them</p>	<p>Based on the objectives outlined in <b>Section 1.4</b> the decisions that need to be made are:</p> <ul style="list-style-type: none"> <li>▪ Has the nature, extent and source of any soil, vapour and/or groundwater impacts onsite been defined?</li> <li>▪ What impact do the site specific, geologic and hydrogeological conditions have on the fate and transport of any impacts that may be identified?</li> <li>▪ Do the levels of impact warrant further investigation, to enable the vertical and lateral extent of contamination to be delineated, and the risks to identified potential human and/or environmental receptors to be evaluated?</li> <li>▪ Does the collected data provide sufficient information to allow the selection and design of an appropriate remedial strategy, if necessary?</li> </ul>
<p><b>3. Identify Information Inputs (Identify inputs to decision)</b>                      Identify the information needed to support any decision and specify which inputs require new environmental measurements</p>	<p>Inputs to the decision making process include:</p> <ul style="list-style-type: none"> <li>▪ The proposed future land uses (and development concept, if available);</li> <li>▪ Available site historical information;</li> <li>▪ Previous investigations;</li> <li>▪ Any areas of environmental concern, identified during the site inspection prior to intrusive investigations;</li> <li>▪ National and NSW EPA guidelines endorsed under the <i>Contaminated Land Management Act 1997</i>;</li> <li>▪ Soil and groundwater sampling and laboratory analysis for COPCs to verify the presence of onsite contamination and to evaluate the risks to potential sensitive receptors; and</li> <li>▪ At the end of the investigation, a decision must be made regarding whether the soils and/or groundwater are suitable for the proposed development, or if additional investigation or remedial works are required to make the site suitable for the proposed use.</li> </ul>
<p><b>4. Define the Boundaries of the Study</b>                      Specify the spatial and temporal aspects of the environmental media that the data must represent to support decision</p>	<p>Lateral – The boundaries of the study are defined as the sites cadastral boundaries.</p> <p>Vertical – From the existing ground level, fill and natural soils, and to (and including) underlying water-bearing zones.</p> <p>Temporal – Results are valid on the day of data and sample collection and remain valid as long as no changes occur on site or contamination (if present) does not migrate on site or on to the site from off-site sources.</p>

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## DQO Steps

## Details

### 5. Develop the Analytic Approach (Develop a decision rule)

To define the parameter of interest, specify the action level, and integrate previous DQO outputs into a single statement that describes a logical basis for choosing from alternative actions

The decision rules for the investigation were:

- What are the characteristics of soil at the site?  
*Soil boreholes will be advanced to natural, sampled and logged to characterise underlying conditions.*
- What are the characteristics of groundwater at the site?  
*Groundwater monitoring wells will be installed at least 2m below groundwater strike, to determine physical characteristics, chemical composition and flow direction of groundwater underlying the site.*
- Is the site contaminated by historic land use?  
*Soil and groundwater samples will be analysed for COPCs, with the data compared to relevant screening criteria.*
- Is the site suitable for the proposed land use?  
*If the concentrations of contaminants in the soil are below the relevant human health-based and ecological criteria for the intended land use, then the site will be deemed suitable for the proposed development.*

### 6. Specify Performance or Acceptance Criteria (Specify limits on decision errors)

Specify the decision-maker's acceptable limits on decision errors, which are used to establish performance goals for limiting uncertainties in the data

Specific limits for this project are to be in accordance with NEPM, appropriate data quality indicators (DQIs) for assessing the useability of the data and EI standard procedures for field sampling and handling.

To assess the useability of the data, pre-determined DQIs for completeness, comparability, representativeness, precision and accuracy were adopted, as presented below in **Table 6-2**.

If any of the DQIs are not met, further assessment will be necessary to determine whether the non-conformance will significantly affect the useability of the data. Corrective actions may include requesting further information from samplers and/or analytical laboratories, downgrading of the quality of the data or alternatively, re-collection of samples.

### 7. Develop the Detailed Plan for Obtaining Data (Optimise the design for obtaining data)

Identify the most resource-effective sampling and analysis design for general data that are expected to satisfy the DQOs

Site history indicates the potential for contamination to exist. To achieve the decision rules, the intrusive investigation included:

- Sampling of locations in a grid-based pattern across accessible parts of the site.
  - Well installation and groundwater level gauging, to determine groundwater flow direction.
  - An upper soil profile sample will be collected at each borehole location and tested for contaminants of potential concern, to assess the conditions of the fill layer, and impacts from commercial and industrial activities at ground level. Further sampling would also be carried out at deeper soil layers. Samples will be selected based on field observations (including visual and olfactory evidence, as well as soil vapour screening in headspace samples) with consideration of subsurface stratigraphy.
  - Representative groundwater samples will be collected from monitoring wells and analysed for the identified COPCs.
  - Review of the results will be undertaken to determine if further intrusive investigation (i.e. additional sampling) is warranted for the delineation of site contamination.
-

## 6.2 Data Quality Indicators

To ensure that the investigation data were of an acceptable quality, they were assessed against the data quality indicators (DQI) outlined in **Table 6-2**, which related to both field and laboratory-based procedures. The assessment of data quality is discussed in **Section 8**.

**Table 6-2 Data Quality Indicators**

Data Quality Objective	Data Quality Indicator	Acceptable Range
Accuracy	Field – Trip blank (laboratory prepared) Laboratory – Laboratory control spike and matrix spike	< laboratory limit of reporting (LOR) Prescribed by the laboratories
Precision	Field – Blind replicate and spilt duplicate Laboratory – Laboratory duplicate and matrix spike duplicate	< 30% relative percentage difference (RPD [%]) Prescribed by the laboratories
Representativeness	Field – Trip blank (laboratory prepared) Laboratory – Method blank	< laboratory LOR Prescribed by the laboratories
Completeness	Completion (%)	-

## 7. Assessment Methodology

### 7.1 Sampling Rationale

With reference to the CSM described in **Section 5.5**, soil and groundwater investigation works were planned in accordance with the following rationale:

- Sampling fill and natural soils from five test bore locations, located in accessible areas of the site, as shown in **Figure 3, Appendix A**;
- Installation of two groundwater monitoring wells in targeted locations, down gradient of the automotive mechanic, followed by a single groundwater monitoring event (GME) involving groundwater level gauging and groundwater sampling; and
- Laboratory analysis of representative soil and groundwater samples for the identified contaminants of potential concern (COPC).

### 7.2 Investigation Constraints

All test bores advanced within the laneway area of the site achieved the target depth, which was the natural soil horizon. Due to access restrictions and obstructions, soil bores could not be advanced to greater depths within any of the onsite building footprint areas, which restricted access. Locations BH3 and BH6 were accessible by mechanical drilling rig and for this reason these were the two locations where groundwater monitoring wells (BH3M and BH6M) were installed.

### 7.3 Assessment Criteria

The assessment criteria used for this project are outlined in **Table 7-1**. These were selected from available published guidelines that are made or endorsed by national and/or state regulatory authorities, with due consideration of the exposure scenario that is expected for various parts of the site, the likely exposure pathways and the identified potential receptors.

Site areas where chemical concentrations are shown to be below the criteria will be deemed to be suitable for the proposed land uses. Areas where exceedances of the acceptance criteria are detected indicate that further investigation or a Tier 2 risk assessment may be warranted.

**Table 7-1 Adopted Investigation Levels for Soil and Groundwater**

Environmental Media	Adopted Guidelines	Rationale
Soil	NEPC (2013) Soil HILs, HSLs, EILs / ESLs and Management Limits for TRHs	<p><b>Soil Health-based Investigation Levels (HILs)</b>  <i>Non-volatile chemical parameters</i> - NEPC (2013) Schedule B1, Table 1A(1), HIL-D criteria for commercial/industrial settings were used, as a constructed basement carpark will cover the whole site footprint area.</p> <p><b>Soil Health-based Screening Levels (HSLs)</b>  <i>Petroleum type VOCs (BTEX, Naphthalene, TRH-F1 and -F2)</i> - NEPC (2013) Schedule B1, Table 1A(3), soil HSL-D criteria for vapour intrusion on commercial/industrial sites were used, as a constructed basement carpark will cover the whole site footprint area.</p> <p><b>Asbestos HSLs</b>                      The NEPC (2013) Schedule B1, Table 7, HSLs for asbestos in soil were</p>

referred to, noting that for this limited investigation soil samples were screened for asbestos on a presence/absence basis, only.

**Management Limits for Petroleum Hydrocarbons**

Where the HSLs for petroleum hydrocarbons were exceeded samples were also assessed against the NEPC (2013) Schedule B1, Table 1B(7), *Management Limits* for the TRH fractions F1 – F4, to assess propensity for phase-separated hydrocarbons (PSH), fire and explosive hazards and adverse effects on buried infrastructure.

Groundwater	NEPC (2013) Groundwater HSLs for Vapour Intrusion from non-chlorinated VOCs	<p><b>Health-based Screening Levels (HSLs) for Petroleum type VOCs</b></p> <p>The NEPC (2013) Schedule B1, Table 1A(4), groundwater HSLs for vapour intrusion were used to assess potential human health impacts from petroleum type VOCs (i.e. TRH-F1, -F2, BTEX and naphthalene impacts). The <i>HSL D</i> thresholds for commercial / industrial sites were applied as the basement carpark will cover the whole site area.</p>
	USEPA Vapour Intrusion Screening Levels (2020)	<p><b>Vapour Intrusion Screening Levels for Chlorinated VOCs (CVOCs)</b></p> <p>At the time of writing of this report there were no currently published Australian criteria for vapour intrusion impacts from CVOCs in groundwater. The USEPA Vapour Intrusion Screening Levels (US-VISL) Calculator was therefore used to produce screening criteria, which are shown in <b>Table 3, Appendix B</b>.</p>
	ANZG (2018) Marine Water Trigger Values	<p><b>Groundwater Investigation Levels (GILs) for Marine Water</b></p> <p>The ANZG (2018) Trigger Values (TVs) for 95% level of protection for slightly-moderately disturbed marine ecosystems were applied as the nearest surface water receptor is Cove Creek, which is subject to tidal influences. The 99% marine trigger values were applied for the bio-accumulative metals cadmium and mercury.</p>
	NHMRC (2018) Recreational Water Guidelines	<p><b>Groundwater Investigation Levels (GILs) for Recreational Water</b></p> <p>The NHMRC (2008, amended in 2018) <i>Recreational Water Guidelines</i> assessed for secondary recreational contact by multiplying the NHMRC drinking water guidelines by a factor of 10. These criteria were applied for parameters that were not addressed under the NEPC HSLs and ANZG marine water trigger values.</p> <p>Note: EI consider that investigation levels for drinking water quality are not relevant for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ Groundwater is unlikely to be relied on for domestic water supply purposes as reticulated town water is available at the site.</li> <li>▪ There is no evidence of groundwater extraction for domestic uses within the site locality.</li> </ul>
	Australian Standard 2159-2009 Piling-Design and Installation (AS2159)	<p><i>AS2159 Section 6 – Durability Design</i> provides exposure conditions for sulphate, chloride and pH in soil and groundwater. Should foundation design depth be below the water table, water aggressivity analysis should be included as part of the geotechnical assessment, to assess the need for mitigation for the protection of buildings and structures.</p>

**Consideration of Groundwater Values for Criteria Selection**

Based on EI's search of registered groundwater bores described in **Section 2.4**, no bores were listed within a 500 m radius of the site. It was therefore concluded that the use of groundwater for water supply purposes was not a relevant value for environmental assessment purposes. The groundwater environmental values, both on-site and off-site, that were relevant to the site were:

- As a replenishing source to local waterways, hence the use of the ANZG Marine Water criteria and the NHMRC recreational water guidelines;
- The potential for vapour exposure from groundwater in cases where groundwater is not used and there is no direct contact with groundwater, may occur if groundwater is contaminated with volatile contaminants, hence the use of the NEPC and USEPA vapour intrusion screening levels; and
- The potential for impacts to buildings and structures where deep foundations (screw piles) may be in contact with groundwater, the potential for adverse impacts on building footings and subsurface structures from the presence of aggressive groundwater quality (i.e. elevated chloride and sulfate concentrations and/or low pH) should be assessed. This is typically performed as part of a detailed geotechnical assessment, with reference to AS2159-2009, as described in **Table 7-1**.

For the purposes of this investigation, the adopted soil assessment criteria are referred to as the Soil Investigation Levels (SILs) and the adopted groundwater assessment criteria are referred to as the Groundwater Investigation Levels (GILs). SILs and GILs are presented alongside the analytical results in the corresponding summary tables, which are discussed in **Section 9**.

## 7.4 Soil Investigation

The soil investigation works conducted at the site are described in **Table 7-2**. Test bore locations are illustrated in **Figure 3**.

**Table 7-2 Summary of Soil Investigation Methodology**

Activity/Item	Details
Fieldwork	The borehole drilling works were conducted on 01 September 2020. All test bores were able to be completed to the target depth within the natural soil horizon or prior refusal, detailed in <b>Section 7.2</b> .
Drilling Method	All test bores were advanced using a Hanjin D&B 8D, mechanical solid flight auger drilling rig to a maximum depth of 11.8 mBGL. Test bores BH3.M & BH6.M were converted into groundwater monitoring wells and extended to below the groundwater level for groundwater investigation purposes.
Soil Logging	Soil types encountered during drilling were classified in the field for lithological characteristics and evaluated on a qualitative basis for odour and visual signs of contamination. Soil classifications and descriptions were based on Australian Standard (AS) 1726:2017. Bore logs are presented in <b>Appendix D</b>
Field Observations (including visual and olfactory signs of potential contamination)	A summary of field observations is provided, as follows: <ul style="list-style-type: none"> <li>▪ Anthropogenic fill occurred to approximately 0.15 – 1.2 mBGL;</li> <li>▪ Residual clay occurring from 0.5-1.1 mBGL</li> <li>▪ Weathered shale occurring from 0.7-2.1 mBGL.</li> <li>▪ Shale bedrock occurring from 2.1 mBGL +</li> </ul>

Activity/Item	Details
Soil Sampling	<ul style="list-style-type: none"> <li>▪ Samples were collected from the auger flights (for mechanically-augured bores), or the auger bucket (for manually-augured bores) by dry grab method (using unused, dedicated nitrile gloves) and placed into laboratory-supplied, acid-washed, solvent-rinsed glass jars;</li> <li>▪ For each sample, a small aliquot of soil sample was placed into a zip-lock bag for in-field screening of VOCs using a portable Photo-ionisation Detector (PID).</li> <li>▪ For each fill sample, a 500 g approx. soil aliquot was placed in a zip-lock bag for laboratory asbestos analysis.</li> </ul>
Soil Vapour Screening	Screening for VOCs was performed in the field using a portable PID, fitted with a 10.9eV lamp. The maximum recorded measurement was 5.6 ppm. The low PID readings were consistent with the non-detection of any suspicious odour in the examined soils.
Management of Soil Cuttings	Soil cuttings were used as backfill for completed boreholes. Any excess waste soil was disposed from the site by the contracted driller, in accordance with current NSW Waste Regulations.
Decontamination Procedures	Dedicated gloves were used for the collection of each sample. Sampling equipment (i.e. trowel and shovel) was decontaminated between samples by washing in a solution of potable water and Decon 90, and then rinsing with potable water.
Sample Preservation and Transport	Samples were stored in a refrigerated (ice-filled) chest, whilst on-site and in transit to the laboratory SGS Australia (SGS). All samples were transported under strict Chain-of-Custody (COC) conditions and copies of the completed COC certificates and laboratory sample receipt documentation were provided to EI for confirmation purposes ( <b>Appendix H</b> ).
Quality Control and Laboratory Analysis	Soil samples were analysed by SGS for the identified COPCs. QA/QC testing comprised a rinsate blank, trip spike / blank samples and intra-laboratory (blind field) duplicates tested by SGS, as well as an inter-laboratory (split field) duplicate tested by Envirolab. All corresponding laboratory analytical reports are presented in <b>Appendix I</b> .

## 7.5 Groundwater Investigation

The groundwater investigation works conducted at the site are described in **Table 7-3**. Monitoring well locations are illustrated in **Figure 3**.

**Table 7-3 Summary of Groundwater Investigation Methodology**

Activity/Item	Details
Fieldwork	Groundwater monitoring wells were installed and developed on 1 May 2020. Water level gauging, well purging, field testing and groundwater sampling was conducted on 11 May 2020.

Activity/Item	Details
Well Construction	<p>As described in <b>Section 7.2</b> physical constraints allowed only two test bores BH3.M and BH6.M to be converted to groundwater monitoring wells, using a mechanical, solid auger drilling rig, as follows:</p> <ul style="list-style-type: none"> <li>▪ BH1.M installed to a total depth of 8.0 mBGL (screen 5.0-8.0 mBGL); and</li> <li>▪ BH6.M installed to a total depth of 11.8 mBGL (screen 5.8-11.8 mBGL).</li> </ul> <p>Well construction was in general accordance with the standards described in NUDLC (2012) and involved the following:</p> <ul style="list-style-type: none"> <li>▪ 50 mm, Class 18 uPVC, threaded, machine-slotted screen and casing, with slotted intervals in shallow wells set to screen to at least 500 mm above the standing water level to allow sampling of phase-separated hydrocarbon product, if present;</li> <li>▪ Base and top of each well was sealed with a uPVC cap;</li> <li>▪ Annular, graded sand filter was used to approximately 300 mm above top of screen interval;</li> <li>▪ Granular bentonite was applied above annular filter to seal the screened interval;</li> <li>▪ Drill cuttings were used to backfill the bore annulus to just below ground level; and</li> <li>▪ Surface completion comprised a steel road box cover set in neat cement and finished flush with the concrete slab level.</li> </ul>
Well Development	<p>Well development was conducted for each well directly following installation. This involved agitation within the full length of the water column using a dedicated, HDPE disposable bailer, followed by removal of water and accumulated sediment using a 12V, HDPE submersible bore pump (Proactive Environmental, model Super Twister). Pumping was continued until no further reduction in suspended sediment was observed (i.e. after removal of several well volumes).</p>
Management of purged groundwater	<p>Excess purged groundwater was collected in a container and disposed with the drilling spoil/mud by contracted driller.</p>
Well Gauging and Groundwater Flow Direction	<p>Monitoring wells were gauged for standing water level (SWL) prior to well purging at the commencement of the GME on 11 September 2020. All measured SWLs are shown in <b>Table 9-2</b>.</p> <p>Phase separated hydrocarbons (PSH) and light non-aqueous phase liquid (LNAPL) were assessed at each location with a Heron Water Oil Interface Probe and checked visually with a clean dedicated bailer prior to sampling.</p>
Well Purging and Field Testing	<p>Well purging was performed using a low-flow, micro-purge pump.</p> <p>Measurement of water quality parameters was conducted using a water quality meter (HI98194) repeatedly during well purging and were recorded onto field data sheets (<b>Appendix L</b>). The field measurements included Temperature (T), Dissolved Oxygen (DO), Electrical Conductivity (EC), Reduction-Oxidation Potential (Redox) and pH. Purged water volumes removed from each well and field test results are summarised in <b>Table 9-2</b>.</p> <p>Once stable readings were obtained, groundwater sampling was performed.</p>
Groundwater sampling	<p>Groundwater was sampled using a micro-purge system. Water was continuously measured for T, EC, Redox, DO and pH. Once three consecutive field measurements were recorded to within <math>\pm 10\%</math> for DO, <math>\pm 3\%</math> for EC, <math>\pm 0.2</math> for pH, <math>\pm 0.2^\circ</math> for temperature and <math>\pm 20</math> mV for Redox, this was considered to indicate that representative groundwater quality had been achieved and final physico-chemical measurements were recorded. Groundwater samples were then collected from the micro-purge sampling pump discharge point.</p>



Activity/Item	Details
Decontamination Procedure	<p>The micro-purge pump was decontaminated in a solution of potable water and Decon 90 and then rinsed with potable water between measurements/wells.</p> <p>The micro-purge system employed a disposable bladder and tubing system to further minimise potential contamination.</p> <p>All sample containers were supplied by the laboratory for the particular project and only opened once immediately prior to sampling.</p> <p>Ice packs were used to keep the samples cool when kept in an insulated chest.</p> <p>The water level probe and water quality kit probes were washed in a solution of potable water and Decon 90 and then rinsed with potable water between measurements/wells.</p>
Sample Preservation	<p>Sample containers (per well) were supplied pre-preserved (where necessary) by the laboratory, as follows:</p> <ul style="list-style-type: none"> <li>▪ One, 1 litre amber glass, acid-washed and solvent-rinsed bottle;</li> <li>▪ Two, 40ml glass vials, pre-preserved with dilute hydrochloric acid, Teflon-sealed; and</li> <li>▪ One, 250mL, HDPE bottle, pre-preserved with dilute nitric acid (1 mL).</li> </ul> <p>Samples for metals analysis were field-filtered using 0.45 µm pore-size filters. All containers were filled with sample to the brim then capped and stored in ice-filled chests, until completion of the fieldwork and during sample transit to the laboratory.</p>
Sample Transport	<p>After sampling, refrigerated sample chests were transported to SGS under strict Chain-of-Custody (COC) conditions. COC certificates and laboratory sample receipt forms were provided to EI for confirmation purposes (<b>Appendix H</b>).</p>
Quality Control and Laboratory Analysis	<p>Groundwater samples were analysed by SGS for the identified COPCs. QA/QC testing comprised a rinsate blank, trip spike / blank samples and an intra-laboratory (blind field) duplicate tested by SGS, as well as an inter-laboratory (split field) duplicate tested by Eurofins. All corresponding laboratory analytical reports are presented in <b>Appendix I</b>.</p>

## 8. Data Quality Assessment

The assessment of data quality is defined as the scientific and statistical evaluation of environmental data to determine if they meet the objectives of the project (US EPA, 2006). Data quality assessment includes an evaluation of the compliance of the field sampling and laboratory analytical procedures and an assessment of the accuracy and precision of these data from the laboratory quality control measurements.

The data quality assessment for this PSI included a review of analytical procedures to confirm compliance with established laboratory protocols and an evaluation of the accuracy and precision of the analytical data from a range of quality control measurements, as summarised in **Table 8-1**.

**Table 8-1 Quality Control Process**

Data Quality	Control	Conformance [Yes, Part, No]	Report Sections
Preliminaries	Data Quality Objectives established	Yes	See DQO/DQI
Field work	Suitable documentation of fieldwork observations including borehole logs, sample register, field notes, calibration forms	Yes	See Appendices C / D
Sampling Plan	Use of relevant and appropriate sampling plan (density, type, and location)	Yes	See <b>Section 7.2</b> .
	All media sampled and duplicates collected	Yes	Soil vapour not required
	Use of approved and appropriate sampling methods (soil, groundwater, air quality)	Yes	See methodology
	Selection of soil samples according to field PID readings (where VOCs are present)	Yes	See methodology
	Preservation and storage of samples upon collection and during transport to the laboratory	Yes	See methodology
	Appropriate Rinsate, Field and Trip Blanks taken	Yes	See methodology
	Completed field and analytical laboratory sample COC procedures and documentation	Yes	See laboratory reports
Laboratory	Sample holding times within acceptable limits	Yes	See laboratory QA
	Use of appropriate analytical procedures and NATA-accredited laboratories	Yes	See laboratory report
	LOR/PQL low enough to meet adopted criteria	Yes	See laboratory appendix
	Laboratory blanks	Yes	See laboratory QA/QC

Data Quality	Control	Conformance [Yes, Part, No]	Report Sections
	Laboratory duplicates	Yes	See laboratory QA/QC
	Matrix spike/matrix spike duplicates (MS/MSDs)	Yes	See laboratory QA/QC
	Surrogates (or System Monitoring Compounds)	Yes	See laboratory QA/QC
	Analytical results for replicated samples, including field and laboratory duplicates and inter-laboratory duplicates, expressed as Relative Percentage Difference (RPD)	Yes	See QA Tables <b>Appendix G</b>
Reporting	Report reviewed by senior staff to assess project meets desired quality, EPA guidelines and project outcomes.	Yes	See document control

The findings of the data quality assessment are discussed in detail in **Appendix G**. QA/QC policies and DQOs are presented in **Appendix J**.

On the basis of the analytical data validation procedure employed, the overall quality of the soil and groundwater analytical data produced for the site were considered to be of an acceptable standard for interpretive use.

## 9. Results

### 9.1 Soil Field Results

#### 9.1.1 Subsurface Conditions

The general site lithology encountered during the drilling of the boreholes may be described as a shallow layer of anthropogenic filling, overlying natural clay and shale at depth. More detailed description is summarised in **Table 9-1** and borehole logs from the works are presented in **Appendix D**.

**Table 9-1 Generalised Subsurface Profile**

Layer	Description	Approx. depth to top & bottom of layer (mBGL)
Hardstand	Concrete	0 – 0.15
Fill / Topsoil	Clayey SAND (SM): medium to coarse grained, poorly graded, angular, grey with trace sub-rounded gravels and ash, moist, no odour.	0.15-0.7
	Sandy CLAY (CH): high plasticity, grey with fine grained, angular sand, moisture less than plasticity limit, no odour.	0.15-1.2
	SAND (SC): coarse grained, angular, well graded, pale yellow, moist, no odour.	0.15-0.8
Natural	Silty CLAY (CH): high plasticity, brown, moisture less than plasticity limit, no odour.	0.7-2.1
	Extremely weather Shale: pale brown to dark grey.	1.6-2.5
Bedrock	Shale: low strength, dark grey.	2.5+

**Notes:** + Termination depth of borehole

#### 9.1.2 General Observations and PID Results

Soil samples were obtained from the test bores at various depths at 0.5 m increments extending to the natural soil horizon. All soil samples were examined and found to be free of suspicious odours and visual signs of contamination.

Relatively low PID readings (less than 3 ppm) were recorded for most of the field soil headspace samples. The exceptions to this were the fill samples (depth 0.2 – 0.3 m and 0.7 – 0.8 m BGL) and the silty clay samples (depth 1.4 – 1.5 m BGL) obtained from test bore BH3M, which ranged between 3.2 and 5.6 ppm PID. Bore BH3M is located around 3 m from the east site boundary and around 1m south of the mechanical workshop building.

## 9.2 Groundwater Field Results

### 9.2.1 Monitoring Well Construction

The construction details for the two installed groundwater monitoring wells BH3.M and BH6.M are summarised in **Table 9-2**.

**Table 9-2 Monitoring Well Construction Details**

Well ID	Well Depth (mBGL) <sup>1</sup>	Well Stick up (m)	Screen Interval (mBGL)	Lithology Screened
BH3.M	8.0	-0.1	5.0-8.0	Weathered Shale
BH6.M	11.8	-0.1	5.8-11.8	Weathered Shale

Note 1 mBGL - metres below ground level.

### 9.2.2 General Observations and Field Measurements

A single GME was conducted on the two wells on 11 September 2020. On this date, standing water levels (SWLs) were measured within each well prior to well purging, the results of which were recorded with well purge volumes and field-based water test results. A summary of the recorded field data is presented in **Table 9-3** and copies of the completed field data sheets are included in **Appendix L**.

The field data indicated that the local groundwater was moderately acidic (pH: 4.68 - 5.98) and brackish in terms of water salinity, as indicated by electrical conductivities ranging from EC 3502 to 4322  $\mu\text{S}/\text{cm}$ , which is typical of groundwater in the fractured shale bedrock in this part of Sydney.

**Table 9-3 Groundwater Field Data**

Well ID	SWL (m BTOC)	Purge Volume (L)	DO (mg/L)	pH	EC ( $\mu\text{S}/\text{cm}$ )	Temp ( $^{\circ}\text{C}$ )	Redox (mV)	Comments
BH3M	3.45	8	4.52	5.98	3502	19.18	275.4	Pale grey / brown, low to medium turbidity, no odour, no sheen.
BH6M	3.5	10	3.20	4.68	4522	19.34	340.2	Pale grey / brown, low to medium turbidity, no odour, no sheen.

**Notes:**

SWL – Standing Water Level (measured prior to well purging).

mBTOC – metres below top of well casing.

L – litres (referring to volume of water purged from the well prior to groundwater sample collection).

DO – Dissolved Oxygen, measured in units of milligrams per litre (mg/L)

EC – Electrical Conductivity, measured in units of micro Siemens per centimetre ( $\mu\text{S}/\text{cm}$ ).

Redox – Reduction Oxidation Potential, adjusted to Standard Hydrogen Electrode (SHE) by adding field electrode potential (205 mV).

All groundwater field parameters were tested onsite at the time of sampling.

Due to site constraints, a third monitoring well was not installed and interpretation of actual groundwater flow direction was not possible. Also, a comprehensive elevation survey was not available for the assessment, given the density of buildings on the site. Notwithstanding the south-easterly slope in ground elevation noted in **Table 2-3**, there was therefore insufficient data to comment on apparent groundwater flow direction for the site. This represented a data gap that is recommended for closure during a post-demolition detailed site investigation.

The field water quality data indicated that the local groundwater was moderately acidic (pH: 4.68-5.98) and brackish in terms of water salinity, as indicated by electrical conductivities ranging from EC 3502 to 4322  $\mu\text{S}/\text{cm}$ , which is typical of groundwater in the fractured shale bedrock in Sydney.

## 9.3 Laboratory Analytical Results

### 9.3.1 Soil Analytical Results – Land Use Perspective

A summary of the laboratory analytical results for the tested soil samples is presented in **Table 9-4**. A more detailed tabulation with concentrations for individual samples alongside the adopted SILs is presented in **Table B1** in **Appendix B**.

**Table 9-4 Summary of Soil Analytical Results**

No. of primary samples	Analyte	Min. Conc. (mg/kg)	Max. Conc. (mg/kg)	Sample locations exceeding SILs
<b>Hydrocarbons</b>				
7	F1	<25	<25	None
7	F2	<25	25	None
7	F3	<90	880	None
7	F4	<120	220	None
7	Benzene	<0.1	<0.1	None
7	Toluene	<0.1	<0.1	None
7	Ethyl benzene	<0.1	<0.1	None
7	Total xylenes	<0.3	<0.3	None
<b>PAHs</b>				
7	Carcinogenic PAHs	<0.3	27	None
7	Total PAH	<0.8	310	None
7	Benzo(a)pyrene	<0.1	18	None
4	Naphthalene	<0.1	<0.1	None
<b>OCPs</b>				
5	Total OCPs	<1	<1	None
<b>OPPs</b>				
5	Total OPPs	<1.7	<1.7	None
<b>PCBs</b>				
3	Total PCBs	<1	<1	None
<b>Metals</b>				
7	Arsenic	3	26	None
7	Cadmium	<0.3	15	None
7	Chromium	5.4	21	None
7	Copper	<0.5	71	None
7	Lead	9	1500	None
7	Mercury	<0.05	3	None
7	Nickel	0.7	37	None
7	Zinc	2.5	660	None
<b>Asbestos</b>				

No. of primary samples	Analyte	Min. Conc. (mg/kg)	Max. Conc. (mg/kg)	Sample locations exceeding SILs
7	Asbestos	Not detected	Asbestos detected	To be removed from site

Note 1 As this material is to be removed from the site, the Waste Classification Criteria are applicable.

### Metals

Most soil metal concentrations were below the corresponding SILs, with the following single exception: Lead: BH4\_0.3 (1500 mg/kg) collected from the fill layer. As all fill soils from the site will be excavated and disposed offsite for basement construction purposes, this result is more relevant for waste classification purposes, as described in **Section 9.3.2**.

### TRHs and BTEXN

All TRH and BTEXN concentrations were below corresponding SILs.

### PAHs

Although PAH concentrations were detected in most samples, excluding the natural soil sample at 1.2 m BGL at BH6, all results were below the SILs.

### OCPs, OPPs and PCBs

OCPs, OPPs and PCBs were not detected in any soil sample, with all LORs being below corresponding SILs.

### Asbestos

Of the five fill samples analysed, asbestos was detected only in bonded form within fill sample BH5\_0.3 and was identified by the laboratory as chrysotile asbestos in a cement sheet fragment with dimensions 7 x 4 x 2 mm.

## 9.3.2 Soil Analytical Results – Preliminary Waste Classification

Since the entire site is proposed to be excavated to for the construction of a multi-level basement, the soil quality data collected as part of this PSI was used to provide a preliminary indication of the waste classification categories that may be applicable for excavated soils, in accordance with the EPA (2014) *Waste Classification Guidelines*.

It is very important to understand that this report does NOT classify the waste category for the proposed excavated materials, but provides a preliminary indication of the potential waste classification, based on limited sampling and testing. More detailed sampling and laboratory analysis is required in accordance with EPA guidelines, before a final waste classification report can be prepared. On this basis, the limited soil data produced by this PSI indicates the following preliminary waste classifications:

- Excavated fill soils in the vicinity of BH4 might be classified as *Restricted Solid Waste*, but only if leachability testing (using the TCLP methodology) is able to confirm that the leachable concentration in relation to lead in soil is not greater than 20 mg/L and the leachable concentration in relation to benzo(α)pyrene in soil is not greater than 0.16 mg/L.
- Excavated fill soils in the vicinity of BH5 might be classified as *General Solid Waste – Asbestos Waste*, but only if leachability testing (using the TCLP methodology) is able to confirm that the leachable concentration in relation to lead in soil is not greater than 5 mg/L.

- Waste classification of fill soils in all other areas will be performed when these areas have been made accessible to conduct the required soil investigations.
- Bulk excavated natural soils occurring below the fill layer across the whole site might be classified as Virgin Excavated Natural Material (VENM) provided there is sufficient validation testing to confirm that impacted overlying fill has not caused impacts to the natural soils.

Additional soil sampling and testing are therefore necessary before waste classifications for the various material types can be finalised in accordance with EPA guidelines. This is a data gap requiring closure through further investigation, prior to the removal of soils from the site.

### 9.3.3 Groundwater Analytical Results

A summary of the laboratory analytical results for the groundwater samples collected and analysed during the GME conducted on 11 September 2020 is presented in **Table 9-5**. Groundwater results for each monitoring well are summarised in **Table B2** in **Appendix B**.

**Table 9-5 Summary of Groundwater Analytical Results**

No. of primary samples	Analyte	Min. Conc. (µg/L)	Max. Conc. (µg/L)	Sample locations exceeding GILs / Criteria exceeded
<b>Petroleum-related Hydrocarbons</b>				
2	TRH - F1	<50	<50	None
2	TRH - F2	<60	<60	None
2	TRH - F3	<500	<500	None
2	TRH - F4	<500	<500	None
2	Benzene	<0.5	<0.5	None
2	Toluene	<0.5	<0.5	None
2	Ethyl benzene	<0.5	<0.5	None
2	Total xylenes	<1.5	<1.5	None
<b>PAHs</b>				
2	Total PAH	<1	<1	None
2	Benzo(a)pyrene	<0.1	<0.1	None
2	Naphthalene	<0.1	<0.1	None
<b>Metals</b>				
2	Arsenic	<1	5	None
2	Cadmium	4.5	13	<b>BH6.M-1 ANZG (2018) Marine Water</b>
2	Chromium	<1	1	None
2	Copper	160	230	<b>BH3.M-1, BH6.M-1 ANZG (2018) Marine Water</b>
2	Lead	1	1	None
2	Mercury	<0.1	<0.1	None



No. of primary samples	Analyte	Min. Conc. (µg/L)	Max. Conc. (µg/L)	Sample locations exceeding GILs / Criteria exceeded
2	Nickel	37	260	BH3.M-1, BH6.M-1 ANZG (2018) Marine Water and NHMRC (2008) Recreational Waters
2	Zinc	310	830	BH3.M-1, BH6.M-1 ANZG (2018) Marine Water and NHMRC (2008) Recreational Waters

## Metals

The following results exceeded the ANZG (2018) marine water GILs for the indicated metals:

- Cadmium: BH6.M-1 (13 µg/L), which exceeded the marine GIL of 0.7 µg/L cadmium;
- Copper: BH3.M-1 (160 µg/L) and BH6.M-1 (230 µg/L), which exceeded the marine GIL of 1.3 µg/L copper;
- Nickel: BH3.M-1 (37 µg/L) and BH6.M-1 (260 µg/L), which exceeded the marine GIL of 7 µg/L nickel; and
- Zinc: BH3.M-1 (310 µg/L) and BH6.M-1 (830 µg/L), which exceeded the marine GIL of 15 µg/L zinc.

All other analysed metals were below the adopted marine water GILs.

## TRHs and BTEXN

All groundwater TRH and BTEXN concentrations were below the laboratory PQLs (i.e. below detection limits) and the adopted assessment criteria.

## PAHs

All groundwater PAH results were below laboratory PQLs and the adopted assessment criteria.

## Chlorinated VOCs

A number of chlorinated volatile organic compounds (CVOCs), specifically trichloroethene (TCE), 1,1-dichloroethene and cis-1,2-dichloroethene were identified in both of the samples collected during the September 2020 GME; however, the reported concentrations were below the adopted GILs for marine and recreational waters.

Comparing CVOC results against the available criteria for vapour intrusion however, showed that the reported groundwater TCE concentrations at BH3M and BH6M were above the USEPA VISL criteria (see **Table B2**), which were the adopted Tier 1 screening criteria for vapour intrusion, as detailed in **Section 7.3**.

The VISLs are calculated using a USEPA computer model, which may not apply input parameters that are relevant to site-specific conditions. For this reason the reported exceedances do not necessarily confirm a vapour intrusion risk at the site. Notwithstanding this limitation, an assessment of potential vapour intrusion risks associated with CVOCs in groundwater is recommended, as discussed in **Section 10**.

## 10. Site Characterisation

### 10.1 Soil Impacts

The limited field investigation in accessible areas established that the site geology consisted of 0.2 m up to 1.15 m thickness of anthropogenic fill soils overlying natural clay. The bulk excavation for basement construction is assumed to an approximate level of 74.8 mAHD, which equates to excavation depth of approximately 20 mBGL. Since all soils at the site fall within the proposed basement footprint area, they will not be retained; therefore, the ecologic soil criteria are not relevant for this assessment.

Fill soil samples analysed during this investigation were generally below the human health criteria that are applicable for sites with basement carparks spanning the whole area of the site. As soils will be excavated across the whole area of the site for the construction of the basement carpark however, it was appropriate to assess laboratory results against the relevant waste criteria for preliminary waste classification purposes.

The soil samples tested under this limited investigation indicated that the reported concentrations for the metal lead, the PAH compound benzo(α)pyrene and potential ACM fragments, may be the main drivers for the waste classification of soils making up the fill layer. Subject to additional confirmation testing briefly described in **Section 9.3.2**:

- Fill classed as *Restricted Solid Waste* is probably present at location BH4;
- Fill classed as *General Solid Waste – Asbestos Waste* is probably present at location BH5;
- Waste classification of fill in other parts of the site requires building demolition and the site to be cleared to provide the level of access required to complete the soil investigations; and
- Natural soils might be classed as VENM, provided there is sufficient validation testing to confirm that impacted overlying fill has not caused impacts to deeper soils.

Soil investigations should include an asbestos delineation investigation to confirm that the asbestos at BH5 does not extend to other areas. The completion of soil investigations should be performed after building demolition to provide the required site-wide access for proper site characterisation.

After the delineation, final waste classification and offsite disposal of asbestos, lead and benzo(α)pyrene impacted soils to a licensed landfill, waste classification assessment of the rest of the basement footprint soils may be completed to guide appropriate offsite disposal, in accordance with the NSW Waste Regulations 2014.

Any additional impacted soils that might be discovered during the completion of site characterisation investigations will need to be classified and managed in accordance with the relevant EPA guidelines.

### 10.2 Groundwater Impacts

The investigation established that groundwater depth occurred at approximately 3.6 mBGL, which may require groundwater dewatering during basement construction and basement tanking during the operational phase of the development, to minimise groundwater seepage into the basement.

Upgradient and downgradient monitoring wells are needed to enable an interpretation of the potential source(s) of the elevated metals concentrations (i.e. cadmium, copper, nickel and zinc), TCE and other CVOC detections.

In the absence of Australian Tier 1 criteria for the assessment of CVOC vapour-intrusion risk in groundwater, the USEPA VISLs were applied, as discussed in **Section 7.3**. Since the USEPA VISLs are calculated using a computer model, which uses input parameters and attenuation factors that are not necessarily relevant to conditions at the investigation site, these exceedances do not necessarily confirm that a vapour intrusion risk to human health is present at the site. These results do indicate however, that a vapour intrusion risk assessment (VIRA) is needed to determine if the reported groundwater CVOC (primarily TCE) concentrations pose an unacceptable vapour intrusion risk on future users of the development.

Should a VIRA indicate potential adverse risks to future users of the proposed basement carpark and retail shop workers at ground level, with due regard for the prevailing site-specific conditions, it would then be appropriate to consider feasible mitigation measures, if warranted.

Should dewatering be required to enable basement and foundation construction, additional water quality assessment may be required, in addition to the preparation of a dewatering management plan, which typically incorporates a groundwater take assessment to satisfy Council and Waster NSW dewatering permit and licensing.

### 10.3 Review of Conceptual Site Model and Data Gaps

On the basis of the additional investigation findings, the CSM discussed in **Section 5** was considered to appropriately identify potential contamination sources, migration mechanisms, and exposure pathways, as well as potential onsite and offsite receptors.

The findings of the limited field investigation showed that impacted soils and groundwater do exist, which highlighted the need to extend the investigation to other parts of the site after building demolition when greater access to all areas will be available. Data gap closure investigations should include:

- Increased soil sampling coverage with at least five additional investigation bores (or test pits) to achieve a systematic sampling grid that meets the NEPC (2013) sampling density guidelines;
- Additional soil testing and waste classification assessment in accordance with EPA (2014) Waste Classification Guidelines to enable appropriate offsite disposal of impacted and bulk excavated soils;
- Three additional monitoring wells (one upgradient and two downgradient) are needed to assess groundwater quality as it moves onto and off the site, and as it passes across the mechanical workshop footprint;
- A new groundwater monitoring event (GME) should be conducted to assess groundwater quality at all five monitoring wells (the three new wells and the existing wells BH3M and BH6M);
- All five monitoring wells should be surveyed for location and elevation at the well head to enable interpretation of actual groundwater flow direction on the basis of groundwater level gauging data; and
- Subject to confirmation of the extent of chlorinated VOC impacts in groundwater, a vapour intrusion risk assessment (VIRA) would be recommended to determine if groundwater CVOCs might pose adverse risks to future users of the proposed basement carpark and retail shop workers at ground level, with due regard for the prevailing site-specific conditions.

Data gap closure investigations may be performed after building demolition when adequate site access should be available.

## 11. Conclusions

This assessment was conducted to characterise environmental conditions on a site that was largely covered by buildings and structures at the time of the site investigation. Notwithstanding the restricted access to many areas, limited soil and groundwater sampling was achieved, which provided a preliminary indication of impacts to fill soils and groundwater.

The findings of this preliminary site investigation were as follows:

- The site is currently occupied by a number of multi-level high density residential buildings with ground floor retail/commercial uses.
- Land titles records and historic aerial photography indicated that the site use has been predominantly retail/commercial and residential in nature since the 1930s; however a number of potential contamination sources were identified, including:
  - › Imported fill soils of unknown quality;
  - › Weathering of exposed building structures;
  - › Long-term application of pesticides beneath building footprints;
  - › Historical operations at the auto-mechanics workshop; and
  - › Hazardous building materials.
- An automotive mechanic workshop has been operating in the central eastern portion of the site since 1959. During the site walkover inspection hydraulic hoists and a waste oil UST were observed within the workshop building.
- A search through the public record of notices for contaminated land indicated that the site and neighbouring site were free of statutory notices issued by the NSW EPA. The site was not identified on the List of NSW contaminated sites notified to the EPA.
- Drilling observations showed that the soil profile consisted of 0.2 m to 1.15 m thickness of anthropogenic fill soils, overlying natural clay. Although visible contamination and organic odours were not observed, field PID screening of soil headspace samples measured slightly elevated VOC levels up to 5.6 ppm, in the vicinity of the auto mechanical workshop at test bore BH3M.
- All tested soil samples showed non-detectable or low contaminant concentrations that were below the adopted SILs; however, a cement sheet fragment with dimensions 7 x 4 x 2 mm identified at 0.3 m depth at BH5 was identified as chrysotile asbestos. An assessment of hazardous building materials and further asbestos testing of site fill soils is therefore warranted.
- Although there is insufficient data to produce final waste classifications for site soils intended for offsite disposal as part of the redevelopment works, soil analytical results allowed the following preliminary waste classifications:
  - › Fill soils that might be excavated from the vicinity of BH4 might be classified as *Restricted Solid Waste*, but only if leachability testing (using the TCLP methodology) is able to confirm that the leachable concentration in relation to lead is not greater than

20 mg/L and the leachable concentration in relation to benzo(a)pyrene is not greater than 0.16 mg/L.

- Fill soils that might be excavated from the vicinity of BH5 might be classified as *General Solid Waste – Asbestos Waste*, but only if TCLP testing is able to confirm that the leachable concentration in relation to lead in soil is not greater than 5 mg/L.
  - Waste classifications for fill soils in all other areas should be performed when these areas have been made accessible to conduct the required soil investigations.
  - Bulk excavated natural soils occurring below the fill layer across the whole site might be classified as *Virgin Excavated Natural Material* (VENM) provided there is sufficient validation testing to confirm that impacted overlying fill has not caused impacts to the natural soils.
- Groundwater was measured during the September 2020 GME to be at about 3.6 m BGL in depth. Field testing showed it be moderately acidic (pH: 4.68 - 5.98) and slightly brackish (EC 3502 to 4322  $\mu\text{S}/\text{cm}$ ), which is typical of fractured shale bedrock conditions in Sydney.
  - Laboratory analysis of the groundwater sampled during the September 2020 GME indicated exceedances on the adopted marine water GILs in relation to the metals cadmium, copper, nickel and zinc, with an exceedance of the USEPA vapour intrusion screening levels in relation to the CVOC trichloroethene. This was consistent with CVOC results from previous GMEs (October 2014, July and August 2020), which had also detected exceedances of the same criteria in relation to cis-1,2-dichloroethene, vinyl chloride and chloroform. Due to the limited number and location of active groundwater monitoring wells, the source(s) of these groundwater impacts have not been identified.
  - Upgradient and downgradient monitoring wells are needed to enable an interpretation of the potential source(s) of the elevated metals concentrations (i.e. cadmium, copper, nickel and zinc), TCE and other detected CVOCs.

The overall findings of the limited field investigation showed that impacted soils and groundwater do exist, which highlighted the need to extend the investigation to other parts of the site after building demolition when greater access to all areas will be available.

Considering the findings of the limited investigation documented in this report and subject to the statement of limitations described in **Section 13**, EI consider that sufficient data gaps still exist for the site that warrant further investigations in order to achieve adequate environmental characterisation.

Due to the presence of closely-spaced buildings and structures across the site, data gap closure investigations are currently prevented. In cases such as this, it is appropriate for data gap closure to be implemented after building demolition, at which stage the site is made accessible for the completion of intrusive investigations, which should be completed by following the recommendations detailed in **Section 12**.

## 12. Recommendations

### ***Pre-demolition:***

- A suitably qualified and experienced consultant should be engaged to perform a Hazardous Materials Survey (Hazmat Survey) on existing site structures to identify potentially hazardous building products that may be released to the site surface or the surrounding environment during demolition works. The Hazmat Survey should be conducted by an appropriately qualified and experienced Hazardous Materials practitioner.
- All identified hazardous materials must be appropriately managed to maintain worker health and safety during demolition works and to prevent spreading of hazardous materials to site soils.

### ***Post-demolition:***

After building demolition a Detailed Site Investigation (DSI) should be conducted in accordance with NEPC (2013), including the following activities:

- Following demolition and removal of demolition debris, a detailed site inspection should be performed by a suitably qualified and experienced environmental practitioner, to assess for visible signs of surface contamination, including any visible asbestos-containing materials (e.g. fragmented asbestos sheeting).
- Increased soil sampling coverage with at least five additional investigation bores (or test pits), based on a systematic sampling grid, plus three sampling points that are strategically targeted at potential contamination sources within the footprint area of the former auto mechanical workshop.
- The additional soil testing should be used to produce in-situ waste classification assessment reports for impacted soils, separately to bulk excavated soils, in accordance with EPA (2014) Waste Classification Guidelines, to enable appropriate offsite disposal of all soils from the site.
- Natural soils that meet the requirements of EPA waste classification as virgin excavated natural material (VENM), may be managed accordingly during the bulk excavation phase. This may include reuse on other sites that have appropriate approval to receive VENM.
- Three additional monitoring wells (one upgradient and two downgradient) need to be installed to assess groundwater quality as it moves onto and off the site, and as it passes through the mechanical workshop footprint. A new groundwater monitoring event (GME) should then be conducted to assess groundwater quality at all five monitoring wells (the three new wells and the existing wells BH3M and BH6M).
- All five monitoring wells should be surveyed for location and well head elevation to enable interpretation of groundwater flow direction based on groundwater level gauging data; and
- Subject to confirmation of the extent of chlorinated VOC impacts in groundwater, a vapour intrusion risk assessment (VIRA) would be recommended to determine if groundwater CVOCs might pose adverse risks to future users of the proposed basement carpark and retail shop workers at ground level, with due regard for site-specific conditions.

## 13. Statement of Limitations

This report has been prepared for the exclusive use of Deicorp Projects (Crows Nest) Pty Ltd, who is the only intended beneficiary of EI's work. The scope of the investigations carried out for the purpose of this report is limited to those agreed with Deicorp Projects (Crows Nest) Pty Ltd.

No other party should rely on the document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices and attachments.

The conclusions presented in this report are based on a limited assessment of historical site use and current use of the site. Due to the preliminary nature of this assessment, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities, but for which the requested information is still pending.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

## References

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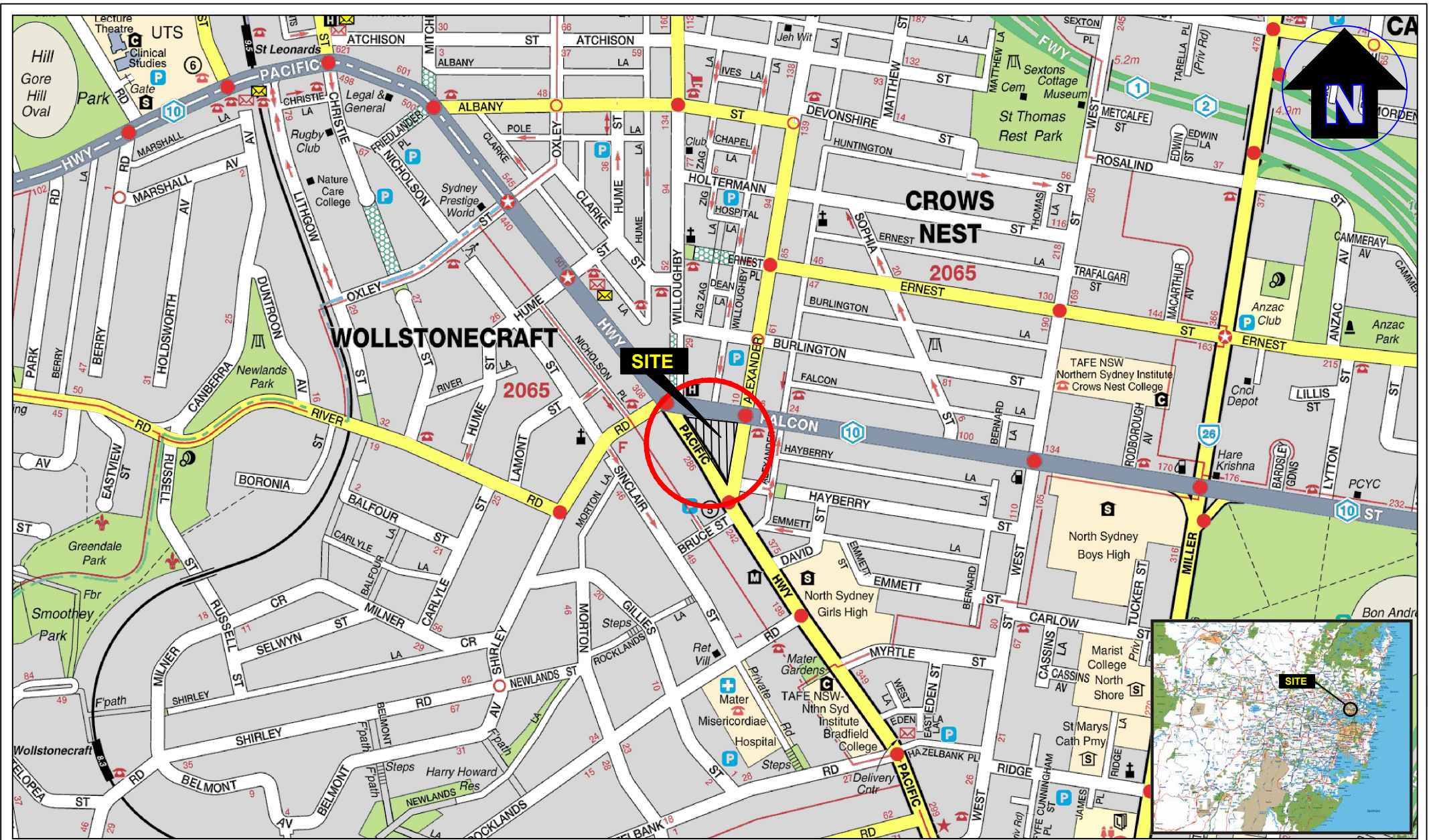
## Abbreviations

ACM	Asbestos-containing materials
ASS	Acid sulfate soils
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
COPC	Contaminants of Potential Concern
DA	Development Application
DEC	Department of Environment and Conservation, NSW (see OEH)
DECC	Department of Environment and Climate Change, NSW (see OEH)
DP	Deposited Plan
EI	EI Australia
EPA	Environment Protection Authority
km	Kilometres
m	Metres
mAHD	Metres Australian Height Datum
mBGL	Metres Below Ground Level
NEPC	National Environmental Protection Council
NSW	New South Wales
OCP	Organochlorine Pesticides
OEH	Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)
OPP	Organophosphorus Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PSI	Preliminary Site Investigation
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank

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## Appendix A - Figures

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Contamination | Remediation | Geotechnical  
 Suite 6.01, 55 Miller Street, PYRMONT 2009  
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Drawn:	L.C.
Approved:	N.K.
Date:	02-10-20
Scale:	Not To Scale

**Deicorp Projects Pty Ltd**  
 Preliminary Site Investigation  
 Falcon Street, Pacific Highway and Alexander Street, Crows Nest NSW  
 Site Locality Plan

Figure:  
**1**  
 Project: E24770.E01



**LEGEND**

- - - Approximate site boundary
- Approximate location of automotive mechanic



Drawn:	L.C.
Approved:	N.K.
Date:	02-10-20

**Deicorp Projects Pty Ltd**  
Preliminary Site Investigation  
Falcon Street, Pacific Highway and  
Alexander Street, Crows Nest NSW  
**Site Layout Plan**

Figure:

**2**

Project: E24770.E01



**LEGEND**

- - - Approximate site boundary
- - - Proposed basement boundary
- Borehole location
- Borehole/monitoring well location
- Approximate location of automotive mechanic workshop



Contamination | Remediation | Geotechnical

Suite 6.01, 55 Miller Street, PYRMONT 2009  
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Drawn:	L.C.
Approved:	N.K.
Date:	02-10-20

**Deicorp Projects Pty Ltd**  
 Preliminary Site Investigation  
 Falcon Street, Pacific Highway and  
 Alexander Street, Crows Nest NSW

Borehole Location Plan

Figure:  
3

Project: E24770.E01

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## Appendix B – Summary of Results

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Table B1 - Summary of Soil Analytical results

E24770.E01 - Crows Nest

Sample ID	Date of sampling	Material description	Heavy Metals								PAHs			BTEX					TRH				Pesticides		PCBs	Asbestos				
			As	Cd	Cr (total)	Cu	Pb	Hg	Ni	Zn	Carcinogenic PAHs (as B(a)P TEO)	Benzo(a)pyrene <sup>2</sup>	Total PAHs	Benzene	Toluene	Ethylbenzene	o-Xylene	m/p-Xylene	Total Xylenes	F1	F2	F3	F4	OCs	OPs	Total	Identification			
BH4_0.3	1/9/2020	Fill	9	0.6	21	71	1500	3.4	8.9	660	27	18	310	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<25	25	880	<120	<1	<1.7	<1	No			
BH7_0.3		Fill	6	<0.3	8.7	13	150	0.06	1.4	70	<0.3	<0.1	4.0	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<25	<25	580	220	<1	<1.7	N.A.	No			
BH5_0.3		Fill	3	<0.3	5.4	9.8	170	0.12	1.5	380	0.3	0.2	2.1	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<25	<25	<90	<120	<1	<1.7	<1	Yes			
BH3.M_0.3		Fill	7	<0.3	10	23	450	0.97	3.6	120	5.4	3.7	42	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<25	<25	110	<120	<1	<1.7	<1	No			
BH3.M_1.3		Natural Clay	11	15	15	14	26	<0.05	37	110	0.4	0.2	2.8	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<25	<25	<90	<120	N.A.	<1.7	N.A.	N.A.			
BH6.M_0.3		Fill	26	0.4	9.5	26	190	0.60	3.9	110	2.2	1.6	16	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<25	<25	<90	<120	<1	<1.7	N.A.	No			
BH6.M_1.3		Natural Clay	11	<0.3	14	<0.5	9	<0.05	0.7	21	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<25	<25	<90	<120	N.A.	N.A.	N.A.	N.A.			
<b>Statistical Analysis</b>																														
Maximum concentration			26	15.0	21	71	1,500	3.40	37	660	27	18	310	<0.1	<0.1	<0.1	<0.1	<0.2	<0.3	<25	25	880	220	<1	<1.7	<1	Yes			
95% UCL			NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC	NC			
<b>SILs</b>																														
HIL D - commercial / industrial (includes basements) Table 1A(1)			3000	900	3600 Cr(VI)	240,000	1,500	730	6,000	400,000	40	4,000											3600	7						
HSL D - Commercial / Industrial Soil texture classification – Sand <sup>1</sup> Table 1A(3)			0 m to <1 m												3	NL	NL	230	260	NL										
			1 m to <2 m												3	NL	NL	NL	370	NL										
			2 m to <4 m												3	NL	NL	NL	630	NL										
			4 m +												3	NL	NL	NL	NL	NL										
Management Limits - Residential parkland and public open space, coarse grained soil texture <sup>1</sup> Table 1B(7)													700	1,000	2500	10,000														
Asbestos contamination HSL D Bonded ACM (%w/w) Table 7																										0.05				
Asbestos contamination HSL D Non Bonded / Friable Asbestos (%w/w) Table 7																										0.001				
Asbestos contamination HSL D All forms of asbestos on soil surface Table 7																										NVA				

- Notes:** All results are reported in mg/kg (unless otherwise stated).
- Highlighted values indicates concentration exceeds Human Health Based Soil Criteria (HSL / HIL) - Bulk excavated soils will be disposed to landfill as explained in Section 8.
  - Highlighted indicates the adopted criteria exceeded.
  - The indicated criteria does not address these contaminant parameters
- SILs Soil Investigation levels from Schedule B1 (table reference indicated) of the National Environmental Protection Measure 1999 - Amendment 2013
- HSL D NEPC 2013 'HSL D' Health Based Screening Levels applicable for commercial settings, with communal car parks or commercial properties occupying the ground floor.
- NA 'Not Analysed' i.e. the sample was not analysed.
- NC Not Calculated
- NL 'Not Limiting' - The soil vapour limit exceeds the soil concentration at which the pore water phase cannot dissolve any more of the individual chemical.
- ND Not Detected
- NVA No Visible Asbestos
- F1 To obtain F1 subtract the sum of BTEX concentrations from the C6-C10 fraction.
- F2 To obtain F2 subtract Naphthalene from the >C10-C16 fraction.
- F3 (>C16-C34)
- F4 (>C34-C40)
- 1 Coarse Grained soil values were applied, being the most conservative of the material types.
- 2 Waste Classification: A Preliminary waste classification is provided in Section 9.3.2 of the report. Further soil sampling and laboratory analysis is required before a formal waste classification can be produced in accordance with EPA (2014)



Table B2 - Summary of Groundwater Analytical Results

Sample ID	Date of sampling	Heavy Metals								PAHs			BTEX					TRH				cVOCs <sup>8</sup>																								
		As	Cd	Cr (total)	Cu	Pb	Hg	Ni	Zn	Benzo(a)pyrene	Total PAHs	Naphthalene	Benzene	Toluene	Ethylbenzene	m/p-Xylene	o-Xylene	Total Xylenes	F1	F2	F3	F4	Trichloroethene (TCE)	1,1-dichloroethene	cis-1,2-dichloroethene																					
BH3.M-1	11/09/2020	<1	4.5	<1	160	1	<0.001	37	310	<1	<0.1	<0.1	<0.5	<0.5	<0.5	<1	<0.5	<1.5	110	<60	510	<500	25	1.2	4.5																					
BH6.M-1		5	13	1	230	1	<0.001	260	830	<1	<0.1	<0.1	<0.5	<0.5	<0.5	<1	<0.5	<1.5	<50	<60	<500	<500	14	<0.5	1.2																					
<b>Statistics</b>		5	13	1	230	1	<0.1	260	830	<0.1	<1	<0.1	<0.5	0	<0.5	<1	<0.5	<1.5	110	<60	510	<500	25	1.2	4.5																					
<b>Maximum Concentration</b>		5	13	1	230	1	<0.1	260	830	<0.1	<1	<0.1	<0.5	0	<0.5	<1	<0.5	<1.5	110	<60	510	<500	25	1.2	4.5																					
<b>Criteria</b>	<b>Exposure Setting</b>	<b>GILs</b>																																												
NEPM (2013) HSL A&B	Source depths from 2m to <4m											NL	800	NL	NL				NL	1000	1000																									
NEPM (2013) HSL D	Source depths from 2m to <4m											NL	5000	NL	NL				NL	6000	NL																									
ANZG (2018) <sup>1</sup>	Marine Water		0.7	27 (Cr III) 4.4 (Cr VI)	1.3	4.4	0.1 <sup>2</sup>	7 <sup>2</sup>	15			70	700	180	80	75	350 <sup>5</sup>					70																								
NHMRC (2008) <sup>3</sup>	Recreational	100	20	500	1,000 *	100	10	200	3	0.1			10	25 <sup>4</sup>	3 <sup>4</sup>	20 <sup>4</sup>							300																							
USEPA VISL (2020) <sup>6</sup>	Vapour Intrusion																																							5.18	195					
Ontario MOE <sup>7</sup>	Non-potable groundwater																																													17

Notes: All values are in units of µg/L unless stated otherwise.

- Highlighted values indicates concentration exceeds marine water criteria.
- Highlighted values indicates concentration exceeds recreational criteria. □
- Highlighted values indicates concentration exceeds vapour intrusion screening level criteria. □
- Highlighted values indicates criteria exceeded. □
- Indicates no recommended assessment criteria are currently available.

GILs Groundwater Investigation Levels based criteria indicated in columns 1 & 2 (for more detail, refer to **Section 7.3** of this report).  
HSLs NEPC (2013) Groundwater HSLs for vapour intrusion. HSL D for basement car parking areas Ref Schedule B1; Table 1A(4).

- NR Relevant guideline criteria are not currently available.
- NA 'Not Analysed' i.e. the sample was not analysed.
- NL Not Limited
- F1 C6-C10 minus BTEX
- F2 >C10-C16 minus naphthalene
- F3 (>C16-C34)
- F4 (>C34-C40)

- 1 ANZG (2018) Australian and New Zealand Guidelines for Fresh and Marine Water Quality, default guideline values for the protection of marine ecosystems
- 2 The 99% trigger values have been applied for chemicals which have possible bioaccumulation and secondary poisoning effects i.e. cadmium and mercury.
- 3 NHMRC (2008) Guidelines on Managing Risks in Recreational Water; Health based Guideline value in NHMRC (2011) Australian Drinking Water Guidelines 6, Version 3.5, Updated August 2018, multiplied by a factor of 10, as recommended in NHMRC (2008).
- 4 NHMRC (2011) Australian Drinking Water Guidelines 6, Version 3.5, Updated August 2018. Aesthetic value guideline.
- 5 ANZG (2018) Fresh water guideline used when marine criteria is not provided.
- 6 USEPA (2020) Vapour Intrusion Screening Levels (VISLs) calculated target concentration for vapour intrusion from a groundwater source (HQ=1, target cancer risk = 1x10e-5)
- 7 Ontario Ministry of the Environment; Full depth generic site condition standard in a non-potable groundwater condition - All types of property
- 8 All other tested cVOCs were below the laboratory reporting limit





Table H6 - Summary of Soil RPD Data

Sample Identification	Description	TRH				BTEX				Heavy Metals							
		F1*	F2**	F3 (>C <sub>16</sub> - C <sub>34</sub> )	F4 (>C <sub>34</sub> - C <sub>40</sub> )	Benzene	Toluene	Ethylbenzene	Xylene (total)	Arsenic	Cadmium	Chromium (Total)	Copper	Lead	Mercury	Nickel	Zinc
<b>Intra-laboratory Duplicate - Soil Investigation</b>																	
BH3.M_0.3	Natural: CLAY	< 25	< 25	110	< 120	<0.1	<0.1	<0.1	<0.3	7	<0.3	10	23	450	0.97	3.6	120
QD-1	BFD	< 25	< 25	120	< 120	<0.1	<0.1	<0.1	<0.3	5	<0.3	11	28	200	0.7	3	110
<b>RPD</b>		<b>0.00</b>	<b>0.00</b>	<b>8.70</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>33.33</b>	<b>0.00</b>	<b>9.52</b>	<b>19.61</b>	<b>76.92</b>	<b>32.34</b>	<b>18.18</b>	<b>8.70</b>
<b>Inter-Laboratory Duplicate - Soil Investigation</b>																	
BH3.M_0.3	Natural: CLAY	< 25	< 25	110	< 120	<0.1	<0.1	<0.1	<0.3	7	<0.3	10	23	450	0.97	3.6	120
QT-1	BFT	< 25	<50	260	< 100	<0.2	<0.5	<1	<2	9	<0.4	13	33	500	0.7	5	140
<b>RPD</b>		<b>0.00</b>	<b>NA</b>	<b>81.08</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>25.00</b>	<b>NA</b>	<b>26.09</b>	<b>35.71</b>	<b>10.53</b>	<b>32.34</b>	<b>32.56</b>	<b>15.38</b>
<b>Trip Spike</b>																	
TS	Soil	-	-	-	-	100%	90%	95%	95%	-	-	-	-	-	-	-	-
<b>Trip Blank</b>																	
TB	Soil	-	-	-	-	<0.1	<0.1	<0.1	<0.3	-	-	-	-	-	-	-	-
<b>Rinsate Blanks</b>																	
QR1	De-ionised water	<50	<60	<500	<500	<0.5	<0.5	<0.5	<1.5	<1	<0.3	<0.5	<1	<1	<0.05	<0.5	<5

NOTE: All results are reported in mg/kg (soil) or µg/L (water)

66.67	RPD calculated by halving detection limit exceeds 30-50% range referenced from AS4482.1 (2005)
52.87	RPD exceeds 30-50% range referenced from AS4482.1 (2005)

Table H7 - Summary of Groundwater RPD Data

Sample Identification	Description	TRH				BTEX				Heavy Metals							
		F1*	F2**	F3 (>C <sub>16</sub> - C <sub>34</sub> )	F4 (>C <sub>34</sub> - C <sub>40</sub> )	Benzene	Toluene	Ethylbenzene	Xylene (total)	Arsenic	Cadmium	Chromium (Total)	Copper	Lead	Mercury	Nickel	Zinc
<b>Intra-laboratory Duplicate - Groundwater Investigation</b>																	
BH3.M-1	Groundwater	<50	<60	<500	<500	<0.5	<0.5	<0.5	<1.5	<1	4.5	<1	160	1	<0.0001	37	310
GW-QD1	BFD	<50	<60	<500	<500	<0.5	<0.5	<0.5	<1.5	1	4.5	<1	160	1	<0.0001	37	320
	<i>RPD</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>3.17</i>
<b>Inter-laboratory Duplicate - Groundwater Investigation</b>																	
BH3.M-1	Groundwater	<50	<60	<500	<500	<0.5	<0.5	<0.5	<1.5	<1	4.5	<1	160	1	<0.0001	37	310
GW-QT1	ILD	<10	<50	130	140	<1	<1	<1	<3	<1	4.1	<1	170	1	<0.05	39	310
	<i>RPD</i>	<i>NA</i>	<i>NA</i>	<i>117.46</i>	<i>112.50</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>NA</i>	<i>0.00</i>	<i>9.30</i>	<i>0.00</i>	<i>6.06</i>	<i>0.00</i>	<i>NA</i>	<i>5.26</i>	<i>0.00</i>
<b>Trip Spikes</b>																	
TS	Soil	-	-	-	-	101%	102%	101%	101%	-	-	-	-	-	-	-	-
<b>Rinsate Blanks</b>																	
QR1	De-ionised water	-	-	-	-	-	-	-	-	<1	<0.1	<1	<1	<1	<0.0001	<1	5

NOTE: All results are reported in mg/kg (soil) or µg/L (water)

**66.67** RPD calculated by halving detection limit exceeds 30-50% range referenced from AS4482.1 (2005)

**66.67** RPD exceeds 30-50% range referenced from AS4482.1 (2005)

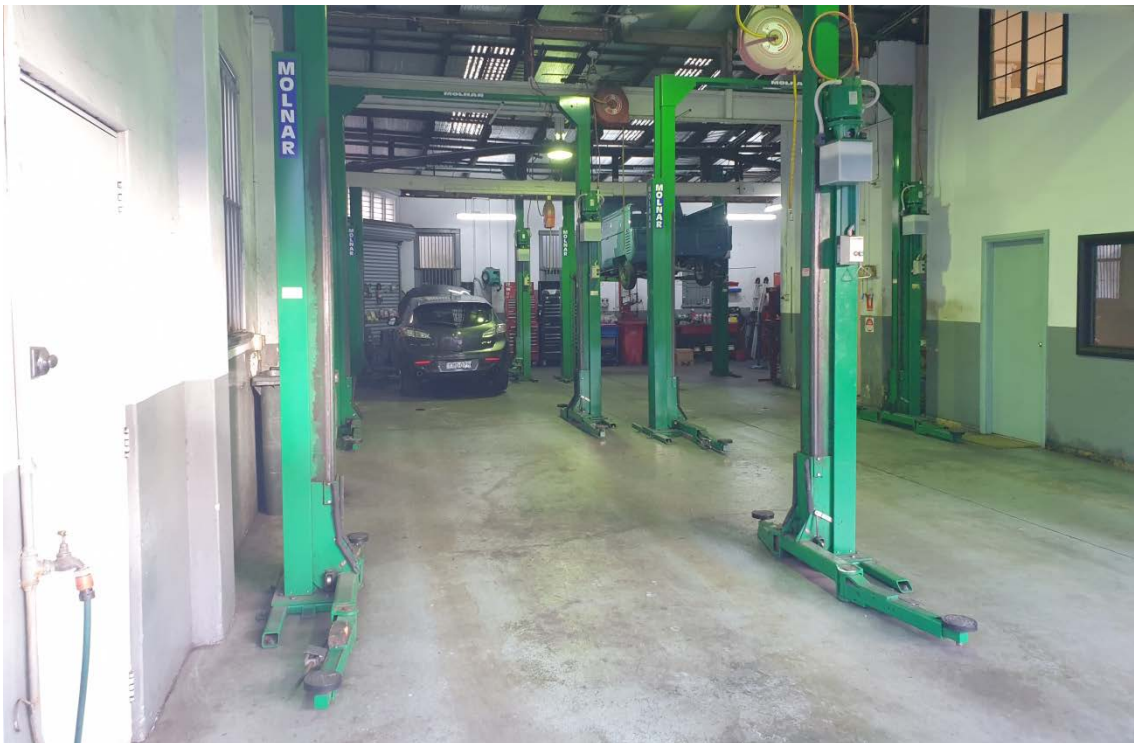
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## Appendix C – Site Photographs

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**Photograph 1:** Image of commercial / retail properties along the Pacific Highway boundary of the site, facing north (01.09.20).



**Photograph 2:** Image of hydraulic hoists within automotive mechanic workshop, facing west (01.09.20).



**Photograph 3:** Image of demolition waste located within the saw-tooth laneway bisecting the site (01.09.20).



**Photograph 4:** Image of large scrap metal, heavily deteriorated, found within shallow fill material at borehole location 'BH4' (01.09.20).



**Photograph 5:** Representative image of residual clay material encountered within borehole location BH3.M (01.09.20)

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## Appendix D – Borehole Logs

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# BOREHOLE: BH3M

Project Preliminary Site Investigation  
 Location Falcon Street, Pacific Highway and Alexander Street, Crows Nest NSW  
 Position Refer to Figure 2  
 Job No. E24770.E01 Contractor  
 Client Deicorp Projects Pty Ltd Drill Rig  
 Inclination -90°

Sheet 1 OF 1  
 Date Started 1/9/20  
 Date Completed 1/9/20  
 Logged JT Date: 1/9/20  
 Checked NK Date:

Drilling				Sampling		Field Material Description				
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	SAMPLE OR FIELD TEST	RECOVERED GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY	PIEZOMETER DETAILS
			DEPTH RL							ID Static Water Level BH3M
			0	BH3M_0.2-0.3 ES PID = 3.2 ppm			CONCRETE SLAB; 150 mm thick.			
			0.15	BH3M_0.7-0.8 ES PID = 5.6 ppm			FILL: Sandy CLAY; high plasticity, grey, with coarse grained sand, angular, no odour.	M		
			1.20	BH3M_1.4-1.5 ES PID = 5.6 ppm		CH	Silty CLAY; high plasticity, brown, no odour.	M (>PL)		
			2				From 2.3 to 2.7m, very hard shale, no odour.			
			2.10							Grout
			2.30							Bentonite
			4					M (>PL)		uPVC 50 mm Casing
			6							Sand
			8							uPVC 50 mm Screen
			8.00				Borehole Terminated at 8.00 mBGL; Target Depth Reached.			
			10							
			12							
			14							

This borehole log should be read in conjunction with EI Australia's accompanying standard notes.





Project Preliminary Site Investigation  
 Location Falcon Street, Pacific Highway and Alexander Street, Crows Nest NSW  
 Position Refer to Figure 2  
 Job No. E24770.E01 Contractor -  
 Client Deicorp Projects Pty Ltd Drill Rig Hand Auger  
 Inclination -90°

# BOREHOLE: BH4

Sheet 1 OF 1  
 Date Started 1/9/20  
 Date Completed 1/9/20  
 Logged JT Date: 1/9/20  
 Checked NK Date:

Drilling				Sampling			Field Material Description						
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
HA	-	GWNE	0.0						CONCRETE SLAB; 110 mm thick.	-	-		CONCRETE SLAB
			0.11										
			0.30		BH4_0.2-0.3 ES PID = 2.6 ppm				FILL: Sandy CLAY; high plasticity, grey, with coarse grained sand, angular, with metal, no odour.	M	-		FILL
			0.5						Borehole Terminated at 0.30 mBGL; Refusal.				
			1.0										
			1.5										
			2.0										
			2.5										
			3.0										
			3.5										
			4.0										
			4.5										
			5.0										

This borehole log should be read in conjunction with EI Australia's accompanying standard notes.



Project Preliminary Site Investigation  
 Location Falcon Street, Pacific Highway and Alexander Street, Crows Nest NSW  
 Position Refer to Figure 2  
 Job No. E24770.E01 Contractor -  
 Client Deicorp Projects Pty Ltd Drill Rig Hand Auger  
 Inclination -90°

# BOREHOLE: BH5

Sheet 1 OF 1  
 Date Started 1/9/20  
 Date Completed 1/9/20  
 Logged JT Date: 1/9/20  
 Checked NK Date:

Drilling			Sampling			Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	DEPTH RL	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
HA	-	GWNE	0.0	0.10	BH5_0.2-0.3 ES PID = 2.1 ppm	[RECOVERED]	[GRAPHIC LOG]	-	CONCRETE SLAB; 100 mm thick.	-	-	-	CONCRETE SLAB
			0.5	0.80					FILL: SAND; coarse grained, angular, well graded, pale yellow, no odour.	M	-	-	FILL
			1.0	1.10	BH5_0.9-1.0 ES PID = 0.9 ppm	[RECOVERED]	[GRAPHIC LOG]	CH	Silty CLAY; high plasticity, brown, no odour.	M >PL	-	-	NATURAL
			1.5						Borehole Terminated at 1.10 mBGL; Target Depth Reached.				
			2.0										
			2.5										
			3.0										
			3.5										
			4.0										
			4.5										
			5.0										

This borehole log should be read in conjunction with EI Australia's accompanying standard notes.

Drilling				Sampling		Field Material Description							
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY	DENSITY	PIEZOMETER DETAILS	
			DEPTH RL									ID	Static Water Level
												BH6M	BH6M
			0					CONCRETE SLAB; 110 mm thick.	-	-	-		
			0.50	BH6M_0.2-0.3 ES PID = 2.3 ppm				FILL: Clayey SAND; medium to coarse grained, angular, grey, with trace sub-rounded gravels and ash, no odour.	M	-	-		
			0.90	BH6M_0.7-0.8 ES PID = 1.9 ppm				FILL: Sandy CLAY; high plasticity, grey, with coarse grained sand, angular, no odour.	M	<PL	-		
			1.60	BH6M_1.2-1.3 ES PID = 1 ppm				Silty CLAY; high plasticity, brown, no odour.	M	<PL	-		
			2.00					SHALE; red-brown, no odour.					
								From 2.0 to 2.5 m, hard shale, no odour.					
			3.00					From 3.0 m, becoming dark grey, no odour.					
			4										
			6										
			8										
			10										
			11.80										
			12					Borehole Terminated at 11.80 mBGL; Target Depth Reached.					
			14										

This borehole log should be read in conjunction with EI Australia's accompanying standard notes.



Project Preliminary Site Investigation  
 Location Falcon Street, Pacific Highway and Alexander Street, Crows Nest NSW  
 Position Refer to Figure 2  
 Job No. E24770.E01 Contractor -  
 Client Deicorp Projects Pty Ltd Drill Rig Hand Auger  
 Inclination -90°

# BOREHOLE: BH7

Sheet 1 OF 1  
 Date Started 1/9/20  
 Date Completed 1/9/20  
 Logged JT Date: 1/9/20  
 Checked NK Date:

Drilling				Sampling			Field Material Description					
METHOD	PENETRATION RESISTANCE	WATER	DEPTH (metres)	SAMPLE OR FIELD TEST	RECOVERED	GRAPHIC LOG	USCS SYMBOL	SOIL/ROCK MATERIAL DESCRIPTION	MOISTURE CONDITION	CONSISTENCY	DENSITY	STRUCTURE AND ADDITIONAL OBSERVATIONS
HA	-	GWNE	0.0					CONCRETE SLAB; 100 mm thick.	-	-		CONCRETE HARDSTAND
			0.10	BH7_0.2-0.3 ES PID = 0.9 ppm				FILL: Clayey SAND; medium to coarse grained, angular, grey, with trace sub-rounded gravels, no odour.	-	-		FILL
			0.70	BH7_0.7-0.8 ES PID = 1.3 ppm		CH		Silty CLAY; high plasticity, brown, no odour.	-	-		NATURAL
			0.90					Borehole Terminated at 0.90 mBGL; Target Depth Reached.				
			1.0									
			1.5									
			2.0									
			2.5									
			3.0									
			3.5									
			4.0									
			4.5									
			5.0									

This borehole log should be read in conjunction with EI Australia's accompanying standard notes.

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## Appendix E – Historical Property Titles

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Cadastral Records Enquiry Report : Lot 3 DP 16402

Locality : CROWS NEST  
LGA : NORTH SYDNEY

Parish : WILLOUGHBY  
County : CUMBERLAND



Plan Form No. 1 (For Deposited Plan)

(9114)

D.P. 29672

Municipality of North Sydney  
Shire of

# PLAN

H117859 23.12.58.

of Subdivision of land comprised in Cert<sup>s</sup> of Title Vol. 4243 Fol. 233

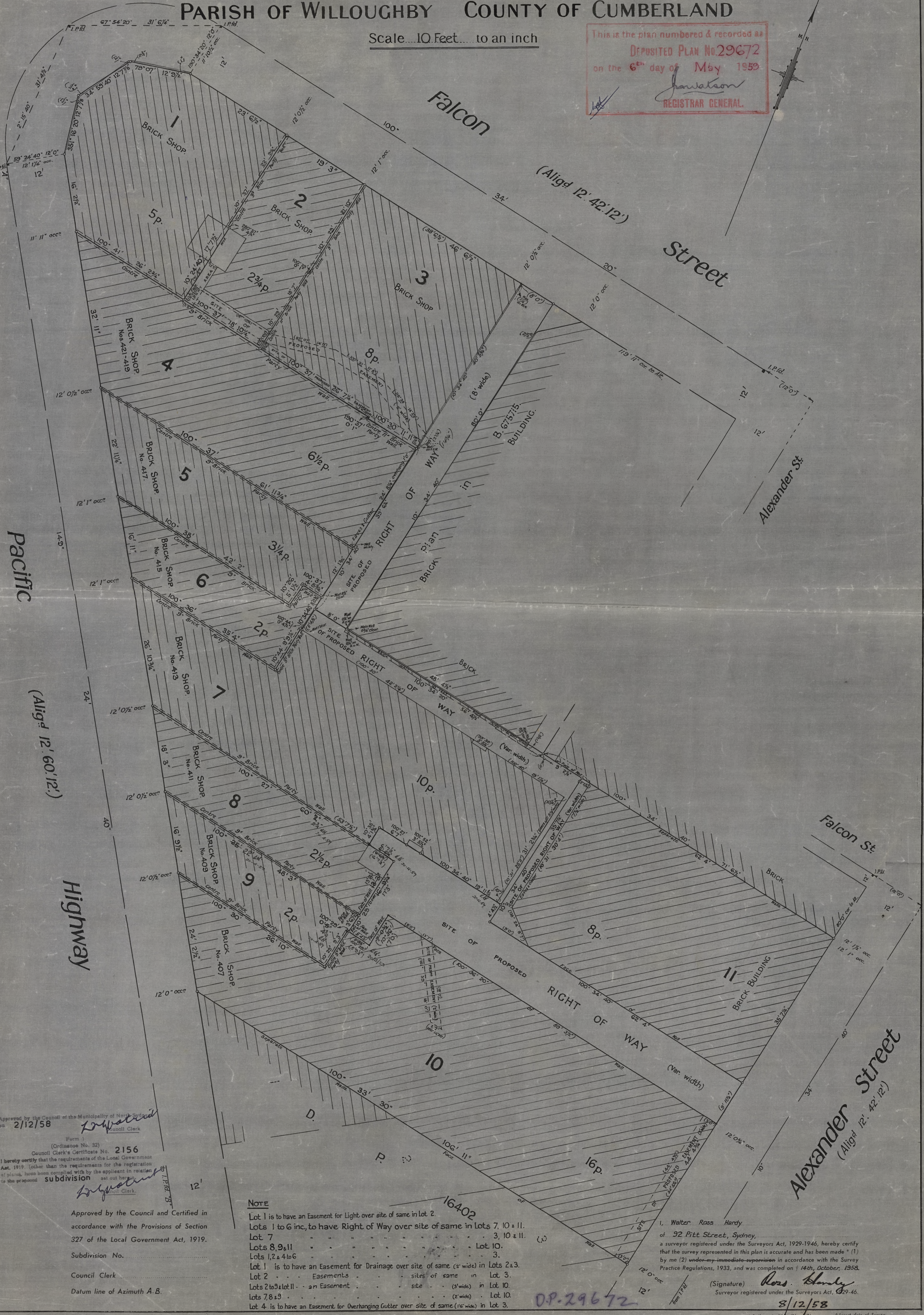
and part of the land in Vol. 4389 Fol. 8, Vol. 4285 Fol. 249 and Vol. 4243 Fol. 233

AT CROWS NEST.

## PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

Scale...10 Feet...to an inch

This is the plan numbered & recorded as  
**DEPOSITED PLAN No. 29672**  
on the 6<sup>th</sup> day of May 1959  
*Jawakson*  
REGISTRAR GENERAL.



Approved by the Council of the Municipality of North Sydney  
on 2/12/58  
*[Signature]*  
Council Clerk

Form 1  
(Ordinance No. 32)  
Council Clerk's Certificate No. 2156  
I hereby certify that the requirements of the Local Government  
Act, 1919, (other than the requirements for the registration  
of plans, have been complied with by the applicant in relation  
to the proposed subdivision as set out hereon.

Approved by the Council and Certified in  
accordance with the Provisions of Section  
327 of the Local Government Act, 1919.

Subdivision No. ....

Council Clerk .....

Datum line of Azimuth A.B. ....

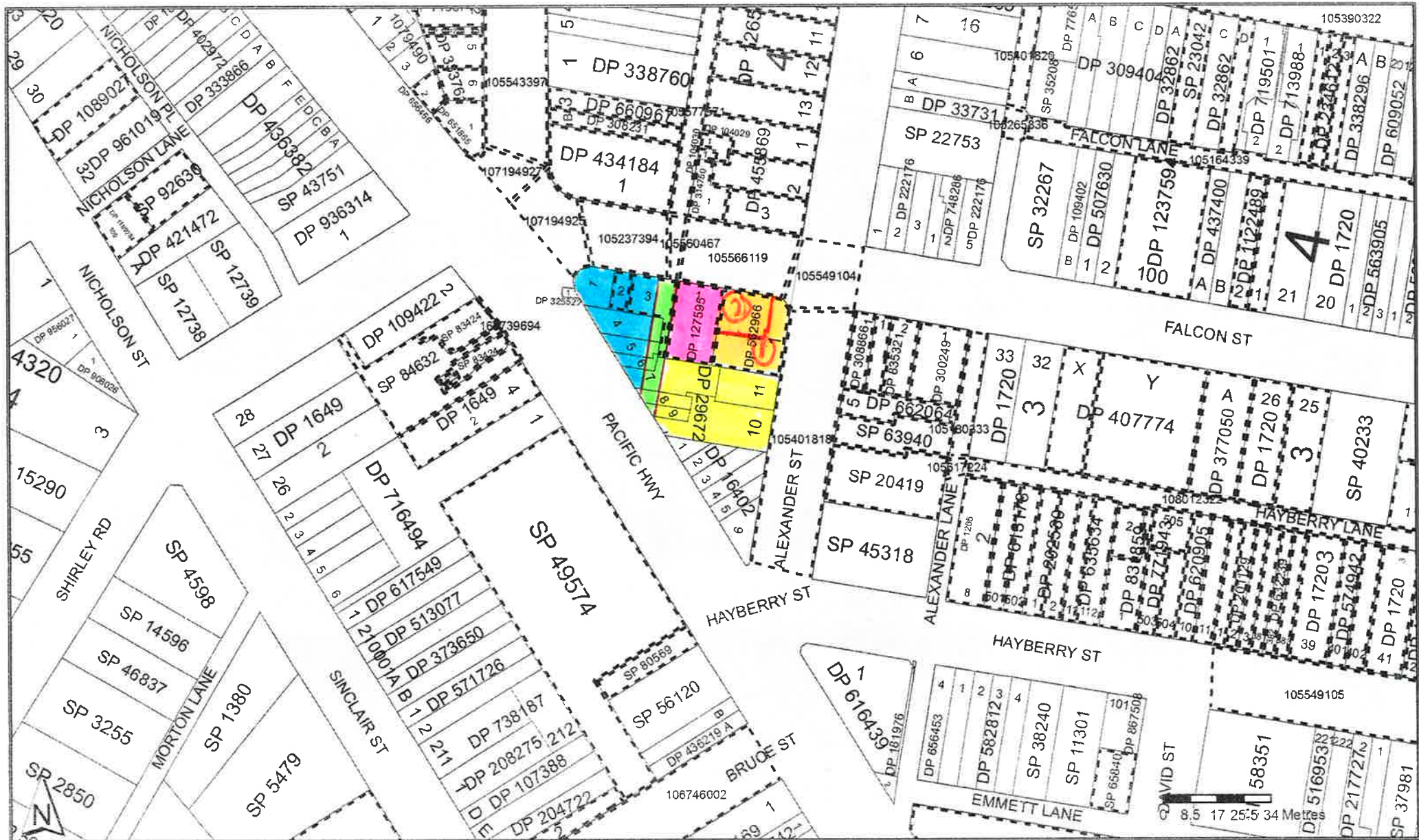
**NOTE**  
Lot 1 is to have an Easement for Light over site of same in Lot 2.  
Lots 1 to 6 inc. to have Right of Way over site of same in Lots 7, 10 & 11.  
Lot 7 ..... Lot 10 & 11.  
Lots 8, 9 & 11 ..... Lot 10.  
Lots 1, 2 & 4 to 6 ..... Lot 3.  
Lot 1 is to have an Easement for Drainage over site of same (2' wide) in Lots 2 & 3.  
Lot 2 ..... Easements ..... sites of same in Lot 3.  
Lots 2 to 4 to 6 ..... an Easement ..... site ..... (3' wide) in Lot 10.  
Lots 7, 8 & 9 ..... (2' wide) in Lot 10.  
Lot 4 is to have an Easement for Overhanging Gutter over site of same (12' wide) in Lot 3.

I, Walter Ross Hardy,  
of 92 Pitt Street, Sydney,  
a surveyor registered under the Surveyors Act, 1929-1946, hereby certify  
that the survey represented in this plan is accurate and has been made (1)  
by me (2) under my immediate supervision in accordance with the Survey  
Practice Regulations, 1933, and was completed on 14th, October, 1958.  
(Signature) *Walter Ross Hardy*  
Surveyor registered under the Surveyors Act, 1929-46.  
8/12/58

DP. 29672









SEARCH DATE

14/9/2020 4:04PM

FOLIO: 1/29672

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

Prior Title(s): VOL 7842 FOL 75

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/3/1991	Z538524	VARIATION OF MORTGAGE	EDITION 1
30/4/1991	Z618141	MORTGAGE	EDITION 2
12/2/1992	E252520	DISCHARGE OF MORTGAGE	
12/2/1992	E252521	DISCHARGE OF MORTGAGE	
12/2/1992	E252522	MORTGAGE	EDITION 3
1/7/1992	E578338	LEASE	EDITION 4
9/12/1992	E964062	LEASE	EDITION 5
15/2/1995	O20587	LEASE	EDITION 6
23/1/1996	O746655	REQUEST	
23/1/1996	O746656	LEASE	EDITION 7
10/10/1997	3421799	TRANSFER	
10/10/1997	3421800	MORTGAGE	EDITION 8
17/11/1997	3583183	DISCHARGE OF MORTGAGE	EDITION 9
5/8/2003	9814230	LEASE	EDITION 10
5/8/2003	9852335	DEPARTMENTAL DEALING	EDITION 11
28/10/2003	AA104555	TRANSFER OF LEASE	
17/6/2005	AB557146	LEASE	EDITION 12
24/8/2005	AB692612	LEASE	EDITION 13
27/10/2005	AB870893	TRANSFER OF LEASE	
7/5/2007	AD24288	LEASE	EDITION 14

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

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14/9/2020 4:04PM

FOLIO: 1/29672

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
19/6/2013	AH809291	LEASE	EDITION 15
3/7/2014	AI710332	TRANSFER OF LEASE	
28/3/2015	AI924353	LEASE	EDITION 16
10/12/2015	AJ983045	REQUEST	
10/12/2015	AJ980937	LEASE	EDITION 17
15/3/2018	AN191869	CAVEAT	
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 18 CORD ISSUED
27/5/2019	AP269414	SURRENDER OF LEASE	EDITION 19 CORD ISSUED

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



FOLIO: 1/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:03 PM	19	27/5/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO. CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 1 IN DEPOSITED PLAN 29672  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP29672

FIRST SCHEDULE

SIBHILT PTY LIMITED (T 3421799)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H272859 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY OF VARIABLE WIDTH AS SHOWN WITHIN LOT 10 IN DP29672
- 3 H272859 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY SHOWN WITHIN LOT 3 (2.440 METRES WIDE AND LOTS 7 AND 11 VARIABLE WIDTH) IN DP29672
- 4 H272859 EASEMENT FOR SEWERAGE AND DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE EASEMENT 0.610 METRES WIDE SHOWN IN LOTS 2 & 3 & R.O.W. 2.440 METRES WIDE SHOWN IN LOT 3 IN DP29672
- 5 H272859 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 1 AND 4 AND LOTS 1 AND 2 IN DP29672
- 6 3421800 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
- 7 AI924353 LEASE TO OOH!MEDIA ASSETS PTY LTD BEING THE ADVERTISING STRUCTURE SITUATED ON THE ROOF OF THE BUILDING KNOWN AS 423 PACIFIC HIGHWAY, CROWS NEST SHOWN HATCHED IN PLAN(S) WITH AI924353. EXPIRES: 31/8/2026. OPTION OF RENEWAL: 10 YEARS.
- \* 8 AN191869 CAVEAT BY EASTERN PROPERTY CONSTRUCTIONS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

Crows Nest Falcon Street DP 29672

PRINTED ON 14/9/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



SEARCH DATE

14/9/2020 4:03PM

FOLIO: 2/29672

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

Prior Title(s): VOL 7974 FOL 234

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/4/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/6/1990	Z49420	TRANSFER	EDITION 1
3/10/1990	Z259104	MORTGAGE	EDITION 2
17/6/1996	2233866	DISCHARGE OF MORTGAGE	
17/6/1996	2233867	TRANSFER	EDITION 3
31/7/1998	5167473	LEASE	EDITION 4
24/12/2007	AD662905	LEASE	EDITION 5
28/6/2010	AF586359	MORTGAGE	EDITION 6
25/3/2013	AH625191	DISCHARGE OF MORTGAGE	
25/3/2013	AH625192	LEASE	EDITION 7
19/6/2017	AM489571	REQUEST	
13/9/2017	AM699983	REQUEST	
16/10/2017	AM807781	DEPARTMENTAL DEALING	
17/11/2017	AM895625	DEPARTMENTAL DEALING	
15/3/2018	DP1231642	DEPOSITED PLAN	

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



**TRANSFER**  
REAL PROPERTY ACT, 1900

CB	1 of 1	X
\$	44	

R111

DESCRIPTION OF LAND  
Note (a)

2/29672

If Part Only, Delete Whole and Give Details

WHOLE

Location

3 (also known as 5)  
Falcon Street,  
CROWS NEST.

TRANSFEROR  
Note (b)

THE ROAYL SOCIETY FOR THE PREVENTION OF CRUETLY TO ANIMALS NEW SOUTH WALES

ESTATE Note (c) **1390/91** (I, the undersigned TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 375,000.00

and transfers an estate in fee simple

in the land above described to the TRANSFEREE

TRANSFER Note (d) **ALTERATION NOTES**  
W.G. & M.M. KEITH PTY. LIMITED a company duly incorporated in the State of New South Wales  
C/- Billerwell Powers & Smith, 49 York Street, SYDNEY.

OFFICE USE ONLY

S

TENANCY Note (e) as joint tenants/tenants in common

PRIOR ENCUMBRANCES Note (f) subject to the following PRIOR ENCUMBRANCES

1. 2. 3.

DATE

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION Note (g) Signed in my presence by the transferor who is personally known to me  
THE COMMON SEAL OF THE ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS NEW SOUTH WALES was hereunto affixed by authority of Council previously given in the presence of:

Name of Witness (BLOCK LETTERS)

DONALD ANDREW HARROD  
28 GAL CRESCENT, MOOREBANK 2170

Address and occupation of Witness

DEPUTY DIRECTOR

*Robert J.P.*

*Robert J.P.*  
Signature of Transferor  
STATE PRESIDENT  
R.S.A.A. (NSW)

Note (g) Signed in my presence by the transferee who is personally known to me  
THE COMMON SEAL OF W.G. & M.M. KEITH PTY. LIMITED was hereunto affixed by authority of the board of Directors in the presence of:

Signature of Witness

Name of Witness (BLOCK LETTERS)

*P.G. Magnusson*

Address and occupation of Witness

DIRECTOR

SECRETARY



TO BE COMPLETED BY LODGING PARTY  
Notes (h) and (i)

LODGED BY *M/S P.G. Magnusson*  
*2 Hawthorne Ave.,*  
*Chatswood 2067*  
*Phone 419 7030*

Delivery Box Number

REGISTERED - 19

LOCATION OF DOCUMENTS	
CT	OTHER
<i>del'd for historical purposes.</i>	<i>Herewith.</i>
In L.T.O. with	
Produced by	
Secondary Directions	
Delivery Directions	<i>CT 4Q</i>
<i>M/S P.G. MAGNUSSEN, 2 HAWTHORNE AVE., CHATSWOOD. 2067</i>	

Checked	Passed
<i>EC 20</i>	
Signed	Extra Fee



7 JUN 1990

151289 9404 04 001029461/03

*P*  
*\$44*



FOLIO: 2/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:02 PM	7	25/3/2013

LAND

LOT 2 IN DEPOSITED PLAN 29672  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP29672

FIRST SCHEDULE

MARIA ALEXANDROU (T 2233867)

SECOND SCHEDULE (14 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H272859 COVENANT
- 3 H272859 EASEMENT FOR SEWERAGE AFFECTING THE SITE OF PROPOSED EASEMENT 0.61 WIDE SHOWN IN THE TITLE DIAGRAM
- 4 H272859 EASEMENT FOR DRAINAGE AFFECTING THE SITE OF PROPOSED EASEMENT 0.61 WIDE SHOWN IN THE TITLE DIAGRAM
- 5 H272859 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL SHOWN ON THE BOUNDARY OF LOTS 2 AND 1 IN THE TITLE DIAGRAM
- 6 H368960 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALLS SHOWN ON THE BOUNDARIES OF LOTS 2 AND 3 AND LOTS 2 AND 4 IN THE TITLE DIAGRAM
- 7 H368960 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED RIGHT OF WAY OF VARIABLE WIDTH SHOWN WITHIN LOT 10 IN THE TITLE DIAGRAM
- 8 H368960 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITES OF PROPOSED RIGHT OF WAY 2.44 WIDE WITHIN LOT 3 AND VARIABLE WIDTH WITHIN LOTS 7 AND 11 IN THE TITLE DIAGRAM
- 9 H368960 EASEMENT FOR SEWERAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED EASEMENT 0.61 WIDE AND THE SITE OF PROPOSED RIGHT OF WAY 2.44 WIDE SHOWN WITHIN LOT 3 IN THE TITLE DIAGRAM
- 10 H368960 EASEMENT FOR DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED EASEMENT 0.61 WIDE AND THE SITE OF PROPOSED RIGHT OF WAY 2.44 WIDE SHOWN WITHIN LOT 3 IN THE TITLE DIAGRAM
- 11 H368960 EASEMENT FOR ROOF DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROPOSED R.O.W.

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)

- 
- 12 H368960 2.44 WIDE AND THE ROOF GUTTER ABOVE THE SITE OF EASMT  
0.455 WIDE SHOWN WITHIN LOT 3 IN THE TITLE DIAGRAM  
EASMT FOR ROOF DRAINAGE APPURTENANT TO THE LAND  
ABOVE DESCRIBED AFFECTING THE SITE OF PROP R.O.W. VAR  
WIDTH SHOWN WITHIN LOTS 7, 10 & 11 & THE SITE OF PROP  
EASMT 0.915 WIDE SHOWN WITHIN LOT 10 IN TITLE DIAGRAM
- 13 AH625192 LEASE TO ONE TRACK MIND SNOWBOARDS PTY LIMITED OF  
GROUND FLOOR SHOP 3 FALCON STREET CROWS NEST. EXPIRES:  
31/12/2014. OPTION OF RENEWAL: 2 YEARS.
- \* 14 AM699983 PROPOSED ACQUISITION PURSUANT TO SECTION 11 LAND  
ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991  
AFFECTING THE LAND ABOVE DESCRIBED

NOTATIONS

-----  
AM489571 NOTE: MEMORANDUM AM216034

AM895625 NOTE: ACQUIRED FOR THE JUST TERMS COMPENSATION ACT 1991 LOT  
70 DP1231642 VIDE GOV. GAZ. 11-10-2017 FOLS. 5847-6099. ERRATUM  
VIDE GOV. GAZ. 10-11-2017 FOLS. 6787-6829

DP1231642 PLAN OF ACQUISITION (ROADS ACT, 1993)

UNREGISTERED DEALINGS: RA AN391488.

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



G. 1  
NEW SOUTH WALES  
(For Grant and title reference  
prior to first edition see  
Deposited Plan.)



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



09345013

Vol. **9345** Fol. **13**

1st Edition issued 8-1-1963.  
H865566



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 *J. Williams*

*J. Jantson*  
CANCELLED  
Registrar-General  
SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 3 Deposited Plan 29672 Municipality North Sydney Parish Willoughby County Cumberland. Excepting thereout the mines and deposits specified in Section 141 of the Public Works Act, 1912 as regards part of the land above described.

FIRST SCHEDULE (Continued overleaf)

~~BRIGHTON PAPER LIMITED~~

*Jantson*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Right of Way created by Transfer No. B949465 affecting the piece of land 8 feet wide in the plan hereon.
3. Rights of Footway created by Transfers Nos. H272859, H368960, H575836, H632280, H695492, H695495 and H865566 affecting the piece of land 8 feet wide in the plan hereon.
4. Easements for Sewerage and Drainage created by Transfers Nos. H272859 and H368960 affecting the pieces of land 2 feet wide and 8 feet wide in the plan hereon.
5. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfers Nos. H368960 and H575836 affecting the party walls on the common boundaries of Lots 2 and 3 and Lots 3 and 4 respectively in the plan hereon.
6. Easement for Drainage of Roofwater created by Transfer No. H368960 affecting the piece of land 8 feet wide and the roof gutter above the piece of land 1 foot 6 inches wide in the plan hereon.
7. Rights of Footway created Transfers Nos. H550097 and H632280 appurtenant to the land above described affecting the pieces of land shown as site of proposed right of way variable width within Lots 11 and 7 respectively in Deposited Plan 29672.
8. Easement for Drainage of Roofwater created by Transfers Nos. H550097, H632280 and H695495 appurtenant to the land above described affecting the pieces of land shown as site of proposed right of way variable width within Lot 11 (H550097) and Lot 7 (H632280) and site of right of way variable width and site of proposed easement 3 feet wide within Lot 10 (H695495) in Deposited Plan 29672.
9. Easement for Drainage of Roofwater created by Transfers Nos. H575836, H695492 and H865566 affecting the piece of land 8 feet wide in the plan hereon.
10. Easement for Sewerage and Sullage Water created by Transfers Nos. H575836, H695492 and H865566 affecting the piece of land 8 feet wide in the plan hereon.
11. Right of Carriageway created by Transfer No. H695495 appurtenant to the land above described affecting the piece of land shown as site of proposed right of way within Lot 10 in Deposited Plan 29672.

*Jantson*  
Registrar General.

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

NEW SOUTH WALES LAND TITLES OFFICE

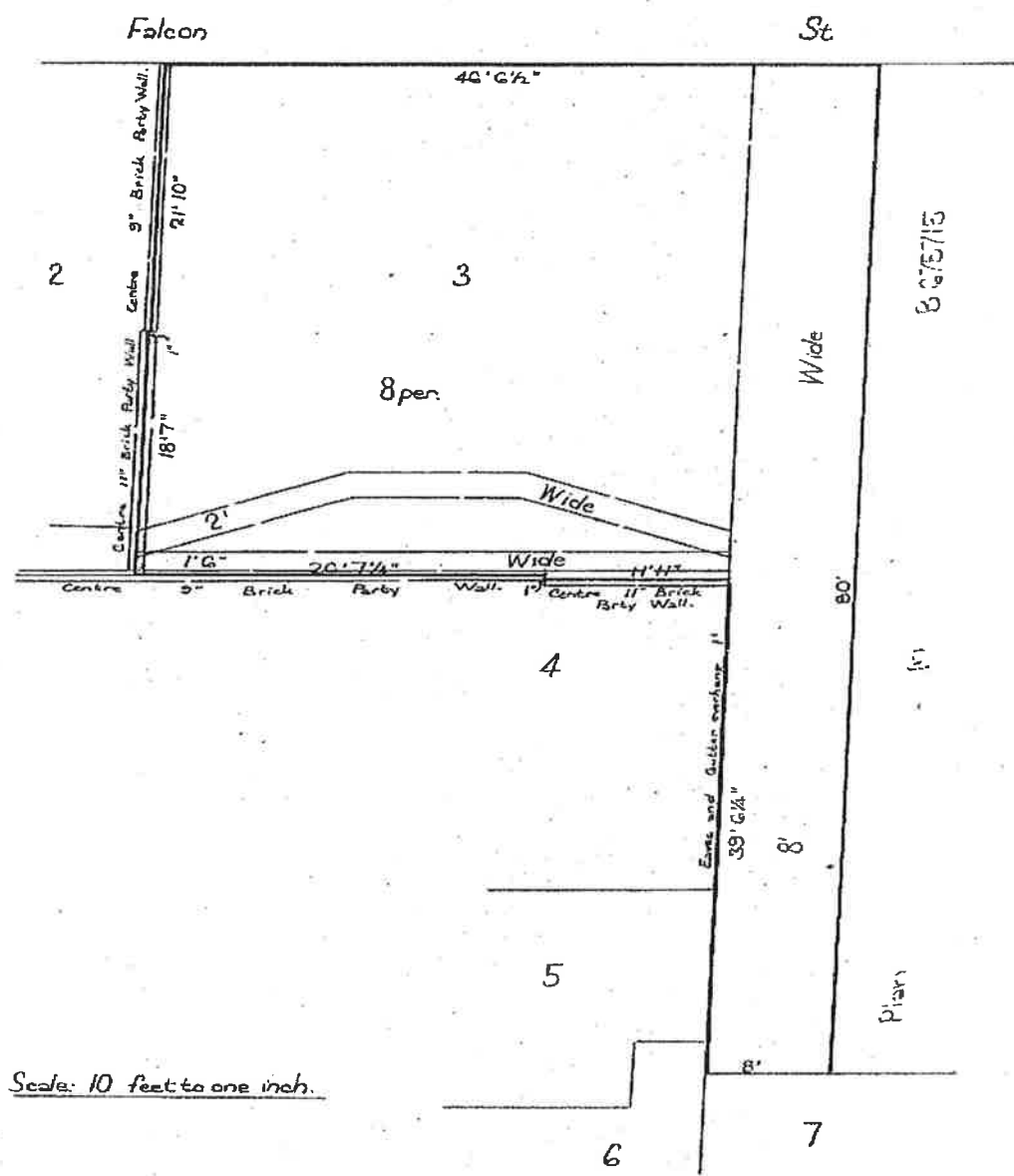
**CANCELLED**

**SEE AUTO FOLIO**

PLAN SHOWING LOCATION OF LAND

**CANCELLED**

SEE AUTO FOLIO



HB055CC. *PA* Scale: 10 feet to one inch. *W.*

13  
 9345 Fol.  
 Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<del> <i>Robert Edward Hunter of Mutual Way Company Recde</i>  <i>Amob's (North Sydney) Pty Limited</i> </del>	<i>Transfer</i>	<i>K459472</i>	<i>2-9-1966</i>	<i>30-9-1966</i>	<i>Jackson</i>
	<i>Transfer</i>	<i>L565237</i>	<i>19-5-1970</i>	<i>9-6-1970</i>	<i>Jackson</i>

**CANCELLED**

SEE AUTO FOLD

*H2070*  
*K459472*  
*L565237*  
*N564543*

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
<i>Mortgage</i>	<i>H465507</i>	<i>16-8-1962</i>	<i>To Kents Pty Limited</i>	<i>15-1-1963</i>	<i>Jackson</i>	<i>Discharged</i>
<i>Mortgage</i>	<i>K457271</i>	<i>9-9-1966</i>	<i>To Kents Pty Limited</i>	<i>30-9-1966</i>	<i>Jackson</i>	<i>Discharged</i>
<i>Mortgage</i>	<i>N545509</i>	<i>28-10-1971</i>	<i>To The Commercial Banking Company of Sydney Limited</i>	<i>6-1-1972</i>	<i>Jackson</i>	<i>L565236</i>
<i>Lease</i>	<i>N564543</i>	<i>1.8.1973</i>	<i>being premises known as Lock-up shop 7 situated on the</i> <i>ground floor in the building known as No.7/7A Falcon Street</i> <i>Crows Nest to Pitt Son Real Estate Pty. Limited</i>	<i>14.2.1974</i>	<i>Jackson</i>	



SEARCH DATE

14/9/2020 4:03PM

FOLIO: 3/29672

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

Prior Title(s): VOL 9345 FOL 13

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/11/1988	X937253	DISCHARGE OF MORTGAGE	
15/11/1988	X937254	MORTGAGE	EDITION 1
29/1/1991	Z471227	MORTGAGE	EDITION 2
10/12/1991	E116969	DISCHARGE OF MORTGAGE	
10/12/1991	E116970	DISCHARGE OF MORTGAGE	
10/12/1991	E116971	TRANSFER	
10/12/1991	E116972	MORTGAGE	EDITION 3
22/4/1993	I276966	VARIATION OF MORTGAGE	
22/4/1993	I276967	TRANSFER OF MORTGAGE	EDITION 4
20/12/1996	2710330	DISCHARGE OF MORTGAGE	
20/12/1996	2710331	TRANSFER	EDITION 5
20/5/1998	3999531	LEASE	EDITION 6
16/11/1998	5398338	LEASE	EDITION 7
14/7/2000	6945159	MORTGAGE	EDITION 8
14/2/2001	7411095	TRANSFER OF LEASE	
14/7/2003	9785360	LEASE	EDITION 9
15/12/2003	AA255196	TRANSFER OF LEASE	
15/12/2003	AA256449	DEPARTMENTAL DEALING	
17/5/2004	AA433221	LEASE	
17/5/2004	AA590398	REQUEST	EDITION 10
18/8/2006	AC536680	LEASE	EDITION 11

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

14/9/2020 4:03PM

FOLIO: 3/29672

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
7/4/2010	AF412430	LEASE	
7/4/2010	AF412431	LEASE	EDITION 12
22/7/2010	AF644381	TRANSFER OF LEASE	
14/5/2013	AH725752	DISCHARGE OF MORTGAGE	
14/5/2013	AH725753	LEASE	EDITION 13
15/9/2015	AJ808618	LEASE	EDITION 14
13/12/2016	AK996748	CAVEAT	
19/6/2017	AM489571	REQUEST	
13/9/2017	AM699983	REQUEST	
16/10/2017	AM807781	DEPARTMENTAL DEALING	
25/10/2017	AM831134	CAVEAT	
17/11/2017	AM895625	DEPARTMENTAL DEALING	
15/3/2018	DP1231642	DEPOSITED PLAN	
30/4/2018	AN293304	SURRENDER OF LEASE	
30/4/2018	AN293305	LEASE	EDITION 15
20/6/2018	AN418708	WITHDRAWAL OF CAVEAT	
20/6/2018	AN418709	TRANSFER	
20/6/2018	AN418710	MORTGAGE	EDITION 16
26/6/2018	AN446689	DEPARTMENTAL DEALING	
24/12/2019	AP803378	DISCHARGE OF MORTGAGE	
24/12/2019	AP803380	TRANSFER	
24/12/2019	AP803382	MORTGAGE	
24/12/2019	AP803383	MORTGAGE	
10/2/2020	AP890467	DEPARTMENTAL DEALING	EDITION 17

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

Crows Nest Falcon Street

PRINTED ON 14/9/2020

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



E  
116971 N

72

**TRANSFER**  
REAL PROPERTY ACT, 1900

T

	of		R /
\$			

DESCRIPTION OF LAND  
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier 3/29672	WHOLE	at Crows Nest

TRANSFEROR  
Note (b)

ARNOLD'S (NORTH SYDNEY) PTY. LIMITED

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 518,000-00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

<u>ERIC YEE LAI CHOW</u> of 4 Elliott Avenue, East Ryde and <u>NANCY CHOW</u> of the same address	OFFICE USE ONLY
as joint tenants/tenants-in-common	

TENANCY  
Note (e)

PRIOR ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. ....  
2. .... 3. ....

DATE 6-12-91

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

EXECUTION  
Note (g)

Signed in my presence by the transferor who is personally known to me

Signature of Witness .....  
 Name of Witness (BLOCK LETTERS) .....  
 Address and occupation of Witness .....

THE COMMON SEAL of ARNOLD'S )  
 (NORTH SYDNEY) PTY. LIMITED )  
 was hereunto affixed )  
 pursuant to a resolution of )  
 the directors in the )  
 presence of: )

*P. G. Magnusson*  
Director

*[Signature]*  
Secretary



Note (g)

Signed in my presence by the transferee who is personally known to me

Signature of Witness .....  
 Name of Witness (BLOCK LETTERS) .....  
 Address and occupation of Witness .....

*[Signature]*  
Solicitor for (I.J. CHALMERS)

TO BE COMPLETED BY LODGING PARTY  
Notes (h) and (i)

LODGED BY		<b>CITYLINK FOR I. Chalmers</b>		LOCATION OF DOCUMENTS	
Ref. Delivery Box Number		617B		CT	OTHER
Checked		Passed			Herewith.
Signed		Extra Fee			In L.T.O. with
REGISTERED		-19			Produced by
Secondary Directions					
Delivery Directions					

OFFICE USE ONLY



# TRANSFER

Real Property Act, 1900



2710331 P

Office of State Revenue use only

00.24 20196 9212 04 002021615/03  
N.S.W. STAMP DUTY

**(A) LAND TRANSFERRED**

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

Folio Identifier 3/29672

**(B) LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
1101m	T.H. Walker & Co
	REFERENCE (max. 15 characters):

**(C) TRANSFEROR**

ERIC YEE LAI CHOW and NANCY CHOW

**(D)** acknowledges receipt of the consideration of .. \$457,000.00 ..

and as regards the land specified above transfers to the Transferee an estate in fee simple

**(E)** subject to the following **ENCUMBRANCES** 1. .... 2. .... 3. ....

**(F) TRANSFEREE**

T TS (s713 LGA) TW (Sheriff)	GARY BAYRAMIAN  <del>TENANCY</del>
--	--

**(H)** We certify this dealing correct for the purposes of the Real Property Act, 1900.

DATED ... 18th December, 1996

Signed in my presence by the Transferor who is personally known to me.

*[Signature]*  
Signature of Witness

PETER YIU MING LAU  
Name of Witness (BLOCK LETTERS)

SUITE 403, 71-73 Archer street  
Chatswood NSW  
Address of Witness

*[Signature]*  
Signature of Transferor

Signature of Transferor

Signed in my presence by the Transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Solicitor for Signature of Transferee  
T.H. WALKER

CHECKED BY (office use only)

*[Handwritten mark]*

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE





FOLIO: 3/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:03 PM	17	10/2/2020

LAND

LOT 3 IN DEPOSITED PLAN 29672  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP29672

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD (T AP803380)

SECOND SCHEDULE (32 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B758809 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS PART FORMERLY COMPRISED IN VOL 4243 FOL 233
- 3 B949465 RIGHT OF WAY AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 4 H272859 RIGHT OF FOOTWAY AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 5 H368960 RIGHT OF FOOTWAY AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 6 H575836 RIGHT OF FOOTWAY AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 7 H632280 RIGHT OF FOOTWAY AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 8 H695492 RIGHT OF FOOTWAY AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 9 H695495 RIGHT OF FOOTWAY AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 10 H865566 RIGHT OF FOOTWAY AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 11 H272859 EASEMENT FOR SEWERAGE AND DRAINAGE AFFECTING THE PART SHOWN AS PROPOSED EASEMENT 2 FEET WIDE AND SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 12 H368960 EASEMENT FOR SEWERAGE AND DRAINAGE AFFECTING THE PART SHOWN AS PROPOSED EASEMENT 2 FEET WIDE AND SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 13 H368960 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 2 & 3 IN DP29672
- 14 H575836 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919)

END OF PAGE 1 - CONTINUED OVER

## SECOND SCHEDULE (32 NOTIFICATIONS) (CONTINUED)

- 15 H368960 AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 3 & 4 IN DP29672  
EASEMENT FOR DRAINAGE OF ROOFWATER AFFECTING THE LAND 8 FEET WIDE & THE ROOF GUTTER ABOVE THE LAND 1 FOOT 6 INCHES WIDE SHOWN IN DP29672
- 16 H550097 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH IN DP29672
- 17 H632280 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH IN DP29672
- 18 H550097 EASEMENT FOR DRAINAGE OF ROOFWATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH IN DP29672
- 19 H632280 EASEMENT FOR DRAINAGE OF ROOFWATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN AS RIGHT OF WAY VAR WIDTH IN LOT 7 IN DP29672
- 20 H695495 EASEMENT FOR DRAINAGE OF ROOFWATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH & SITE OF PROPOSED EASEMENT 3 FEET WIDE IN DP29672
- 21 H575836 EASEMENT FOR DRAINAGE OF ROOFWATER AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 22 H695492 EASEMENT FOR DRAINAGE OF ROOFWATER AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 23 H865566 EASEMENT FOR DRAINAGE OF ROOFWATER AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 24 H575836 EASEMENT FOR SEWERAGE AND SULLAGE WATER AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP26972
- 25 H695492 EASEMENT FOR SEWERAGE AND SULLAGE WATER AFFECTING THE PART SHOWN AS PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP26972
- 26 H865566 EASEMENT FOR SEWERAGE AND SULLAGE WATER AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP26972
- 27 H695495 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH IN DP29672
- 28 AJ808618 LEASE TO D & T CAPITAL STRATEGY PTY LIMITED OF SHOP 7B, FALCON STREET, CROWS NEST. EXPIRES: 4/6/2020. OPTION OF RENEWAL: 5 YEARS.
- 29 AM699983 PROPOSED ACQUISITION PURSUANT TO SECTION 11 LAND

END OF PAGE 2 - CONTINUED OVER

FOLIO: 3/29672

PAGE 3

-----  
SECOND SCHEDULE (32 NOTIFICATIONS) (CONTINUED)  
-----

ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991  
AFFECTING THE LAND ABOVE DESCRIBED  
30 AN293305 LEASE TO MUNETAKA YOKOMIZO & IKUYO YOKOMIZO OF SHOP,  
7A FALCON STREET, CROWS NEST. EXPIRES: 3/11/2018.  
OPTION OF RENEWAL: THREE YEARS.  
31 AP803382 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED  
32 AP803383 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS  
-----

AM489571 NOTE: MEMORANDUM AM216034

AM895625 NOTE: ACQUIRED FOR THE JUST TERMS COMPENSATION ACT 1991 LOT  
70 DP1231642 VIDE GOV. GAZ. 11-10-2017 FOLS. 5847-6099. ERRATUM  
VIDE GOV. GAZ. 10-11-2017 FOLS. 6787-6829

DP1231642 PLAN OF ACQUISITION (ROADS ACT, 1993)

UNREGISTERED DEALINGS: RA AN391488.

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

Crows Nest Falcon Street DP 29672

PRINTED ON 14/9/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



SEARCH DATE

14/9/2020 4:03PM

FOLIO: 4/29672

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

Prior Title(s): VOL 8244 FOL 119

Recorded	Number	Type of Instrument	C.T. Issue
1/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
29/1/1991	Z471228	MORTGAGE	EDITION 1
10/2/1992	E245920	DISCHARGE OF MORTGAGE	
10/2/1992	E245921	DISCHARGE OF MORTGAGE	
10/2/1992	E245922	TRANSFER	
10/2/1992	E245923	MORTGAGE	EDITION 2
5/6/1998	5037460	DISCHARGE OF MORTGAGE	
5/6/1998	5037461	TRANSFER	EDITION 3
19/8/1998	5199538	REQUEST	EDITION 4
4/12/1998	5443393	LEASE	EDITION 5
8/1/2001	7324595	VARIATION OF LEASE	EDITION 6
4/6/2004	AA695482	LEASE	EDITION 7
23/11/2004	AB111658	MORTGAGE	EDITION 8
10/7/2009	AE826000	DISCHARGE OF MORTGAGE	
10/7/2009	AE826001	LEASE	EDITION 9
9/12/2010	AF930958	MORTGAGE	EDITION 10
10/5/2012	AG918522	LEASE	EDITION 11
31/7/2012	AH141804	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 12
31/7/2014	AI780872	CAVEAT	
2/4/2015	AJ360729	WITHDRAWAL OF CAVEAT	
2/4/2015	AJ360730	DISCHARGE OF MORTGAGE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

14/9/2020 4:03PM

FOLIO: 4/29672

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
2/4/2015	AJ360731	TRANSFER	
2/4/2015	AJ360732	LEASE	
2/4/2015	AJ360733	MORTGAGE	EDITION 13
28/10/2015	AJ934129	SURRENDER OF LEASE	
28/10/2015	AJ934130	LEASE	EDITION 14
14/3/2016	AK284276	DISCHARGE OF MORTGAGE	
14/3/2016	AK284277	TRANSFER	
14/3/2016	AK284278	MORTGAGE	EDITION 15
28/4/2017	AM336768	CAVEAT	
1/12/2017	AM932876	WITHDRAWAL OF CAVEAT	
1/12/2017	AM932877	DISCHARGE OF MORTGAGE	
1/12/2017	AM932878	TRANSFER	
1/12/2017	AM932879	MORTGAGE	
1/12/2017	AM932880	MORTGAGE	EDITION 16
17/5/2018	AN335650	CAVEAT	
30/11/2018	AN898838	WITHDRAWAL OF CAVEAT	
30/11/2018	AN898839	DISCHARGE OF MORTGAGE	
30/11/2018	AN898840	MORTGAGE	EDITION 17
10/12/2018	AN918683	VARIATION OF MORTGAGE	EDITION 18
15/1/2019	AN944609	POSTPONEMENT OF MORTGAGE	
15/1/2019	AN955460	CAVEAT	
15/1/2019	AN995480	DEPARTMENTAL DEALING	EDITION 19
24/12/2019	AP803368	WITHDRAWAL OF CAVEAT	
24/12/2019	AP803372	DISCHARGE OF MORTGAGE	
24/12/2019	AP803373	DISCHARGE OF MORTGAGE	
24/12/2019	AP803374	TRANSFER	
24/12/2019	AP803376	MORTGAGE	
24/12/2019	AP803377	MORTGAGE	EDITION 20

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

Crows Nest Falcon Street

PRINTED ON 14/9/2020

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52-



**TRANSFER**  
REAL PROPERTY ACT, 1900

	3 of 4		R /
	\$ 48-50		

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 4/29672	WHOLE	AT CROWS NEST
ARNOLD'S (NORTH SYDNEY) PTY LIMITED A.C.N. 000 439 654		

DESCRIPTION OF LAND Note (a)

TRANSFEROR Note (b)

ESTATE Note (c)

TRANSFeree Note (d)

TENANCY Note (e)

(The abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$450,000-00 and transfers an estate in fee simple in the land above described to the TRANSFeree

CRAIG ANTON SCHOTEL, CORNELIS ANTON SCHOTEL, ELAINE STELLA SCHOTEL and KAREN JANE SCHOTEL all of 69 Dee Why Parade, Dee Why.	OFFICE USE ONLY
as joint tenants/tenants in common	

PRIOR ENCUMBRANCES Note (f)

subject to the following PRIOR ENCUMBRANCES 1. LEASE N. 85 7811  
2. \_\_\_\_\_ 3. \_\_\_\_\_

DATE 6-12-91

EXECUTION Note (g)

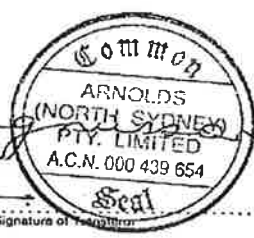
We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

Signed in my presence by the transferor who is personally known to me

Signature of Witness  
Name of Witness (BLOCK LETTERS)  
Address and occupation of Witness

THE COMMON SEAL OF  
ARNOLDS (NORTH SYDNEY) PTY. LIMITED  
A.C.N. 000 439 654 WAS HEREAUTO  
APPLIED BY AUTHORITY OF ITS BOARD  
OF DIRECTORS IN THE PRESENCE OF:

P. J. Nag  
DIRECTOR  
SECRETARY  
Signature of Transferor



Signed in my presence by the transferee who is personally known to me

Signature of Witness  
Name of Witness (BLOCK LETTERS)  
Address and occupation of Witness

SEAN J. O'BRIEN  
Solicitor for Transferee

Signature of Transferee

TO BE COMPLETED BY LODGING PARTY Notes (h) and (i)

LODGED BY		LOCATION OF DOCUMENTS	
NATIONAL AUSTRALIA BANK LIMITED National Australia Bank Limited 255 George Street, Sydney 237-1111 FAX 237-1284		CT	OTHER
Ref: 45A Delivery Box Number		1	Herewith.
			In L.T.O. with
			Produced by
Checked 2B A	Passed	REGISTERED	-19
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	

OFFICE USE ONLY

Form: 97-01T  
Licence: 10V/0096/95  
Printed: 0897LTO

# TRANSFER

New South Wales  
Real Property Act 1900

## 5037461 C



Instructions for filling out  
this form are available  
from the Land Titles Office

Office of State Revenue use only

00Z\$ 260598 5222 04 201447708/03  
N.S.W. STAMP DUTY

(A) **LAND TRANSFERRED**  
If appropriate, specify the  
share or part transferred.

F.I. 4/29672

(B) **LODGED BY**

LTO Box  
600X

Name, Address or DX and Telephone  
CHONG & ASSOCIATES  
LAWYERS  
DX 1513 SYDNEY  
Tel: 9281 4988  
Reference (15 character maximum): AC:05398E

(C) **TRANSFEROR**

Cornelis Anton SCHOTEL, Elaine Stella SCHOTEL,  
Craig Anton SCHOTEL and Karen Jane SCHOTEL

(D) acknowledges receipt of the consideration of \$790,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable):

1. 2. 3.

(F) **TRANSFEEE**

T  
TS  
(\$713 LGA)  
TW  
(Sheriff)

Herman HALIM, Usman HALIM and Kwok Joe HOA

(G)

TENANCY: JOINT TENANTS

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 5 June 1998

Signed in my presence by the transferor who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

SEE

ANNEXURE

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

AUDREY P. M. CHONG  
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

ANNEXURE TO TRANSFER OF F.I. 4/29672

[Signature]  
Signature of Witness

Geoffrey Robert Scott Brannon  
Name of Witness

[Signature] 4/67 Sturdee Pde  
Address of Witness Dec Wly 2099  
N.S.W.

[Signature]  
Transferor : CA SCHOTEL

[Signature]  
Signature of Witness

Geoffrey Robert Scott Brannon  
Name of Witness

4/67 Sturdee Pde Dec Wly 2099  
Address of Witness N.S.W.

[Signature]  
Transferor : ES SCHOTEL

[Signature]  
Signature of Witness

Geoffrey Robert Scott Brannon  
Name of Witness

4/67 Sturdee Pde Dec Wly 2099  
Address of Witness N.S.W.

[Signature]  
Transferor : CA SCHOTEL

[Signature]  
Signature of Witness

Geoffrey Robert Scott Brannon  
Name of Witness

4/67 Sturdee Pde Dec Wly 2099  
Address of Witness N.S.W.

[Signature]  
Transferor : KJ SCHOTEL



Form: 01T  
Release: 6.0

①

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AH141804R**

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

<b>STAMP DUTY</b>	Office of State Revenue use only	NEW SOUTH WALES DUTY	
		03-07-2012	0006726307-001
		SECTION 55(1)(B)	
		DUTY	\$ *****50.00

(A) **TORRENS TITLE** 4/29672

(B) **LODGED BY**

Document Collection Box <i>lw</i>	Name, Address or DX, Telephone, and Customer Account Number if any <i>Yan &amp; Wong Lawyers PO Box 8874 Sydney NSW 1230 Tel: (02) 9279 0086</i>	CODES <b>T TW</b>
Reference:		

(C) **TRANSFEROR** HERMAN HALIM, USMAN HALIM AND KWOK JOE HOA

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ \_\_\_\_\_ and as regards

(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** 100%

(G) **ENCUMBRANCES** Encumbrances (if applicable):

(H) **TRANSFeree** USMAN HALIM AND KWOK JOE HOA

(I) **TENANCY:** Joint Tenants

**DATE** \_\_\_\_\_

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

Signature of witness:

Name of witness: **RICHARD SCHMIDT**  
Address of witness: **SOLICITOR, SYDNEY.**

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

Signature of transferor:

*See Annexure for Usman Halim & Kwok Joe Hoa.*

I certify I am an eligible witness and that the transferee signed this dealing in my presence.  
[See note\* below]

Signature of witness:

Name of witness: **DESMAN, S.H., M.HUM**  
Address of witness: **Jl. Muana Karang Raya No.10,  
North Jakarta - Indonesia**



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

Signature of transferee:

*UH x Usman*  
*KSH x Kwok Joe Hoa*

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. \_\_\_\_\_ Full name: \_\_\_\_\_ Signature: \_\_\_\_\_

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

### Annexure A to Transfer

Torrens Title: 4/29672

Transferor: HERMAN HALIM, USMAN HALIM and KWOK JOE HOA

Transferee: USMAN HALIM and KWOK JOE HOA

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

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

Signature of transferor:

Signature of witness:



Name of witness:

*[Handwritten signature]*

**DESMAN, S.H., M.Hum**  
**Notary in North Jakarta**  
**Jl. Muara Karang Raya No.10,**  
**North Jakarta - Indonesia**

UH x *[Handwritten signature]*

x *[Handwritten signature]*

Form: 01T  
Release: 6-1

# TRANSFER

New South Wales  
Real Property Act 1900



## AJ360731U

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

### STAMP DUTY

Office of State Revenue use only	Office of State Revenue NSW Treasury Client No: 88091 Duty: 610 Trans No: 7924050-001 Asst details:
----------------------------------	--

(A) **TORRENS TITLE** 4/29672

Document Collection Box	Name, Address or DX, Telephone, Bank (if any), Credit Card Account Number if any	CODES <b>T</b> <b>TW</b>
	124E LLPN : 123820V Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: 13 5669 Reference: <u>LLAK 2574865</u>	

(C) **TRANSFEROR** USMAN HALIM & KWOK JOE HOA

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 1,205,000.00 and as regards  
(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) **Encumbrances (if applicable):**

(H) **TRANSFeree** PACIFIC HIGHWAY PROPERTIES PTY LTD ACN 601 249 772

(I) **TENANCY:**

DATE 19/12/2014

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

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

Signature of witness:

Signature of transferor:

Name of witness:  
Address of witness:

ALBERT YAU  
2/432 KENT ST  
SYDNEY NSW 2000.

Kwok Joe HOA

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

Signature:

Signatory's name:  
Signatory's capacity:

Neil Sidney Matthews  
solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 717170 Full name: Neil Sidney Matthews Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

Form: 01T  
Licence: 01-05-025  
Licence: LEAP Legal Software Pty Limited  
Firm name: Shinwoo Lawyers

4) **TRANSFER**  
New South Wales  
Real Property Act 1900



**AK284277N**

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

**STAMP DUTY**

Office of State Revenue use only	Office of State Revenue (NSW) Client No: 127465536 4030 Duty: \$10 Trans No: 8459761-001 Asst details:
----------------------------------	---

(A) **TORRENS TITLE**

4/29672 ✓
-----------

(B) **LODGED BY**

Document Collection Box <b>49R</b>	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 126043B ANZ BANK C/- SAI GLOBAL Property DX 885 SYDNEY 02 9210 0700 Reference: <input type="text"/>	52064028 CYP OH PK	CODES <b>T</b> <b>TW</b>
------------------------------------	--	-----------------------	--------------------------------

(C) **TRANSFEROR**

Pacific Highway Properties Pty Ltd ACN 601 249 772 ✓
--

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$3,300,000.00 and as regards

(E) **ESTATE**

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

(F) **SHARE**

Whole

(G) **TRANSFERRED**

(G)

Encumbrances (if applicable):

(H) **TRANSFEEE**

CYP Oh Pty Ltd ACN 167 040 851
<b>TENANCY:</b> ✓

(I)

**DATE**

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Corporation: Pacific Highway Properties Pty Ltd ACN 601 249 772  
Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *J. Farrugia*  
Name of authorised person: **JAMES FARRUGIA**  
Office held: Director ✓

Signature of authorised person: *Cery Magree*  
Name of authorised person: **Cery Magree**  
Office held: Director

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

Signature: *Se-Yoon Kim*  
Signatory's name: Se-Yoon (Timothy) Kim  
Signatory's capacity: Solicitor for the Transferee

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 953815 Full name: Se-Yoon (Timothy) Kim Signature: *Se-Yoon Kim*



FOLIO: 4/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:03 PM	20	24/12/2019

LAND

LOT 4 IN DEPOSITED PLAN 29672  
 AT CROWS NEST  
 LOCAL GOVERNMENT AREA NORTH SYDNEY  
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP29672

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD

(T AP803374)

SECOND SCHEDULE (14 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS THE PART FORMERLY IN VOL 4243 FOL 233
- 3 H272859 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 1 AND 4 IN DP29672
- 4 H368960 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 2 AND 4 IN DP29672
- 5 H575836 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 3 & 4 AND 4 & 5 IN DP29672
- 6 H550097 RIGHT OF FOOTWAY AND EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING PART OF LOT 11 IN DP29672 SHOWN AS RIGHT OF WAY (VARIABLE WIDTH)
- 7 H575836 RIGHT OF FOOTWAY AND EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING PART OF LOT 3 IN DP29672 SHOWN AS RIGHT OF WAY (8 FEET WIDE)
- 8 H575836 RIGHT OF FOOTWAY AND EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING PART OF LOT 7 IN DP29672 SHOWN AS RIGHT OF WAY (VARIABLE WIDTH)
- 9 H575836 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING PART OF LOT 10 IN DP29672 SHOWN AS RIGHT OF WAY (VARIABLE WIDTH)
- 10 H575836 EASEMENT FOR SEWERAGE AND SULLAGE WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING PART OF LOT 3 IN

END OF PAGE 1 - CONTINUED OVER

FOLIO: 4/29672

PAGE 2

SECOND SCHEDULE (14 NOTIFICATIONS) (CONTINUED)

- 
- DP29672 SHOWN AS RIGHT OF WAY (8 FEET WIDE)
- 11 H575836 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE  
LAND ABOVE DESCRIBED AFFECTING THE PARTS OF LOT 10 IN  
DP29672 SHOWN AS RIGHT OF WAY AND EASEMENT
- 12 AJ934130 LEASE TO LOS VIDA CROWS NEST PTY LTD OF 419 PACIFIC  
HIGHWAY, CROWS NEST. EXPIRES: 16/4/2025. OPTION OF  
RENEWAL: 10 YEARS.
- 13 AP803376 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED
- 14 AP803377 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

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

Crows Nest Falcon Street DP 29672

PRINTED ON 14/9/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

NEW SOUTH WALES  
(For Grant and title reference  
prior to first edition see  
Deposited Plan)

**CIFICATE OF TITLE**  
**ERTY ACT, 1900, as amended.**



09026214



ID Vol. 202D Fol. 214  
1st Edition issued 13-10-1961 N  
H695492

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

*J. Wolmer*

*Jawatson*



Registrar-General.

ESTATE AND LAND REFERRED TO

(For location and dimensions of land see plan filed in the Land Titles Office)

5 Estate in Fee Simple in Lot 5 Deposited Plan 29672 Municipality North Sydney Parish Willoughby County Cumberland Excepting thereout the minerals specified in Section 141 of the Public Works Act 1912 in the part of the land above described formerly comprised in Certificate of Title Volume 4243 Folio 233.

FIRST SCHEDULE (continued overleaf)

~~STEPHEN ROSENBERG, Rose Bay, Shopkeeper.~~

*Jawatson*  
Registrar General

**CANCELLED**

**SEE AUTO FOLIO**

SECOND SCHEDULE (continued overleaf)

GRY

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Cross easements created by Transfers Nos.H575836 and H695492 (Section 181B Conveyancing Act 1919-1954) affecting the party walls on the common boundaries of Lots 4 and 5 and Lots 5 and 6 respectively in Deposited Plan 29672.
3. Rights of footway created by Transfers Nos.H550097, H632280 and H695492 appurtenant to the land above described affecting the "site of proposed right of way variable width" within Lot 11, the "site of proposed right of way variable width" within Lot 7, and the "site of proposed right of way 8 feet wide" within Lot 3 respectively in Deposited Plan 29672.
4. Right of carriageway created by Transfer No.H695495 appurtenant to the land above described affecting the "site of proposed right of way variable width" within Lot 10 in Deposited Plan 29672.
5. Easements for roof water drainage created by Transfers Nos. H550097, H632280, H695495 and H695492 appurtenant to the land above described affecting the "site of proposed right of way variable width" within Lot 11, the "site of proposed right of way variable width" within Lot 7, the "site of proposed right of way variable width" and the "site of proposed easement 3 feet wide" within Lot 10 and the "site of proposed right of way 8 feet wide" within Lot 3 respectively in Deposited Plan 29672, and together with the provisions contained in the said transfers.
6. Easement for sewerage and sullage water created by Transfer No.H695492 appurtenant to the land above described affecting the "site of proposed right of way 8 feet wide within Lot 3" Deposited Plan 29672 and together with the provisions contained in the said transfer.

*Jawatson*  
Registrar General

REGISTRATION NOTICE: THIS CERTIFICATE IS A NOTICE OF THE REGISTERED INTERESTS IN THE LAND REFERRED TO IN THIS CERTIFICATE. IT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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

Vol. 9026 Folio 214

Page 2 of 2 pages

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
Fotis Papafotou of Paramatta Retired and Anastasia Papafotou of Paramatta Spinners as joint tenants	Transfer	K240995	4-2-1966	25-5-1966	<i>Jonathan</i>
The name of the female proprietor is Anastasia Tzortzis wife of Dimitrios Tzortzis	Change of Name	P592700		10-2-1976	<i>Jonathan</i>
Anastasia Tzortzis by Notice of Death V516431. Registered 16-1-1985					

CANCELLED

SEE AUTO FOLD

4695  
 25-5  
 JS782  
 650230  
 K240993  
 - 95  
 - 95  
 - 95  
 N2

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
Mortgage	H695493	27-10-1961	To Leeds Pty. Limited	27-10-1961	<i>Jonathan</i>	Discharged	J650830
Mortgage	J72111	9-3-1962	To The Commercial Bank of Australia Limited	21-5-1962	<i>Jonathan</i>	Discharged	K240993
Lease	J591848	28-9-1962	To Myrtle of Hemebush, Chef, Henry Lee of Hemebush, Chef, Barbara Lee, wife of Henry Lee of Hemebush, Manager	4-6-1964	<i>Jonathan</i>	Expired	K240994
Lease	K240994	20-12-1965	To Myrtle of Hemebush, Chef and Henry Lee of Hemebush, Chef and Barbara Lee wife of Henry Lee of Hemebush, Manager	25-5-1966	<i>Jonathan</i>	Expired	M178142
Mortgage	K240996	4-2-1966	To Albert Colebank Tyson of Mulperna Poultry Farmer	25-5-1966	<i>Jonathan</i>	Discharged	N49977
Lease	M178142	18-11-1970	To Harry Lee of Lane Cove, Gentleman	10-2-1976	<i>Jonathan</i>	Expired	10-2-1976
Lease	P592700		To Harry Lee of Lane Cove, Gentleman	10-2-1976	<i>Jonathan</i>	Expired	11-3-1981
Lease	S346569		To Harry Lee of Lane Cove with option of renewal and to give the H. rights Expires 6-1-1986	11-3-1981	<i>Jonathan</i>	Expired	15-5-1986
			W326062 <sup>P</sup> Lease to Harry Lee Expires 6-1-1991. Registered 15-5-1986				
			W326062 <sup>P</sup> Lease X428491 Transfer of Lease to Chizuko Hatfield Registered 21-3-1988				

Jonathan  
 P592700  
 En/JSCL  
 S346569  
 V516431  
 W326062  
 X428491  
 WSP





SEARCH DATE

14/9/2020 4:56PM

FOLIO: 5/29672

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

Prior Title(s): VOL 9026 FOL 214

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/9/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/6/1992	E550875	LEASE	
23/6/1992	E550876	TRANSFER OF LEASE	EDITION 1
15/3/1995	089015	LEASE	EDITION 2
28/3/2000	6673751	LEASE	EDITION 3
9/7/2003	9770098	LEASE	EDITION 4
29/8/2006	AC559798	LEASE	EDITION 5
18/12/2007	AD644994	SURRENDER OF LEASE	
18/12/2007	AD644995	LEASE	EDITION 6
28/10/2009	AF77258	LEASE	EDITION 7
15/10/2010	AF819793	TRANSFER	EDITION 8
23/8/2013	AH968604	LEASE	EDITION 9
21/4/2017	AM323298	CAVEAT	
12/4/2018	AN254379	WITHDRAWAL OF CAVEAT	
12/4/2018	AN254380	TRANSFER	
12/4/2018	AN254381	MORTGAGE	EDITION 10
14/5/2018	AN334758	DISCHARGE OF MORTGAGE	
14/5/2018	AN334759	MORTGAGE	EDITION 11
24/12/2019	AP803364	DISCHARGE OF MORTGAGE	
24/12/2019	AP803365	TRANSFER	
24/12/2019	AP803366	MORTGAGE	
24/12/2019	AP803367	MORTGAGE	EDITION 12

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

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

Form: 01T  
Release: 4.0  
www.lpma.nsw.gov.au

**TRANSFER**  
New South Wales  
Real Property Act 1900



**AF819793R**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar. Section 90B of the RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only	NSW Treasury Client No: 1390864      ?14 Date: 9/10/10      Terms No: 6612784 Asset details:
----------------------------------	---

(A) **TORRENS TITLE**

Folio Identifier 5/29672

(B) **LODGED BY**

Document Collection Box <b>GSIE</b>	Name, Address or DX, Telephone, and LLPN if any <b>Obiana Connors Kennet 1234776</b>	<b>CODES</b> T TW TJ JT
Reference: <b>DDK: 100235</b>		

(C) **TRANSFEROR**

ANASTASIA TZORTZIS

(D) **CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 650,000.00 and as regards

(E) **ESTATE**

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

(F) **SHARE TRANSFERRED**

(G) **Encumbrances (if applicable):**

(H) **TRANSFeree**

SHIHO OMOTO  
**TENANCY:**

**DATE** 1<sup>st</sup> October 2010.

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

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

Signature of witness:

Signature of transferor:

Name of witness:  
Address of witness:

**Louis Andreatta**  
232 Merrylands Rd.  
Merrylands  
Solicitor

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

Signature:

Signatory's name: Peter David Kennett  
Signatory's capacity: transferee's solicitor

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

1003

60



FOLIO: 5/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:59 PM	12	24/12/2019

LAND

LOT 5 IN DEPOSITED PLAN 29672  
 LOCAL GOVERNMENT AREA NORTH SYDNEY  
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP29672

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD (T AP803365)

SECOND SCHEDULE (16 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS THE PART FORMERLY IN VOL 4243 FOL 233
- 3 H550097 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 11 IN DP29672
- 4 H550097 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 11 IN DP29672
- 5 H575836 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 4 & 5 IN DP29672
- 6 H632280 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 7 IN DP29672
- 7 H632280 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 7 IN DP29672
- 8 H695492 EASEMENT FOR SEWERAGE AND SULLAGE WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 8 FEET WIDE WITHIN LOT 3 IN DP29672
- 9 H695492 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 5 AND 6 IN DP29672
- 10 H695492 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 8 FEET WIDE WITHIN LOT 3 IN DP29672
- 11 H695492 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 8 FEET WIDE WITHIN LOT 3 IN DP29672

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (16 NOTIFICATIONS) (CONTINUED)

- 
- 12 H695495 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 10 IN DP29672
  - 13 H695495 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH & THE EASEMENT 3 FT WIDE WITHIN LOT 10 IN DP29672
  - 14 AH968604 LEASE TO @RESTAURANT PTY LTD OF 417 PACIFIC HIGHWAY, CROWS NEST. EXPIRES: 30/4/2015. OPTION OF RENEWAL: 3 YEARS AND ONE FURTHER OPTION OF 3 YEARS.
  - 15 AP803366 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED
  - 16 AP803367 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS

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UNREGISTERED DEALINGS: NIL

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



FOLIO: 5/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/12/2018	11:08 AM	11	14/5/2018

LAND

LOT 5 IN DEPOSITED PLAN 29672  
 LOCAL GOVERNMENT AREA NORTH SYDNEY  
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP29672

FIRST SCHEDULE

417 PACIFIC HIGHWAY PTY LTD (T AN254380)

SECOND SCHEDULE (15 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS THE PART FORMERLY IN VOL 4243 FOL 233
- 3 H550097 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 11 IN DP29672
- 4 H550097 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 11 IN DP29672
- 5 H575836 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 4 & 5 IN DP29672
- 6 H632280 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 7 IN DP29672
- 7 H632280 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 7 IN DP29672
- 8 H695492 EASEMENT FOR SEWERAGE AND SULLAGE WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 8 FEET WIDE WITHIN LOT 3 IN DP29672
- 9 H695492 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 5 AND 6 IN DP29672
- 10 H695492 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 8 FEET WIDE WITHIN LOT 3 IN DP29672
- 11 H695492 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY 8 FEET WIDE WITHIN LOT 3 IN DP29672

END OF PAGE 1 - CONTINUED OVER

crow falcon

PRINTED ON 14/12/2018

FOLIO: 5/29672

PAGE 2

SECOND SCHEDULE (15 NOTIFICATIONS) (CONTINUED)

- 12 H695495 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH WITHIN LOT 10 IN DP29672
- 13 H695495 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VARIABLE WIDTH & THE EASEMENT 3 FT WIDE WITHIN LOT 10 IN DP29672
- 14 AH968604 LEASE TO @RESTAURANT PTY LTD OF 417 PACIFIC HIGHWAY, CROWS NEST. EXPIRES: 30/4/2015. OPTION OF RENEWAL: 3 YEARS AND ONE FURTHER OPTION OF 3 YEARS.
- 15 AN334759 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

crow falcon

PRINTED ON 14/12/2018

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

G. 2

NEW SOUTH WALES  
(For Grant and title reference  
prior to first edition see  
Deposited Plan.)

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

TORRENS TITLE  
Register Book

Vol. 9345 Fol. 12A



1st Edition issued 8-1-1963.  
H881254

**CANCELLED**

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

*J. Hillis*

**CANCELLED**  
See new edition

*J. J. J. J.*  
Registrar-General.



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in an undivided one half share in Lot 6 Deposited Plan 29672 at Crows Nest Municipality North Sydney Parish ~~Willoughby~~ Willoughby County Cumberland. Excepting thereout the mines and deposits specified in Section 141 of the Public Works Act, 1912 as regards part of the land above described.

*J. J. J. J.*  
Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~MERVYN KEITH GILBERT, of Crows Nest, Floriat.~~

*J. J. J. J.*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

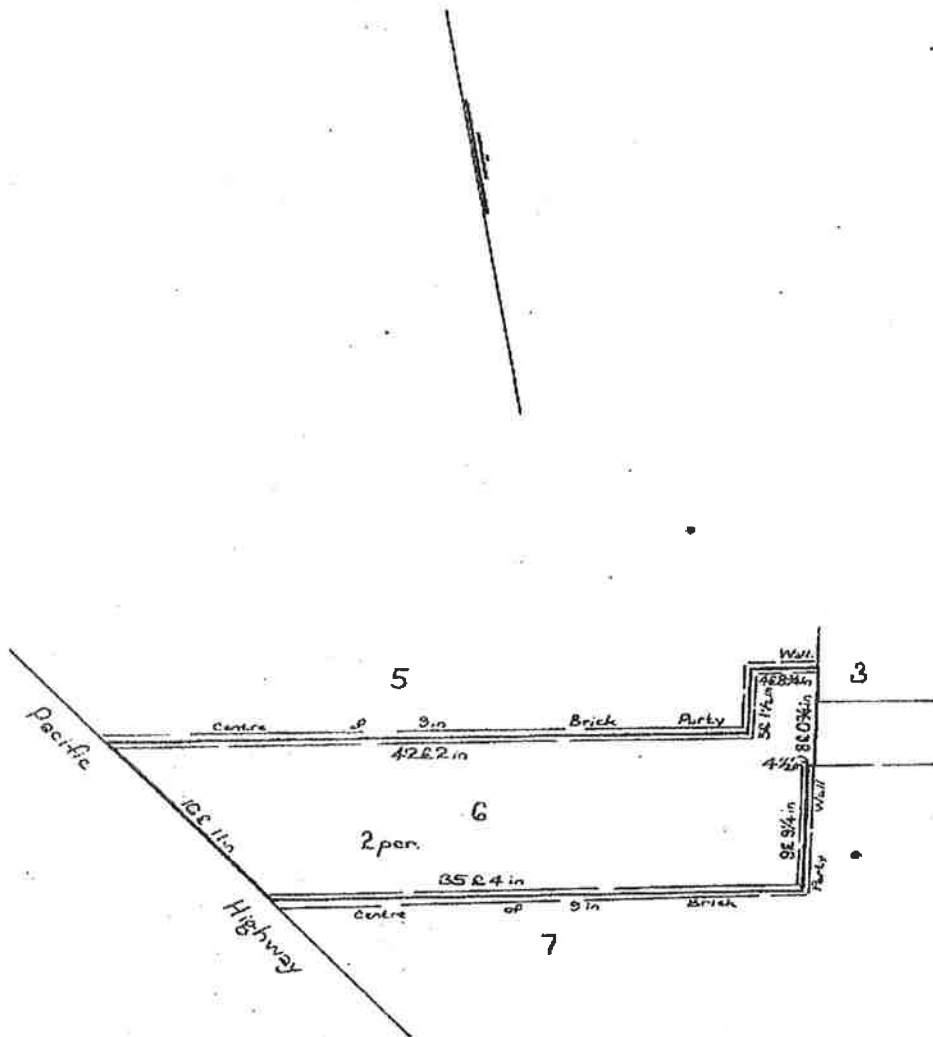
1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Right of footway and easement for drainage of roofwater created by Transfer No. H550097 appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 11 in Deposited Plan 29672.
3. Right of footway and easement for drainage of roof water created by Transfer No. H632280 appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 7 in Deposited Plan 29672.
4. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. H632280 affecting the party wall on the common boundary of Lots 6 and 7 shown in plan hereon.
5. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. H695492 affecting the party wall on the common boundary of Lots 5 and 6 shown in plan hereon.
6. Easement for drainage of roof water created by Transfer No. H695495 appurtenant to the land above described affecting the site of proposed right of way and easement 3 feet wide shown within Lot 10 in Deposited Plan 29672.
7. Right of Carriageway created by Transfer No. H695495 appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 10 in Deposited Plan 29672.
8. Right of footway, easement for sewerage and sullage water and easement for drainage of roof water created by Transfer No. H865566 appurtenant to the land above described affecting the site of proposed right of way 8 feet wide shown within Lot 3 in Deposited Plan 29672.

*J. J. J. J.*  
Registrar General.

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

NO OTHER INFORMATION MAY BE OBTAINED FROM THIS OFFICE OR ANY NOTIFICATION HEREON

PLAN SHOWING LOCATION OF LAND.




H881254 *to KA*

Scale: 10 feet to one inch.



FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
W. G. & M. M. Keith Pty Limited  <b>CANCELLED</b> See new edition issued <u>13.12.1974</u> vide P34702   <i>Jawatson</i> REGISTRAR GENERAL	Transfer	P34702	30.9.1974	12.11.1974	<i>Jawatson</i>

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
	NUMBER	DATE						
<del>Mortgage</del>	<del>H841255</del>	<del>25.5.1968</del>	<del>To: Keith P. G. Limited</del>	<del>16.11.1968</del>	<del><i>Jawatson</i></del>	<del>Discharged</del>	<del>P34700</del>	<del><i>Jawatson</i></del>
<del>Mortgage</del>	<del>J237796</del>	<del>4.9.1961</del>	<del>To: Alliance Acceptances Limited</del>	<del>16.11.1963</del>	<del><i>Jawatson</i></del>	<del>Discharged</del>	<del>L870297</del>	<del><i>Jawatson</i></del>
<del>Mortgage</del>	<del>L701627</del>	<del>17.11.1969</del>	<del>To: Australia and New Zealand Bank Limited</del>	<del>21.1.1970</del>	<del><i>Jawatson</i></del>	<del>Discharged</del>	<del>P34701</del>	<del><i>Jawatson</i></del>

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

FIRST SCHEDULE (continued)

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

*Handwritten notes:*  
4/23/11  
4/23/11  
C123/11  
C127-11  
P34700/11  
- 700  
- 77  
a [unclear]

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER	DATE					

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

C. 2

NEW SOUTH WALES  
(For Grant and title reference  
prior to first edition see  
Deposited Plan.)

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

TORRENS TITLE  
Register Book



Vol. 9345 Fol. 12 B

1st Edition issued 8-1-1963.  
H881254

**CANCELLED**



*Jantaton*  
Registrar-General.

**CANCELLED**  
See new edition

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 *Jmillicis.*

ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in an undivided one half share in Lot 6 Deposited Plan 29672 at Crows West Municipality North Sydney Parish Willoughby County Cumberland. Excepting thereout the mines and deposits specified in Section 141 of the Public Works Act, 1912 as regards part of the land above described.

*Jantaton*  
Registrar General.

FIRST SCHEDULE (Continued overleaf)

~~JOHN GEOFFREY HEWLETT, of Crows Nest, Florist.~~

*Jantaton*  
Registrar General.

SECOND SCHEDULE (Continued overleaf)

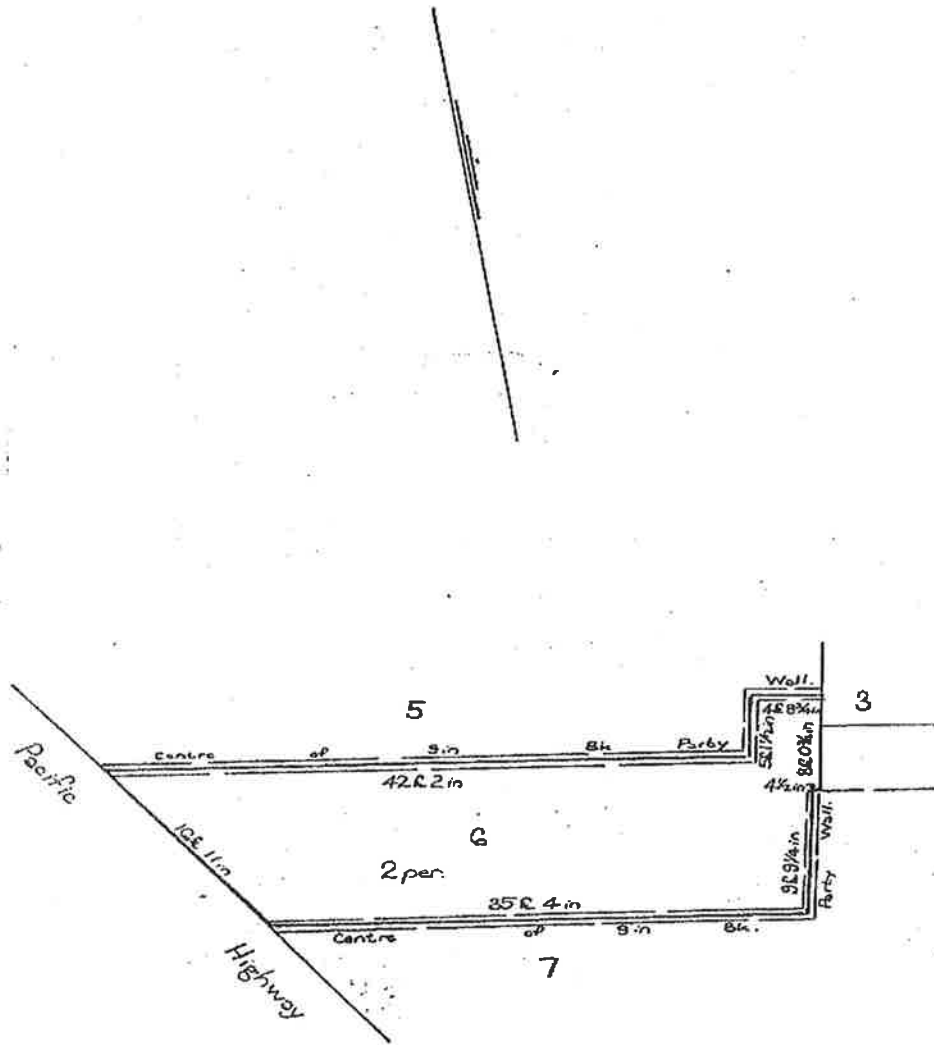
1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.
2. Right of footway and easement for drainage of roof water created by Transfer No. H550097 appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 11 in Deposited Plan 29672.
3. Right of footway and easement for drainage of roof water created by Transfer No. H632280 appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 7 in Deposited Plan 29672.
4. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. H632280 affecting the party wall on the common boundary of Lots 6 and 7 shown in plan hereon.
5. Cross easements (Section 181B Conveyancing Act, 1919) created by Transfer No. H695492 affecting the party wall on the common boundary of Lots 5 and 6 shown in plan hereon.
6. Easement for drainage of roof water created by Transfer No. H695495 appurtenant to the land above described affecting the site of proposed right of way and easement 3 feet wide shown within Lot 10 in Deposited Plan 29672.
7. Right of Carriageway created by Transfer No. H695495 appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 10 in Deposited Plan 29672.
8. Right of footway, easement for sewerage and sullage water and easement for drainage of roof water created by Transfer No. H865566 appurtenant to the land above described affecting the site of proposed right of way 5 feet wide shown within Lot 3 in Deposited Plan 29672.

*Jantaton*  
Registrar General.

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

PERSONS WHOSE NAMES ARE MENTIONED IN THIS CERTIFICATE OR ANY NOTIFICATION HEREON ARE NOT TO BE CONSIDERED AS ENDORSING OR GUARANTEEING THE CONTENTS OF THIS CERTIFICATE OR ANY NOTIFICATION HEREON


PLAN SHOWING LOCATION OF LAND.



H881254 <sup>SP</sup> *K.A.* <sub>ad.</sub>

Scale: 10 feet to one inch.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
N. G. & M. M. Kerk Pty Limited	Transfer	P34702	30-9-1974	12-11-1974	<i>Joubert</i>
<b>CANCELLED</b> See new edition issued 13-12-1974 vide P34702  <i>Joubert</i> REGISTRAR GENERAL					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
<del>Mortgage</del>	<del>11881255</del>	<del>25-8-1962</del>	<del>To: Kerk's Pty Limited</del>	<del>16-1-1962</del>	<del><i>Joubert</i></del>	<del>Discharged</del>	<del>P34700</del>
<del>Mortgage</del>	<del>522796</del>	<del>1-9-1961</del>	<del>To: Alliance Acceptances Limited</del>	<del>16-1-1965</del>	<del><i>Joubert</i></del>	<del>Discharged</del>	<del>L870297</del>
<del>Mortgage</del>	<del>L701537</del>	<del>17-11-1969</del>	<del>To: Australia New Zealand Bank Limited</del>	<del>21-1-1970</del>	<del><i>Joubert</i></del>	<del>Discharged</del>	<del>P34701</del>

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

Vol. 9345 Fol. 123

FIRST SCHEDULE (continued)

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

*Handwritten notes:*  
 134704/8/10  
 - 702/2011  
 - 702/10  
 - 702/10  
 - 702/10

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	

(Page 4 of 4 pages)

**STATE OF NEW SOUTH WALES**  
**REGISTRY OF LAND**  
**STATE OF TITLE**  
**PROPERTY ACT, 1900**



09345012

Appln. No. 3083

Vol. **9345** Fol. **12**

Prior Titles Vol. 4243 Fol. 233  
Vol. 4389 Fol. 8

Edition issued 3-12-1974



*Vol 7946 Fol 101*

*N*

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.

**CANCELLED**  
*Jawatson*



Registrar General.  
**SEE AUTO FOLIO**

ESTATE AND LAND REFERRED TO

*S*  
Estate in Fee Simple in Lot 6 in Deposited Plan 29672 at Crows Nest in the Municipality of North Sydney Parish of Willoughby and County of Cumberland. EXCEPTING THEREOUT the mines and deposits specified in Section 141 of the Public Works Act, 1912, as regards part of the land above described being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

FIRST SCHEDULE

**W. G. & M. M. KNITH PTY. LIMITED.**

SECOND SCHEDULE

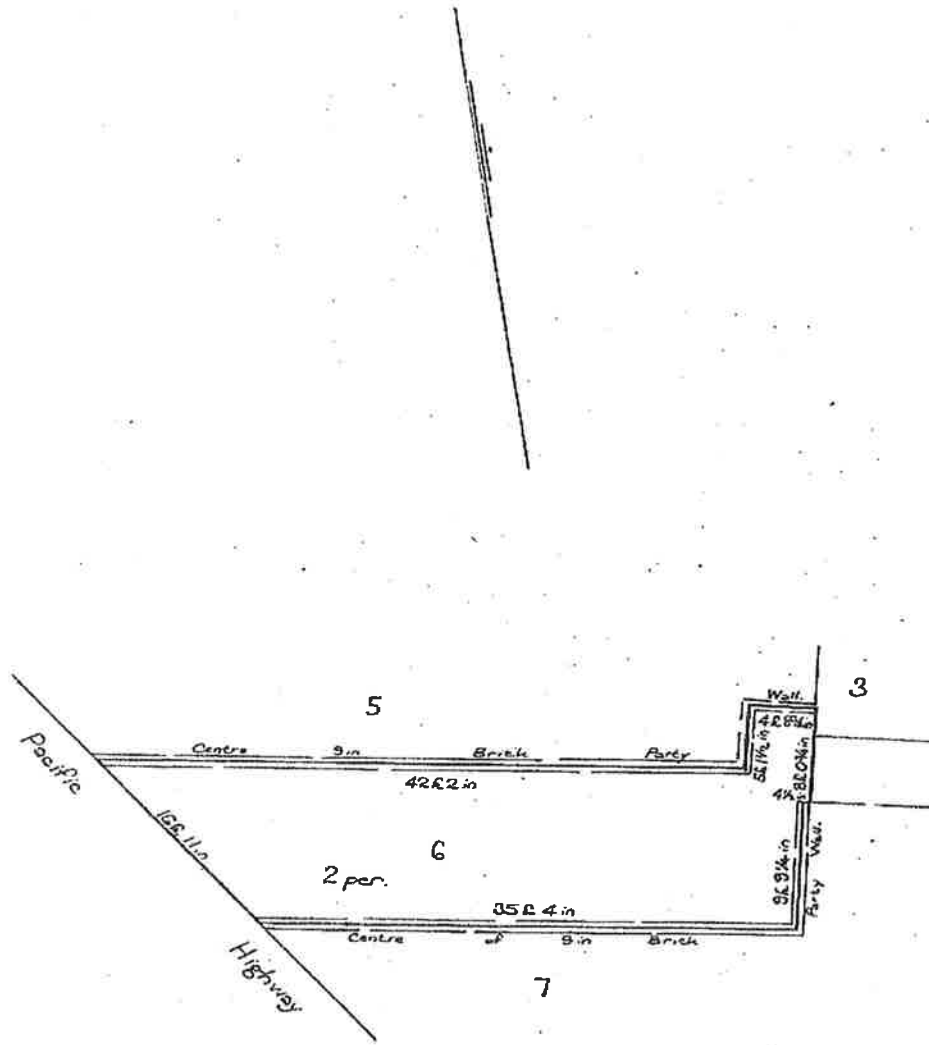
- GRY* 1. Reservations and conditions, if any, contained in the Crown Grant. above referred to.
- CA* 2. Right of footway and easement for drainage of roof water created by Transfer No. H550097<sup>P</sup> appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 11 in Deposited Plan 29672.
- EA* 3. Right of footway and easement for drainage of roof water created by Transfer No. H632280<sup>P</sup> appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 7 in Deposited Plan 29672.
- EC* 4. Cross Easements (Section 181B Conveyancing Act, 1919) created by Transfer No. H632280<sup>P</sup> affecting the party wall on the common boundary of Lots 6 and 7 shown in the plan hereon.
- EC* 5. Cross Easements (Section 181B Conveyancing Act, 1919) created by Transfer No. H695492<sup>P</sup> affecting the party wall on the common boundary of Lots 5 and 6 shown in the plan hereon.
- CA* 6. Easement for drainage of roof water created by Transfer No. H695495<sup>P</sup> appurtenant to the land above described affecting the site of proposed right of way and easement 3 feet wide shown within Lot 10 in Deposited Plan 29672.
- EA* 7. Right of Carriageway created by Transfer No. H695495<sup>P</sup> appurtenant to the land above described affecting the site of proposed right of way variable width shown within Lot 10 in Deposited Plan 29672.
- EA* 8. Right of footway, easement for sewerage and sullage water and easement for drainage of roof water created by Transfer No. H865566<sup>P</sup> appurtenant to the land above described affecting the site of proposed right of way 8 feet wide shown within Lot 3 in Deposited Plan 29672.

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



**PLAN SHOWING LOCATION OF LAND**

LENGTHS ARE IN METRES



Scale: 10 feet to one inch.

P 34702



30  
11



FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<del>CALLESEN</del>	<del>B</del>				

S1946M R  
X 728064 L

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
Mortgage	S1946 <sup>P</sup>	---	to The Commercial Banking Company of Sydney Limited	28-8-1980		
X728064 <sup>P</sup>			Lease to CALLESEN DIESEL AUSTRALIA PTY LIMITED of premises being lock up shop 415 Pacific Highway, Crows Nest Expires 31-12-1990 Option of renewal 3 years Registered 8-9-1988			

SEE AUTO FOLIO  
CANCELLED

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				

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



SEARCH DATE

14/9/2020 4:58PM

FOLIO: 6/29672

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

Prior Title(s): VOL 9345 FOL 12

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
20/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
31/10/1988	X937251	DISCHARGE OF MORTGAGE	
31/10/1988	X937252	MORTGAGE	EDITION 1
29/1/1991	Z471229	MORTGAGE	EDITION 2
27/2/1992	E285658	DISCHARGE OF MORTGAGE	
27/2/1992	E285659	DISCHARGE OF MORTGAGE	
27/2/1992	E285660	TRANSFER	
27/2/1992	E285661	MORTGAGE	EDITION 3
27/3/1997	2933728	MORTGAGE	EDITION 4
4/6/1997	3120839	LEASE	EDITION 5
8/9/2000	7079859	DISCHARGE OF MORTGAGE	EDITION 6
7/3/2006	AC161149	DISCHARGE OF MORTGAGE	
7/3/2006	AC161150	LEASE	EDITION 7
12/3/2009	AE547947	LEASE	EDITION 8
20/12/2010	AF952791	SURRENDER OF LEASE	
20/12/2010	AF952801	LEASE	EDITION 9
21/10/2011	AG572037	TRANSFER OF LEASE	
26/6/2013	AH834016	LEASE	EDITION 10
28/10/2016	AK876964	LEASE	EDITION 11
20/3/2018	AN198389	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 12
20/3/2018	AN202250	CAVEAT	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

14/9/2020 4:58PM

FOLIO: 6/29672

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
20/6/2019	AP331093	WITHDRAWAL OF CAVEAT	
20/6/2019	AP331094	TRANSFER	
20/6/2019	AP331095	MORTGAGE	EDITION 13
7/8/2019	AP445549	CAVEAT	
24/12/2019	AP803394	WITHDRAWAL OF CAVEAT	
24/12/2019	AP803395	DISCHARGE OF MORTGAGE	
24/12/2019	AP803396	TRANSFER	
24/12/2019	AP803397	MORTGAGE	
24/12/2019	AP803398	MORTGAGE	EDITION 14

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

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



\$2

Office of State Revenue use only

00 129

20/86282E100 40 9010 261091

**(A) LAND TRANSFERRED**

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

**FOLIO IDENTIFIER 6/29672**

**(B) LODGED BY**

L.T.O. Box  
**374**

Name, Address or DX and Telephone  
**374**  
**2/373 921335 51**  
REFERENCE (max. 15 characters):

**(C) TRANSFEROR**

**W.G. & M.M. KEITH PTY LIMITED**

**(D)** acknowledges receipt of the consideration of **\$241,000-00**

and as regards the land specified above transfers to the transferee an estate in fee simple

**(E)** subject to the following ENCUMBRANCES 1. 2. 3.

**(F) TRANSFEREE**

**T**

**ANTHONY VALOS of 27 Stuart Street, Longueville ,  
Produce Agent and SOPHIE VALOS of the same address  
his wife as joint tenants/tenants-in-common**

**(H)** We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION**

Signed in my presence by the transferor who is personally known to me.

THE COMMON SEAL of W.G. & M.M. KEITH PTY. LIMITED was hereunto affixed by

authority of its Board of Directors in the presence of:

Name of Witness (BLOCK LETTERS)

*[Signature]*

Address of Witness  
**Secretary**



**Director**

*[Signature]*  
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

*[Signature]*

Signature of Transferee's solicitor

**P.W. TESORIERO**

CHECKED BY (office use only)

*[Signature]*

ON the 17th day of January, 1992, I, CAROLINE VELDUIZEN,  
of P. A. Somerset & Co. Solicitors, of Level 19, MLC  
Centre, 19 Martin Place, Sydney in the State of New South  
Wales, Solicitor, say on oath:

1. I am a solicitor in the employ of P. A. Somerset & Co. who are the solicitors for the Registered Proprietors in the sale of 415 Pacific Highway, Crows Nest.
2. I confirm that a tenant currently occupies the premises. The tenant is Callesden Diesel Pty. Limited trading as Liberty Florists. As evidenced by the contract in the Third Schedule this tenant is leasing the premises on the basis of a holding over on the lease which terminated on the 31st December, 1990. Such holding over is governed by Clause 5 of the relevant Lease. As the Lease has expired the option is no longer exercisable.
3. The information provided herein is to the best of my knowledge as an employee of P. A. Somerset & Co.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900 (as amended)

SUBSCRIBED AND DECLARED at )  
SYDNEY this 17th day of )  
January, 1992 Before me: )

.....  
*C. Velduizen*  
.....

.....  
*P. Chinn*  
Solicitor.

DATED 17th December, 1992



**STATUTORY DECLARATION**

of

**CAROLINE VELDHUIZEN**

**P.A. SOMERSET & CO.,  
Solicitors,  
Level 19, MLC Centre,  
19 Martin Place,  
SYDNEY NSW 2000  
DX 834 SYDNEY  
Tel: 221 1300  
Fax: 221 5406**



FOLIO: 6/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:59 PM	14	24/12/2019

LAND

LOT 6 IN DEPOSITED PLAN 29672  
 AT CROWS NEST  
 LOCAL GOVERNMENT AREA NORTH SYDNEY  
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP29672

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD (T AP803396)

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H550097 RIGHT OF FOOTWAY AND EASEMENT FOR DRAINAGE OF ROOF WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VAR WIDTH SHOWN IN LOT 11 IN DP29672
- 3 H632280 RIGHT OF FOOTWAY AND EASEMENT FOR DRAINAGE OF ROOF WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE RIGHT OF WAY VAR WIDTH SHOWN IN LOT 7 IN DP29672
- 4 H632280 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 6 AND 7 SHOWN IN DP29672
- 5 H695492 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL ON THE COMMON BOUNDARY OF LOTS 5 AND 6 SHOWN IN DP29672
- 6 H695495 EASEMENT FOR DRAINAGE OF ROOF WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF RIGHT OF WAY & EASEMENT 3 FEET WIDE SHOWN IN LOT 10 IN DP29672
- 7 H695495 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROP RIGHT OF WAY VARIABLE WIDTH SHOWN IN LOT 10 IN DP29672
- 8 H865566 RIGHT OF FOOTWAY, ESMT FOR SEWERAGE & SULLAGE WATER & ESMT FOR DGE OF ROOF WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE SITE OF PROP R.O.W. 8' WIDE SHOWN IN LOT 3 IN DP29672
- 9 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS PART OF THE LAND ABOVE DESCRIBED BEING PART OF PORTION 323
- 10 AK876964 LEASE TO JI YOUNG CHOI EXPIRES: 30/6/2019. BEING

END OF PAGE 1 - CONTINUED OVER



FOLIO: 6/29672

PAGE 2

-----  
SECOND SCHEDULE (12 NOTIFICATIONS) (CONTINUED)

-----  
LOCK-UP SHOP, 415 PACIFIC HIGHWAY, CROWS NEST  
11 AP803397 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED  
12 AP803398 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS

-----  
UNREGISTERED DEALINGS: NIL

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

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

**STATE OF NEW SOUTH WALES**  
**REGISTRY OF LAND**  
**STATE OF TITLE**  
**PROPERTY ACT, 1900**



14797182

NEW SOUTH WALES  
Appl No 3083  
Prior Titles Vol. 8268 Fols. 138 & 139

Vol. 14797 Fol. 182

EDITION ISSUED



**CANCELLED** 1982

ON ISSUE OF NEW FOLIO 7129672

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.

*[Signature]*  
Registrar General.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 29672 at Crows Nest in the Municipality of North Sydney Parish of Willoughby County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825. EXCEPTING THEREOUT the minerals specified in section 141 Public Works Act, 1912, as regards the part of the land above described formerly comprised in Certificate of Title Volume 4243 Folio 233.

FIRST SCHEDULE

ELIZABETH PHILOMENA GRAY

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. H315321) Cross-easements (section 181B Conveyancing Act, 1919) affecting the party H632280) walls shown so burdened in the plan hereon.
3. H272859) Rights of footway affecting the part of the land above described shown so H368960) burdened in the plan hereon. H575836) H632280)
4. H368960) Easements for roof water drainage affecting the part of the land above described H550097) shown so burdened in the plan hereon. H575836) H632280)
5. H550097) Easement for roof water drainage appurtenant to the land above described affecting the part of Lot 11 shown in Deposited Plan 29672 as "Site of Proposed Right of Way (Variable Width)".
6. H632280) Easement for roof water drainage appurtenant to the land above described affecting the parts of Lot 10 shown in Deposited Plan 29672 as "Site of Proposed Right of Way (Variable Width)" and "Site of Proposed Easement (0.915 wide)".
7. H550097) Right of footway appurtenant to the land above described affecting the part of Lot 11 shown in Deposited Plan 29672 as "Site of Proposed Right of Way (Variable Width)".
8. H632280) Right of footway appurtenant to the land above described affecting the part of Lot 3 in Deposited Plan 29672 as "Site of Proposed Right of Way (2.44 wide)".
9. H550097) Easements for sewerage and sullage water affecting the part of the land above described shown so burdened in the plan hereon.
10. H632280) Easement for sewerage and sullage water appurtenant to the land above described affecting the parts of Lot 10 shown in Deposited Plan 29672 as "Site of Proposed Right of Way (Variable Width)" and "Site of Proposed Easement (0.61 Wide)".
11. H632280) Right of carriageway appurtenant to the land above described affecting the part of Lot 10 shown in Deposited Plan 29672 as "Site of Proposed Right of Way (Variable Width)".

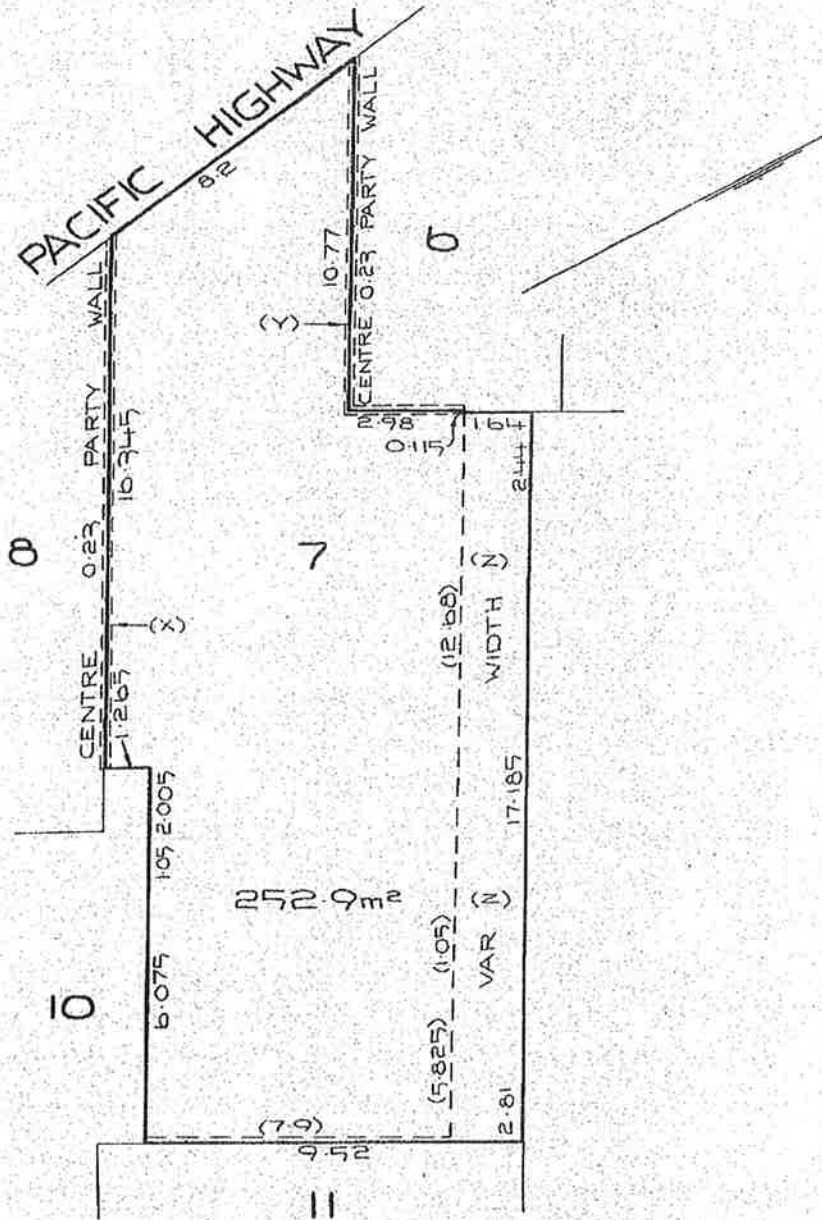
WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

14797 Fol. 182



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



- CROSS EASEMENTS
- (X) H315321
  - (Y) H632280
  - RIGHTS OF FOOTWAY - H272859, H368960, H575836, H632280
  - (Z) EASEMENT FOR ROOF WATER DRAINAGE - H368960, H550097, H575836, H632280
  - EASEMENT FOR SEWERAGE & SULLAGE WATER - H550097

T62003 *[Signature]*

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

Ronald Kenneth Gray by Transmission T712490 Registered 7-9-1983  
 FMH Pastoral Co. Pty. Limited by Transfer W195169 Registered 3-4-1986



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

W762722 Lease to Design Inn (Sales) Pty. Limited of  
 premises being Lock-up shop at 413 Pacific Highway  
 Cronulla together with and reserving rights. Expires 30.6.1987  
 with an option for renewal for 2 years Registered 2.5.1987  
 X937256 Mortgage to P.T. Limited. Registered 28-10-1988



NOTATIONS AND UNREGISTERED DEALINGS

T712490 T1A  
 W195169 T2  
 W762722 L1  
 X937256 M1R

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS



SEARCH DATE

14/9/2020 4:56PM

FOLIO: 7/29672

First Title(s): OLD SYSTEM

Prior Title(s): VOL 14797 FOL 182

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/3/1989	DP29672	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
29/1/1991	Z471230	MORTGAGE	EDITION 1
3/1/1992	E168061	DISCHARGE OF MORTGAGE	
3/1/1992	E168062	DISCHARGE OF MORTGAGE	
3/1/1992	E168063	TRANSFER	
3/1/1992	E168064	MORTGAGE	EDITION 2
1/6/1993	I378550	LEASE	EDITION 3
4/6/1997	3120838	LEASE	EDITION 4
9/5/2000	6763189	DISCHARGE OF MORTGAGE	EDITION 5
5/11/2001	8084538	LEASE	EDITION 6
6/12/2004	AB140564	LEASE	EDITION 7
26/3/2013	AH630047	DEPARTMENTAL DEALING	
10/5/2013	AH723431	DEPARTMENTAL DEALING	
11/8/2015	AJ721180	CAVEAT	
8/2/2016	AK199380	TRANSFER	
8/2/2016	AK199381	MORTGAGE	EDITION 8
29/12/2017	AN13708	DISCHARGE OF MORTGAGE	
29/12/2017	AN13709	MORTGAGE	EDITION 9
14/5/2018	AN334811	DISCHARGE OF MORTGAGE	
14/5/2018	AN334812	MORTGAGE	EDITION 10
27/6/2018	AN454331	DEPARTMENTAL DEALING	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

14/9/2020 4:56PM

FOLIO: 7/29672

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
20/11/2019	AP693123	CAVEAT	
20/12/2019	AP778986	CAVEAT	
27/12/2019	AP803358	WITHDRAWAL OF CAVEAT	
27/12/2019	AP803359	WITHDRAWAL OF CAVEAT	
27/12/2019	AP803360	DISCHARGE OF MORTGAGE	
27/12/2019	AP803361	TRANSFER	
27/12/2019	AP803362	MORTGAGE	
27/12/2019	AP803363	MORTGAGE	EDITION 11
27/12/2019	AP713380	APPLICATION FOR PREPARATION OF LAPSING NOTICE	

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

# TRANSFER

Real Property Act, 1900



E  
168063 H



0 \$2-

# B

Office of L.

00-29

50/100+1E100 +0 +0ST 1621S0

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title. If appropriate, specify the share transferred.

FOLIO IDENTIFIER 7/29672

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone

379

REFERENCE (max. 15 characters): 2373 921327

(C) **TRANSFEROR**

KMH PASTORAL CO PTY. LIMITED

(D) acknowledges receipt of the consideration of \$455,000-00  
and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following ENCUMBRANCES 1. .... 2. .... 3. ....

(F) **TRANSFEEE**

**T**

MICHAEL VALOS OF 7 UPPER CLIFF ROAD, NORTHWOOD  
PRODUCE AGENT AND ANASTASIA VALOS OF THE  
SAME ADDRESS HIS WIFE  
as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE OF EXECUTION .....

Signed in my presence by the transferor who is personally known to me.  
THE COMMON SEAL of K.M.H. PASTORAL CO.  
PTY. LIMITED was hereunto affixed by  
authority of its Board of Directors  
in the presence of:



P.G. Laguarda

Signature of Transferor

Name of Witness (BLOCK LETTERS)

Address of Witness

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

P. Jansario  
Signature of Transferee's SOLICITOR  
(PETER WARREN TESORIERO)





FOLIO: 7/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:58 PM	11	27/12/2019

LAND

LOT 7 IN DEPOSITED PLAN 29672  
 AT CROWS NEST  
 LOCAL GOVERNMENT AREA NORTH SYDNEY  
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP29672

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD (T AP803361)

SECOND SCHEDULE (15 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) OF THE PART FORMERLY IN VOL. 4243 FOLIO 223
- 3 H315321 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 7 & 8 IN DP29672
- 4 H632280 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 6 & 7 IN DP29672
- 5 RIGHT OF FOOTWAY AFFECTING PART OF THE LAND ABOVE DESCRIBED DESIGNATED (A) IN THE TITLE DIAGRAM CREATED BY:-  
H272859, H368960, H575836 AND H632280
- 6 EASEMENT FOR ROOF WATER DRAINAGE AFFECTING PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM CREATED BY:-  
H368960, H550097, H575836, H632280
- 7 H550097 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH IN DP29672
- 8 H632280 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH AND SITE OF PROPOSED EASEMENT 3 FEET WIDE IN DP29672
- 9 H550097 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH IN DP29672
- 10 H632280 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP29672
- 11 H632280 EASEMENT FOR SEWERAGE AND SULLAGE WATER APPURTENANT

END OF PAGE 1 - CONTINUED OVER

FOLIO: 7/29672

PAGE 2

SECOND SCHEDULE (15 NOTIFICATIONS) (CONTINUED)

-----

TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN  
AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH AND SITE OF  
PROPOSED EASEMENT 2 FEET WIDE IN DP29672

12 H632280 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE  
DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED  
RIGHT OF WAY VAR WIDTH IN DP29672

13 H550097 EASEMENT FOR SEWERAGE AND SULLAGE WATER AFFECTING  
THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR  
WIDTH IN DP29672

14 AP803362 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED

15 AP803363 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

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

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



SEARCH DATE

14/9/2020 4:58PM

FOLIO: 8/29672

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 7842 FOL 74

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
27/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/12/1989	Y753131	WITHDRAWAL OF CAVEAT	
19/12/1989	Y753132	DISCHARGE OF MORTGAGE	
19/12/1989	Y753133	REQUEST	EDITION 1
25/6/1993	I438958	LEASE	EDITION 2
26/9/1994	U652005	TRANSMISSION APPLICATION	EDITION 3
21/10/1996	2545061	REQUEST	
21/10/1996	2545062	TRANSFER	
21/10/1996	2545063	MORTGAGE	EDITION 4
1/5/2014	AI541487	DEPARTMENTAL DEALING	
20/7/2016	AK608526	CAVEAT	
15/8/2016	AK680011	DISCHARGE OF MORTGAGE	EDITION 5
7/6/2017	AM412856	TRANSFER	
7/6/2017	AM412857	MORTGAGE	EDITION 6
11/4/2018	AN252405	CAVEAT	
15/5/2018	AN335639	WITHDRAWAL OF CAVEAT	
15/5/2018	AN335640	CAVEAT	
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
24/12/2019	AP803384	WITHDRAWAL OF CAVEAT	
24/12/2019	AP803385	DISCHARGE OF MORTGAGE	
24/12/2019	AP803386	TRANSFER	
24/12/2019	AP803387	MORTGAGE	
24/12/2019	AP803388	MORTGAGE	EDITION 8

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

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14/9/2020 4:58PM

FOLIO: 8/29672

PAGE 2

Recorded      Number      Type of Instrument      C.T. Issue  
-----

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

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

# B TRANSMISSION APPLICATION

Section 93 Real Property Act 1900



U  
652005 Y



00\*01\$      OFF OF 5007-20002      2267 46609Z  
 260994 4222

\$10 -

**(A) LAND**

Show no more than 20 References to Title.

FOLIO IDENTIFIER 8/29672

**(B) REGISTERED DEALING**

If applicable.

**(C) LODGED BY**

*Handwritten:* PBT signed 14/1/94  
*Signature:* [Signature]

L.T.O. Box	Name, Address or DX and Telephone
	AGOSTINI & ASSOCIATES SOLICITORS 387 GEORGE ST SYDNEY
	REFERENCE (max. 15 characters): FA-LAM

**(D) DECEASED REGISTERED PROPRIETOR**

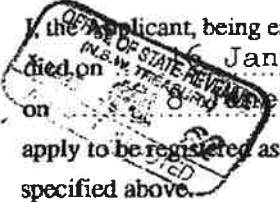
FOOK LAM

**(E) APPLICANT**

*Vertical handwritten:* Merle Lam  
*Signature:* [Signature]

TA	MERLE LAM
----	-----------

**(F)** I, the Applicant, being entitled as beneficiary under of the will/estate of the Deceased Registered Proprietor (who died on January 1994) pursuant to Probate/Letters of Administration No. 108020/94 granted on 1994 to ~~MERLE LAM~~ MERLE LAM apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the Land/Registered Dealing specified above.



**(G) Certified correct for the purposes of the Real property Act 1900.**

DATE 1 JULY, 1994

Signed in my presence by the Applicant who is personally known to me.

*Signature of Witness*

FULVIA AGOSTINI  
Name of Witness (BLOCK LETTERS)

SOLICITOR, SYDNEY  
Address of Witness

*Signature of Applicant*  
Signature of Applicant

EVIDENCE SIGHTED & RETURNED (office use only)

CHECKED BY (office use only)

CONSENT OF EXECUTOR OR ADMINISTRATOR

(H)

I, MERLE LAM Executor of the will / Administrator of the estate of the Deceased Registered Proprietor, hereby consent to this application.

Signature of Witness

FULVIA ADOSTINI
Name of Witness (BLOCK LETTERS)

542 NSW
Address of Witness

Signature of Executor/Administrator

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: if the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

- 1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

(A) LAND

Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING

Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY

This section relates to the person or firm lodging the Application at the Land Titles Office.

Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR

Show the name in full. Address and occupation need not be shown.

(E) APPLICANT

Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc

Amend "will/estate", "Probate/Letters of Administration" and "Land/Registered Dealing" as appropriate.

In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION

General The application must be executed by or on behalf of the Applicant.

By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.

By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY [full name] pursuant to Power of Attorney Book 1234 Number 567".

Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.

By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

(H) CONSENT OF EXECUTOR OR ADMINISTRATOR

This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.

# Statutory Declaration

OATHS ACT, 1900, NINTH SCHEDULE

NEW SOUTH WALES,  
TO WIT.

\*Name in Full. I/we, the undersigned\* FULVIA KRISTINI  
 †Residence. off 383 George Street Sydney  
 ‡Occupation. in the State of New South Wales, ‡ Solicitor do hereby solemnly

§The facts to be stated according to the Declarant's knowledge, belief, or information, severally.

and sincerely declare and affirm that § Fook Lam the  
registered proprietor of land described  
in certificate of title Folio 101. 8/29672  
is the same person as is described  
as Peter Fook Lam in Probate  
No. 108020/94 dated 8 June 1994.  
Marta Lam is the wife of the  
deceased and I have known both  
personally for over 10 years.

And I/we, make this solemn declaration, as to the matter aforesaid, according to the law in this behalf made, and subject to the punishment by law provided for any wilfully false statement in any such declaration.

TAKEN and declared at SYDNEY in the  
 said State this 26th day of  
September 1994, before me/us—  
[Signature]  
 Justice of the Peace

[Signature]  
 N.S.W. Government Printing Service—1892  
 Tel: 743 8777

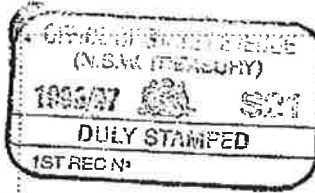


# TRANSFER

Real Property Act, 1900



2545062 J



Office of State Revenue use only

042185



(A) **LAND TRANSFERRED**

Show no more than 20 References to Title. If appropriate, specify the share transferred.

Folio Identifier 8/29672

(B) **LODGED BY**

L.T.O. Box  
45A

Name, Address or DX and Telephone  
NATIONAL AUSTRALIAN BANK HOUSE  
237-111  
REFERENCE (max. 15 characters): 013302

(C) **TRANSFEROR**

Merle Lam

(D) acknowledges receipt of the consideration of ... \$190,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. .... 2. .... 3. ....

(F) **TRANSFEEE**

**T**

Stephen Lam and Amy Kwok both of 2/7 Alexander Street, Crows Nest  
as joint tenants/tenants-in-common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE 8th October 1996

Signed in my presence by the transferor who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Solicitor for Transferees

L. HOR





FOLIO: 8/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:59 PM	8	24/12/2019

LAND

LOT 8 IN DEPOSITED PLAN 29672  
AT CROWS NEST  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP29672

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD (T AP803386)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) AS REGARDS THE PART FORMERLY IN VOL. 4285 FOL. 249 & VOL. 4389 FOL. 8
- 2 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS THE PART FORMERLY IN VOL 4243 FOL 233
- 3 H315321 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING RIGHT OF WAY OF VARIABLE WIDTH AS SHOWN IN LOT 10 DP29672
- 4 H315321 EASEMENT FOR SEWERAGE & SULLAGE WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING R.O.W. VAR WIDTH EASEMENT 2' WIDE SHOWN IN LOT 10 DP 29672
- 5 H315321 EASEMENT FOR DRAINAGE OF ROOF WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE R.O.W. VAR WIDTH & EASEMENT 3' WIDE, SHOWN IN LOT 10 DP29672
- 6 H315321 CROSS EASEMENTS (S.181B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALLS ON THE COMMON BOUNDARIES OF LOTS 7 & 8 IN DP29672
- 7 AP803387 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED
- 8 AP803388 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

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



SEARCH DATE

14/9/2020 4:58PM

FOLIO: AUTO CONSOL 8322-109

Recorded	Number	Type of Instrument	C.T. Issue
31/7/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 8322-109	

PARCELS IN CONSOL ARE:  
9-10/29672.

3/8/1992	E634895	DISCHARGE OF MORTGAGE	EDITION 1
29/11/1994	U819696	LEASE	
29/11/1994	U819697	LEASE	EDITION 2
22/11/1995	0640548	SURRENDER OF LEASE	
22/11/1995	0640549	LEASE	EDITION 3
29/1/1996	0780985	LEASE	EDITION 4
15/4/1996	2083862	LEASE	EDITION 5
27/6/1997	3182073	TRANSFER OF LEASE	
29/5/2002	8641782	CAVEAT	
17/2/2003	9380720	WITHDRAWAL OF CAVEAT	
11/3/2003	9389272	LEASE	
11/3/2003	9389273	SUB-LEASE	EDITION 6
13/3/2003	9448516	LEASE	EDITION 7
23/6/2003	9720836	TRANSFER	
23/6/2003	9720837	MORTGAGE	EDITION 8
27/10/2005	AB870903	REQUEST	
11/12/2006	AC800626	DISCHARGE OF MORTGAGE	
11/12/2006	AC800627	TRANSFER	
11/12/2006	AC800628	MORTGAGE	EDITION 9
6/5/2014	AI557181	DEPARTMENTAL DEALING	
12/5/2014	AI570973	TRANSFER OF MORTGAGE	EDITION 10

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

14/9/2020 4:58PM

FOLIO: AUTO CONSOL 8322-109

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
17/11/2015	AJ989418	DISCHARGE OF MORTGAGE	
17/11/2015	AJ989442	TRANSFER	
17/11/2015	AJ989419	MORTGAGE	EDITION 11
20/7/2016	AK608522	CAVEAT	
18/8/2017	AM655075	WITHDRAWAL OF CAVEAT	
18/8/2017	AM655076	DISCHARGE OF MORTGAGE	
18/8/2017	AM655077	TRANSFER	
18/8/2017	AM655078	MORTGAGE	EDITION 12 CORD ISSUED
22/12/2017	AN362	CAVEAT	
7/3/2018	AN168874	WITHDRAWAL OF CAVEAT	
7/3/2018	AN168875	DISCHARGE OF MORTGAGE	
7/3/2018	AN168876	MORTGAGE	
7/3/2018	AN168877	MORTGAGE	EDITION 13
14/5/2018	AN334796	DISCHARGE OF MORTGAGE	
14/5/2018	AN334797	DISCHARGE OF MORTGAGE	
14/5/2018	AN334798	MORTGAGE	EDITION 14
27/6/2018	AN451290	DEPARTMENTAL DEALING	
24/12/2019	AP803354	DISCHARGE OF MORTGAGE	
24/12/2019	AP803355	TRANSFER	
24/12/2019	AP803356	MORTGAGE	
24/12/2019	AP803357	MORTGAGE	EDITION 15

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

①

# TRANSFER

New South Wales  
Real Property Act 1900



## 9720836A

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

**STAMP DUTY**

Office of State Revenue use only	10-02-2003	0001279035-001
	SECTION 18(2)	
	DUTY	\$ *****2.00

**(A) TORRENS TITLE**

Folio Auto Consol 8322-109
----------------------------

**(B) LODGED BY**

Delivery Box	Name, Address or DX and Telephone	<b>Westpac</b>	CODES
37N	Reference: 73282033/63	37Y	T TW (Sheriff)

**(C) TRANSFEROR**

DOMINIC KIN LEUNG CHOY and IRINA CHOY
---------------------------------------

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$ 3,000,000.00 and as regards

**(E) ESTATE**

the land specified above transfers to the transferee an estate in fee simple

**(F) SHARE TRANSFERRED**

\_\_\_\_\_

**(G)**

Encumbrances (if applicable): \_\_\_\_\_

**(H) TRANSFEREE**

RESTBIRD PTY LIMITED ACN 066 923 180
TENANCY: _____

**(I)**

**(J) DATE**

20/3/03

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

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

Signature of witness:

*[Handwritten Signature]*

Name of witness:  
Address of witness:

**SIMON HUGH FRASER  
C/- COLIN BIGGERS & PAISLEY  
LEVEL 42, 2 PARK ST, SYDNEY**

Signature of transferor:

*[Handwritten Signature]*  
D.K.L. Chou

I Chou by her attorney D.K.L. Chou pursuant to power of attorney Book 6377 46 892

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

Signature:

*[Handwritten Signature]*

Signatory's name:

KENNETH JAMES AUSTIN

Signatory's capacity:

transferee's solicitor



# TRANSFER

New South Wales  
Real Property Act 1900



## AC800627Q

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar, section 30B of the Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only	NEW SOUTH WALES DUTY
	30-11-2006 0003824865-001
	SECTION 18(2)
	DUTY \$ *****2.00

**(A) TORRENS TITLE**

If appropriate, specify the part transferred  
**AUTO CONSOL 8322-109**

**(B) LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
<b>659M</b>	<b>SCOTT ASHWOOD PTY LTD</b> <b>GPO BOX 4103 SYDNEY 2001</b> <b>TEL: (02) 9232 4122 ELPN: 123482P</b>	<b>T</b> <b>TW</b> (Sheriff)
	Reference (optional):	

**(C) TRANSFEROR**

Restbird Pty Ltd ACN 066 923 180

**(D) CONSIDERATION**

The transferor acknowledges receipt of the consideration of \$3,300,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

**(E) ESTATE**

**(F) SHARE TRANSFERRED**

**(G) Encumbrances (if applicable):**

**(H) TRANSFEREE**

Yada MARTYN and Suzhen WU

**TENANCY: Tenants in Common in Equal Shares**

**DATE**

**(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the corporation named below by the authorised person(s) whose signature(s) appears(s) below pursuant to the authority specified.**

Corporation: Restbird Pty Ltd ACN 066 923 180

Authority: section 127 of the Corporations Act 2001

Signature of authorised person: *Mark McLaughlin*

MARK ANTHONY McLOUGHLIN

Name of authorised person: *Mark McLaughlin*

Office held: Director

Signature of authorised person: *Monique Therese McLaughlin*

Name of authorised person: MONIQUE THERESE McLOUGHLIN

Office held: Director

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

Signature: *Damon Hall*

Signatory's name: Damon Hall

Signatory's capacity: Solicitor for the Transferee

①

# TRANSFER

New South Wales  
Real Property Act 1900



## AJ989442U

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

STAMP DUTY

Office of State Revenue use only

Office of State Revenue	
NSW Treasury	
Client No: 119562784	3554
Duty: \$59,740.00	Trans No: 8403656-00
Asst details: _____	

(A) TORRENS TITLE

Auto Consol 8322-109

(B) LODGED BY

Document Collection Box <b>348F</b>	Name, Address or DX, Telephone, and Customer Account Number if any Acc. No. 123232P CLARKEKANN LAWYERS GPO Box 1342 Sydney Tel: 61 2 8235 1222 Reference (optional): SJC:611419	CODES <b>T</b> <b>TW</b>
--	---	--------------------------------

(C) TRANSFEROR

SUZHEN WU

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 1,250,000.00 and as regards the land

(E) ESTATE

specified above transfers to the transferee an estate in fee simple.

(F) SHARE

100%

(G) ENCUMBRANCES

Encumbrances (if applicable):

(H) TRANSFEREE

<b>MACKENZIE</b> <b>IAN MCKENZIE MARTYN</b>
TENANCY:

(I) DATE

..... / ..... / .....

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

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

Signature of witness:

Signature of transferor:

Name of witness: KYUNG CHOL NG

Address of witness: SUITE 1204, 87-89 LIVERPOOL ST, SYDNEY NSW 2000.

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

Signature:

Signatory's name: Miles Anderson  
Capacity: Solicitor for the transferee

SIMULTANEOUS LODGEMENT WITH MORTGAGE FROM 4797 (authorised for use of CT)

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No.  Full Name: ..... Signature: .....

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

T-or 1/2 Share

(v.h. Reg)



FOLIO: AUTO CONSOL 8322-109

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:57 PM	15	24/12/2019

LAND

LAND DESCRIBED IN SCHEDULE OF PARCELS  
AT CROW'S NEST  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP29672

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD (T AP803355)

SECOND SCHEDULE (25 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) AS REGARDS PARTS OF LOTS 9 &10
- 2 B758809 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS THE PARTS OF LOTS 9 AND 10 BEING WILLOUGHBY LANE
- 3 B948838 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AS REGARDS THE PART OF LOT 9 PREVIOUSLY PART OF LOT 1 IN SEC 3 IN DP1265
- 4 H315321 CROSS EASEMENTS (S181 B CONVEYANCING ACT, 1919) AFFECTING THE PARTY WALL(S) SHOWN ON THE COMMON BOUNDARY OF LOTS 8 & 9 IN DP29672
- 5 H272859 RIGHT OF CARRIAGEWAY AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH IN DP29672
- 6 H315321 RIGHT OF CARRIAGEWAY AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH IN DP29672
- 7 H368960 RIGHT OF CARRIAGEWAY AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH IN DP29672
- 8 H550097 RIGHT OF CARRIAGEWAY AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH IN DP29672
- 9 H575836 RIGHT OF CARRIAGEWAY AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH IN DP29672
- 10 H632280 RIGHT OF CARRIAGEWAY AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH IN DP29672

END OF PAGE 1 - CONTINUED OVER

## SECOND SCHEDULE (25 NOTIFICATIONS) (CONTINUED)

- 11 H695495 RIGHT OF CARRIAGEWAY AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH IN DP29672
- 12 H315321 EASEMENT FOR SEWERAGE AND SULLAGE WATER AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH AND SITE OF PROPOSED EASEMENT 2 FEET WIDE IN DP29672
- 13 H632280 EASEMENT FOR SEWERAGE AND SULLAGE WATER AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH AND SITE OF PROPOSED EASEMENT 2 FEET WIDE IN DP29672
- 14 H315321 EASEMENT FOR ROOF WATER DRAINAGE AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH & SITE OF PROPOSED EASEMENT 3 FEET WIDE IN DP29672
- 15 H368960 EASEMENT FOR ROOF WATER DRAINAGE AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH AND SITE OF PROPOSED EASEMENT 3 FEET WIDE IN DP29672
- 16 H550097 EASEMENT FOR ROOF WATER DRAINAGE AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH AND SITE OF PROPOSED EASEMENT 3 FEET WIDE IN DP29672
- 17 H575836 EASEMENT FOR ROOF WATER DRAINAGE AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH AND SITE OF PROPOSED EASEMENT 3 FEET WIDE IN DP29672
- 18 H632280 EASEMENT FOR ROOF WATER DRAINAGE AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH AND SITE OF PROPOSED EASEMENT 3 FEET WIDE IN DP29672
- 19 H695495 EASEMENT FOR ROOF WATER DRAINAGE AFFECTING PART LOT 10 IN DP29672 SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR WIDTH AND SITE OF PROPOSED EASEMENT 3 FEET WIDE IN DP29672
- 20 H550097 EASEMENT FOR ROOF WATER DRAINAGE APPURTENANT TO LOT 9 IN DP29672 ABOVE DESCRIBED AFFECTING THE LAND SHOWN AS PROP. RIGHT OF WAY VAR. WIDTH IN DP29672
- 21 H632280 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY VAR. WIDTH IN DP29672
- 22 H695495 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED RIGHT OF WAY 8 FEET WIDE IN DP26972
- 23 H695495 RIGHT OF FOOTWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART SHOWN AS SITE OF PROPOSED

END OF PAGE 2 - CONTINUED OVER



FOLIO: AUTO CONSOL 8322-109

PAGE 3

SECOND SCHEDULE (25 NOTIFICATIONS) (CONTINUED)  
-----

                                  RIGHT OF WAY VAR WIDTH IN DP26972  
24 AP803356 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED  
25 AP803357 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS  
-----

UNREGISTERED DEALINGS: NIL

SCHEDULE OF PARCELS  
-----

LOTS 9-10 IN DP29672.

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

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



SEARCH DATE

14/9/2020 4:58PM

FOLIO: 11/29672

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

Prior Title(s): VOL 8032 FOL 106

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
29/11/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/3/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/1/1991	Z471231	MORTGAGE	EDITION 1
10/1/1992	E182996	DISCHARGE OF MORTGAGE	
10/1/1992	E182997	DISCHARGE OF MORTGAGE	
10/1/1992	E182998	TRANSFER	
10/1/1992	E182999	MORTGAGE	EDITION 2
13/10/1992	E822582	LEASE	EDITION 3
7/6/1995	O290698	LEASE	EDITION 4
15/10/1999	6271499	DISCHARGE OF MORTGAGE	
15/10/1999	6271500	TRANSFER	EDITION 5
12/1/2000	6481060	LEASE	EDITION 6
19/4/2004	AA571501	SURRENDER OF LEASE	
19/4/2004	AA571502	LEASE	EDITION 7
18/6/2007	AD194476	NOTICE OF DEATH	EDITION 8
6/11/2014	AJ13145	LEASE	EDITION 9
20/4/2016	AK370465	CAVEAT	
19/8/2016	AK691037	WITHDRAWAL OF CAVEAT	
19/8/2016	AK691038	TRANSFER	
19/8/2016	AK691039	MORTGAGE	EDITION 10
22/12/2017	AN294	PRIORITY NOTICE	
3/1/2018	AN18929	WITHDRAWAL OF PRIORITY NOTICE	
5/1/2018	AN22499	DISCHARGE OF MORTGAGE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

14/9/2020 4:58PM

FOLIO: 11/29672

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
5/1/2018	AN22500	MORTGAGE	
5/1/2018	AN22501	MORTGAGE	EDITION 11
2/3/2018	AN160652	CAVEAT	
15/5/2018	AN335637	WITHDRAWAL OF CAVEAT	
15/5/2018	AN335638	CAVEAT	
19/12/2018	AN952784	WITHDRAWAL OF CAVEAT	
19/12/2018	AN952785	DISCHARGE OF MORTGAGE	
19/12/2018	AN952786	DISCHARGE OF MORTGAGE	
19/12/2018	AN952787	MORTGAGE	
19/12/2018	AN952788	MORTGAGE	EDITION 12
15/1/2019	AN955459	CAVEAT	
13/11/2019	AP678155	TRANSFER OF MORTGAGE	EDITION 13
24/12/2019	AP803369	WITHDRAWAL OF CAVEAT	
24/12/2019	AP803370	DISCHARGE OF MORTGAGE	
24/12/2019	AP803371	DISCHARGE OF MORTGAGE	
24/12/2019	AP803375	TRANSFER	
24/12/2019	AP803376	MORTGAGE	
24/12/2019	AP803377	MORTGAGE	EDITION 14

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



B



OFFICE USE ONLY  
E  
182998 S

\$2 -

**TRANSFER**  
REAL PROPERTY ACT, 1900

T

	of	
\$		

DESCRIPTION OF LAND  
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Folio Identifier: 11/29672	WHOLE	CROWS NEST

TRANSFEROR  
Note (b)

BOBINKI PTY.LTD. A.C.N. 000 981 635 of C/- Gerard John Bulters,  
11th Floor, 49-51 York Street, SYDNEY 2000

ESTATE  
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$325,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE  
Note (d)

RUDI SUTOPO and ROOSMINI MULJADI SUTOPO of 6 Merriwa Place, CHERRYBROOK 2126	OFFICE USE ONLY
---	-----------------

TENANCY  
Note (e)

as joint tenants

PRIOR ENCUMBRANCES  
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. 2. 3.

DATE 13th DECEMBER 1991

EXECUTION  
Note (g)

We hereby certify this dealing to be correct for the purposes of the Real Property Act, 1900.

Signed in my presence by the transferor who is personally known to me  
THE COMMON SEAL of BOBINKI PTY. LTD. was hereunto affixed by  
authority of its Board of Directors in the presence of:



*[Signature]*  
Secretary

*[Signature]*  
Director

Note (g)

Signed in my presence by the transferee who is personally known to me

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

*[Signature]*  
M. A. L. Tan  
Solicitor for

TO BE COMPLETED BY LODGING PARTY  
Notes (h) and (i)

LODGED BY		LOCATION OF DOCUMENTS	
FOLBIGG & FOLBIGG Solicitors — 635-7966 Box 248, P.O. Parramatta DX9333 Parramatta Fax No. 689-3494		CT	OTHER
Delivery Box Number 307V SM C3738 Sutopto			Herewith.
			In L.T.O. with
			Produced by
Checked <i>[Signature]</i>	Passed	REGISTERED	- 19
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	



**STAMP DUTY**

Office of State Revenue use only

OFFICE OF STATE REVENUE (N.S.W. TREASURY)	
CLIENT No 3323749	STAMP No. 292
STAMP DUTY \$2.00	SIGNATURE
TRANSACTION No. 40	DATE 24-9-99
ASSESSMENT DETAILS:	

**(A) TORRENS TITLE**

If appropriate, specify the part or share transferred  
FOLIO IDENTIFIER 11/29672

**(B) LODGED BY**

LTO Box	Name, Address or DX and Telephone	CODES
116d	Billington McClure Reference (optional): J-407671	T TS (s713) TW (Sheriff)

**(C) TRANSFEROR**

~~XXXX~~  
~~XXXX~~  
SUTOPO & ROOSMINI MULJADI SUTOPO  
RUDI



The transferor acknowledges receipt of the consideration of \$620,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

**(E)** Encumbrances (if applicable): 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_

**(F) TRANSFEE**

GARABED BASMAJIAN & LUCY BASMAJIAN AS JOINT TENANTS AT TO A ONE HALF SHARE, ABRAHAM BILBOSIAN & SALPY BILBOSIAN AS JOINT TENANTS AS TO THE OTHER ONE HALF SHARE

**(G) TENANCY:** TENANTS IN COMMON IN RESPECT TO THE NOTED SHARES

**(H)** We certify this dealing correct for the purposes of the Real Property Act 1900. DATE: 7. 10. 99  
Signed in my presence by the transferor who is personally known to me.

Signature of witness:

*JLS*

Signature of transferor:

*Rudi Sutopto*  
*Roosmini Muljadi*

Name of witness:

ROSALINDA OBIAL

Address of witness:

6th floor 630 George St.  
SYDNEY NSW 2000

Signed in my presence by the transferee who is personally known to me.

Signature of witness:

Signature of transferee: s Solicitor  
(C L McClure)

Name of witness:

Address of witness:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

*C L McClure*  
Solicitor



Form: 01T  
 Release: 61

**TRANSFER**  
 New South Wales  
 Real Property Act 1900

**AK691038M**

**PRIVACY NOTE:** Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar to collect and use information required by this form for the establishment and maintenance of the Real Property Act Register. Section 98B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

**STAMP DUTY**

Office of State Revenue use only	Client No: 118491384 4498
	Duty: \$10 Trans No: 8810552-001
	Asst details: _____

(A) **TORRENS TITLE** Folio 11/29672

(B) **LODGED BY**

Document Collection Box 124E	Name, Address or DX, Telephone, and Customer Account Number if any Global X Legal Solutions Pty Ltd Level 3, 175 Castlereagh Street SYDNEY 2000 Ph: 13 5669	CODES <b>T</b> <b>TW</b>
	Reference: MAKI-4931194	

(C) **TRANSFEROR** GARABED BASMAJIAN, ABRAHAM BILBOSIAN & SALPY BILBOSIAN

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 3,600,000.00 and as regards  
 (E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFeree** B ALEXANDER ST PTY LIMITED ACN 610 652 536  
 (I) **TENANCY:**

DATE 17/8/2016

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

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

Signature of witness:

Signature of transferor:

Name of witness:  
 Address of witness:

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

Signature:

Signatory's name: Neil Sidney Matthews  
 Signatory's capacity: solicitor

(K) The transferee certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1094556 Full name: Neil Sidney Matthews Signature:

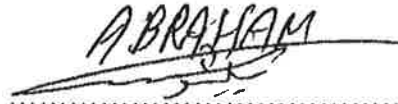
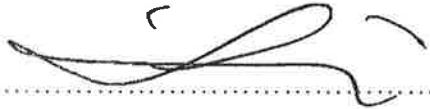
\* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.  
 ALL HANDWRITING MUST BE IN BLOCK CAPITALS Page 1 of 2 1303

"A"

**THIS IS THE ANNEXURE "A" REFERRED TO IN THE TRANSFER OF THE LAND REFERRED TO IN FOLIO IDENTIFIER 11/29672 DATED \_\_\_/\_\_\_/\_\_\_ FROM ABRAHAM BILBOSIAN & SALPY BILBOSIAN & Anor TO 8 ALEXANDER ST PTY LIMITED**

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

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



Signature of Witness:

Signature of Transferor

HARRY HRATSH KUSTAN

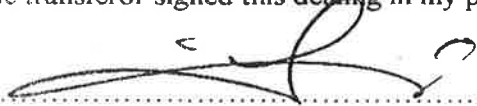
Full Name of Witness:

1/279 BOBBIN HEAD RD

Street Address of Witness TARRAMULLA NSW

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

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



Signature of Witness:

Signature of Transferor

HARRY HRATSH KUSTAN

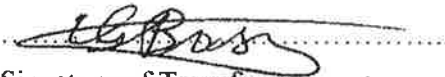
Full Name of Witness:

1/279 BOBBIN HEAD RD

Street Address of Witness TARRAMULLA NSW

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

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



Signature of Witness:

Signature of Transferor

SARKIS BASMAJIAN

Full Name of Witness:

7 STUART ST RYDE 2112

Street Address of Witness



FOLIO: 11/29672

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	4:59 PM	14	24/12/2019

LAND

LOT 11 IN DEPOSITED PLAN 29672  
 AT CROWS NEST  
 LOCAL GOVERNMENT AREA NORTH SYDNEY  
 PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
 TITLE DIAGRAM DP29672

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD (T AP803375)

SECOND SCHEDULE (12 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 H272859 RIGHT OF FOOTWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 3 H368960 RIGHT OF FOOTWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 4 H550097 RIGHT OF FOOTWAY AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 H368960 EASEMENT FOR DRAINAGE OF ROOF WATER AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 6 H550097 EASEMENT FOR DRAINAGE OF ROOF WATER AFFECTING THE LAND SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 H550097 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN BURDENED IN DP29672
- 8 H550097 EASEMENT FOR DRAINAGE OF ROOF WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN DP29672
- 9 H550097 EASEMENT FOR SEWERAGE AND SULLAGE WATER APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE LAND SHOWN SO BURDENED IN DP29672
- 10 AJ13145 LEASE TO JTH PTY LIMITED OF 6-8 ALEXANDER STREET, CROWS NEST. EXPIRES: 30/6/2018. OPTION OF RENEWAL: 5 YEARS.
- 11 AP803376 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED
- 12 AP803377 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

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

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.





SEARCH DATE

14/9/2020 5:34PM

FOLIO: 1/127595

First Title(s): OLD SYSTEM

Prior Title(s): VOL 4412 FOL 129

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
22/4/1994	DP127595	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
26/4/1994		AMENDMENT: VOL FOL INDEX	
23/5/1995	0252035	LEASE	EDITION 1
13/11/1995	0682987	DISCHARGE OF MORTGAGE	EDITION 2
28/6/1996	2266179	MORTGAGE	EDITION 3
6/8/1997	3297177	VARIATION OF MORTGAGE	EDITION 4
5/2/1998	3776927	DISCHARGE OF MORTGAGE	
5/2/1998	3776928	MORTGAGE	EDITION 5
4/1/1999	5506239	DISCHARGE OF MORTGAGE	
4/1/1999	5506240	TRANSFER	
4/1/1999	5506241	MORTGAGE	EDITION 6
20/4/2000	6732575	LEASE	EDITION 7
23/6/2003	9717325	LEASE	EDITION 8
16/11/2004	AB95943	DISCHARGE OF MORTGAGE	EDITION 9
19/10/2005	AB821018	LEASE	EDITION 10
6/11/2012	AH341820	TRANSFER OF LEASE	
31/10/2016	AK887194	LEASE	EDITION 11
13/12/2016	AK996742	CAVEAT	
19/6/2017	AM489571	REQUEST	
13/9/2017	AM699983	REQUEST	
17/10/2017	AM810735	DEPARTMENTAL DEALING	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

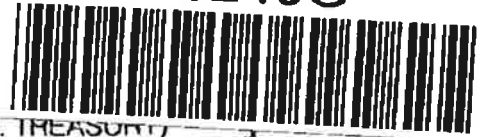
14/9/2020 5:34PM

FOLIO: 1/127595

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
6/12/2017	AM942120	DEPARTMENTAL DEALING	
22/12/2017	AN296	PRIORITY NOTICE	
27/12/2017	AN7718	WITHDRAWAL OF PRIORITY NOTICE	
3/1/2018	AN13729	WITHDRAWAL OF CAVEAT	
3/1/2018	AN13730	TRANSFER	
3/1/2018	AN13731	MORTGAGE	
3/1/2018	AN18152	TRANSFER OF MORTGAGE	EDITION 12
15/3/2018	DP1231642	DEPOSITED PLAN	
16/5/2018	AN334774	DISCHARGE OF MORTGAGE	
16/5/2018	AN334775	MORTGAGE	EDITION 13
18/10/2018	AN792681	CAVEAT	
30/10/2018	AN819042	WITHDRAWAL OF CAVEAT	
24/12/2019	AP803379	DISCHARGE OF MORTGAGE	
24/12/2019	AP803381	TRANSFER	
24/12/2019	AP803382	MORTGAGE	
24/12/2019	AP803383	MORTGAGE	
10/2/2020	AP890467	DEPARTMENTAL DEALING	EDITION 14
19/3/2020	AN391834	WITHDRAWN - REQUEST	

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



**STAMP DUTY**

Office of State Revenue (N.S.W. TREASURY)

CLIENT No. 3323749	STAMP No. 292
STAMP DUTY \$2.00	SIGNATURE
TRANSACTION No. 32	DATE 20-12-98

ASSESSMENT DETAILS:

(A) **TORRENS TITLE**

If appropriate, specify the part or share transferred  
FOLIO IDENTIFIER 1/127595

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone	CODES
187D	HOLMES & BEVAN LEVEL 31 TOWER BUILDING AUSTRALIA SQUARE SYDNEY DX 1268 SYDNEY PH: 241 3835 187D	T TS (s713) TW (Sheriff)
	Reference (optional): J-51274	

(C) **TRANSFEROR**

DELZARMO PTY LIMITED (ACN 052 353 901)

(D) The transferor acknowledges receipt of the consideration of \$1,300,000 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E) Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFEEEE**

SUNG IL CHO and YONG AE CHO

**TENANCY: JOINT TENANTS**

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE: 23 December 1998  
Signed in my presence by the transferor who is personally known to me.

Signature of witness:

THE COMMON SEAL OF THE  
COMPANY WAS HEREUNTO  
AFFIXED BY ORDER OF  
THE BOARD OF DIRECTORS  
IN THE PRESENCE OF:

Signature of transferor:



Name of witness:

Address of witness:

*S. Grammat*  
(S. GRAMMAT)  
secretary

*[Signature]*  
(S. GRAMMAT)  
secretary

Signed in my presence by the transferee who is personally known to me.

Signature of witness:

Name of witness:

Address of witness:

*[Signature]*  
Signature of transferee's Solicitor  
T J O'CONNOR

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

*[Handwritten mark]*



FOLIO: 1/127595

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	5:35 PM	14	10/2/2020

LAND

LOT 1 IN DEPOSITED PLAN 127595  
AT CROWS NEST  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP127595

FIRST SCHEDULE

DEICORP PROJECTS (CROWS NEST) PTY LTD (T AP803381)

SECOND SCHEDULE (6 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B949465 RIGHT OF WAY AND EASEMENT 2.44 WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PART DESIGNATED (X) IN THE TITLE DIAGRAM
- 3 AK887194 LEASE TO THAI FACE (CROWS NEST) PTY LTD EXPIRES: 8/10/2018. OPTION OF RENEWAL: 5 YEARS.
- 4 AM699983 PROPOSED ACQUISITION PURSUANT TO SECTION 11 LAND ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991 AFFECTING THE LAND ABOVE DESCRIBED
- 5 AP803382 MORTGAGE TO GRAND TROPHY HOLDINGS II LIMITED
- 6 AP803383 MORTGAGE TO BICHENO INVESTMENTS PTY LTD

NOTATIONS

AM489571 NOTE: MEMORANDUM AM216034  
AM942120 NOTE: ACQUIRED FOR THE JUST TERMS COMPENSATION ACT 1991 LOT 70 DP1231642 VIDE GOV. GAZ. 11-10-2017 FOLS. 5847-6099. ERRATUM VIDE GOV. GAZ. 10-11-2017 FOLS. 6787-6829  
DP1231642 PLAN OF ACQUISITION (ROADS ACT, 1993)

UNREGISTERED DEALINGS: RA AN391488.

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

# CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

TORRENS TITLE  
Register

Appln No. 3083

Vol. **12265** Fol. **59**

Prior Titles Vol.6479 Fols.131  
and 132

Edition issued 9-11-1973.

**CANCELLED**

See new edition

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.

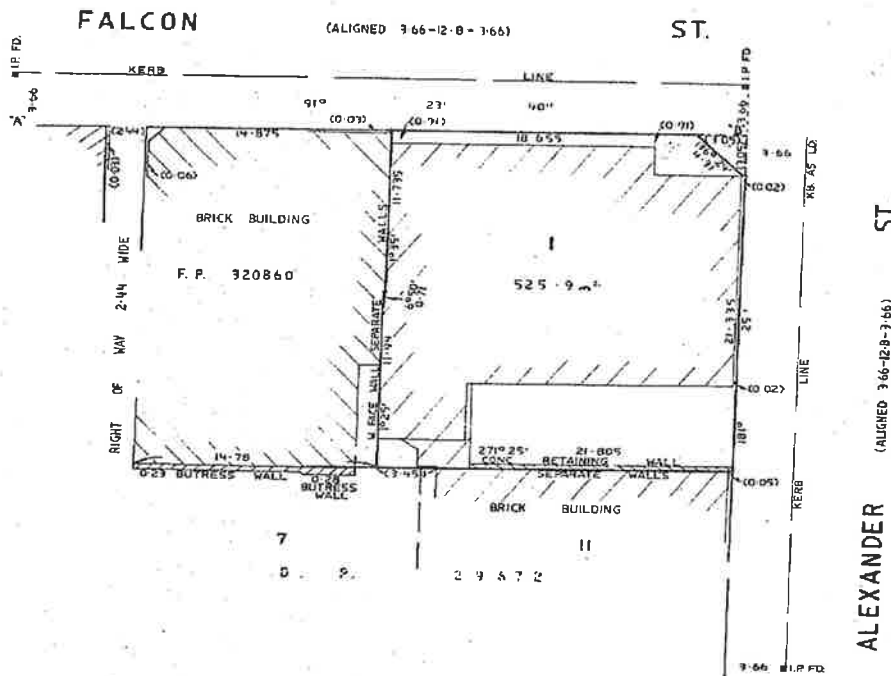
*Jawatson*

Registrar General.



## PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



### ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 562966 at Crows Nest in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

### FIRST SCHEDULE

M.E.P.C. AUSTRALIAN PROPERTIES LIMITED.

### SECOND SCHEDULE

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

*Jawatson*  
Registrar General


12265 Fol. 59

(Page 1) Vol. 12265

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.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
The correct name of the proprietor is <i>P.P.P. Australia Limited</i>	<i>Change of Name</i>	<i>N 491529</i>		<i>18-12-1973</i>	<i>Jawataon</i>
<b>CANCELLED</b>					
<p>see new edition issued <i>31-12-1974</i>  <i>Vide N 994876</i></p>					
 <i>Jawataon</i> REGISTRAR GENERAL					

*N 491529*  
*24*  
*N 546082*  
*3*  
*19-2*  
*N 792429*  
*Premises (Sho)*  
*302*  
*N 801303*  
*(Prem)*  
*- 304*  
*N 994876*  
*77*  
*Cher 7.*

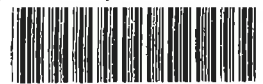
SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
	NUMBER	DATE				
<i>Mortgage</i>	<i>N 491529</i>	<i>17-9-1973</i>	<i>to The Union - Fidelity Trustee Company of Australia Limited</i>			
<i>Lease</i>	<i>N 546082</i>	<i>12-10-1973</i>	<i>of premises being shops 4, 5 on the ground floor shown hatched in plan annexed to Lease N 546082 to Fashion Corner Pty. Limited with consent of the mortgagee</i>	<i>17-12-1973</i>	<i>Jawataon</i>	
<i>Lease</i>	<i>N 801303</i>	<i>11-2-1974</i>	<i>of premises being shops No 4 and 6 on the ground floor shown hatched in plan annexed to Lease No N 801303 to Reginald James Robert Leckston, Shopkeeper and Belma Jovetta Leckston, Domestic Duties both of West Pyrmont</i>	<i>17-12-1973</i>	<i>Jawataon</i>	
<i>Lease</i>	<i>N 792429</i>	<i>6-2-1974</i>	<i>of premises being shop No 2 on the ground floor shown hatched in plan annexed to Lease No N 792429 to Western Girl (Australia) Pty. Limited</i>	<i>22-11-1974</i>	<i>Jawataon</i>	
<i>Lease</i>	<i>N 994876</i>	<i>22-7-1974</i>	<i>of premises being shop No 7 on the ground floor shown hatched in plan annexed to Lease No N 994876 to Dan Kochanda of Wheeler Heights, Sales Representative</i>	<i>22-11-1974</i>	<i>Jawataon</i>	

  
 REG. GEN.  
 22-11-1974

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

**DECLARATION OF TITLE**  
REAL PROPERTY ACT, 1900



12265059

NEW SOUTH WALES

Appln.No.3083

Vol. **12265** Fol. **59**

Prior Titles Vol.6479 Fols.131  
and 132



Edition issued 13-12-1974

**CANCELLED**

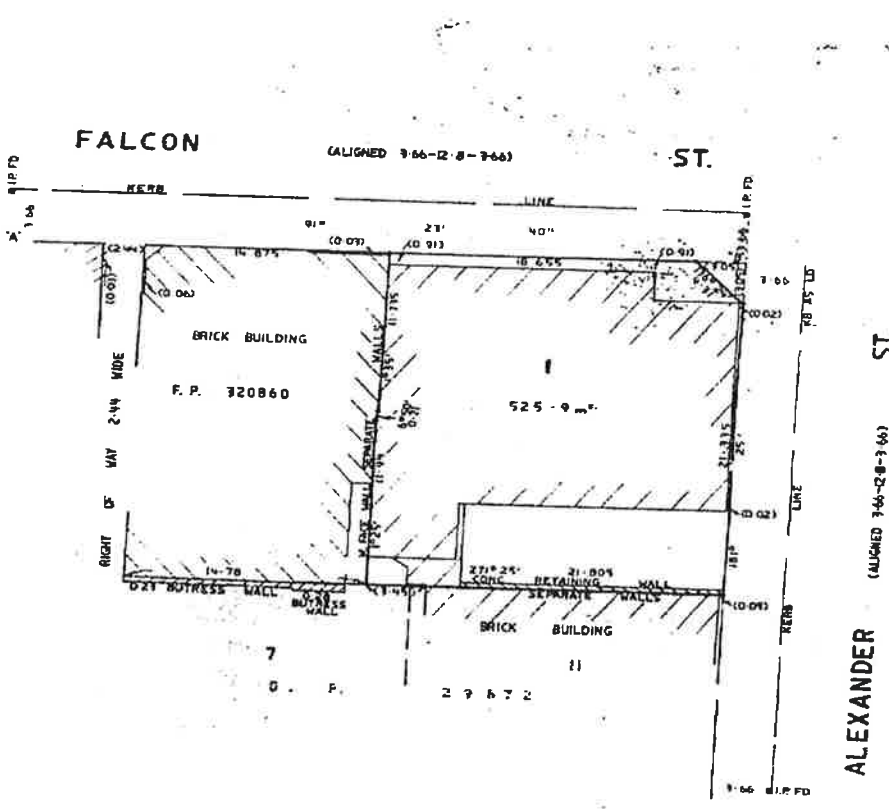
SEE AUTO FOLIO

*Jaworski*  
Registrar General.



**PLAN SHOWING LOCATION OF LAND**

LENGTHS ARE IN METRES



N994876 **ESTATE AND LAND REFERRED TO**  
Estate in Fee Simple in Lot 1 in Deposited Plan 562966 at Crow's Nest in the Municipality of North Sydney Parish of Willoughby and County of Cumberland, being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825.

~~MEPC AUSTRALIA LIMITED.~~

**FIRST SCHEDULE**

**SECOND SCHEDULE**

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Mortgage No. N401520 to The Union Fidelity Trustee Company of Australia Limited, Entered 17-12-1973.
3. Lease No. N546092 of premises being shop No. 5 on the ground floor shown hatched in plan annexed to Expiry 2-1982.
4. Lease No. N546092 to Fashion Clever Pty. Limited (with consent of mortgagee), Entered 17-12-1973.
5. Lease No. N901303 of premises being shops Nos. 4 and 6 on the ground floor shown hatched in plan annexed to Lease No. N901303 to Reginald James Robert Weston, Shopkeeper and Thelma Loretta Weston, Domestic Duties, both of West Pymble, Entered 22-11-1974, 16-12-1987.
6. Lease No. N102129 of premises being shop No. 7 on the ground floor shown hatched in plan annexed to Lease No. N102129 to Western Girl (Australia) Pty. Limited, Entered 22-11-1974, Expiry 19-11-1987.
7. Lease No. N994876 of premises being shop No. 7 on the ground floor shown hatched in plan annexed to Lease No. N994876 to Dan Koehonda of Wheeler Heights, Sales Representative, Entered 22-11-1974, Expiry 5-3-1987.

205/09

20564 : 457 (61)

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

12265 Fol. 59 (Page 1) Vol.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
Commonwealth General Assurance Corporation Limited Zurich Australian Life Insurance Ltd see V610261. Registered 9-4-1985.	Transfer	P672115		12-4-1976	<i>J. Jackson</i>

SEE AUTO FOLIO  
 CANCELLED

*P 148644*  
*usaka*  
*P. 148644*  
*15/11/75*  
*P 11053 see R*  
*with 201 2/2/80*  
*— 054 tech R*  
*P 28-10-75*  
*P 495331 see R*  
*3/1/80*  
*2/2/80*  
*1672110 9/11/75*  
*- 55 R*

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
<del>Lease</del>	<del>P148644</del>	<del>1-5-1973</del>	<del>of premises being part of the first floor as shown hatched black on plan annexed to Lease No. P148644 (together with and reserving rights) to L.J. Hooker Limited</del>	<del>23rd 1975</del>	<del><i>Jackson</i></del>	<del>Expired 9-10-1975</del>
LEASE	P411053		of premises being part of the third floor and shown hatched black in the plan annexed to Lease No. P411053 (together with and reserving rights) to National and General Insurance Company Limited	21-10-1975	<i>Jackson</i>	Expired 27-9-1982
Lease	P495331		of premises being the whole of the second floor of the building known as 11 Falcon Street, Crows Nest (together with and reserving rights) to Timothy Michael Fitzpatrick, of Bescroft, George Everard McCauley of Warrabee and Gerard George Christopher McCauley of St. Ives, all Public Accountants	21-11-1975	<i>Jackson</i>	Surrendered 5381563
<del>Lease</del>	<del>P301564</del>		<del>to Pieroth Pty. Limited of premises known as 2nd Floor, 15 Falcon Street, Crows Nest together with Option of Renewal. Expires 16-11-1983. Registered 6-4-1981</del>		<del><i>Jackson</i></del>	<del>Expired 5-3-1987</del>
<del>Lease</del>	<del>P867576</del>		<del>to George Louie and Lena Chee Louie as joint tenants of premises being Shop 5, 15 Falcon Street, Crows Nest, together with and reserving rights and an option of renewal. Expires 1-11-1984. Registered 9-2-1982</del>		<del><i>Jackson</i></del>	<del>Expired 5-3-1987</del>

*5381563 s/l*  
*64 64 R*  
*(Ground Floor)*  
*(2nd Floor)*  
*5867576 (see R)*  
*4/5/80*  
*P 120554 see R*  
*premises*  
*T 243987 L*  
*Suite 301,*  
*3rd Floor*  
*Building P411053*

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



SIXCOND SCHEDULE (continued)		
PARTICULARS	Registrar Genl	CANCELLATION
<del>T420554</del> Lease to Video Brain Pty. Limited of premises being Suite 302 on the Third Floor, 15 Falcon Street, Crows Nest, together with and reserving rights and an Option of Renewal. Expires 20-12-1983. Registered 4-8-1985	<del>Registrar Genl</del>	9-4-1985
<del>T43987</del> Lease to Rocky Mountain Orthodontics Australia Pty. Limited of premises being Suite 301, Third Floor, 15 Falcon Street, Crows Nest; together with and reserving rights and an option of renewal. Expires 31-5-1985. Registered 27-9-1982	<del>Registrar Genl</del>	EXPIRED 5-3-1987
L V610261 <sup>P</sup> Lease to Insurance Funding Pty Ltd of premises being Suite 302, 3rd Floor, 11-15 Falcon St, Crows Nest, Option of renewal 2 years. Expires 30-9-1985. Registered 9-4-1985.		
<del>V888978</del> Lease to Small World Travel Pty. Limited of Shop No.5, 11-15 Falcon Street, Crows Nest with and reserving rights. Expires 17-4-1986. Option of renewal 3 years. Registered 30-9-1985	<del>Registrar Genl</del>	EXPIRED 5-3-1987
L V740647 <sup>P</sup> Lease to Bellpoge Pty Limited. Premises being 1st floor, 11-15 Falcon Street, Crows Nest. Together with and reserving rights. Expires 29-2-1988 with option of renewal for 3 years. Registered 9-10-1985.		
L W769986 <sup>P</sup> Lease to Small World Travel Pty. Limited of premises being Shops 5 and 7, Ground Floor, 15 Falcon Street, Crows Nest. together with and reserving rights. Expires 30-6-1989. Option of renewal 3 years. Registered 5-3-1987.		
L W769987 <sup>P</sup> Lease to Selene Holdings Pty. Limited of premises being Shop 3, 11-15 Falcon Street, Crows Nest, together with and reserving rights. Expires 9-10-1989. Option of renewal 3 years. Registered 5-3-1987.		
L X205988 <sup>P</sup> Lease to Anthony Milat of premises being Shops 1 & 2, 11-15 Falcon Street, Crows Nest together with and reserving right. Expires 30-6-1990. Option of renewal 3 years. Registered 19-11-1987.		
L X214472 <sup>P</sup> Lease to Pieroth Pty Limited of premises being Suites 201 and 202, 11-15 Falcon Street, Crows Nest together with the second floor vestibule together with and reserving rights. Expires 30-4-1990. Option of renewal 3 years. Registered 4-12-1987.		
L X232300 <sup>P</sup> Lease to Robyne Carlyle Maryska of premises being Shop 4 & 6/11-15 Falcon Street, Crows Nest. Together with and reserving rights. Expires 31-7-1990. Option of renewal 3 years. Registered 16-12-1987.		
L X50553 <sup>R</sup> Lease to Rendova Pty. Limited of premises being Suite 301, 3rd Floor, 11-15 Falcon Street, Crows Nest. Expires 31-12-1990. Option of renewal for 3 years. Registered 9-5-1988.		

**CANCELLED**  
**SEE AUTO FOLIO**

NOTATIONS AND UNREGISTERED DEALINGS

V610261 L  
 (Suite 302)  
 V388978 L  
 (Shop 5 & 7)  
 V940647 L  
 1st floor  
 W769986 L  
 Registered 11-2-87  
 W769987 R  
 87 L  
 X205988 L R  
 X232300 L  
 X214472 L  
 Suite 201 & 202  
 X50553 L R

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

SECOND SCHEDULE (cont nued)

PARTICULARS	Registrar General	CANCELLATION
<p><b>CANCELLED</b> <b>SEE AUTO FOLIO</b></p>		

NOTATIONS AND UNREGISTERED DEALINGS

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



SEARCH DATE

14/9/2020 5:35PM

FOLIO: 1/562966

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

Prior Title(s): VOL 12265 FOL 59

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/2/1989	Y188138	TRANSFER OF LEASE	
28/8/1990	Z187803	LEASE	EDITION 1
15/10/1990	Z265959	LEASE	EDITION 2
2/11/1990	Z307105	LEASE	EDITION 3
30/11/1990	Z371020	LEASE	EDITION 4
21/11/1991	E76911	REQUEST	EDITION 5
12/2/1992	E254932	LEASE	EDITION 6
23/3/1992	E338091	TRANSFER	
23/3/1992	E338092	MORTGAGE	EDITION 7
11/6/1992	E523926	LEASE	EDITION 8
25/11/1992	E928092	LEASE	EDITION 9
29/6/1993	I445891	LEASE	
29/6/1993	I445892	LEASE	
29/6/1993	I445893	LEASE	EDITION 10
2/3/1994	U72319	DISCHARGE OF MORTGAGE	
2/3/1994	U72320	LEASE	EDITION 11
14/6/1994	U346814	TRANSFER OF LEASE	EDITION 12
13/7/1994	U436281	LEASE	EDITION 13
11/8/1994	U522598	LEASE	EDITION 14

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

14/9/2020 5:35PM

FOLIO: 1/562966

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
11/10/1995	0599824	REQUEST	
11/10/1995	0599825	LEASE	EDITION 15
15/2/1996	0918439	LEASE	EDITION 16
12/6/1996	2224401	LEASE	EDITION 17
2/12/1996	2657324	TRANSFER OF LEASE	
2/12/1996	2657325	VARIATION OF LEASE	EDITION 18
27/5/1997	3096240	LEASE	EDITION 19
26/8/1997	3356033	LEASE	EDITION 20
12/12/1997	3661927	LEASE	EDITION 21
29/6/1998	5086376	REQUEST	
29/6/1998	5086377	LEASE	EDITION 22
7/1/1999	5512452	LEASE	EDITION 23
23/6/1999	5923634	DEPARTMENTAL DEALING	EDITION 24
28/6/1999	5933246	LEASE	EDITION 25
28/6/1999	5934206	DEPARTMENTAL DEALING	EDITION 26
8/7/1999	5967300	LEASE	EDITION 27
9/8/1999	6075524	LEASE	EDITION 28
6/9/1999	6115082	LEASE	EDITION 29
16/2/2000	6570565	TRANSFER	
16/2/2000	6570566	MORTGAGE	EDITION 30
1/5/2000	6743653	LEASE	EDITION 31
11/10/2000	7052311	LEASE	EDITION 32
9/5/2001	7597683	LEASE	
9/5/2001	7597684	LEASE	EDITION 33
28/2/2002	8272947	LEASE	EDITION 34

END OF PAGE 2 - CONTINUED OVER

SEARCH DATE

14/9/2020 5:35PM

FOLIO: 1/562966

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
6/5/2002	8564248	TRANSFER OF LEASE	
18/7/2002	8786755	LEASE	
18/7/2002	8786783	LEASE	EDITION 35
30/7/2003	9835818	SURRENDER OF LEASE	EDITION 36
15/10/2003	AA66300	LEASE	EDITION 37
7/6/2004	AA701896	LEASE	EDITION 38
6/12/2004	AB120404	LEASE	EDITION 39
8/3/2005	AB232045	LEASE	
8/3/2005	AB232046	LEASE	EDITION 40
19/7/2005	AB634670	LEASE	EDITION 41
1/3/2006	AC147644	LEASE	
1/3/2006	AC147645	LEASE	EDITION 42
21/12/2007	AD628426	LEASE	
22/1/2008	AD628455	LEASE	EDITION 43
27/3/2008	AD846403	LEASE	EDITION 44
6/5/2008	AD871800	LEASE	EDITION 45
5/8/2008	AE51462	SURRENDER OF LEASE	
5/8/2008	AE51463	LEASE	EDITION 46
1/12/2008	AE305947	LEASE	EDITION 47
13/10/2009	AF22786	LEASE	EDITION 48
27/7/2010	AF594991	REQUEST	
27/7/2010	AF594992	LEASE	EDITION 49
14/2/2013	AH439318	LEASE	
14/2/2013	AH524172	LEASE	EDITION 50
26/9/2013	AI1114	LEASE	EDITION 51

END OF PAGE 3 - CONTINUED OVER

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

SEARCH DATE

14/9/2020 5:35PM

FOLIO: 1/562966

PAGE 4

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/2/2014	AI232139	LEASE	EDITION 52
31/12/2014	AJ141143	TRANSFER OF LEASE	
6/9/2016	AK730315	SURRENDER OF LEASE	
6/9/2016	AK730316	LEASE	EDITION 53
19/6/2017	AM489571	REQUEST	
13/9/2017	AM699983	REQUEST	
16/10/2017	AM807781	DEPARTMENTAL DEALING	
17/11/2017	AM895625	DEPARTMENTAL DEALING	
15/3/2018	DP1231642	DEPOSITED PLAN	
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 54 CORD ISSUED
14/5/2019	AP249591	DISCHARGE OF MORTGAGE	EDITION 55
19/3/2020	AN391631	WITHDRAWN - REQUEST	

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

RP13

# TRANSFER

Real Property Act, 1900



E  
338091 G



Handwritten: 200

Office of land revenue use only

0074

300192 4225 04 20037728/03

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.  
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 1/562966

(B) **LODGED BY**

L.T.O. Box  
667N  
Handwritten: 43E

Name, Address or DX and Telephone  
PARISH PATIENCE  
DX166  
SYDNEY  
REF: TGR:PATI.4  
REFERENCE (max. 15 characters):

(C) **TRANSFEROR**

ZURICH AUSTRALIAN LIFE INSURANCE LIMITED ACN 000 010 195

(D) acknowledges receipt of the consideration of \$1,700,000

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2265959 2. 2307105 3. 2371020  
4. E 254 932

(F) **TRANSFEEE**

PATIENCE AGENCY PTY LIMITED ACN 001 433 209  
as joint tenants/tenants-in-common

T

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION** .....  
Signed in my presence by the transferor who is personally known to me.



THE COMMON SEAL OF  
ZURICH AUSTRALIAN LIFE  
INSURANCE LIMITED WAS  
HEREUNTO AFFIXED IN  
ACCORDANCE WITH THE  
ARTICLES OF ASSOCIATION

Handwritten signature of Director

DIRECTOR

SECRETARY OR AUTHORISED PERSON  
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Handwritten signature of transferee's Director

Signature of Transferee's Director

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

Handwritten signature of checker

Vertical handwritten note: 17 Dec 2018



FOLIO: 1/562966  
-----

SEARCH DATE	TIME	EDITION NO	DATE
14/9/2020	5:34 PM	55	14/5/2019

LAND

-----  
LOT 1 IN DEPOSITED PLAN 562966  
AT CROWS NEST  
LOCAL GOVERNMENT AREA NORTH SYDNEY  
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP562966

FIRST SCHEDULE

-----  
DIMITRIOS MARKAKIS  
ANASTASIA MARKAKIS

AS JOINT TENANTS (T 6570565)

SECOND SCHEDULE (8 NOTIFICATIONS)

- 
- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
  - 2 7052311 LEASE TO THE OZITEL NETWORK PTY LTD OF PART OF THE ROOF LEVEL SHOWN HATCHED IN PLAN WITH7052311. EXPIRES: 30/4/2020.
  - 3 AH439318 LEASE TO ORALUX DENTAL PTY LTD OF SHOPS 4, 5, 6 & 7, 11-15 FALCON STREET, CROWS NEST.. EXPIRES: 31/8/2020. OPTION OF RENEWAL: 5 YEARS.
  - 4 AH524172 LEASE TO QND GOODLIFE PTY LTD OF SHOP 3, 11-15 FALCON STREET CROWS NEST. EXPIRES: 24/5/2017. OPTION OF RENEWAL: 5 YEARS.
  - 5 AI1114 LEASE TO LATIN MOTION SYDNEY PTY LTD OF SUITE 101, LEVEL 1, 11-15 FALCON STREET, CROWS NEST. EXPIRES: 31/5/2016. OPTION OF RENEWAL: 3 YEARS AND 1 FURTHER OPTION OF 3 YEARS.
  - 6 AI232139 LEASE TO BIJAN GOLESTAN-NEJAD OF SHOP 1, 11-15 FALCON STREET, CROWS NEST. EXPIRES: 9/9/2018. OPTION OF RENEWAL: 5 YEARS WITH ONE FURTHER OPTION OF 5 YEARS.
  - 7 AK730316 LEASE TO CHUL WOO HAN OF SHOP 3, 11-15 FALCON STREET, CROWS NEST. EXPIRES: 19/6/2019. OPTION OF RENEWAL: 3 YEARS.
  - 8 AM699983 PROPOSED ACQUISITION PURSUANT TO SECTION 11 LAND ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991 AFFECTING THE LAND ABOVE DESCRIBED



FOLIO: 1/562966

PAGE 2

NOTATIONS

AM489571 NOTE: MEMORANDUM AM216034

AM895625 NOTE: ACQUIRED FOR THE JUST TERMS COMPENSATION ACT 1991 LOT  
70 DP1231642 VIDE GOV. GAZ. 11-10-2017 FOLS. 5847-6099. ERRATUM  
VIDE GOV. GAZ. 10-11-2017 FOLS. 6787-6829

DP1231642 PLAN OF ACQUISITION (ROADS ACT, 1993)

UNREGISTERED DEALINGS: RA AN391488.

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

Crows Nest Falcon Street DP29672

PRINTED ON 14/9/2020

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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## Appendix F – SafeWork NSW Search

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Our Ref: D20/177861

19 October 2020

Mr Jordan Thomas  
El Australia  
[Jordan.thomas@eiaustralia.com.au](mailto:Jordan.thomas@eiaustralia.com.au)

Dear Mr Thomas

**RE SITE: 413 Pacific Hwy, 8 Alexander St, 399 Pacific Hwy, 411 Pacific Hwy, 407-409 Pacific Hwy, 401-405 Pacific Hwy, 419 Pacific Hwy, 9-11 Falcon St, 7 Falcon St, 417 Pacific Hwy, 391 Pacific Hwy, 415 Pacific Hwy Crows Nest**

I refer to your site search request received by SafeWork NSW on 28 August 2020 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email

[licensing@safework.nsw.gov.au](mailto:licensing@safework.nsw.gov.au)

Yours sincerely

Gabriela Draper

Customer Service Officer  
Customer Experience - Operations  
SafeWork NSW

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## Appendix G – QAQC Assessment

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## G1 QUALITY CONTROL PROGRAM

### G1.1 PROJECT QA/QC PROTOCOLS

The overall quality assurance comprises an assessment of the reliability of the field procedures and the laboratory results against standard industry practices, documented sampling and analysis plans or remediation action plans. A summary of the project QA/QC protocols to be followed during the investigation works is presented in **Table G-1**.

**Table G-1 QA/QC Protocols**

Task	Description	Project
<b>Field QA/QC</b>		
General	Work was undertaken following standard field procedures which are based on industry accepted standard practice.	Soil samples were generally collected directly off the drilling rods or hand auger. Soil samples were placed in 250 gram glass jars, which were filled to minimise headspace, and sealed using Teflon-coated lids.
	All fieldwork was supervised by a suitably qualified and experienced scientist or engineer.	Yes
Soil screening with PID	The PID was serviced and calibrated as per the manufacturer requirements. PID calibrated at the beginning and end of each day of fieldwork.	Yes
Rinsate Samples	One rinsate blank would be collected per sampling event and analysed for the primary contaminants. All results should be non-detect.	The results for rinsate samples were reported below laboratory LOR.
Transport	Samples were stored in ice-brick cooled cooler box and transported to the primary and secondary laboratories. To ensure the integrity of the samples from collection to receipt by the analytical laboratory, samples were sent by courier to the laboratories under 'chain of custody' describing sample preservation, and transport duration.	Yes
Trip Blanks	Trip blank samples were prepared and analysed by the primary laboratory for BTEX and naphthalene. Analytical results for trip blank samples below the laboratory PQLs, indicate that ideal sample transport and handling conditions are achieved.	Yes

Task	Description	Project
Trip Spikes	Trip spike samples were prepared and analysed by the primary laboratory for BTEX. Acceptance criteria of BTEX spike recoveries are between 70% - 130%.	Yes
QA samples	Field and laboratory QA samples will be analysed as follows: Intra-laboratory and inter-laboratory duplicate samples will be collected at a rate of 1 pair per 20 primary samples	<p>Yes            See <b>Table G-2</b>            Calculated RPD (<b>Table B.3</b>) values between most primary and field duplicate samples are within the acceptance criteria (<b>Section G1.2</b>) with the exception of the following:</p> <p><b>Soil - Blind Field Duplicate (BFD):</b></p> <ul style="list-style-type: none"> <li>- Lead: 76.92%</li> </ul> <p>The exceedance is likely due to sample heterogeneity and does not affect the outcome of the report.</p> <p><b>Soil - Blind Field Triplicate (BFT):</b></p> <ul style="list-style-type: none"> <li>- TRH-F3 81.08%</li> </ul> <p>Analytical results for both the Primary and BFD were less than ten times the laboratory PQL, therefore the RPD exceedances are deemed acceptable.</p> <p><b>Groundwater :</b></p> <ul style="list-style-type: none"> <li>- TRH-F3 117.46%</li> <li>- TRH-F4 112.5%</li> </ul> <p>Analytical results for both the Primary and BFD were less than ten times the laboratory PQL, therefore the RPD exceedances are deemed acceptable.</p> <p>All other groundwater RPD values were within an acceptable range for both BFD and BFT.</p>
<b>Laboratory QA/QC</b>		
Laboratory analysis	The laboratories selected are NATA accredited for the analytes selected and perform their own internal QA/QC programs	<p>Yes            SGS - primary laboratory            Eurofins - secondary laboratory            The laboratory QA/QC reports are included in <b>Appendix J.</b></p>
	Appropriate detection limits were used for the analyses to be undertaken.	<p>Practical Quantitation Limits for all tested parameters during the assessment of soils and groundwater are presented in summary tables <b>Table B.1 – B.2</b></p>
	Methods followed are generally in accordance with the requirements of NEPM (2013).	Yes

Task	Description	Project
Holding Times	Holding times are the maximum permissible elapsed time in days from the collection of the sample to its extraction and/or analysis. All extraction and analyses should be completed within standard guidelines.	Yes
Laboratory Duplicates	Laboratory duplicates are field samples that are split in the laboratory and subsequently analysed a number of times in the same batch. These sub-samples are selected by the laboratory to assess the accuracy and precision of the analytical method.  The selected laboratories should undertake QA/QC procedures such as calibration standards, laboratory control samples, surrogates, reference materials, sample duplicates and matrix spikes. Intra-laboratory duplicates should be performed at a frequency of 1 per 10 samples.	The Laboratory duplicate samples for the analysis batches showed calculated RPDs were within acceptable ranges
Laboratory Control Standard	A laboratory control standard is a standard reference material used in preparing primary standards. The concentration should be equivalent to a mid-range standard to confirm the primary calibration. Laboratory control samples should be performed on a frequency of 1 per 20 samples or at least one per analytical run.	The Laboratory Control Samples for the analysis batches were within acceptable ranges.
Matrix Spikes / Matrix Spike Duplicates (MS/MSD)	MS/MSDs are field samples to which a predetermined stock solution of known concentration has been added. The samples are then analysed for recovery of the known addition. Recoveries should be within the stated laboratory control limits of 70 to 130% and duplicates should have RPDs of less than 50%.	Most MS / MSD for the analysis batches were within acceptable ranges.
Surrogate Spikes	Surrogate spikes provide a means of checking, for every analysis that no gross errors have occurred at any stage of the procedure leading to significant analyte loss. Recoveries should be within the stated laboratory control limits of 70 to 130%.	Surrogate spikes for the analysis batches were within acceptable ranges.

Task	Description	Project
QA/QC Conclusion	The QA/QC indicators should either all comply with the required standards or showed no variations that would have no significant effect on the quality of the data.	EI considers that the data confirms that the analytical results for the various phases of laboratory testing were valid and useable for interpretation purposes.

## G1.2 CALCULATION OF RELATIVE PERCENTAGE DIFFERENCE (RPD)

The RPD values were calculated using the following equation:

$$RPD = \frac{|C_O - C_R|}{[(C_O + C_R)/2]} \times 100$$

Where:

$C_O$  = Concentration obtained for the primary sample; and

$C_R$  = Concentration obtained for the blind replicate or split duplicate sample.

Data precision would be deemed acceptable if RPDs are found to be less than 30%. RPDs that exceed this range may be considered acceptable where:

- Results are less than 10 times the limits of reporting (LOR);
- Results are less than 20 times the LOR and the RPD is less than 50%; or
- Heterogeneous materials or volatile compounds are encountered.

In cases where RPD value was considered unacceptable, the analytical results of primary and duplicate samples were both reviewed against the adopted assessment criteria. If the review indicates the variations in data between the primary and duplicate samples would result in a different conclusion (e.g. the higher concentration is failing the assessment criteria), the need for re-sampling / validation would be considered.

## G2 FIELD QA/QC DATA PROGRAM

### G2.1 FIELD QA SAMPLING PROGRAM

The field quality assurance/quality control (QA/QC) samples collected during the investigation works are summarised on **Table G-2**. Inter-lab duplicates were analysed by the secondary laboratory, Eurofins. Analytical results of the Field QA samples are tabulated in **Table G-3**, alongside calculated RPDs between the primary and field duplicate samples.



**Table G-2 Field QA Sampling Program**

Activity	Matrix	No. Primary Samples	Primary Sample ID	Intra-Lab Duplicate ID	Inter-Lab Duplicate ID	No. of Duplicates	Duplicate Ratio
<b>Field QA Samples - Duplicates</b>							
Soil Investigation	Soil	7	BH3.M_0.3	QD1	QT1	2	2:7
GME	Water	2	BH3.M-1	GW-QD1	GW-QT1	2	2:3
<b>Other Field QA Samples</b>							
Soil Investigation	Soil	QTB1 – trip blank					
	Soil	QTS1 – trip spike					
	Water	QR1 – rinsate					
GME	Water	QTS1 – trip spike					
		QR1 – rinsate					

## G2.2 FIELD DATA QUALITY INDICATORS

A discussion of the field data quality indicators is presented below.

**Table G-4 Field Data Quality Indicators**

QA/QC Measures	Field Data Quality Indicators	Conformance / Comments
Precision – A quantitative measure of the variability (or reproducibility) of data	Standard operation procedures appropriate and complied with	Yes
	Each critical location sampled	Yes
	Samples collected at targeted locations and depth	Yes
	SAQP appropriate and complied with	Yes
	Experienced sampler	Yes
Completeness – A measure of the amount of useable data from a data collection activity	Field documentation correct	Yes

QA/QC Measures	Field Data Quality Indicators	Conformance / Comments
Comparability – The confidence (expressed qualitatively) that data may be considered to be equivalent for each sampling and analytical event	Same sampling method used on each occasion/location	Yes
	Experienced sampler	Yes
	Climatic conditions (temperature, rainfall, wind)	Climate conditions were recorded to be fine. These climatic conditions unlikely had significant influence on the results of the investigation.
	Same type of samples collected (filtered, size, fractions)	Yes
Representativeness – The confidence (expressed qualitatively) that data are representative of each medium present onsite	Appropriate media sampled according to SAQP	Yes
	Each media identified in SAQP sampled	Yes
	Appropriate sample collection methodologies, handling, storage and preservation techniques used	Yes
	Consistency between field observations and laboratory results.	Yes
Accuracy – A quantitative measure of the closeness of reported data to the “true” value	Standard operation procedures appropriate and complied with	Yes
	Calibration of instruments against known standards	Yes

### G2.3 CONCLUSION FOR THE FIELD QA/QC

Based on the above review of the field QA/QC data EI considered the field QA/QC programme carried out during the investigations to be appropriate and the results to be acceptable.

## G3 LABORATORY QA/QC

### G3.1 LABORATORY ACCREDITATION

Primary and intra-laboratory duplicate samples were analysed by SGS Alexandria Environmental, NSW; inter-laboratory triplicate samples were analysed by Eurofins, Lane Cove NSW; all laboratories are accredited by NATA for the analyses undertaken.

A discussion of the laboratory DQIs is presented below.

**Table G-5 Lab Data Quality Indicators**

QA/QC Measures	Laboratory Data Quality Indicators	Conformance/Comments
Completeness – A measure of the amount of useable data from a data collection activity	All critical samples analysed according to SAQP and proposal	Yes
	All analytes analysed according to SAQP in proposal	Yes
	Appropriate methods and PQLs	Yes
	Sample documentation complete	Yes
	Sample holding times complied with	Yes
Comparability – The confidence (expressed qualitatively) that data may be considered to be equivalent for each sampling and analytical event	Same sample analytical methods used (including clean-up)	Yes
	Same Sample PQLs	Yes
	Same laboratories (NATA-accredited)	Yes
	Same units	Yes
Representativeness – The confidence (expressed qualitatively) that data are representative of each medium present onsite	All key samples analysed according to SAQP in the proposal.	Yes
	Analysis of laboratory-prepared volatile trip spikes and trip blanks	Yes
Precision – A quantitative measure of the variability (or reproducibility) of data	Analysis of laboratory and inter-laboratory duplicates	Yes
	Analysis of field duplicates	Yes
Accuracy – A quantitative measure of the closeness of reported data to the “true” value	Analysis of rinsate blanks	Yes
	Analysis of reagent blanks	Not applicable
	Analysis of method blanks	Yes
	Analysis of matrix spikes (MS)	Yes
	Analysis of matrix spike duplicates (MSD)	Yes

QA/QC Measures	Laboratory Data Quality Indicators	Conformance/Comments
	Analysis of surrogate spikes	Yes
	Analysis of reference materials	Not performed / applicable
	Analysis of laboratory control samples	Yes
	Analysis of laboratory-prepared spikes	Yes

Overall, it is considered that the laboratory data quality objectives for this project have been attained.

### **G3.2 CONCLUSIONS ON LAB QA/QC**

Based on the laboratory QA/QC results EI considers that the data generally confirms that the analytical results for the various phases of laboratory testing were valid and useable for interpretation purposes.

### **G4 SUMMARY OF PROJECT QA/QC**

The sampling methods (including sample preservation, transport and decontamination procedures) and laboratory methods followed during this investigation works were mostly consistent with EI protocols and meeting the DQOs for this project. Some discrepancies from the DQOs were reported however they were considered to not be detrimental to the validity of collected data. It is therefore considered that the data is sufficiently precise and accurate and that the results can be relied upon for interpretation.

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## Appendix H – Chain of Custody and Sample Receipt Advice

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Site: *As per page 1.*  
 Project No: *E24770*

Laboratory: **SGS Australia**  
 Unit 16, 33 Maddox Street,  
 ALEXANDRIA NSW 2015  
 P: 02 8594 0400 F: 02 8594 0499

Sample ID	Laboratory ID	Container Type	Sampling		WATER	SOIL	OTHERS (i.e. Fibro, Paint, etc.)	HM A /TRH/BTEX/PAHs OCP/OP/PCB/Asbestos	HM A /TRH/BTEX/PAHs	HM A /TRH/BTEX	BTEX	VOCs	Asbestos	Asbestos Quantification	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Dewatering Suite	sPOCAs	PFAS	<i>HOLD</i>	TCLP HM B / PAH	
			Date	Time																		
<i>QD-1</i>		<i>J</i>	<i>01.09.20</i>	<i>PM</i>		<i>X</i>				<i>X</i>												
<i>QR-1</i>		<i>SPVC</i>	<i>↓</i>	<i>↓</i>	<i>X</i>	<i>X</i>				<i>X</i>												
<i>QRB-1</i>		<i>↓</i>	<i>↓</i>	<i>↓</i>	<i>X</i>															<i>X</i>		
<i>T/S</i>		<i>lab prep</i>				<i>X</i>					<i>X</i>											
<i>T/B</i>		<i>lab prep</i>				<i>X</i>					<i>X</i>											

**HM A**  
 Arsenic  
 Cadmium  
 Chromium  
 Copper  
 Lead  
 Mercury  
 Nickel  
 Zinc

**HM B**  
 Arsenic  
 Cadmium  
 Chromium  
 Lead  
 Mercury  
 Nickel

**Dewatering Suite**  
 pH & EC  
 TDS / Turbidity NTU  
 Hardness  
 Total Cyanide  
 Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)  
 TRH (F1, F2, F3, F4)  
 BTEX  
 PAH  
 Total Phenol

**LABORATORY TURNAROUND**

Standard  
 24 Hours  
 48 Hours  
 72 Hours  
 Other \_\_\_\_\_

**chirochem services**  
 12 Ashley St  
 Chatswood NSW 2067  
 Ph: (02) 9910 6200

Job No: *250300*  
 Date Received: *02/09/2020*  
 Time Received: *13:45*  
 Received by: *R. E.*  
 Temp: Cool/Ambient  
 Coding: *1345*  
 Security: Intact/Broken/None

**Container Type:**  
 J= solvent washed, acid rinsed, Teflon sealed, glass jar  
 S= solvent washed, acid rinsed glass bottle  
 P= natural HDPE plastic bottle  
 VC= glass vial, Teflon Septum  
 ZLB = Zip-Lock Bag

Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.

Report with EI Waste Classification Table

Sampler's Name (EI): <i>J. Thomas</i>	Received by (SGS): <i>ELSSycl</i>
Print <i>J. Thomas</i>	Print <i>R. Phareen</i>
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Date <i>01.09.20</i>	Date <i>1/9/20 @ 4:35pm</i>

Sampler's Comments: *please forward 'QT-1' to Enviro Lab ①*



Suite 6.01, 55 Miller Street,  
 PYRMONT NSW 2009  
 Ph: 9516 0722  
 lab@eiaustralia.com.au

COC March 2018 FORM v.4 - SGS

**IMPORTANT:**  
 Please e-mail laboratory results to: [lab@eiaustralia.com.au](mailto:lab@eiaustralia.com.au)

Site: *Alexander St, Crow Nest NSW*

Project No: *E24770*

Laboratory: **SGS Australia**  
 Unit 16, 33 Maddox Street,  
 ALEXANDRIA NSW 2015  
 P: 02 8594 0400 F: 02 8594 0499

Sample ID	Laboratory ID	Container Type	Sampling	
			Date	Time

<i>BH4-0.3</i>		<i>J, ZLB</i>	<i>1.09.20</i>	<i>AM</i>
<i>BH7-0.3</i>		↓		
<i>-0.8</i>				
<i>BH5-0.3</i>				
<i>-1.0</i>				
<i>BH3.M-0.3</i>				
<i>-0.8</i>				
<i>-1.3</i>				
<i>BH6.M-0.3</i>				
<i>-0.8</i>				
<i>-1.3</i>				

WATER	SOIL	OTHERS (i.e. Fibro, Paint, etc.)	HM <sup>A</sup> /TRH/BTEX/PAHS OCPI/OP/PCB/Asbestos	HM <sup>A</sup> /TRH/BTEX/PAHS	HM <sup>A</sup> /TRH/BTEX	BTEX	VOCs + PHENOLS (TOTAL)	Asbestos	Asbestos Quantification	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Dewatering Suite	sPOCAS	PFAS	FOLD	TCLP HM <sup>B</sup> / PAH
	X		X				X									
	X		X				X									
	X		X				X								X	
	X		X				X								X	
	X		X				X								X	
	X		X	X			X								X	
	X		X	X			X								X	

- HM<sup>A</sup>**  
 Arsenic  
 Cadmium  
 Chromium  
 Copper  
 Lead  
 Mercury  
 Nickel  
 Zinc
- HM<sup>B</sup>**  
 Arsenic  
 Cadmium  
 Chromium  
 Lead  
 Mercury  
 Nickel
- Dewatering Suite**  
 pH & EC  
 TDS / Turbidity NTU  
 Hardness  
 Total Cyanide  
 Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn)  
 TRH (F1, F2, F3, F4)  
 BTEX  
 PAH  
 Total Phenol
- LABORATORY TURNAROUND**
- Standard  
 24 Hours  
 48 Hours  
 72 Hours  
 Other \_\_\_\_\_

**Container Type:**  
 J= solvent washed, acid rinsed, Teflon sealed, glass jar  
 S= solvent washed, acid rinsed glass bottle  
 P= natural HDPE plastic bottle  
 VC= glass vial, Teflon Septum  
 ZLB = Zip-Lock Bag

Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.

Report with EI Waste Classification Table



Suite 6.01, 55 Miller Street,  
 PYRMONT NSW 2009  
 Ph: 9516 0722  
 lab@eiaustralia.com.au

COC March 2018 FORM v.4 - SGS

Sampler's Name (EI): <i>Print Jordan Thomas</i>	Received by (SGS): <i>Print</i>
<i>Signature</i>	<i>Signature</i>
<i>Date 1.09.20</i>	<i>Date 1/9/20 @ 4:35pm</i>

**IMPORTANT:**  
 Please e-mail laboratory results to: [lab@eiaustralia.com.au](mailto:lab@eiaustralia.com.au)

Sampler's Comments:  
*# 250300*

Jessica Hie

---

**From:** Nick Sarlamis  
**Sent:** Tuesday, 8 September 2020 5:08 PM  
**To:** Jordan Thomas - EIAustralia  
**Cc:** Jessica Hie; Andrew (Fitzy) Fitzsimons  
**Subject:** FW: E24770 - Sample analysis  
**Attachments:** SE210658\_COC.PDF

thanks Jordan

We will look out for it.

Kind Regards,

Nick Sarlamis | Inorganics Supervisor | Envirolab Services

*Celebrating 15 years of Great Science. Great Service.*

12 Ashley Street Chatswood NSW 2067  
T 612 9910 6200  
E [NSarlamis@envirolab.com.au](mailto:NSarlamis@envirolab.com.au) | W [www.envirolab.com.au](http://www.envirolab.com.au)




Contaminated Land • Trade Waste • OHS • Drinking Water • Air Quality • Asbestos •  
Methamphetamines & Other Drug Residue • Acid Sulphate So  
Emerging Contaminants • Foren

Related Parties  



AU: 1300 424 344 Sydney | Perth | Melbourne | Adelaide | Brisbane | Darwin

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 Please consider the environment before printing this email.

**Samples will be analysed per our T&C's.**

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This e-mail message has been scanned for Viruses

**From:** Jordan Thomas - EIAustralia <[jordan.thomas@eiaustralia.com.au](mailto:jordan.thomas@eiaustralia.com.au)>  
**Sent:** Tuesday, 8 September 2020 4:35 PM  
**To:** Nick Sarlamis <[NSarlamis@envirolab.com.au](mailto:NSarlamis@envirolab.com.au)>  
**Cc:** 'Ellen Wandala Gamage' <[EWandalaGamage@envirolab.com.au](mailto:EWandalaGamage@envirolab.com.au)>  
**Subject:** E24770 - Sample analysis

Good afternoon Envirolab

Please analyse sample 'QT-1' for heavy metals, TRH and BTEX on standard TAT (see attached)

This sample should have been forwarded to you from SGS - Alexandria



If you have any questions or queries, please feel free to contact me on the undersigned,

Kind Regards,

**Jordan Thomas**

LAA001497

**Environmental Scientist**

T (02) 9516 0722 M +61 450 552 907

E [Jordan.Thomas@EIAustralia.com.au](mailto:Jordan.Thomas@EIAustralia.com.au)

Suite 6.01, 55 Miller Street

Pymont, NSW 2009

[www.eiaustralia.com.au](http://www.eiaustralia.com.au)



FINANCIAL REVIEW

**CLIENT  
CHOICE  
AWARDS  
2019**

**WINNER**

beaton

**Environmental | Geotechnical | Structural | Civil | Hazardous Materials**

Sheet <u>1</u> of <u>2</u>					Sample Matrix										Analysis										Comments
Site: <u>Alexander St, Crow Nest NSW</u>				Project No: <u>E29770</u>		WATER	SOIL	OTHERS (i.e. Fibro, Paint, etc.)	HM <sup>A</sup> /TRH/BTEX/PAHS OCP/OP/PCB/Asbestos	HM <sup>A</sup> /TRH/BTEX/PAHS	HM <sup>A</sup> /TRH/BTEX	BTEX	VOCs + <u>PHENOLS (TOTAL)</u>	Asbestos	Asbestos Quantification	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Dewatering Suite	sPOCAS	PFAS	<u>FOLD</u>	TCLP HM <sup>B</sup> / PAH	HM <sup>A</sup> Arsenic Cadmium Chromium Copper Lead Mercury Nickel Zinc HM <sup>B</sup> Arsenic Cadmium Chromium Lead Mercury Nickel		
Sample ID	Laboratory ID	Container Type	Sampling		LABORATORY TURNAROUND																				
Date	Time																								
<u>BH4-0.3</u>	<u>1</u>	<u>J,ZLB</u>	<u>1.09.20</u>	<u>AM</u>		X		X				X													
<u>BH7-0.3</u>	<u>2</u>					X		X				X													
<u>-0.8</u>						X																			
<u>BH5-0.3</u>	<u>3</u>					X		X				X													
<u>-1.0</u>						X																			
<u>BH3.M-0.3</u>	<u>4</u>					X		X				X													
<u>-0.8</u>						X																			
<u>-1.3</u>	<u>5</u>					X			X			X													
<u>BH6.M-0.3</u>	<u>6</u>					X		X				X													
<u>-0.8</u>						X																			
<u>-1.3</u>	<u>7</u>					X		X				X													

**Container Type:**  
 J= solvent washed, acid rinsed, Teflon sealed, glass jar  
 S= solvent washed, acid rinsed glass bottle  
 P= natural HDPE plastic bottle  
 VC= glass vial, Teflon Septum  
 ZLB = Zip-Lock Bag

Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.

Report with EI Waste Classification Table



Suite 6.01, 55 Miller Street,  
 PYRMONT NSW 2009  
 Ph: 9516 0722  
[lab@eiaustralia.com.au](mailto:lab@eiaustralia.com.au)  
 COC March 2018 FORM v.4 - SGS

Sampler's Name (EI):		Received by (SGS):	
Print <u>Jordan Thomas</u>	Signature <u>[Signature]</u>	Print <u>George Zhi</u>	Signature <u>[Signature]</u>
Date <u>1.09.20</u>		Date <u>1/9/20 @ 4:35pm</u>	

**IMPORTANT:**  
 Please e-mail laboratory results to: [lab@eiaustralia.com.au](mailto:lab@eiaustralia.com.au)

Sampler's Comments:

**SGS EHS Sydney COC**  
**SE210658**



Site: *As per page 1.*

Project No:  
*E24770*

Laboratory: **SGS Australia**  
Unit 16, 33 Maddox Street,  
ALEXANDRIA NSW 2015  
P: 02 8594 0400 F: 02 8594 0499

Sample ID	Laboratory ID	Container Type	Sampling	
			Date	Time
<i>QD-1</i>	<i>8</i>	<i>J</i>	<i>01.09.20</i>	<i>PM</i>
<i>QR-1</i>	<i>9</i>	<i>SPVC</i>	<i>↓</i>	<i>↓</i>
<i>QRB-1</i>		<i>↓</i>	<i>↓</i>	<i>↓</i>
<i>T/S</i>	<i>10</i>	<i>lab prep</i>		
<i>T/B</i>	<i>11</i>			

Sample Matrix					Analysis														Comments
WATER	SOIL	OTHERS (i.e. Fibro, Paint, etc.)	HM <sup>A</sup> /TRH/BTEX/PAHs OC/OP/PCB/Asbestos	HM <sup>A</sup> /TRH/BTEX/PAHs	HM <sup>A</sup> /TRH/BTEX	BTEX	VOCs	Asbestos	Asbestos Quantification	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Dewatering Suite	sPOCAS	PFAS	<i>HOLD</i>	TCLP HM <sup>B</sup> / PAH			
	X				X												<b>HM<sup>A</sup></b> Arsenic Cadmium Chromium Copper Lead Mercury Nickel Zinc  <b>HM<sup>B</sup></b> Arsenic Cadmium Chromium Lead Mercury Nickel		
	X				X														
	X																<b>Dewatering Suite</b> pH & EC TDS / Turbidity NTU Hardness Total Cyanide Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn) TRH (F1, F2, F3, F4) BTEX PAH Total Phenol		
	X																		
																	<b>LABORATORY TURNAROUND</b>  <input checked="" type="checkbox"/> Standard <input type="checkbox"/> 24 Hours <input type="checkbox"/> 48 Hours <input type="checkbox"/> 72 Hours <input type="checkbox"/> Other _____		

**Container Type:**  
 J= solvent washed, acid rinsed, Teflon sealed, glass jar  
 S= solvent washed, acid rinsed glass bottle  
 P= natural HDPE plastic bottle  
 VC= glass vial, Teflon Septum  
 ZLB = Zip-Lock Bag

Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.

Report with EI Waste Classification Table

Sampler's Name (EI):	Received by (SGS):
Print <i>J. Thomas</i>	Print <i>George Zhi</i>
Signature <i>[Signature]</i>	Signature <i>[Signature]</i>
Date <i>01.09.20</i>	Date <i>1/9/20 @ 4:35pm</i>

Sampler's Comments:  
*please forward 'QR-1' to Enviro Lab*



Suite 6.01, 55 Miller Street,  
PYRMONT NSW 2009  
Ph: 9516 0722  
[lab@eiaustralia.com.au](mailto:lab@eiaustralia.com.au)

**IMPORTANT:**  
Please e-mail laboratory results to: [lab@eiaustralia.com.au](mailto:lab@eiaustralia.com.au)

### CLIENT DETAILS

**Contact** Jordan Thomas  
**Client** EI AUSTRALIA  
**Address** SUITE 6.01  
 55 MILLER STREET  
 PYRMONT NSW 2009  
  
**Telephone** 61 2 95160722  
**Facsimile** (Not specified)  
**Email** Jordan.Thomas@eiaustralia.com.au  
  
**Project** **E24770 Alexander St, Crows Nest NSW**  
**Order Number** **E24770**  
**Samples** 11

### LABORATORY DETAILS

**Manager** Huong Crawford  
**Laboratory** SGS Alexandria Environmental  
**Address** Unit 16, 33 Maddox St  
 Alexandria NSW 2015  
  
**Telephone** +61 2 8594 0400  
**Facsimile** +61 2 8594 0499  
**Email** au.environmental.sydney@sgs.com  
  
**Samples Received** Tue 1/9/2020  
**Report Due** Tue 8/9/2020  
**SGS Reference** **SE210658**

### SUBMISSION DETAILS

This is to confirm that 11 samples were received on Tuesday 1/9/2020. Results are expected to be ready by COB Tuesday 8/9/2020. Please quote SGS reference SE210658 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Samples clearly labelled	Yes	Complete documentation received	Yes
Sample container provider	SGS	Sample cooling method	Ice Bricks
Samples received in correct containers	Yes	Sample counts by matrix	10 Soil, 1 Water
Date documentation received	1/9/2020	Type of documentation received	COC
Samples received in good order	Yes	Samples received without headspace	Yes
Sample temperature upon receipt	8°C	Sufficient sample for analysis	Yes
Turnaround time requested	Standard		

Unless otherwise instructed, water and bulk samples will be held for one month from date of report, and soil samples will be held for two months.

### COMMENTS

5 samples have been placed on hold as no tests have been assigned for them by the client. These samples will not be processed.

This document is issued by the Company under its General Conditions of Service accessible at [www.sgs.com/en/Terms-and-Conditions.aspx](http://www.sgs.com/en/Terms-and-Conditions.aspx). Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E24770 Alexander St, Crows Nest NSW**

SUMMARY OF ANALYSIS

No.	Sample ID	OC Pesticides in Soil	OP Pesticides in Soil	PAH (Polynuclear Aromatic Hydrocarbons) in Soil	PCBs in Soil	Total Phenolics in Soil	TRH (Total Recoverable Hydrocarbons) in Soil	VOC's in Soil	Volatile Petroleum Hydrocarbons in Soil
001	BH4_0.3	29	14	26	11	1	10	81	7
002	BH7_0.3	29	14	26	11	1	10	81	7
003	BH5_0.3	29	14	26	11	1	10	81	7
004	BH3.M_0.3	29	14	26	11	1	10	81	7
005	BH3.M_1.3	-	-	26	-	1	10	81	7
006	BH6.M_0.3	29	14	26	11	1	10	81	7
007	BH6.M_1.3	-	-	26	-	1	10	81	7
008	QD-1	-	-	-	-	-	10	11	7
010	T/S	-	-	-	-	-	-	11	-
011	T/B	-	-	-	-	-	-	11	-

CONTINUED OVERLEAF

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document. The numbers shown in the table indicate the number of results requested in each package. Please indicate as soon as possible should your request differ from these details. Testing as per this table shall commence immediately unless the client intervenes with a correction.

CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E24770 Alexander St, Crows Nest NSW**

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre Identification in soil	Mercury in Soil	Moisture Content	Total Recoverable Elements in Soil/Waste
001	BH4_0.3	2	1	1	7
002	BH7_0.3	2	1	1	7
003	BH5_0.3	2	1	1	7
004	BH3.M_0.3	2	1	1	7
005	BH3.M_1.3	-	1	1	7
006	BH6.M_0.3	2	1	1	7
007	BH6.M_1.3	-	1	1	7
008	QD-1	-	1	1	7
011	T/B	-	-	1	-

CONTINUED OVERLEAF

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document. The numbers shown in the table indicate the number of results requested in each package. Please indicate as soon as possible should your request differ from these details. Testing as per this table shall commence immediately unless the client intervenes with a correction.



# SAMPLE RECEIPT ADVICE

SE210658

## CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E24770 Alexander St, Crows Nest NSW**

## SUMMARY OF ANALYSIS

No.	Sample ID	Mercury (dissolved) in Water	Trace Metals (Dissolved) in Water by ICPMS	TRH (Total Recoverable Hydrocarbons) in Water	VOCs in Water	Volatile Petroleum Hydrocarbons in Water
009	QR-1	1	7	9	11	7

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document. The numbers shown in the table indicate the number of results requested in each package. Please indicate as soon as possible should your request differ from these details. Testing as per this table shall commence immediately unless the client intervenes with a correction.



## CERTIFICATE OF ANALYSIS 251048

### Client Details

Client	El Australia
Attention	Lab Email
Address	Suite 6.01, 55 Miller Street, Pyrmont, NSW, 2009

### Sample Details

Your Reference	<u>E24770, Crows Nest</u>
Number of Samples	1 Water
Date samples received	11/09/2020
Date completed instructions received	11/09/2020

### Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.  
Samples were analysed as received from the client. Results relate specifically to the samples as received.  
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

### Report Details

Date results requested by	18/09/2020
Date of Issue	17/09/2020
NATA Accreditation Number 2901. This document shall not be reproduced except in full.	
Accredited for compliance with ISO/IEC 17025 - Testing. <b>Tests not covered by NATA are denoted with *</b>	

#### Results Approved By

Jaimie Loa-Kum-Cheung, Metals Supervisor  
Josh Williams, Senior Chemist  
Steven Luong, Organics Supervisor

#### Authorised By

Nancy Zhang, Laboratory Manager



vTRH(C6-C10)/BTEXN in Water		
Our Reference		251048-1
Your Reference	UNITS	GWQT-1
Date Sampled		11/09/2020
Type of sample		Water
Date extracted	-	15/09/2020
Date analysed	-	16/09/2020
TRH C <sub>6</sub> - C <sub>9</sub>	µg/L	<10
TRH C <sub>6</sub> - C <sub>10</sub>	µg/L	<10
TRH C <sub>6</sub> - C <sub>10</sub> less BTEX (F1)	µg/L	<10
Benzene	µg/L	<1
Toluene	µg/L	<1
Ethylbenzene	µg/L	<1
m+p-xylene	µg/L	<2
o-xylene	µg/L	<1
Naphthalene	µg/L	<1
Surrogate Dibromofluoromethane	%	101
Surrogate toluene-d8	%	99
Surrogate 4-BFB	%	103

svTRH (C10-C40) in Water		
Our Reference		251048-1
Your Reference	UNITS	GWQT-1
Date Sampled		11/09/2020
Type of sample		Water
Date extracted	-	15/09/2020
Date analysed	-	16/09/2020
TRH C <sub>10</sub> - C <sub>14</sub>	µg/L	<50
TRH C <sub>15</sub> - C <sub>28</sub>	µg/L	<100
TRH C <sub>29</sub> - C <sub>36</sub>	µg/L	120
TRH >C <sub>10</sub> - C <sub>16</sub>	µg/L	<50
TRH >C <sub>10</sub> - C <sub>16</sub> less Naphthalene (F2)	µg/L	<50
TRH >C <sub>16</sub> - C <sub>34</sub>	µg/L	130
TRH >C <sub>34</sub> - C <sub>40</sub>	µg/L	140
Surrogate o-Terphenyl	%	115

HM in water - dissolved		
Our Reference		251048-1
Your Reference	UNITS	GWQT-1
Date Sampled		11/09/2020
Type of sample		Water
Date prepared	-	15/09/2020
Date analysed	-	15/09/2020
Arsenic-Dissolved	µg/L	<1
Cadmium-Dissolved	µg/L	4.1
Chromium-Dissolved	µg/L	<1
Copper-Dissolved	µg/L	170
Lead-Dissolved	µg/L	1
Mercury-Dissolved	µg/L	<0.05
Nickel-Dissolved	µg/L	39
Zinc-Dissolved	µg/L	310

Method ID	Methodology Summary
<b>Metals-021</b>	Determination of Mercury by Cold Vapour AAS.
<b>Metals-022</b>	Determination of various metals by ICP-MS.
<b>Org-020</b>	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
<b>Org-023</b>	Water samples are analysed directly by purge and trap GC-MS.
<b>Org-023</b>	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.

Client Reference: E24770, Crows Nest

QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Water					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-W1	[NT]
Date extracted	-			15/09/2020	[NT]	[NT]	[NT]	[NT]	15/09/2020	[NT]
Date analysed	-			16/09/2020	[NT]	[NT]	[NT]	[NT]	16/09/2020	[NT]
TRH C <sub>6</sub> - C <sub>9</sub>	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	98	[NT]
TRH C <sub>6</sub> - C <sub>10</sub>	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	98	[NT]
Benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Toluene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Ethylbenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	97	[NT]
m+p-xylene	µg/L	2	Org-023	<2	[NT]	[NT]	[NT]	[NT]	97	[NT]
o-xylene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	97	[NT]
Naphthalene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate Dibromofluoromethane	%		Org-023	102	[NT]	[NT]	[NT]	[NT]	100	[NT]
Surrogate toluene-d8	%		Org-023	99	[NT]	[NT]	[NT]	[NT]	100	[NT]
Surrogate 4-BFB	%		Org-023	101	[NT]	[NT]	[NT]	[NT]	100	[NT]

Client Reference: E24770, Crows Nest

QUALITY CONTROL: svTRH (C10-C40) in Water					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-W2	[NT]
Date extracted	-			15/09/2020	[NT]	[NT]	[NT]	[NT]	15/09/2020	[NT]
Date analysed	-			16/09/2020	[NT]	[NT]	[NT]	[NT]	16/09/2020	[NT]
TRH C <sub>10</sub> - C <sub>14</sub>	µg/L	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	109	[NT]
TRH C <sub>15</sub> - C <sub>28</sub>	µg/L	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	93	[NT]
TRH C <sub>29</sub> - C <sub>36</sub>	µg/L	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	82	[NT]
TRH >C <sub>10</sub> - C <sub>16</sub>	µg/L	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	109	[NT]
TRH >C <sub>16</sub> - C <sub>34</sub>	µg/L	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	93	[NT]
TRH >C <sub>34</sub> - C <sub>40</sub>	µg/L	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	82	[NT]
Surrogate o-Terphenyl	%		Org-020	80	[NT]	[NT]	[NT]	[NT]	61	[NT]

Client Reference: E24770, Crows Nest

QUALITY CONTROL: HM in water - dissolved				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-W1	[NT]
Date prepared	-			15/09/2020	[NT]	[NT]	[NT]	[NT]	15/09/2020	[NT]
Date analysed	-			15/09/2020	[NT]	[NT]	[NT]	[NT]	15/09/2020	[NT]
Arsenic-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Cadmium-Dissolved	µg/L	0.1	Metals-022	<0.1	[NT]	[NT]	[NT]	[NT]	94	[NT]
Chromium-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	97	[NT]
Copper-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	101	[NT]
Lead-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Mercury-Dissolved	µg/L	0.05	Metals-021	<0.05	[NT]	[NT]	[NT]	[NT]	108	[NT]
Nickel-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Zinc-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]

## Result Definitions

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



## Quality Control Definitions

<b>Blank</b>	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
<b>Duplicate</b>	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
<b>Matrix Spike</b>	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
<b>LCS (Laboratory Control Sample)</b>	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
<b>Surrogate Spike</b>	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

## Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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


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

Measurement Uncertainty estimates are available for most tests upon request.

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

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

Sheet <u>1</u> of <u>1</u>				Sample Matrix													Analysis	Comments				
Site: <b>Falcon St, Pacific Hwy, &amp; Alexander St. CROWS NEST</b>			Project No: <b>E24970</b>	WATER	SOIL	OTHERS (i.e. Fibro, Paint, etc.)	HM A /TRH/BTEX/PAHs OC/OP/PCB/Asbestos	HM A /TRH/BTEX/PAHs	HM A /TRH/BTEX	BTEX	VOCs	Asbestos	Asbestos Quantification	pH / CEC (cation exchange)	pH / EC (electrical conductivity)	Dewatering Suite	SPOCAS	PFAS	TCLP HM B / PAH	HM A Arsenic Cadmium Chromium Copper Lead Mercury Nickel Zinc		
Laboratory: <b>Envirolab Services 12 Ashley Street, CHATSWOOD NSW 2067 P: 02 9910 6200</b>			HM B Arsenic Cadmium Chromium Lead Mercury Nickel																			
Sample ID	Laboratory ID	Container Type	Sampling																		HM B Arsenic Cadmium Chromium Lead Mercury Nickel	
			Date	Time																	Dewatering Suite pH & EC TDS / Turbidity NTU Hardness Total Cyanide Metals (Al, As, Cd, Cr, Cu, Pb, Hg, Ni, Zn) TRH (F1, F2, F3, F4) BTEX PAH Total Phenol	
<b>GW-QT1</b>	<b>①</b>	<b>SIP ZVC</b>	<b>11-9-20</b>	<b>PM</b>	<b>X</b>				<b>X</b>													

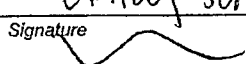
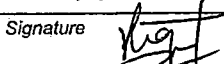
  
**Envirolab Services**  
 12 Ashley St  
 Chatswood NSW 2067  
 Ph: (02) 9910 6200  
 Job No: **251048**  
 Date Received: **11/09/2020**  
 Time Received: **1604**  
 Received By: **R**  
 Temp: **Cool Ambient**  
 Cooling: **Ice/separate**  
 Security: **Intact/Broken/None**

- LABORATORY TURNAROUND**
- Standard
  - 24 Hours
  - 48 Hours
  - 72 Hours
  - Other \_\_\_\_\_

**Container Type:**  
 J= solvent washed, acid rinsed, Teflon sealed, glass jar  
 S= solvent washed, acid rinsed glass bottle  
 P= natural HDPE plastic bottle  
 VC= glass vial, Teflon Septum  
 ZLB = Zip-Lock Bag

Investigator: I attest that these samples were collected in accordance with standard EI field sampling procedures.

Report with EI Waste Classification Table

Sampler's Name (EI): <i>Print</i> <b>EMILY STANKE</b>	Received by (Envirolab) <i>Print</i> <b>Syd.</b>
<i>Signature</i> 	<i>Signature</i> 
<i>Date</i> <b>11-9-20</b>	<i>Date</i> <b>11/09/2020.1604</b>

Sampler's Comments:



Suite 6.01, 55 Miller Street,  
 PYRMONT NSW 2009  
 Ph: 9516 0722  
 lab@eiaustralia.com.au

**IMPORTANT:**  
 Please e-mail laboratory results to: lab@eiaustralia.com.au





## SAMPLE RECEIPT ADVICE

SE211068

### CLIENT DETAILS

Contact Benjamin Aggar  
Client EI AUSTRALIA  
Address SUITE 6.01  
55 MILLER STREET  
PYRMONT NSW 2009

Telephone 61 2 95160722  
Facsimile (Not specified)  
Email benjamin.aggar@eiaustralia.com.au

Project **E24770 Falcon St, Pacific Hwy&Alexander**  
Order Number **E24770**  
Samples 6

### LABORATORY DETAILS

Manager Huong Crawford  
Laboratory SGS Alexandria Environmental  
Address Unit 16, 33 Maddox St  
Alexandria NSW 2015

Telephone +61 2 8594 0400  
Facsimile +61 2 8594 0499  
Email au.environmental.sydney@sgs.com

Samples Received Fri 11/9/2020  
Report Due Fri 18/9/2020  
SGS Reference **SE211068**

### SUBMISSION DETAILS

This is to confirm that 6 samples were received on Friday 11/9/2020. Results are expected to be ready by COB Friday 18/9/2020. Please quote SGS reference SE211068 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Samples clearly labelled	Yes	Complete documentation received	Yes
Sample container provider	SGS	Sample cooling method	Ice Bricks
Samples received in correct containers	Yes	Sample counts by matrix	6 Water
Date documentation received	11/9/2020	Type of documentation received	COC
Samples received in good order	Yes	Samples received without headspace	Yes
Sample temperature upon receipt	12°C	Sufficient sample for analysis	Yes
Turnaround time requested	Standard		

Unless otherwise instructed, water and bulk samples will be held for one month from date of report, and soil samples will be held for two months.

### COMMENTS

1 sample has been placed on hold as no tests have been assigned for it. This sample will not be processed.

This document is issued by the Company under its General Conditions of Service accessible at [www.sgs.com/en/Terms-and-Conditions.aspx](http://www.sgs.com/en/Terms-and-Conditions.aspx). Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

CLIENT DETAILS

Client **EI AUSTRALIA**

Project **E24770 Falcon St, Pacific Hwy&Alexander**

SUMMARY OF ANALYSIS

No.	Sample ID	Mercury (dissolved) in Water	PAH (Polynuclear Aromatic Hydrocarbons) in Water	Total Phenolics in Water	Trace Metals (Dissolved) in Water by ICPMS	TRH (Total Recoverable Hydrocarbons) in Water	VOCs in Water	Volatile Petroleum Hydrocarbons in Water
001	BH3M-1	1	22	1	7	9	78	7
002	BH6M-1	1	22	1	7	9	78	7
003	QW-QD1	1	-	-	7	9	11	7
004	GW-QR1	1	-	-	7	9	11	7
005	GW-TB	-	-	-	-	-	11	-
006	GW-TS	-	-	-	-	-	11	-

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document. The numbers shown in the table indicate the number of results requested in each package. Please indicate as soon as possible should your request differ from these details. Testing as per this table shall commence immediately unless the client intervenes with a correction.

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## Appendix I – Laboratory Analytical Results

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

## CERTIFICATE OF ANALYSIS 250300

### Client Details

<b>Client</b>	El Australia
<b>Attention</b>	Lab Email, Jordan Thomas
<b>Address</b>	Suite 6.01, 55 Miller Street, Pyrmont, NSW, 2009

### Sample Details

<b>Your Reference</b>	<u>E24770, Crows Nest</u>
<b>Number of Samples</b>	1 Soil
<b>Date samples received</b>	02/09/2020
<b>Date completed instructions received</b>	08/09/2020

### Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.  
Samples were analysed as received from the client. Results relate specifically to the samples as received.  
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

### Report Details

<b>Date results requested by</b>	15/09/2020
<b>Date of Issue</b>	15/09/2020
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Accredited for compliance with ISO/IEC 17025 - Testing. <b>Tests not covered by NATA are denoted with *</b>	

#### Results Approved By

Josh Williams, Senior Chemist  
Loren Bardwell, Senior Chemist  
Steven Luong, Organics Supervisor

#### Authorised By

Nancy Zhang, Laboratory Manager

vTRH(C6-C10)/BTEXN in Soil		
Our Reference		250300-1
Your Reference	UNITS	QT1
Date Sampled		01/09/2020
Type of sample		Soil
Date extracted	-	10/09/2020
Date analysed	-	11/09/2020
TRH C <sub>6</sub> - C <sub>9</sub>	mg/kg	<25
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	<25
vTPH C <sub>6</sub> - C <sub>10</sub> less BTEX (F1)	mg/kg	<25
Benzene	mg/kg	<0.2
Toluene	mg/kg	<0.5
Ethylbenzene	mg/kg	<1
m+p-xylene	mg/kg	<2
o-Xylene	mg/kg	<1
naphthalene	mg/kg	<1
Total +ve Xylenes	mg/kg	<3
Surrogate aaa-Trifluorotoluene	%	125



svTRH (C10-C40) in Soil		
Our Reference		250300-1
Your Reference	UNITS	QT1
Date Sampled		01/09/2020
Type of sample		Soil
Date extracted	-	10/09/2020
Date analysed	-	10/09/2020
TRH C <sub>10</sub> - C <sub>14</sub>	mg/kg	<50
TRH C <sub>15</sub> - C <sub>28</sub>	mg/kg	190
TRH C <sub>29</sub> - C <sub>36</sub>	mg/kg	130
TRH >C <sub>10</sub> -C <sub>16</sub>	mg/kg	<50
TRH >C <sub>10</sub> - C <sub>16</sub> less Naphthalene (F2)	mg/kg	<50
TRH >C <sub>16</sub> -C <sub>34</sub>	mg/kg	260
TRH >C <sub>34</sub> -C <sub>40</sub>	mg/kg	120
Total +ve TRH (>C10-C40)	mg/kg	380
Surrogate o-Terphenyl	%	96

Acid Extractable metals in soil		
Our Reference		250300-1
Your Reference	UNITS	QT1
Date Sampled		01/09/2020
Type of sample		Soil
Date prepared	-	10/09/2020
Date analysed	-	10/09/2020
Arsenic	mg/kg	9
Cadmium	mg/kg	<0.4
Chromium	mg/kg	13
Copper	mg/kg	33
Lead	mg/kg	500
Mercury	mg/kg	0.7
Nickel	mg/kg	5
Zinc	mg/kg	140

Moisture		
Our Reference		250300-1
Your Reference	UNITS	QT1
Date Sampled		01/09/2020
Type of sample		Soil
Date prepared	-	10/09/2020
Date analysed	-	11/09/2020
Moisture	%	19

Method ID	Methodology Summary
<b>Inorg-008</b>	Moisture content determined by heating at 105+/-5 °C for a minimum of 12 hours.
<b>Metals-020</b>	Determination of various metals by ICP-AES.
<b>Metals-021</b>	Determination of Mercury by Cold Vapour AAS.
<b>Org-020</b>	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
<b>Org-020</b>	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID.  F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.  Note, the Total +ve TRH PQL is reflective of the lowest individual PQL and is therefore "Total +ve TRH" is simply a sum of the positive individual TRH fractions (>C10-C40).
<b>Org-023</b>	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
<b>Org-023</b>	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
<b>Org-023</b>	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.  Note, the Total +ve Xylene PQL is reflective of the lowest individual PQL and is therefore "Total +ve Xylenes" is simply a sum of the positive individual Xylenes.

Client Reference: E24770, Crows Nest

QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Soil				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			10/09/2020	[NT]	[NT]	[NT]	[NT]	10/09/2020	[NT]
Date analysed	-			11/09/2020	[NT]	[NT]	[NT]	[NT]	11/09/2020	[NT]
TRH C <sub>6</sub> - C <sub>9</sub>	mg/kg	25	Org-023	<25	[NT]	[NT]	[NT]	[NT]	111	[NT]
TRH C <sub>6</sub> - C <sub>10</sub>	mg/kg	25	Org-023	<25	[NT]	[NT]	[NT]	[NT]	111	[NT]
Benzene	mg/kg	0.2	Org-023	<0.2	[NT]	[NT]	[NT]	[NT]	96	[NT]
Toluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	115	[NT]
Ethylbenzene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	107	[NT]
m+p-xylene	mg/kg	2	Org-023	<2	[NT]	[NT]	[NT]	[NT]	119	[NT]
o-Xylene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	111	[NT]
naphthalene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	122	[NT]	[NT]	[NT]	[NT]	121	[NT]

Client Reference: E24770, Crows Nest

QUALITY CONTROL: svTRH (C10-C40) in Soil					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date extracted	-			10/09/2020	[NT]	[NT]	[NT]	[NT]	10/09/2020	[NT]
Date analysed	-			10/09/2020	[NT]	[NT]	[NT]	[NT]	10/09/2020	[NT]
TRH C <sub>10</sub> - C <sub>14</sub>	mg/kg	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	132	[NT]
TRH C <sub>15</sub> - C <sub>28</sub>	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	118	[NT]
TRH C <sub>29</sub> - C <sub>36</sub>	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	118	[NT]
TRH >C <sub>10</sub> -C <sub>16</sub>	mg/kg	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	132	[NT]
TRH >C <sub>16</sub> -C <sub>34</sub>	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	118	[NT]
TRH >C <sub>34</sub> -C <sub>40</sub>	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	118	[NT]
Surrogate o-Terphenyl	%		Org-020	95	[NT]	[NT]	[NT]	[NT]	119	[NT]

Client Reference: E24770, Crows Nest

QUALITY CONTROL: Acid Extractable metals in soil				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date prepared	-			10/09/2020	[NT]	[NT]	[NT]	[NT]	10/09/2020	[NT]
Date analysed	-			10/09/2020	[NT]	[NT]	[NT]	[NT]	10/09/2020	[NT]
Arsenic	mg/kg	4	Metals-020	<4	[NT]	[NT]	[NT]	[NT]	107	[NT]
Cadmium	mg/kg	0.4	Metals-020	<0.4	[NT]	[NT]	[NT]	[NT]	102	[NT]
Chromium	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	93	[NT]
Copper	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	94	[NT]
Mercury	mg/kg	0.1	Metals-021	<0.1	[NT]	[NT]	[NT]	[NT]	84	[NT]
Nickel	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	92	[NT]
Zinc	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]

**Result Definitions**

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



## Quality Control Definitions

<b>Blank</b>	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
<b>Duplicate</b>	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
<b>Matrix Spike</b>	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
<b>LCS (Laboratory Control Sample)</b>	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
<b>Surrogate Spike</b>	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

## Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

Measurement Uncertainty estimates are available for most tests upon request.

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

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

CLIENT DETAILS

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Project **E24770 Alexander St, Crows Nest NSW**  
 Order Number **E24770**  
 Samples **11**

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SGS Reference **SE210658 R0**  
 Date Received **1/9/2020**  
 Date Reported **8/9/2020**

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No respirable fibres detected in all soil samples using trace analysis technique.

Sample #3: Asbestos found in approx 7x4x2mm cement sheet fragment.

Asbestos analysed by Approved Identifier Yusuf Kuthpudin.

SIGNATORIES



**Akheevar BENIAMREEN**  
 Chemist



**Bennet LO**  
 Senior Organic Chemist/Metals Chemist



**Dong LIANG**  
 Metals/Inorganics Team Leader



**Kamrul AHSAN**  
 Senior Chemist



**Ly Kim HA**  
 Organic Section Head



**Shane MCDERMOTT**  
 Inorganic/Metals Chemist

VOC's in Soil [AN433] Tested: 2/9/2020

PARAMETER	UOM	LOR	BH4_03	BH7_03	BH5_03	BH3.M_03	BH3.M_13
			SOIL - 1/9/2020 SE210658.001	SOIL - 1/9/2020 SE210658.002	SOIL - 1/9/2020 SE210658.003	SOIL - 1/9/2020 SE210658.004	SOIL - 1/9/2020 SE210658.005
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dichlorodifluoromethane (CFC-12)	mg/kg	1	<1	<1	<1	<1	<1
Chloromethane	mg/kg	1	<1	<1	<1	<1	<1
Vinyl chloride (Chloroethene)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Bromomethane	mg/kg	1	<1	<1	<1	<1	<1
Chloroethane	mg/kg	1	<1	<1	<1	<1	<1
Trichlorofluoromethane	mg/kg	1	<1	<1	<1	<1	<1
Acetone (2-propanone)	mg/kg	10	<10	<10	<10	<10	<10
Iodomethane	mg/kg	5	<5	<5	<5	<5	<5
1,1-dichloroethene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Acrylonitrile	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dichloromethane (Methylene chloride)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Allyl chloride	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Carbon disulfide	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
trans-1,2-dichloroethene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
MtBE (Methyl-tert-butyl ether)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,1-dichloroethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Vinyl acetate	mg/kg	10	<10	<10	<10	<10	<10
MEK (2-butanone)	mg/kg	10	<10	<10	<10	<10	<10
cis-1,2-dichloroethene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Bromochloromethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chloroform	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
2,2-dichloropropane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2-dichloroethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,1,1-trichloroethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,1-dichloropropene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Carbon tetrachloride	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dibromomethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2-dichloropropane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Trichloroethene (Trichloroethylene -TCE)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
2-nitropropane	mg/kg	10	<10	<10	<10	<10	<10
Bromodichloromethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
MIBK (4-methyl-2-pentanone)	mg/kg	1	<1	<1	<1	<1	<1
cis-1,3-dichloropropene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-1,3-dichloropropene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,1,2-trichloroethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,3-dichloropropane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorodibromomethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
2-hexanone (MBK)	mg/kg	5	<5	<5	<5	<5	<5
1,2-dibromoethane (EDB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Tetrachloroethene (Perchloroethylene,PCE)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,1,1,2-tetrachloroethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorobenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Bromoform	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
cis-1,4-dichloro-2-butene	mg/kg	1	<1	<1	<1	<1	<1
Styrene (Vinyl benzene)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,1,1,2,2-tetrachloroethane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2,3-trichloropropane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-1,4-dichloro-2-butene	mg/kg	1	<1	<1	<1	<1	<1

VOC's in Soil [AN433] Tested: 2/9/2020 (continued)

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020 SE210658.001	1/9/2020 SE210658.002	1/9/2020 SE210658.003	1/9/2020 SE210658.004	1/9/2020 SE210658.005
Isopropylbenzene (Cumene)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Bromobenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
n-propylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
2-chlorotoluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
4-chlorotoluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,3,5-trimethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
tert-butylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2,4-trimethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
sec-butylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,3-dichlorobenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,4-dichlorobenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p-isopropyltoluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2-dichlorobenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
n-butylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2-dibromo-3-chloropropane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2,4-trichlorobenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Hexachlorobutadiene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1,2,3-trichlorobenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total VOC*	mg/kg	24	<24	<24	<24	<24	<24
Total Volatile Chlorinated Hydrocarbons*	mg/kg	3	<3.0	<3.0	<3.0	<3.0	<3.0
Total Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	<1.8	<1.8	<1.8	<1.8	<1.8
Total Other Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	<1.8	<1.8	<1.8	<1.8	<1.8

VOC's in Soil [AN433] Tested: 2/9/2020 (continued)

PARAMETER	UOM	LOR	BH6.M_0.3	BH6.M_1.3	QD-1	T/S	T/B
			SOIL - 1/9/2020 SE210658.006	SOIL - 1/9/2020 SE210658.007	SOIL - 1/9/2020 SE210658.008	SOIL - 1/9/2020 SE210658.010	SOIL - 1/9/2020 SE210658.011
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	[100%]	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	[90%]	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	[95%]	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	[95%]	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	[94%]	<0.1
Total Xylenes	mg/kg	0.3	<0.3	<0.3	<0.3	-	<0.3
Total BTEX	mg/kg	0.6	<0.6	<0.6	<0.6	-	<0.6
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	-	<0.1
Dichlorodifluoromethane (CFC-12)	mg/kg	1	<1	<1	-	-	-
Chloromethane	mg/kg	1	<1	<1	-	-	-
Vinyl chloride (Chloroethene)	mg/kg	0.1	<0.1	<0.1	-	-	-
Bromomethane	mg/kg	1	<1	<1	-	-	-
Chloroethane	mg/kg	1	<1	<1	-	-	-
Trichlorofluoromethane	mg/kg	1	<1	<1	-	-	-
Acetone (2-propanone)	mg/kg	10	<10	<10	-	-	-
Iodomethane	mg/kg	5	<5	<5	-	-	-
1,1-dichloroethene	mg/kg	0.1	<0.1	<0.1	-	-	-
Acrylonitrile	mg/kg	0.1	<0.1	<0.1	-	-	-
Dichloromethane (Methylene chloride)	mg/kg	0.5	<0.5	<0.5	-	-	-
Allyl chloride	mg/kg	0.1	<0.1	<0.1	-	-	-
Carbon disulfide	mg/kg	0.5	<0.5	<0.5	-	-	-
trans-1,2-dichloroethene	mg/kg	0.1	<0.1	<0.1	-	-	-
MtBE (Methyl-tert-butyl ether)	mg/kg	0.1	<0.1	<0.1	-	-	-
1,1-dichloroethane	mg/kg	0.1	<0.1	<0.1	-	-	-
Vinyl acetate	mg/kg	10	<10	<10	-	-	-
MEK (2-butanone)	mg/kg	10	<10	<10	-	-	-
cis-1,2-dichloroethene	mg/kg	0.1	<0.1	<0.1	-	-	-
Bromochloromethane	mg/kg	0.1	<0.1	<0.1	-	-	-
Chloroform	mg/kg	0.1	<0.1	<0.1	-	-	-
2,2-dichloropropane	mg/kg	0.1	<0.1	<0.1	-	-	-
1,2-dichloroethane	mg/kg	0.1	<0.1	<0.1	-	-	-
1,1,1-trichloroethane	mg/kg	0.1	<0.1	<0.1	-	-	-
1,1-dichloropropene	mg/kg	0.1	<0.1	<0.1	-	-	-
Carbon tetrachloride	mg/kg	0.1	<0.1	<0.1	-	-	-
Dibromomethane	mg/kg	0.1	<0.1	<0.1	-	-	-
1,2-dichloropropane	mg/kg	0.1	<0.1	<0.1	-	-	-
Trichloroethene (Trichloroethylene -TCE)	mg/kg	0.1	<0.1	<0.1	-	-	-
2-nitropropane	mg/kg	10	<10	<10	-	-	-
Bromodichloromethane	mg/kg	0.1	<0.1	<0.1	-	-	-
MIBK (4-methyl-2-pentanone)	mg/kg	1	<1	<1	-	-	-
cis-1,3-dichloropropene	mg/kg	0.1	<0.1	<0.1	-	-	-
trans-1,3-dichloropropene	mg/kg	0.1	<0.1	<0.1	-	-	-
1,1,2-trichloroethane	mg/kg	0.1	<0.1	<0.1	-	-	-
1,3-dichloropropane	mg/kg	0.1	<0.1	<0.1	-	-	-
Chlorodibromomethane	mg/kg	0.1	<0.1	<0.1	-	-	-
2-hexanone (MBK)	mg/kg	5	<5	<5	-	-	-
1,2-dibromoethane (EDB)	mg/kg	0.1	<0.1	<0.1	-	-	-
Tetrachloroethene (Perchloroethylene,PCE)	mg/kg	0.1	<0.1	<0.1	-	-	-
1,1,1,2-tetrachloroethane	mg/kg	0.1	<0.1	<0.1	-	-	-
Chlorobenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
Bromoform	mg/kg	0.1	<0.1	<0.1	-	-	-
cis-1,4-dichloro-2-butene	mg/kg	1	<1	<1	-	-	-
Styrene (Vinyl benzene)	mg/kg	0.1	<0.1	<0.1	-	-	-
1,1,2,2-tetrachloroethane	mg/kg	0.1	<0.1	<0.1	-	-	-
1,2,3-trichloropropane	mg/kg	0.1	<0.1	<0.1	-	-	-
trans-1,4-dichloro-2-butene	mg/kg	1	<1	<1	-	-	-

VOC's in Soil [AN433] Tested: 2/9/2020 (continued)

PARAMETER	UOM	LOR	BH6.M_0.3	BH6.M_1.3	QD-1	T/S	T/B
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020 SE210658.006	1/9/2020 SE210658.007	1/9/2020 SE210658.008	1/9/2020 SE210658.010	1/9/2020 SE210658.011
Isopropylbenzene (Cumene)	mg/kg	0.1	<0.1	<0.1	-	-	-
Bromobenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
n-propylbenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
2-chlorotoluene	mg/kg	0.1	<0.1	<0.1	-	-	-
4-chlorotoluene	mg/kg	0.1	<0.1	<0.1	-	-	-
1,3,5-trimethylbenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
tert-butylbenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
1,2,4-trimethylbenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
sec-butylbenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
1,3-dichlorobenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
1,4-dichlorobenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
p-isopropyltoluene	mg/kg	0.1	<0.1	<0.1	-	-	-
1,2-dichlorobenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
n-butylbenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
1,2-dibromo-3-chloropropane	mg/kg	0.1	<0.1	<0.1	-	-	-
1,2,4-trichlorobenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
Hexachlorobutadiene	mg/kg	0.1	<0.1	<0.1	-	-	-
1,2,3-trichlorobenzene	mg/kg	0.1	<0.1	<0.1	-	-	-
Total VOC*	mg/kg	24	<24	<24	-	-	-
Total Volatile Chlorinated Hydrocarbons*	mg/kg	3	<3.0	<3.0	-	-	-
Total Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	<1.8	<1.8	-	-	-
Total Other Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	<1.8	<1.8	-	-	-

Volatile Petroleum Hydrocarbons in Soil [AN433] Tested: 2/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020	1/9/2020	1/9/2020	1/9/2020	1/9/2020
			SE210658.001	SE210658.002	SE210658.003	SE210658.004	SE210658.005
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	BH6.M_0.3	BH6.M_1.3	QD-1
			SOIL	SOIL	SOIL
			1/9/2020	1/9/2020	1/9/2020
			SE210658.006	SE210658.007	SE210658.008
TRH C6-C9	mg/kg	20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25

TRH (Total Recoverable Hydrocarbons) in Soil [AN403] Tested: 2/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020	1/9/2020	1/9/2020	1/9/2020	1/9/2020
			SE210658.001	SE210658.002	SE210658.003	SE210658.004	SE210658.005
TRH C10-C14	mg/kg	20	<20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	<b>630</b>	<b>170</b>	<45	<b>76</b>	<45
TRH C29-C36	mg/kg	45	<b>330</b>	<b>600</b>	<45	<45	<b>46</b>
TRH C37-C40	mg/kg	100	<100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<b>25</b>	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<b>25</b>	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<b>880</b>	<b>580</b>	<90	<b>110</b>	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	<b>220</b>	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<b>960</b>	<b>780</b>	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<b>900</b>	<b>800</b>	<210	<210	<210

PARAMETER	UOM	LOR	BH6.M_0.3	BH6.M_1.3	QD-1
			SOIL	SOIL	SOIL
			1/9/2020	1/9/2020	1/9/2020
			SE210658.006	SE210658.007	SE210658.008
TRH C10-C14	mg/kg	20	<20	<20	<20
TRH C15-C28	mg/kg	45	<45	<45	<b>80</b>
TRH C29-C36	mg/kg	45	<45	<45	<45
TRH C37-C40	mg/kg	100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	<90	<90	<b>120</b>
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210



PAH (Polynuclear Aromatic Hydrocarbons) in Soil [AN420] Tested: 2/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020 SE210658.001	1/9/2020 SE210658.002	1/9/2020 SE210658.003	1/9/2020 SE210658.004	1/9/2020 SE210658.005
Naphthalene	mg/kg	0.1	0.5	<0.1	<0.1	0.2	<0.1
2-methylnaphthalene	mg/kg	0.1	0.2	<0.1	<0.1	<0.1	<0.1
1-methylnaphthalene	mg/kg	0.1	0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	0.1	3.4	<0.1	<0.1	0.9	<0.1
Acenaphthene	mg/kg	0.1	0.2	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	0.1	1.2	<0.1	<0.1	0.1	<0.1
Phenanthrene	mg/kg	0.1	43	3.1	0.4	3.9	0.4
Anthracene	mg/kg	0.1	19	0.7	0.3	1.4	0.2
Fluoranthene	mg/kg	0.1	60	0.1	0.3	7.7	0.4
Pyrene	mg/kg	0.1	59	0.1	0.3	7.1	0.5
Benzo(a)anthracene	mg/kg	0.1	30	<0.1	0.2	3.5	0.2
Chrysene	mg/kg	0.1	28	<0.1	0.2	3.3	0.3
Benzo(b&j)fluoranthene	mg/kg	0.1	18	<0.1	0.2	3.6	0.2
Benzo(k)fluoranthene	mg/kg	0.1	8.6	<0.1	0.1	2.5	0.2
Benzo(a)pyrene	mg/kg	0.1	18	<0.1	0.2	3.7	0.2
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	10	<0.1	0.1	2.4	0.1
Dibenzo(ah)anthracene	mg/kg	0.1	2.0	<0.1	<0.1	0.4	<0.1
Benzo(ghi)perylene	mg/kg	0.1	8.2	<0.1	<0.1	1.8	0.1
Carcinogenic PAHs, BaP TEQ <LOR=0	TEQ (mg/kg)	0.2	27	<0.2	0.2	5.4	0.3
Carcinogenic PAHs, BaP TEQ <LOR=LOR	TEQ (mg/kg)	0.3	27	<0.3	0.3	5.4	0.4
Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	TEQ (mg/kg)	0.2	27	<0.2	0.3	5.4	0.3
Total PAH (18)	mg/kg	0.8	310	4.0	2.1	42	2.8
Total PAH (NEPM/WHO 16)	mg/kg	0.8	310	4.0	2.1	42	2.8

PARAMETER	UOM	LOR	BH6.M_0.3	BH6.M_1.3
			SOIL	SOIL
			1/9/2020 SE210658.006	1/9/2020 SE210658.007
Naphthalene	mg/kg	0.1	0.2	<0.1
2-methylnaphthalene	mg/kg	0.1	<0.1	<0.1
1-methylnaphthalene	mg/kg	0.1	<0.1	<0.1
Acenaphthylene	mg/kg	0.1	0.2	<0.1
Acenaphthene	mg/kg	0.1	<0.1	<0.1
Fluorene	mg/kg	0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.1	1.0	<0.1
Anthracene	mg/kg	0.1	0.5	<0.1
Fluoranthene	mg/kg	0.1	2.4	<0.1
Pyrene	mg/kg	0.1	2.5	<0.1
Benzo(a)anthracene	mg/kg	0.1	1.4	<0.1
Chrysene	mg/kg	0.1	1.2	<0.1
Benzo(b&j)fluoranthene	mg/kg	0.1	1.7	<0.1
Benzo(k)fluoranthene	mg/kg	0.1	0.8	<0.1
Benzo(a)pyrene	mg/kg	0.1	1.6	<0.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	0.9	<0.1
Dibenzo(ah)anthracene	mg/kg	0.1	0.1	<0.1
Benzo(ghi)perylene	mg/kg	0.1	0.9	<0.1
Carcinogenic PAHs, BaP TEQ <LOR=0	TEQ (mg/kg)	0.2	2.2	<0.2
Carcinogenic PAHs, BaP TEQ <LOR=LOR	TEQ (mg/kg)	0.3	2.2	<0.3
Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	TEQ (mg/kg)	0.2	2.2	<0.2
Total PAH (18)	mg/kg	0.8	16	<0.8
Total PAH (NEPM/WHO 16)	mg/kg	0.8	16	<0.8

OC Pesticides in Soil [AN420] Tested: 2/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH6.M_0.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020 SE210658.001	1/9/2020 SE210658.002	1/9/2020 SE210658.003	1/9/2020 SE210658.004	1/9/2020 SE210658.006
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Gamma Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
trans-Nonachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Endrin	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
o,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Isodrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total CLP OC Pesticides	mg/kg	1	<1	<1	<1	<1	<1

OP Pesticides in Soil [AN420] Tested: 2/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020 SE210658.001	1/9/2020 SE210658.002	1/9/2020 SE210658.003	1/9/2020 SE210658.004	1/9/2020 SE210658.005
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	<1.7

PARAMETER	UOM	LOR	BH6.M_0.3
			SOIL
			1/9/2020 SE210658.006
Dichlorvos	mg/kg	0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2
Malathion	mg/kg	0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2
Methidathion	mg/kg	0.5	<0.5
Ethion	mg/kg	0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7

PCBs in Soil [AN420] Tested: 2/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH6.M_0.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020 SE210658.001	1/9/2020 SE210658.002	1/9/2020 SE210658.003	1/9/2020 SE210658.004	1/9/2020 SE210658.006
Arochlor 1016	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Arochlor 1221	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Arochlor 1232	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Arochlor 1242	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Arochlor 1248	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Arochlor 1254	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Arochlor 1260	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Arochlor 1262	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Arochlor 1268	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total PCBs (Arochlors)	mg/kg	1	<1	<1	<1	<1	<1

Total Phenolics in Soil [AN289] Tested: 8/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL - 1/9/2020 SE210658.001	SOIL - 1/9/2020 SE210658.002	SOIL - 1/9/2020 SE210658.003	SOIL - 1/9/2020 SE210658.004	SOIL - 1/9/2020 SE210658.005
Total Phenols	mg/kg	0.1	<b>0.5</b>	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	BH6.M_0.3	BH6.M_1.3
			SOIL - 1/9/2020 SE210658.006	SOIL - 1/9/2020 SE210658.007
Total Phenols	mg/kg	0.1	<0.1	<0.1

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 3/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			1/9/2020	1/9/2020	1/9/2020	1/9/2020	1/9/2020
			SE210658.001	SE210658.002	SE210658.003	SE210658.004	SE210658.005
Arsenic, As	mg/kg	1	<b>9</b>	<b>6</b>	<b>3</b>	<b>7</b>	<b>11</b>
Cadmium, Cd	mg/kg	0.3	<b>0.6</b>	<0.3	<0.3	<0.3	<b>15</b>
Chromium, Cr	mg/kg	0.5	<b>21</b>	<b>8.7</b>	<b>5.4</b>	<b>10</b>	<b>15</b>
Copper, Cu	mg/kg	0.5	<b>71</b>	<b>13</b>	<b>9.8</b>	<b>23</b>	<b>14</b>
Lead, Pb	mg/kg	1	<b>1500</b>	<b>150</b>	<b>170</b>	<b>450</b>	<b>26</b>
Nickel, Ni	mg/kg	0.5	<b>8.9</b>	<b>1.4</b>	<b>1.5</b>	<b>3.6</b>	<b>37</b>
Zinc, Zn	mg/kg	2	<b>660</b>	<b>70</b>	<b>380</b>	<b>120</b>	<b>110</b>

PARAMETER	UOM	LOR	BH6.M_0.3	BH6.M_1.3	QD-1
			SOIL	SOIL	SOIL
			1/9/2020	1/9/2020	1/9/2020
			SE210658.006	SE210658.007	SE210658.008
Arsenic, As	mg/kg	1	<b>26</b>	<b>11</b>	<b>5</b>
Cadmium, Cd	mg/kg	0.3	<b>0.4</b>	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	<b>9.5</b>	<b>14</b>	<b>11</b>
Copper, Cu	mg/kg	0.5	<b>26</b>	<0.5	<b>28</b>
Lead, Pb	mg/kg	1	<b>190</b>	<b>9</b>	<b>200</b>
Nickel, Ni	mg/kg	0.5	<b>3.9</b>	<b>0.7</b>	<b>3.0</b>
Zinc, Zn	mg/kg	2	<b>110</b>	<b>21</b>	<b>110</b>

Mercury in Soil [AN312] Tested: 3/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL - 1/9/2020 SE210658.001	SOIL - 1/9/2020 SE210658.002	SOIL - 1/9/2020 SE210658.003	SOIL - 1/9/2020 SE210658.004	SOIL - 1/9/2020 SE210658.005
Mercury	mg/kg	0.05	<b>3.4</b>	<b>0.06</b>	<b>0.12</b>	<b>0.97</b>	<0.05

PARAMETER	UOM	LOR	BH6.M_0.3	BH6.M_1.3	QD-1
			SOIL - 1/9/2020 SE210658.006	SOIL - 1/9/2020 SE210658.007	SOIL - 1/9/2020 SE210658.008
Mercury	mg/kg	0.05	<b>0.60</b>	<0.05	<b>0.70</b>

Moisture Content [AN002] Tested: 2/9/2020

			BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH3.M_1.3
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			1/9/2020	1/9/2020	1/9/2020	1/9/2020	1/9/2020
PARAMETER	UOM	LOR	SE210658.001	SE210658.002	SE210658.003	SE210658.004	SE210658.005
% Moisture	%w/w	1	<b>19.9</b>	<b>27.3</b>	<b>11.2</b>	<b>18.5</b>	<b>18.9</b>

			BH6.M_0.3	BH6.M_1.3	QD-1	T/B
			SOIL	SOIL	SOIL	SOIL
			-	-	-	-
			1/9/2020	1/9/2020	1/9/2020	1/9/2020
PARAMETER	UOM	LOR	SE210658.006	SE210658.007	SE210658.008	SE210658.011
% Moisture	%w/w	1	<b>18.7</b>	<b>19.7</b>	<b>19.7</b>	<1.0



Fibre Identification in soil [AN602] Tested: 4/9/2020

PARAMETER	UOM	LOR	BH4_0.3	BH7_0.3	BH5_0.3	BH3.M_0.3	BH6.M_0.3
			SOIL - 1/9/2020 SE210658.001	SOIL - 1/9/2020 SE210658.002	SOIL - 1/9/2020 SE210658.003	SOIL - 1/9/2020 SE210658.004	SOIL - 1/9/2020 SE210658.006
Asbestos Detected	No unit	-	No	No	Yes	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	>0.01	<0.01	<0.01

VOCs in Water [AN433] Tested: 4/9/2020

			QR-1
			WATER
			-
			1/9/2020
PARAMETER	UOM	LOR	SE210658.009
Benzene	µg/L	0.5	<0.5
Toluene	µg/L	0.5	<0.5
Ethylbenzene	µg/L	0.5	<0.5
m/p-xylene	µg/L	1	<1
o-xylene	µg/L	0.5	<0.5
Total Xylenes	µg/L	1.5	<1.5
Total BTEX	µg/L	3	<3
Naphthalene	µg/L	0.5	<0.5

Volatile Petroleum Hydrocarbons in Water [AN433] Tested: 4/9/2020

			QR-1
			WATER
			-
			1/9/2020
PARAMETER	UOM	LOR	SE210658.009
TRH C6-C9	µg/L	40	<40
Benzene (F0)	µg/L	0.5	<0.5
TRH C6-C10	µg/L	50	<50
TRH C6-C10 minus BTEX (F1)	µg/L	50	<50

TRH (Total Recoverable Hydrocarbons) in Water [AN403] Tested: 2/9/2020

			QR-1
			WATER
			-
			1/9/2020
PARAMETER	UOM	LOR	SE210658.009
TRH C10-C14	µg/L	50	<50
TRH C15-C28	µg/L	200	<200
TRH C29-C36	µg/L	200	<200
TRH C37-C40	µg/L	200	<200
TRH >C10-C16	µg/L	60	<60
TRH >C10-C16 - Naphthalene (F2)	µg/L	60	<60
TRH >C16-C34 (F3)	µg/L	500	<500
TRH >C34-C40 (F4)	µg/L	500	<500
TRH C10-C40	µg/L	320	<320

Trace Metals (Dissolved) in Water by ICPMS [AN318] Tested: 2/9/2020

			QR-1
			WATER
			-
			1/9/2020
PARAMETER	UOM	LOR	SE210658.009
Arsenic, As	µg/L	1	<1
Cadmium, Cd	µg/L	0.1	<0.1
Chromium, Cr	µg/L	1	<1
Copper, Cu	µg/L	1	<1
Lead, Pb	µg/L	1	<1
Nickel, Ni	µg/L	1	<1
Zinc, Zn	µg/L	5	<5

Mercury (dissolved) in Water [AN311(Perth)/AN312] Tested: 2/9/2020

			QR-1
			WATER
			-
			1/9/2020
PARAMETER	UOM	LOR	SE210658.009
Mercury	mg/L	0.0001	<0.0001

METHOD

METHODOLOGY SUMMARY

- AN002** The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.
- AN020** Unpreserved water sample is filtered through a 0.45µm membrane filter and acidified with nitric acid similar to APHA3030B.
- AN040/AN320** A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.
- AN040** A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by ASS or ICP as per USEPA Method 200.8.
- AN289** Analysis of Total Phenols in Soil Sediment and Water: Steam distillable phenols react with 4-aminoantipyrine at pH 7.9±0.1 in the presence of potassium ferricyanide to form a coloured antipyrine dye analysed by Discrete Analyser. Reference APHA 5530 B/D.
- AN311(Perth)/AN312** Mercury by Cold Vapour AAS in Waters: Mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500.
- AN312** Mercury by Cold Vapour AAS in Soils: After digestion with nitric acid, hydrogen peroxide and hydrochloric acid, mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500
- AN318** Determination of elements at trace level in waters by ICP-MS technique,, referenced to USEPA 6020B and USEPA 200.8 (5.4).
- AN403** Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). F2 is reported directly and also corrected by subtracting Naphthalene (from VOC method AN433) where available.
- AN403** Additionally, the volatile C6-C9 fraction may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Si) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents .
- AN403** The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken. This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.
- AN420** (SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols (etc) in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).
- AN420** SVOC Compounds: Semi-Volatile Organic Compounds (SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).
- AN433** VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC`s are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.
- AN602** Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
- AN602** Fibres/material that cannot be unequivocally identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf) The fibres detected may or may not be asbestos fibres.
- AN602** AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

**AN602**

The sample can be reported “no asbestos found at the reporting limit of 0.1 g/kg” (<0.01%w/w) where AN602 section 4.5 of this method has been followed, and if-

- (a) no trace asbestos fibres have been detected (i.e. no 'respirable' fibres):
- (b) the estimated weight of non-respirable asbestos fibre bundles and/or the estimated weight of asbestos in asbestos-containing materials are found to be less than 0.1g/kg: and
- (c) these non-respirable asbestos fibre bundles and/or the asbestos containing materials are only visible under stereo-microscope viewing conditions.

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicative data, theoretical holding time exceeded and NATA accreditation does not cover the performance of this service.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received. Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the " Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- a. 1 Bq is equivalent to 27 pCi
- b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: [www.sgs.com.au/en-gb/environment-health-and-safety](http://www.sgs.com.au/en-gb/environment-health-and-safety).

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CLIENT DETAILS

LABORATORY DETAILS

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Client	EI AUSTRALIA	Laboratory	SGS Alexandria Environmental
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Email	Jordan.Thomas@eiaustralia.com.au	Email	au.environmental.sydney@sgs.com
Project	<b>E24770 Alexander St, Crows Nest NSW</b>	SGS Reference	<b>SE210658 R0</b>
Order Number	<b>E24770</b>	Date Received	01 Sep 2020
Samples	5	Date Reported	08 Sep 2020

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No respirable fibres detected in all soil samples using trace analysis technique.

Sample #3: Asbestos found in approx 7x4x2mm cement sheet fragment.

Asbestos analysed by Approved Identifier Yusuf Kuthpudin.

SIGNATORIES

Akheequeq BENIAMEEN  
Chemist

Bennet LO  
Senior Organic Chemist/Metals Chemis

Kamrul AHSAN  
Senior Chemist

Ly Kim HA  
Organic Section Head

Yusuf KUTHPUDIN  
Asbestos Analyst

RESULTS

Fibre Identification in soil

Method AN602

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Fibre Identification	Est.%w/w*
SE210658.001	BH4_0.3	Soil	144g Clay, Sand, Soil, Rocks	01 Sep 2020	No Asbestos Found	<0.01
SE210658.002	BH7_0.3	Soil	140g Clay, Sand, Soil, Rocks	01 Sep 2020	No Asbestos Found	<0.01
SE210658.003	BH5_0.3	Soil	154g Clay, Sand, Soil, Rocks	01 Sep 2020	Chrysotile Asbestos Found	>0.01
SE210658.004	BH3.M_0.3	Soil	153g Clay, Sand, Soil, Rocks	01 Sep 2020	No Asbestos Found	<0.01
SE210658.006	BH6.M_0.3	Soil	123g Clay, Sand, Soil, Rocks	01 Sep 2020	No Asbestos Found	<0.01

METHOD

METHODOLOGY SUMMARY

- AN602 Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic 'clues', which provide a reasonable degree of certainty, dispersion staining is a mandatory 'clue' for positive identification. If sufficient 'clues' are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
- AN602 Fibres/material that cannot be unequivocally identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf) The fibres detected may or may not be asbestos fibres.
- AN602 AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states: "Depending upon sample condition and fibre type, the detection limit of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."
- AN602 The sample can be reported "no asbestos found at the reporting limit of 0.1 g/kg" (<0.01%w/w) where AN602 section 4.5 of this method has been followed, and if-
- (a) no trace asbestos fibres have been detected (i.e. no 'respirable' fibres);
  - (b) the estimated weight of non-respirable asbestos fibre bundles and/or the estimated weight of asbestos in asbestos-containing materials are found to be less than 0.1g/kg; and
  - (c) these non-respirable asbestos fibre bundles and/or the asbestos containing materials are only visible under stereo-microscope viewing conditions.

FOOTNOTES

Amosite	-	Brown Asbestos	NA	-	Not Analysed
Chrysotile	-	White Asbestos	LNR	-	Listed, Not Required
Crocidolite	-	Blue Asbestos	*	-	NATA accreditation does not cover the performance of this service.
Amphiboles	-	Amosite and/or Crocidolite	**	-	Indicative data, theoretical holding time exceeded.
			***	-	Indicative data, theoretical holding time exceeded and NATA accreditation does not cover the performance of this service.

(In reference to soil samples only) This report does not comply with the analytical reporting recommendations in the Western Australian Department of Health Guidelines for the Assessment and Remediation and Management of Asbestos Contaminated sites in Western Australia - May 2009.

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.

Where reported: 'Asbestos Detected': Asbestos detected by polarised light microscopy, including dispersion staining.

Where reported: 'No Asbestos Found': No Asbestos Found by polarised light microscopy, including dispersion staining.

Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarised light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

Even after disintegration it can be very difficult, or impossible, to detect the presence of asbestos in some asbestos-containing bulk materials using polarised light microscopy. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: [www.sgs.com.au/en-gb/environment-health-and-safety](http://www.sgs.com.au/en-gb/environment-health-and-safety).

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## CERTIFICATE OF ANALYSIS 251048

### Client Details

<b>Client</b>	El Australia
<b>Attention</b>	Lab Email
<b>Address</b>	Suite 6.01, 55 Miller Street, Pyrmont, NSW, 2009

### Sample Details

<b>Your Reference</b>	<u>E24770, Crows Nest</u>
<b>Number of Samples</b>	1 Water
<b>Date samples received</b>	11/09/2020
<b>Date completed instructions received</b>	11/09/2020

### Analysis Details

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

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

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

### Report Details

**Date results requested by** 18/09/2020

**Date of Issue** 17/09/2020

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

#### Results Approved By

Jaimie Loa-Kum-Cheung, Metals Supervisor

Josh Williams, Senior Chemist

Steven Luong, Organics Supervisor

#### Authorised By

Nancy Zhang, Laboratory Manager

vTRH(C6-C10)/BTEXN in Water		
Our Reference		251048-1
Your Reference	UNITS	GWQT-1
Date Sampled		11/09/2020
Type of sample		Water
Date extracted	-	15/09/2020
Date analysed	-	16/09/2020
TRH C <sub>6</sub> - C <sub>9</sub>	µg/L	<10
TRH C <sub>6</sub> - C <sub>10</sub>	µg/L	<10
TRH C <sub>6</sub> - C <sub>10</sub> less BTEX (F1)	µg/L	<10
Benzene	µg/L	<1
Toluene	µg/L	<1
Ethylbenzene	µg/L	<1
m+p-xylene	µg/L	<2
o-xylene	µg/L	<1
Naphthalene	µg/L	<1
Surrogate Dibromofluoromethane	%	101
Surrogate toluene-d8	%	99
Surrogate 4-BFB	%	103

svTRH (C10-C40) in Water		
Our Reference		251048-1
Your Reference	UNITS	GWQT-1
Date Sampled		11/09/2020
Type of sample		Water
Date extracted	-	15/09/2020
Date analysed	-	16/09/2020
TRH C <sub>10</sub> - C <sub>14</sub>	µg/L	<50
TRH C <sub>15</sub> - C <sub>28</sub>	µg/L	<100
TRH C <sub>29</sub> - C <sub>36</sub>	µg/L	120
TRH >C <sub>10</sub> - C <sub>16</sub>	µg/L	<50
TRH >C <sub>10</sub> - C <sub>16</sub> less Naphthalene (F2)	µg/L	<50
TRH >C <sub>16</sub> - C <sub>34</sub>	µg/L	130
TRH >C <sub>34</sub> - C <sub>40</sub>	µg/L	140
Surrogate o-Terphenyl	%	115

HM in water - dissolved		
Our Reference		251048-1
Your Reference	UNITS	GWQT-1
Date Sampled		11/09/2020
Type of sample		Water
Date prepared	-	15/09/2020
Date analysed	-	15/09/2020
Arsenic-Dissolved	µg/L	<1
Cadmium-Dissolved	µg/L	4.1
Chromium-Dissolved	µg/L	<1
Copper-Dissolved	µg/L	170
Lead-Dissolved	µg/L	1
Mercury-Dissolved	µg/L	<0.05
Nickel-Dissolved	µg/L	39
Zinc-Dissolved	µg/L	310

Method ID	Methodology Summary
<b>Metals-021</b>	Determination of Mercury by Cold Vapour AAS.
<b>Metals-022</b>	Determination of various metals by ICP-MS.
<b>Org-020</b>	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
<b>Org-023</b>	Water samples are analysed directly by purge and trap GC-MS.
<b>Org-023</b>	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.



Client Reference: E24770, Crows Nest

QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Water					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-W1	[NT]
Date extracted	-			15/09/2020	[NT]	[NT]	[NT]	[NT]	15/09/2020	[NT]
Date analysed	-			16/09/2020	[NT]	[NT]	[NT]	[NT]	16/09/2020	[NT]
TRH C <sub>6</sub> - C <sub>9</sub>	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	98	[NT]
TRH C <sub>6</sub> - C <sub>10</sub>	µg/L	10	Org-023	<10	[NT]	[NT]	[NT]	[NT]	98	[NT]
Benzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Toluene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Ethylbenzene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	97	[NT]
m+p-xylene	µg/L	2	Org-023	<2	[NT]	[NT]	[NT]	[NT]	97	[NT]
o-xylene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	97	[NT]
Naphthalene	µg/L	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate Dibromofluoromethane	%		Org-023	102	[NT]	[NT]	[NT]	[NT]	100	[NT]
Surrogate toluene-d8	%		Org-023	99	[NT]	[NT]	[NT]	[NT]	100	[NT]
Surrogate 4-BFB	%		Org-023	101	[NT]	[NT]	[NT]	[NT]	100	[NT]

Client Reference: E24770, Crows Nest

QUALITY CONTROL: svTRH (C10-C40) in Water					Duplicate			Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-W2	[NT]
Date extracted	-			15/09/2020	[NT]	[NT]	[NT]	[NT]	15/09/2020	[NT]
Date analysed	-			16/09/2020	[NT]	[NT]	[NT]	[NT]	16/09/2020	[NT]
TRH C <sub>10</sub> - C <sub>14</sub>	µg/L	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	109	[NT]
TRH C <sub>15</sub> - C <sub>28</sub>	µg/L	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	93	[NT]
TRH C <sub>29</sub> - C <sub>36</sub>	µg/L	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	82	[NT]
TRH >C <sub>10</sub> - C <sub>16</sub>	µg/L	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	109	[NT]
TRH >C <sub>16</sub> - C <sub>34</sub>	µg/L	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	93	[NT]
TRH >C <sub>34</sub> - C <sub>40</sub>	µg/L	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	82	[NT]
Surrogate o-Terphenyl	%		Org-020	80	[NT]	[NT]	[NT]	[NT]	61	[NT]

Client Reference: E24770, Crows Nest

QUALITY CONTROL: HM in water - dissolved				Duplicate				Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-W1	[NT]
Date prepared	-			15/09/2020	[NT]	[NT]	[NT]	[NT]	15/09/2020	[NT]
Date analysed	-			15/09/2020	[NT]	[NT]	[NT]	[NT]	15/09/2020	[NT]
Arsenic-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Cadmium-Dissolved	µg/L	0.1	Metals-022	<0.1	[NT]	[NT]	[NT]	[NT]	94	[NT]
Chromium-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	97	[NT]
Copper-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	101	[NT]
Lead-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Mercury-Dissolved	µg/L	0.05	Metals-021	<0.05	[NT]	[NT]	[NT]	[NT]	108	[NT]
Nickel-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Zinc-Dissolved	µg/L	1	Metals-022	<1	[NT]	[NT]	[NT]	[NT]	96	[NT]

**Result Definitions**

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

## Quality Control Definitions

<b>Blank</b>	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
<b>Duplicate</b>	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
<b>Matrix Spike</b>	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
<b>LCS (Laboratory Control Sample)</b>	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
<b>Surrogate Spike</b>	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	
The recommended maximums for analytes in urine are taken from "2018 TLVs and BEIs", as published by ACGIH (where available). Limit provided for Nickel is a precautionary guideline as per Position Paper prepared by AIOH Exposure Standards Committee, 2016.	
Guideline limits for Rinse Water Quality reported as per analytical requirements and specifications of AS 4187, Amdt 2 2019, Table 7.2	

## Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

Measurement Uncertainty estimates are available for most tests upon request.

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

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

CLIENT DETAILS

LABORATORY DETAILS

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Project **E24770 Falcon St, Pacific Hwy&Alexander**  
 Order Number **E24770**  
 Samples 6

SGS Reference **SE211068 R0**  
 Date Received 11/9/2020  
 Date Reported 17/9/2020

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

SIGNATORIES



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 Metals/Inorganics Team Leader



**Ly Kim HA**  
 Organic Section Head



**Shane MCDERMOTT**  
 Inorganic/Metals Chemist

VOCs in Water [AN433] Tested: 15/9/2020

PARAMETER	UOM	LOR	BH3M-1	BH6M-1	QW-QD1	GW-QR1	GW-TB
			WATER 11/9/2020 SE211068.001	WATER 11/9/2020 SE211068.002	WATER 11/9/2020 SE211068.003	WATER 11/9/2020 SE211068.004	WATER 11/9/2020 SE211068.005
Benzene	µg/L	0.5	<0.5	<0.5	<0.5	<0.5	[104%]
Toluene	µg/L	0.5	<0.5	<0.5	<0.5	<0.5	[103%]
Ethylbenzene	µg/L	0.5	<0.5	<0.5	<0.5	<0.5	[102%]
m/p-xylene	µg/L	1	<1	<1	<1	<1	[102%]
o-xylene	µg/L	0.5	<0.5	<0.5	<0.5	<0.5	[100%]
Total Xylenes	µg/L	1.5	<1.5	<1.5	<1.5	<1.5	-
Total BTEX	µg/L	3	<3	<3	<3	<3	-
Naphthalene	µg/L	0.5	<0.5	<0.5	<0.5	<0.5	-
Dichlorodifluoromethane (CFC-12)	µg/L	5	<5	<5	-	-	-
Chloromethane	µg/L	5	<5	<5	-	-	-
Vinyl chloride (Chloroethene)	µg/L	0.3	<0.3	<0.3	-	-	-
Bromomethane	µg/L	10	<10	<10	-	-	-
Chloroethane	µg/L	5	<5	<5	-	-	-
Trichlorofluoromethane	µg/L	1	<1	<1	-	-	-
Acetone (2-propanone)	µg/L	10	<10	<10	-	-	-
Iodomethane	µg/L	5	<5	<5	-	-	-
1,1-dichloroethene	µg/L	0.5	<b>1.2</b>	<0.5	-	-	-
Acrylonitrile	µg/L	0.5	<0.5	<0.5	-	-	-
Dichloromethane (Methylene chloride)	µg/L	5	<5	<5	-	-	-
Allyl chloride	µg/L	2	<2	<2	-	-	-
Carbon disulfide	µg/L	2	<2	<2	-	-	-
trans-1,2-dichloroethene	µg/L	0.5	<0.5	<0.5	-	-	-
MtBE (Methyl-tert-butyl ether)	µg/L	2	<2	<2	-	-	-
1,1-dichloroethane	µg/L	0.5	<0.5	<0.5	-	-	-
Vinyl acetate	µg/L	10	<10	<10	-	-	-
MEK (2-butanone)	µg/L	10	<10	<10	-	-	-
cis-1,2-dichloroethene	µg/L	0.5	<b>4.5</b>	<b>1.2</b>	-	-	-
Bromochloromethane	µg/L	0.5	<0.5	<0.5	-	-	-
Chloroform (THM)	µg/L	0.5	<0.5	<0.5	-	-	-
2,2-dichloropropane	µg/L	0.5	<0.5	<0.5	-	-	-
1,2-dichloroethane	µg/L	0.5	<0.5	<0.5	-	-	-
1,1,1-trichloroethane	µg/L	0.5	<0.5	<0.5	-	-	-
1,1-dichloropropene	µg/L	0.5	<0.5	<0.5	-	-	-
Carbon tetrachloride	µg/L	0.5	<0.5	<0.5	-	-	-
Dibromomethane	µg/L	0.5	<0.5	<0.5	-	-	-
1,2-dichloropropane	µg/L	0.5	<0.5	<0.5	-	-	-
Trichloroethene (Trichloroethylene,TCE)	µg/L	0.5	<b>25</b>	<b>14</b>	-	-	-
2-nitropropane	µg/L	100	<100	<100	-	-	-
Bromodichloromethane (THM)	µg/L	0.5	<0.5	<0.5	-	-	-
MIBK (4-methyl-2-pentanone)	µg/L	5	<5	<5	-	-	-
cis-1,3-dichloropropene	µg/L	0.5	<0.5	<0.5	-	-	-
trans-1,3-dichloropropene	µg/L	0.5	<0.5	<0.5	-	-	-
1,1,2-trichloroethane	µg/L	0.5	<0.5	<0.5	-	-	-
1,3-dichloropropane	µg/L	0.5	<0.5	<0.5	-	-	-
Dibromochloromethane (THM)	µg/L	0.5	<0.5	<0.5	-	-	-
2-hexanone (MBK)	µg/L	5	<5	<5	-	-	-
1,2-dibromoethane (EDB)	µg/L	0.5	<0.5	<0.5	-	-	-
Tetrachloroethene (Perchloroethylene,PCE)	µg/L	0.5	<0.5	<0.5	-	-	-
1,1,1,2-tetrachloroethane	µg/L	0.5	<0.5	<0.5	-	-	-
Chlorobenzene	µg/L	0.5	<0.5	<0.5	-	-	-
Bromoform (THM)	µg/L	0.5	<0.5	<0.5	-	-	-
cis-1,4-dichloro-2-butene	µg/L	1	<1	<1	-	-	-
Styrene (Vinyl benzene)	µg/L	0.5	<0.5	<0.5	-	-	-
1,1,1,2,2-tetrachloroethane	µg/L	0.5	<0.5	<0.5	-	-	-
1,2,3-trichloropropane	µg/L	0.5	<0.5	<0.5	-	-	-
trans-1,4-dichloro-2-butene	µg/L	1	<1	<1	-	-	-

VOCs in Water [AN433] Tested: 15/9/2020 (continued)

PARAMETER	UOM	LOR	BH3M-1	BH6M-1	QW-QD1	GW-QR1	GW-TB
			WATER - 11/9/2020 SE211068.001	WATER - 11/9/2020 SE211068.002	WATER - 11/9/2020 SE211068.003	WATER - 11/9/2020 SE211068.004	WATER - 11/9/2020 SE211068.005
Isopropylbenzene (Cumene)	µg/L	0.5	<0.5	<0.5	-	-	-
Bromobenzene	µg/L	0.5	<0.5	<0.5	-	-	-
n-propylbenzene	µg/L	0.5	<0.5	<0.5	-	-	-
2-chlorotoluene	µg/L	0.5	<0.5	<0.5	-	-	-
4-chlorotoluene	µg/L	0.5	<0.5	<0.5	-	-	-
1,3,5-trimethylbenzene	µg/L	0.5	<0.5	<0.5	-	-	-
tert-butylbenzene	µg/L	0.5	<0.5	<0.5	-	-	-
1,2,4-trimethylbenzene	µg/L	0.5	<0.5	<0.5	-	-	-
sec-butylbenzene	µg/L	0.5	<0.5	<0.5	-	-	-
1,3-dichlorobenzene	µg/L	0.5	<0.5	<0.5	-	-	-
1,4-dichlorobenzene	µg/L	0.3	<0.3	<0.3	-	-	-
p-isopropyltoluene	µg/L	0.5	<0.5	<0.5	-	-	-
1,2-dichlorobenzene	µg/L	0.5	<0.5	<0.5	-	-	-
n-butylbenzene	µg/L	0.5	<0.5	<0.5	-	-	-
1,2-dibromo-3-chloropropane	µg/L	0.5	<0.5	<0.5	-	-	-
1,2,4-trichlorobenzene	µg/L	0.5	<0.5	<0.5	-	-	-
Hexachlorobutadiene	µg/L	0.5	<0.5	<0.5	-	-	-
1,2,3-trichlorobenzene	µg/L	0.5	<0.5	<0.5	-	-	-
<b>Total VOC</b>	<b>µg/L</b>	<b>10</b>	<b>32</b>	<b>16</b>	-	-	-



VOCs in Water [AN433] Tested: 15/9/2020 (continued)

PARAMETER	UOM	LOR	GW-TS
			WATER - 11/9/2020 SE211068.006
Benzene	µg/L	0.5	[101%]
Toluene	µg/L	0.5	[102%]
Ethylbenzene	µg/L	0.5	[101%]
m/p-xylene	µg/L	1	[101%]
o-xylene	µg/L	0.5	[100%]
Total Xylenes	µg/L	1.5	-
Total BTEX	µg/L	3	-
Naphthalene	µg/L	0.5	-
Dichlorodifluoromethane (CFC-12)	µg/L	5	-
Chloromethane	µg/L	5	-
Vinyl chloride (Chloroethene)	µg/L	0.3	-
Bromomethane	µg/L	10	-
Chloroethane	µg/L	5	-
Trichlorofluoromethane	µg/L	1	-
Acetone (2-propanone)	µg/L	10	-
Iodomethane	µg/L	5	-
1,1-dichloroethene	µg/L	0.5	-
Acrylonitrile	µg/L	0.5	-
Dichloromethane (Methylene chloride)	µg/L	5	-
Allyl chloride	µg/L	2	-
Carbon disulfide	µg/L	2	-
trans-1,2-dichloroethene	µg/L	0.5	-
MtBE (Methyl-tert-butyl ether)	µg/L	2	-
1,1-dichloroethane	µg/L	0.5	-
Vinyl acetate	µg/L	10	-
MEK (2-butanone)	µg/L	10	-
cis-1,2-dichloroethene	µg/L	0.5	-
Bromochloromethane	µg/L	0.5	-
Chloroform (THM)	µg/L	0.5	-
2,2-dichloropropane	µg/L	0.5	-
1,2-dichloroethane	µg/L	0.5	-
1,1,1-trichloroethane	µg/L	0.5	-
1,1-dichloropropene	µg/L	0.5	-
Carbon tetrachloride	µg/L	0.5	-
Dibromomethane	µg/L	0.5	-
1,2-dichloropropane	µg/L	0.5	-
Trichloroethene (Trichloroethylene,TCE)	µg/L	0.5	-
2-nitropropane	µg/L	100	-
Bromodichloromethane (THM)	µg/L	0.5	-
MIBK (4-methyl-2-pentanone)	µg/L	5	-
cis-1,3-dichloropropene	µg/L	0.5	-
trans-1,3-dichloropropene	µg/L	0.5	-
1,1,2-trichloroethane	µg/L	0.5	-
1,3-dichloropropane	µg/L	0.5	-
Dibromochloromethane (THM)	µg/L	0.5	-
2-hexanone (MBK)	µg/L	5	-
1,2-dibromoethane (EDB)	µg/L	0.5	-
Tetrachloroethene (Perchloroethylene,PCE)	µg/L	0.5	-
1,1,1,2-tetrachloroethane	µg/L	0.5	-
Chlorobenzene	µg/L	0.5	-
Bromoform (THM)	µg/L	0.5	-
cis-1,4-dichloro-2-butene	µg/L	1	-
Styrene (Vinyl benzene)	µg/L	0.5	-
1,1,2,2-tetrachloroethane	µg/L	0.5	-
1,2,3-trichloropropane	µg/L	0.5	-
trans-1,4-dichloro-2-butene	µg/L	1	-

VOCs in Water [AN433] Tested: 15/9/2020 (continued)

PARAMETER	UOM	LOR	GW-TS
			WATER - 11/9/2020 SE211068.006
Isopropylbenzene (Cumene)	µg/L	0.5	-
Bromobenzene	µg/L	0.5	-
n-propylbenzene	µg/L	0.5	-
2-chlorotoluene	µg/L	0.5	-
4-chlorotoluene	µg/L	0.5	-
1,3,5-trimethylbenzene	µg/L	0.5	-
tert-butylbenzene	µg/L	0.5	-
1,2,4-trimethylbenzene	µg/L	0.5	-
sec-butylbenzene	µg/L	0.5	-
1,3-dichlorobenzene	µg/L	0.5	-
1,4-dichlorobenzene	µg/L	0.3	-
p-isopropyltoluene	µg/L	0.5	-
1,2-dichlorobenzene	µg/L	0.5	-
n-butylbenzene	µg/L	0.5	-
1,2-dibromo-3-chloropropane	µg/L	0.5	-
1,2,4-trichlorobenzene	µg/L	0.5	-
Hexachlorobutadiene	µg/L	0.5	-
1,2,3-trichlorobenzene	µg/L	0.5	-
Total VOC	µg/L	10	-

Volatile Petroleum Hydrocarbons in Water [AN433] Tested: 15/9/2020

PARAMETER	UOM	LOR	BH3M-1	BH6M-1	QW-QD1	GW-QR1
			WATER - 11/9/2020 SE211068.001	WATER - 11/9/2020 SE211068.002	WATER - 11/9/2020 SE211068.003	WATER - 11/9/2020 SE211068.004
TRH C6-C9	µg/L	40	<40	<40	<40	<40
Benzene (F0)	µg/L	0.5	<0.5	<0.5	<0.5	<0.5
TRH C6-C10	µg/L	50	<50	<50	<50	<50
TRH C6-C10 minus BTEX (F1)	µg/L	50	<50	<50	<50	<50

TRH (Total Recoverable Hydrocarbons) in Water [AN403] Tested: 14/9/2020

PARAMETER	UOM	LOR	BH3M-1	BH6M-1	QW-QD1	GW-QR1
			WATER - 11/9/2020 SE211068.001	WATER - 11/9/2020 SE211068.002	WATER - 11/9/2020 SE211068.003	WATER - 11/9/2020 SE211068.004
TRH C10-C14	µg/L	50	<50	<50	<50	<50
TRH C15-C28	µg/L	200	<b>260</b>	<200	<200	<200
TRH C29-C36	µg/L	200	<200	<200	<200	<200
TRH C37-C40	µg/L	200	<200	<200	<200	<200
TRH >C10-C16	µg/L	60	<60	<60	<60	<60
TRH >C10-C16 - Naphthalene (F2)	µg/L	60	<60	<60	<60	<60
TRH >C16-C34 (F3)	µg/L	500	<500	<500	<500	<500
TRH >C34-C40 (F4)	µg/L	500	<500	<500	<500	<500
TRH C10-C40	µg/L	320	<320	<320	<320	<320

PAH (Polynuclear Aromatic Hydrocarbons) in Water [AN420] Tested: 14/9/2020

PARAMETER	UOM	LOR	BH3M-1	BH6M-1
			WATER - 11/9/2020 SE211068.001	WATER - 11/9/2020 SE211068.002
Naphthalene	µg/L	0.1	<0.1	<0.1
2-methylnaphthalene	µg/L	0.1	<0.1	<0.1
1-methylnaphthalene	µg/L	0.1	<0.1	<0.1
Acenaphthylene	µg/L	0.1	<0.1	<0.1
Acenaphthene	µg/L	0.1	<0.1	<0.1
Fluorene	µg/L	0.1	<0.1	<0.1
Phenanthrene	µg/L	0.1	<0.1	<0.1
Anthracene	µg/L	0.1	<0.1	<0.1
Fluoranthene	µg/L	0.1	<0.1	<0.1
Pyrene	µg/L	0.1	<0.1	<0.1
Benzo(a)anthracene	µg/L	0.1	<0.1	<0.1
Chrysene	µg/L	0.1	<0.1	<0.1
Benzo(b&j)fluoranthene	µg/L	0.1	<0.1	<0.1
Benzo(k)fluoranthene	µg/L	0.1	<0.1	<0.1
Benzo(a)pyrene	µg/L	0.1	<0.1	<0.1
Indeno(1,2,3-cd)pyrene	µg/L	0.1	<0.1	<0.1
Dibenzo(ah)anthracene	µg/L	0.1	<0.1	<0.1
Benzo(ghi)perylene	µg/L	0.1	<0.1	<0.1
Total PAH (18)	µg/L	1	<1	<1

Total Phenolics in Water [AN289] Tested: 16/9/2020

PARAMETER	UOM	LOR	BH3M-1	BH6M-1
			WATER - 11/9/2020 SE211068.001	WATER - 11/9/2020 SE211068.002
Total Phenols	mg/L	0.01	<0.01	<0.01

Trace Metals (Dissolved) in Water by ICPMS [AN318] Tested: 11/9/2020

PARAMETER	UOM	LOR	BH3M-1	BH6M-1	QW-QD1	GW-QR1
			WATER - 11/9/2020 SE211068.001	WATER - 11/9/2020 SE211068.002	WATER - 11/9/2020 SE211068.003	WATER - 11/9/2020 SE211068.004
Arsenic, As	µg/L	1	<1	<b>5</b>	<b>1</b>	<1
Cadmium, Cd	µg/L	0.1	<b>4.5</b>	<b>13</b>	<b>4.5</b>	<0.1
Chromium, Cr	µg/L	1	<1	<b>1</b>	<1	<1
Copper, Cu	µg/L	1	<b>160</b>	<b>230</b>	<b>160</b>	<1
Lead, Pb	µg/L	1	<b>1</b>	<b>1</b>	<b>1</b>	<1
Nickel, Ni	µg/L	1	<b>37</b>	<b>260</b>	<b>37</b>	<1
Zinc, Zn	µg/L	5	<b>310</b>	<b>830</b>	<b>320</b>	<b>5</b>

Mercury (dissolved) in Water [AN311(Perth)/AN312] Tested: 14/9/2020

PARAMETER	UOM	LOR	BH3M-1	BH6M-1	QW-QD1	GW-QR1
			WATER - 11/9/2020 SE211068.001	WATER - 11/9/2020 SE211068.002	WATER - 11/9/2020 SE211068.003	WATER - 11/9/2020 SE211068.004
Mercury	mg/L	0.0001	<0.0001	<0.0001	<0.0001	<0.0001



## METHOD

## METHODOLOGY SUMMARY

- AN020** Unpreserved water sample is filtered through a 0.45µm membrane filter and acidified with nitric acid similar to APHA3030B.
- AN289** Analysis of Total Phenols in Soil Sediment and Water: Steam distillable phenols react with 4-aminoantipyrine at pH 7.9±0.1 in the presence of potassium ferricyanide to form a coloured antipyrine dye analysed by Discrete Analyser. Reference APHA 5530 B/D.
- AN311(Perth)/AN312** Mercury by Cold Vapour AAS in Waters: Mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser. Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500.
- AN318** Determination of elements at trace level in waters by ICP-MS technique,, referenced to USEPA 6020B and USEPA 200.8 (5.4).
- AN403** Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). Where F2 is corrected for Naphthalene, the VOC data for Naphthalene is used.
- AN403** Additionally, the volatile C6-C9/C6-C10 fractions may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Silica) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents.
- AN403** The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken. This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup/fractionation techniques. Reference USEPA 3510B, 8015B.
- AN420** (SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols (etc) in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).
- AN433** VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC's are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
***	Indicates that both * and ** apply.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received. Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the "Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- a. 1 Bq is equivalent to 27 pCi
- b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: [www.sgs.com.au/en-gb/environment-health-and-safety](http://www.sgs.com.au/en-gb/environment-health-and-safety).

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## Appendix J – Laboratory QAQC

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# STATEMENT OF QA/QC PERFORMANCE

SE210658 R0

## CLIENT DETAILS

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Project **E24770 Alexander St, Crows Nest NSW**  
Order Number **E24770**  
Samples 11

## LABORATORY DETAILS

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SGS Reference **SE210658 R0**  
Date Received 01 Sep 2020  
Date Reported 08 Sep 2020

## COMMENTS

All the laboratory data for each environmental matrix was compared to SGS' stated Data Quality Objectives (DQO). Comments arising from the comparison were made and are reported below.

The data relating to sampling was taken from the Chain of Custody document.  
This QA/QC Statement must be read in conjunction with the referenced Analytical Report.  
The Statement and the Analytical Report must not be reproduced except in full.

All Data Quality Objectives were met with the exception of the following:

Duplicate	Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES	2 items
Matrix Spike	Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES	3 items

## SAMPLE SUMMARY

Samples clearly labelled	Yes	Complete documentation received	Yes
Sample container provider	SGS	Sample cooling method	Ice Bricks
Samples received in correct containers	Yes	Sample counts by matrix	10 Soil, 1 Water
Date documentation received	1/9/2020	Type of documentation received	COC
Samples received in good order	Yes	Samples received without headspace	Yes
Sample temperature upon receipt	8°C	Sufficient sample for analysis	Yes
Turnaround time requested	Standard		

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the sampled date is not supplied then compliance with criteria cannot be determined. If the received date is after one or both due dates then holding time will fail by default.

### Fibre Identification in soil

Method: ME-(AU)-[ENV]AN602

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208384	01 Sep 2020	01 Sep 2020	01 Sep 2021	04 Sep 2020	01 Sep 2021	08 Sep 2020
BH7_0.3	SE210658.002	LB208384	01 Sep 2020	01 Sep 2020	01 Sep 2021	04 Sep 2020	01 Sep 2021	08 Sep 2020
BH5_0.3	SE210658.003	LB208384	01 Sep 2020	01 Sep 2020	01 Sep 2021	04 Sep 2020	01 Sep 2021	08 Sep 2020
BH3.M_0.3	SE210658.004	LB208384	01 Sep 2020	01 Sep 2020	01 Sep 2021	04 Sep 2020	01 Sep 2021	08 Sep 2020
BH6.M_0.3	SE210658.006	LB208384	01 Sep 2020	01 Sep 2020	01 Sep 2021	04 Sep 2020	01 Sep 2021	08 Sep 2020

### Mercury (dissolved) in Water

Method: ME-(AU)-[ENV]AN311(Perth)/AN312

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
QR-1	SE210658.009	LB208116	01 Sep 2020	01 Sep 2020	29 Sep 2020	02 Sep 2020	29 Sep 2020	02 Sep 2020

### Mercury in Soil

Method: ME-(AU)-[ENV]AN312

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208268	01 Sep 2020	01 Sep 2020	29 Sep 2020	03 Sep 2020	29 Sep 2020	08 Sep 2020
BH7_0.3	SE210658.002	LB208268	01 Sep 2020	01 Sep 2020	29 Sep 2020	03 Sep 2020	29 Sep 2020	04 Sep 2020
BH5_0.3	SE210658.003	LB208268	01 Sep 2020	01 Sep 2020	29 Sep 2020	03 Sep 2020	29 Sep 2020	04 Sep 2020
BH3.M_0.3	SE210658.004	LB208268	01 Sep 2020	01 Sep 2020	29 Sep 2020	03 Sep 2020	29 Sep 2020	08 Sep 2020
BH3.M_1.3	SE210658.005	LB208268	01 Sep 2020	01 Sep 2020	29 Sep 2020	03 Sep 2020	29 Sep 2020	04 Sep 2020
BH6.M_0.3	SE210658.006	LB208268	01 Sep 2020	01 Sep 2020	29 Sep 2020	03 Sep 2020	29 Sep 2020	04 Sep 2020
BH6.M_1.3	SE210658.007	LB208268	01 Sep 2020	01 Sep 2020	29 Sep 2020	03 Sep 2020	29 Sep 2020	04 Sep 2020
QD-1	SE210658.008	LB208268	01 Sep 2020	01 Sep 2020	29 Sep 2020	03 Sep 2020	29 Sep 2020	08 Sep 2020

### Moisture Content

Method: ME-(AU)-[ENV]AN002

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020
BH7_0.3	SE210658.002	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020
BH5_0.3	SE210658.003	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020
BH3.M_0.3	SE210658.004	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020
BH3.M_1.3	SE210658.005	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020
BH6.M_0.3	SE210658.006	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020
BH6.M_1.3	SE210658.007	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020
QD-1	SE210658.008	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020
T/B	SE210658.011	LB208158	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	07 Sep 2020	04 Sep 2020

### OC Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH7_0.3	SE210658.002	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH5_0.3	SE210658.003	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH3.M_0.3	SE210658.004	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH3.M_1.3	SE210658.005	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH6.M_0.3	SE210658.006	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH6.M_1.3	SE210658.007	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
QD-1	SE210658.008	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020

### OP Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH7_0.3	SE210658.002	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH5_0.3	SE210658.003	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_0.3	SE210658.004	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_1.3	SE210658.005	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH6.M_0.3	SE210658.006	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH6.M_1.3	SE210658.007	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
QD-1	SE210658.008	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020

### PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH7_0.3	SE210658.002	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH5_0.3	SE210658.003	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_0.3	SE210658.004	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_1.3	SE210658.005	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the sampled date is not supplied then compliance with criteria cannot be determined. If the received date is after one or both due dates then holding time will fail by default.

### PAH (Polynuclear Aromatic Hydrocarbons) in Soil (continued)

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH6.M_0.3	SE210658.006	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH6.M_1.3	SE210658.007	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
QD-1	SE210658.008	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020

### PCBs in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH7_0.3	SE210658.002	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH5_0.3	SE210658.003	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH3.M_0.3	SE210658.004	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH3.M_1.3	SE210658.005	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH6.M_0.3	SE210658.006	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
BH6.M_1.3	SE210658.007	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020
QD-1	SE210658.008	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	08 Sep 2020

### Total Phenolics in Soil

Method: ME-(AU)-[ENV]AN289

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208569	01 Sep 2020	01 Sep 2020	15 Sep 2020	08 Sep 2020	15 Sep 2020	08 Sep 2020
BH7_0.3	SE210658.002	LB208569	01 Sep 2020	01 Sep 2020	15 Sep 2020	08 Sep 2020	15 Sep 2020	08 Sep 2020
BH5_0.3	SE210658.003	LB208569	01 Sep 2020	01 Sep 2020	15 Sep 2020	08 Sep 2020	15 Sep 2020	08 Sep 2020
BH3.M_0.3	SE210658.004	LB208569	01 Sep 2020	01 Sep 2020	15 Sep 2020	08 Sep 2020	15 Sep 2020	08 Sep 2020
BH3.M_1.3	SE210658.005	LB208569	01 Sep 2020	01 Sep 2020	15 Sep 2020	08 Sep 2020	15 Sep 2020	08 Sep 2020
BH6.M_0.3	SE210658.006	LB208569	01 Sep 2020	01 Sep 2020	15 Sep 2020	08 Sep 2020	15 Sep 2020	08 Sep 2020
BH6.M_1.3	SE210658.007	LB208569	01 Sep 2020	01 Sep 2020	15 Sep 2020	08 Sep 2020	15 Sep 2020	08 Sep 2020

### Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN40/AN320

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208260	01 Sep 2020	01 Sep 2020	28 Feb 2021	03 Sep 2020	28 Feb 2021	04 Sep 2020
BH7_0.3	SE210658.002	LB208260	01 Sep 2020	01 Sep 2020	28 Feb 2021	03 Sep 2020	28 Feb 2021	04 Sep 2020
BH5_0.3	SE210658.003	LB208260	01 Sep 2020	01 Sep 2020	28 Feb 2021	03 Sep 2020	28 Feb 2021	04 Sep 2020
BH3.M_0.3	SE210658.004	LB208260	01 Sep 2020	01 Sep 2020	28 Feb 2021	03 Sep 2020	28 Feb 2021	04 Sep 2020
BH3.M_1.3	SE210658.005	LB208260	01 Sep 2020	01 Sep 2020	28 Feb 2021	03 Sep 2020	28 Feb 2021	04 Sep 2020
BH6.M_0.3	SE210658.006	LB208260	01 Sep 2020	01 Sep 2020	28 Feb 2021	03 Sep 2020	28 Feb 2021	04 Sep 2020
BH6.M_1.3	SE210658.007	LB208260	01 Sep 2020	01 Sep 2020	28 Feb 2021	03 Sep 2020	28 Feb 2021	04 Sep 2020
QD-1	SE210658.008	LB208260	01 Sep 2020	01 Sep 2020	28 Feb 2021	03 Sep 2020	28 Feb 2021	04 Sep 2020

### Trace Metals (Dissolved) in Water by ICPMS

Method: ME-(AU)-[ENV]AN318

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
QR-1	SE210658.009	LB208136	01 Sep 2020	01 Sep 2020	28 Feb 2021	02 Sep 2020	28 Feb 2021	02 Sep 2020

### TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH7_0.3	SE210658.002	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH5_0.3	SE210658.003	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_0.3	SE210658.004	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_1.3	SE210658.005	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH6.M_0.3	SE210658.006	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH6.M_1.3	SE210658.007	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
QD-1	SE210658.008	LB208157	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020

### TRH (Total Recoverable Hydrocarbons) in Water

Method: ME-(AU)-[ENV]AN403

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
QR-1	SE210658.009	LB208117	01 Sep 2020	01 Sep 2020	08 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020

### VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH7_0.3	SE210658.002	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH5_0.3	SE210658.003	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_0.3	SE210658.004	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the sampled date is not supplied then compliance with criteria cannot be determined. If the received date is after one or both due dates then holding time will fail by default.

### VOC's in Soil (continued)

Method: ME-(AU)-ENVJAN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH3.M_1.3	SE210658.005	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH6.M_0.3	SE210658.006	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH6.M_1.3	SE210658.007	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
QD-1	SE210658.008	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
T/S	SE210658.010	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
T/B	SE210658.011	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020

### VOCs in Water

Method: ME-(AU)-ENVJAN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
QR-1	SE210658.009	LB208360	01 Sep 2020	01 Sep 2020	08 Sep 2020	04 Sep 2020	14 Oct 2020	08 Sep 2020

### Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-ENVJAN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
BH4_0.3	SE210658.001	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH7_0.3	SE210658.002	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH5_0.3	SE210658.003	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_0.3	SE210658.004	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH3.M_1.3	SE210658.005	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH6.M_0.3	SE210658.006	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
BH6.M_1.3	SE210658.007	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
QD-1	SE210658.008	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
T/S	SE210658.010	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020
T/B	SE210658.011	LB208156	01 Sep 2020	01 Sep 2020	15 Sep 2020	02 Sep 2020	12 Oct 2020	07 Sep 2020

### Volatile Petroleum Hydrocarbons in Water

Method: ME-(AU)-ENVJAN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
QR-1	SE210658.009	LB208360	01 Sep 2020	01 Sep 2020	08 Sep 2020	04 Sep 2020	14 Oct 2020	08 Sep 2020

Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

**OC Pesticides in Soil**

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Tetrachloro-m-xylene (TCMX) (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	115
	BH7_0.3	SE210658.002	%	60 - 130%	123
	BH5_0.3	SE210658.003	%	60 - 130%	114
	BH3.M_0.3	SE210658.004	%	60 - 130%	107
	BH6.M_0.3	SE210658.006	%	60 - 130%	111

**OP Pesticides in Soil**

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
2-fluorobiphenyl (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	110
	BH7_0.3	SE210658.002	%	60 - 130%	90
	BH5_0.3	SE210658.003	%	60 - 130%	104
	BH3.M_0.3	SE210658.004	%	60 - 130%	106
	BH3.M_1.3	SE210658.005	%	60 - 130%	104
	BH6.M_0.3	SE210658.006	%	60 - 130%	93
d14-p-terphenyl (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	92
	BH7_0.3	SE210658.002	%	60 - 130%	91
	BH5_0.3	SE210658.003	%	60 - 130%	95
	BH3.M_0.3	SE210658.004	%	60 - 130%	85
	BH3.M_1.3	SE210658.005	%	60 - 130%	91
	BH6.M_0.3	SE210658.006	%	60 - 130%	96

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
2-fluorobiphenyl (Surrogate)	BH4_0.3	SE210658.001	%	70 - 130%	110
	BH7_0.3	SE210658.002	%	70 - 130%	90
	BH5_0.3	SE210658.003	%	70 - 130%	104
	BH3.M_0.3	SE210658.004	%	70 - 130%	106
	BH3.M_1.3	SE210658.005	%	70 - 130%	104
	BH6.M_0.3	SE210658.006	%	70 - 130%	93
	BH6.M_1.3	SE210658.007	%	70 - 130%	86
d14-p-terphenyl (Surrogate)	BH4_0.3	SE210658.001	%	70 - 130%	92
	BH7_0.3	SE210658.002	%	70 - 130%	91
	BH5_0.3	SE210658.003	%	70 - 130%	95
	BH3.M_0.3	SE210658.004	%	70 - 130%	85
	BH3.M_1.3	SE210658.005	%	70 - 130%	91
	BH6.M_0.3	SE210658.006	%	70 - 130%	96
	BH6.M_1.3	SE210658.007	%	70 - 130%	100
d5-nitrobenzene (Surrogate)	BH4_0.3	SE210658.001	%	70 - 130%	97
	BH7_0.3	SE210658.002	%	70 - 130%	97
	BH5_0.3	SE210658.003	%	70 - 130%	100
	BH3.M_0.3	SE210658.004	%	70 - 130%	111
	BH3.M_1.3	SE210658.005	%	70 - 130%	103
	BH6.M_0.3	SE210658.006	%	70 - 130%	100
	BH6.M_1.3	SE210658.007	%	70 - 130%	97

**PCBs in Soil**

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Tetrachloro-m-xylene (TCMX) (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	115
	BH7_0.3	SE210658.002	%	60 - 130%	123
	BH5_0.3	SE210658.003	%	60 - 130%	114
	BH3.M_0.3	SE210658.004	%	60 - 130%	107
	BH6.M_0.3	SE210658.006	%	60 - 130%	111

**VOC's in Soil**

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Bromofluorobenzene (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	77
	BH7_0.3	SE210658.002	%	60 - 130%	75
	BH5_0.3	SE210658.003	%	60 - 130%	95
	BH3.M_0.3	SE210658.004	%	60 - 130%	81
	BH3.M_1.3	SE210658.005	%	60 - 130%	92
	BH6.M_0.3	SE210658.006	%	60 - 130%	86
	BH6.M_1.3	SE210658.007	%	60 - 130%	90
	QD-1	SE210658.008	%	60 - 130%	79



Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

VOC's in Soil (continued)

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Bromofluorobenzene (Surrogate)	T/S	SE210658.010	%	60 - 130%	83
	T/B	SE210658.011	%	60 - 130%	89
d4-1,2-dichloroethane (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	85
	BH7_0.3	SE210658.002	%	60 - 130%	77
	BH5_0.3	SE210658.003	%	60 - 130%	84
	BH3.M_0.3	SE210658.004	%	60 - 130%	89
	BH3.M_1.3	SE210658.005	%	60 - 130%	86
	BH6.M_0.3	SE210658.006	%	60 - 130%	88
	BH6.M_1.3	SE210658.007	%	60 - 130%	99
	QD-1	SE210658.008	%	60 - 130%	78
	T/S	SE210658.010	%	60 - 130%	86
	T/B	SE210658.011	%	60 - 130%	86
d8-toluene (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	80
	BH7_0.3	SE210658.002	%	60 - 130%	73
	BH5_0.3	SE210658.003	%	60 - 130%	83
	BH3.M_0.3	SE210658.004	%	60 - 130%	83
	BH3.M_1.3	SE210658.005	%	60 - 130%	84
	BH6.M_0.3	SE210658.006	%	60 - 130%	81
	BH6.M_1.3	SE210658.007	%	60 - 130%	90
	QD-1	SE210658.008	%	60 - 130%	82
	T/S	SE210658.010	%	60 - 130%	80
	T/B	SE210658.011	%	60 - 130%	88

VOCs in Water

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Bromofluorobenzene (Surrogate)	QR-1	SE210658.009	%	40 - 130%	101
d4-1,2-dichloroethane (Surrogate)	QR-1	SE210658.009	%	40 - 130%	107
d8-toluene (Surrogate)	QR-1	SE210658.009	%	40 - 130%	99

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %	
Bromofluorobenzene (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	77	
	BH7_0.3	SE210658.002	%	60 - 130%	75	
	BH5_0.3	SE210658.003	%	60 - 130%	95	
	BH3.M_0.3	SE210658.004	%	60 - 130%	81	
	BH3.M_1.3	SE210658.005	%	60 - 130%	92	
	BH6.M_0.3	SE210658.006	%	60 - 130%	86	
	BH6.M_1.3	SE210658.007	%	60 - 130%	90	
	QD-1	SE210658.008	%	60 - 130%	79	
	d4-1,2-dichloroethane (Surrogate)	BH4_0.3	SE210658.001	%	60 - 130%	85
BH7_0.3		SE210658.002	%	60 - 130%	77	
BH5_0.3		SE210658.003	%	60 - 130%	84	
BH3.M_0.3		SE210658.004	%	60 - 130%	89	
BH3.M_1.3		SE210658.005	%	60 - 130%	86	
BH6.M_0.3		SE210658.006	%	60 - 130%	88	
BH6.M_1.3		SE210658.007	%	60 - 130%	99	
QD-1		SE210658.008	%	60 - 130%	78	
d8-toluene (Surrogate)		BH4_0.3	SE210658.001	%	60 - 130%	80
		BH7_0.3	SE210658.002	%	60 - 130%	73
	BH5_0.3	SE210658.003	%	60 - 130%	83	
	BH3.M_0.3	SE210658.004	%	60 - 130%	83	
	BH3.M_1.3	SE210658.005	%	60 - 130%	84	
	BH6.M_0.3	SE210658.006	%	60 - 130%	81	
	BH6.M_1.3	SE210658.007	%	60 - 130%	90	
	QD-1	SE210658.008	%	60 - 130%	82	

Volatile Petroleum Hydrocarbons in Water

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Bromofluorobenzene (Surrogate)	QR-1	SE210658.009	%	40 - 130%	101
d4-1,2-dichloroethane (Surrogate)	QR-1	SE210658.009	%	60 - 130%	107
d8-toluene (Surrogate)	QR-1	SE210658.009	%	40 - 130%	99

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

**Mercury (dissolved) in Water**

Method: ME-(AU)-[ENV]AN311(Porth)/AN312

Sample Number	Parameter	Units	LOR	Result
LB208116.001	Mercury	mg/L	0.0001	<0.0001

**Mercury in Soil**

Method: ME-(AU)-[ENV]AN312

Sample Number	Parameter	Units	LOR	Result
LB208268.001	Mercury	mg/kg	0.05	<0.05

**OC Pesticides in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result
LB208157.001	Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1
	Alpha BHC	mg/kg	0.1	<0.1
	Lindane	mg/kg	0.1	<0.1
	Heptachlor	mg/kg	0.1	<0.1
	Aldrin	mg/kg	0.1	<0.1
	Beta BHC	mg/kg	0.1	<0.1
	Delta BHC	mg/kg	0.1	<0.1
	Heptachlor epoxide	mg/kg	0.1	<0.1
	Alpha Endosulfan	mg/kg	0.2	<0.2
	Gamma Chlordane	mg/kg	0.1	<0.1
	Alpha Chlordane	mg/kg	0.1	<0.1
	p,p'-DDE	mg/kg	0.1	<0.1
	Dieldrin	mg/kg	0.2	<0.2
	Endrin	mg/kg	0.2	<0.2
	Beta Endosulfan	mg/kg	0.2	<0.2
	p,p'-DDD	mg/kg	0.1	<0.1
	p,p'-DDT	mg/kg	0.1	<0.1
	Endosulfan sulphate	mg/kg	0.1	<0.1
	Endrin Aldehyde	mg/kg	0.1	<0.1
	Methoxychlor	mg/kg	0.1	<0.1
Endrin Ketone	mg/kg	0.1	<0.1	
Isodrin	mg/kg	0.1	<0.1	
Mirex	mg/kg	0.1	<0.1	
Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	%	-	101

**OP Pesticides in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result	
LB208157.001	Dichlorvos	mg/kg	0.5	<0.5	
	Dimethoate	mg/kg	0.5	<0.5	
	Diazinon (Dimpylate)	mg/kg	0.5	<0.5	
	Fenitrothion	mg/kg	0.2	<0.2	
	Malathion	mg/kg	0.2	<0.2	
	Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	
	Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	
	Bromophos Ethyl	mg/kg	0.2	<0.2	
	Methidathion	mg/kg	0.5	<0.5	
	Ethion	mg/kg	0.2	<0.2	
	Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	
	Surrogates	2-fluorobiphenyl (Surrogate)	%	-	73
		d14-p-terphenyl (Surrogate)	%	-	88

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result
LB208157.001	Naphthalene	mg/kg	0.1	<0.1
	2-methylnaphthalene	mg/kg	0.1	<0.1
	1-methylnaphthalene	mg/kg	0.1	<0.1
	Acenaphthylene	mg/kg	0.1	<0.1
	Acenaphthene	mg/kg	0.1	<0.1
	Fluorene	mg/kg	0.1	<0.1
	Phenanthrene	mg/kg	0.1	<0.1
	Anthracene	mg/kg	0.1	<0.1

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil (continued)**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result	
LB208157.001	Fluoranthene	mg/kg	0.1	<0.1	
	Pyrene	mg/kg	0.1	<0.1	
	Benzo(a)anthracene	mg/kg	0.1	<0.1	
	Chrysene	mg/kg	0.1	<0.1	
	Benzo(a)pyrene	mg/kg	0.1	<0.1	
	Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1	
	Dibenzo(ah)anthracene	mg/kg	0.1	<0.1	
	Benzo(ghi)perylene	mg/kg	0.1	<0.1	
	Total PAH (18)	mg/kg	0.8	<0.8	
	Surrogates	d5-nitrobenzene (Surrogate)	%	-	96
		2-fluorobiphenyl (Surrogate)	%	-	73
		d14-p-terphenyl (Surrogate)	%	-	88

**PCBs in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result
LB208157.001	Arochlor 1016	mg/kg	0.2	<0.2
	Arochlor 1221	mg/kg	0.2	<0.2
	Arochlor 1232	mg/kg	0.2	<0.2
	Arochlor 1242	mg/kg	0.2	<0.2
	Arochlor 1248	mg/kg	0.2	<0.2
	Arochlor 1254	mg/kg	0.2	<0.2
	Arochlor 1260	mg/kg	0.2	<0.2
	Arochlor 1262	mg/kg	0.2	<0.2
	Arochlor 1268	mg/kg	0.2	<0.2
	Total PCBs (Arochlors)	mg/kg	1	<1
	Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	%	-

**Total Phenolics in Soil**

Method: ME-(AU)-[ENV]AN289

Sample Number	Parameter	Units	LOR	Result
LB208569.001	Total Phenols	mg/kg	0.1	<0.1

**Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES**

Method: ME-(AU)-[ENV]AN040/AN320

Sample Number	Parameter	Units	LOR	Result
LB208260.001	Arsenic, As	mg/kg	1	<1
	Cadmium, Cd	mg/kg	0.3	<0.3
	Chromium, Cr	mg/kg	0.5	<0.5
	Copper, Cu	mg/kg	0.5	<0.5
	Nickel, Ni	mg/kg	0.5	<0.5
	Lead, Pb	mg/kg	1	<1
	Zinc, Zn	mg/kg	2	<2.0

**Trace Metals (Dissolved) in Water by ICPMS**

Method: ME-(AU)-[ENV]AN318

Sample Number	Parameter	Units	LOR	Result
LB208136.001	Arsenic, As	µg/L	1	<1
	Cadmium, Cd	µg/L	0.1	<0.1
	Chromium, Cr	µg/L	1	<1
	Copper, Cu	µg/L	1	<1
	Lead, Pb	µg/L	1	<1
	Nickel, Ni	µg/L	1	<1
	Zinc, Zn	µg/L	5	<5

**TRH (Total Recoverable Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN403

Sample Number	Parameter	Units	LOR	Result
LB208157.001	TRH C10-C14	mg/kg	20	<20
	TRH C15-C28	mg/kg	45	<45
	TRH C29-C36	mg/kg	45	<45
	TRH C37-C40	mg/kg	100	<100
	TRH C10-C36 Total	mg/kg	110	<110

**TRH (Total Recoverable Hydrocarbons) in Water**

Method: ME-(AU)-[ENV]AN403

Sample Number	Parameter	Units	LOR
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Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

TRH (Total Recoverable Hydrocarbons) in Water (continued)

Method: ME-(AU)-[ENV]AN403

Sample Number	Parameter	Units	LOR	Result
LB208117.001	TRH C10-C14	µg/L	50	<50
	TRH C15-C28	µg/L	200	<200
	TRH C29-C36	µg/L	200	<200
	TRH C37-C40	µg/L	200	<200

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result		
LB208156.001	Fumigants	2,2-dichloropropane	mg/kg	0.1	<0.1	
		1,2-dichloropropane	mg/kg	0.1	<0.1	
		cis-1,3-dichloropropene	mg/kg	0.1	<0.1	
		trans-1,3-dichloropropene	mg/kg	0.1	<0.1	
		1,2-dibromoethane (EDB)	mg/kg	0.1	<0.1	
	Halogenated Aliphatics	Dichlorodifluoromethane (CFC-12)	mg/kg	1	<1	
		Chloromethane	mg/kg	1	<1	
		Vinyl chloride (Chloroethene)	mg/kg	0.1	<0.1	
		Bromomethane	mg/kg	1	<1	
		Chloroethane	mg/kg	1	<1	
		Trichlorofluoromethane	mg/kg	1	<1	
		Iodomethane	mg/kg	5	<5	
		1,1-dichloroethene	mg/kg	0.1	<0.1	
		Dichloromethane (Methylene chloride)	mg/kg	0.5	<0.5	
		Allyl chloride	mg/kg	0.1	<0.1	
		trans-1,2-dichloroethene	mg/kg	0.1	<0.1	
		1,1-dichloroethane	mg/kg	0.1	<0.1	
		cis-1,2-dichloroethene	mg/kg	0.1	<0.1	
		Bromochloromethane	mg/kg	0.1	<0.1	
		1,2-dichloroethane	mg/kg	0.1	<0.1	
		1,1,1-trichloroethane	mg/kg	0.1	<0.1	
		1,1-dichloropropene	mg/kg	0.1	<0.1	
		Carbon tetrachloride	mg/kg	0.1	<0.1	
		Dibromomethane	mg/kg	0.1	<0.1	
		Trichloroethene (Trichloroethylene -TCE)	mg/kg	0.1	<0.1	
		1,1,2-trichloroethane	mg/kg	0.1	<0.1	
		1,3-dichloropropane	mg/kg	0.1	<0.1	
		Tetrachloroethene (Perchloroethylene,PCE)	mg/kg	0.1	<0.1	
		1,1,1,2-tetrachloroethane	mg/kg	0.1	<0.1	
		cis-1,4-dichloro-2-butene	mg/kg	1	<1	
		1,1,2,2-tetrachloroethane	mg/kg	0.1	<0.1	
		1,2,3-trichloropropane	mg/kg	0.1	<0.1	
		trans-1,4-dichloro-2-butene	mg/kg	1	<1	
		1,2-dibromo-3-chloropropane	mg/kg	0.1	<0.1	
		Hexachlorobutadiene	mg/kg	0.1	<0.1	
		Halogenated Aromatics	Chlorobenzene	mg/kg	0.1	<0.1
			Bromobenzene	mg/kg	0.1	<0.1
			2-chlorotoluene	mg/kg	0.1	<0.1
			4-chlorotoluene	mg/kg	0.1	<0.1
			1,3-dichlorobenzene	mg/kg	0.1	<0.1
	1,4-dichlorobenzene		mg/kg	0.1	<0.1	
	1,2-dichlorobenzene		mg/kg	0.1	<0.1	
	1,2,4-trichlorobenzene		mg/kg	0.1	<0.1	
	1,2,3-trichlorobenzene		mg/kg	0.1	<0.1	
	Monocyclic Aromatic Hydrocarbons		Benzene	mg/kg	0.1	<0.1
		Toluene	mg/kg	0.1	<0.1	
		Ethylbenzene	mg/kg	0.1	<0.1	
		m/p-xylene	mg/kg	0.2	<0.2	
		o-xylene	mg/kg	0.1	<0.1	
		Styrene (Vinyl benzene)	mg/kg	0.1	<0.1	
Isopropylbenzene (Cumene)		mg/kg	0.1	<0.1		
n-propylbenzene		mg/kg	0.1	<0.1		
1,3,5-trimethylbenzene		mg/kg	0.1	<0.1		
tert-butylbenzene		mg/kg	0.1	<0.1		

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

VOC's in Soil (continued)

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	
LB208156.001	Monocyclic Aromatic Hydrocarbons	1,2,4-trimethylbenzene	mg/kg	0.1	<0.1
		sec-butylbenzene	mg/kg	0.1	<0.1
		p-isopropyltoluene	mg/kg	0.1	<0.1
		n-butylbenzene	mg/kg	0.1	<0.1
	Nitrogenous Compounds	Acrylonitrile	mg/kg	0.1	<0.1
		2-nitropropane	mg/kg	10	<10
	Oxygenated Compounds	Acetone (2-propanone)	mg/kg	10	<10
		MIBE (Methyl-tert-butyl ether)	mg/kg	0.1	<0.1
		Vinyl acetate	mg/kg	10	<10
		MEK (2-butanone)	mg/kg	10	<10
		MIBK (4-methyl-2-pentanone)	mg/kg	1	<1
		2-hexanone (MBK)	mg/kg	5	<5
	Polycyclic VOCs	Naphthalene	mg/kg	0.1	<0.1
	Sulphonated	Carbon disulfide	mg/kg	0.5	<0.5
	Surrogates	d4-1,2-dichloroethane (Surrogate)	%	-	85
		d8-toluene (Surrogate)	%	-	78
		Bromofluorobenzene (Surrogate)	%	-	86
	Totals	Total BTEX	mg/kg	0.6	<0.6
		Total Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	<1.8
		Total Other Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	<1.8
	Trihalomethanes	Chloroform	mg/kg	0.1	<0.1
		Bromodichloromethane	mg/kg	0.1	<0.1
		Chlorodibromomethane	mg/kg	0.1	<0.1
Bromoform		mg/kg	0.1	<0.1	

VOCs in Water

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	
LB208360.001	Monocyclic Aromatic Hydrocarbons	Benzene	µg/L	0.5	<0.5
		Toluene	µg/L	0.5	<0.5
		Ethylbenzene	µg/L	0.5	<0.5
		m/p-xylene	µg/L	1	<1
	Polycyclic VOCs	o-xylene	µg/L	0.5	<0.5
		Naphthalene	µg/L	0.5	<0.5
	Surrogates	d4-1,2-dichloroethane (Surrogate)	%	-	92
		d8-toluene (Surrogate)	%	-	96
	Bromofluorobenzene (Surrogate)	%	-	109	

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result
LB208156.001	TRH C6-C9	mg/kg	20	<20
	Surrogates	d4-1,2-dichloroethane (Surrogate)	%	-

Volatile Petroleum Hydrocarbons in Water

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	
LB208360.001	TRH C6-C9	µg/L	40	<40	
	Surrogates	d4-1,2-dichloroethane (Surrogate)	%	-	92
		d8-toluene (Surrogate)	%	-	96
		Bromofluorobenzene (Surrogate)	%	-	109

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula:  $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times SDL / Mean + LR$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

**Mercury (dissolved) in Water**

Method: ME-(AU)-[ENV]AN311(Perth)/AN312

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE210649.007	LB208116.014	Mercury	µg/L	0.0001	<0.0001	<0.0001	200	198
SE210658.009	LB208116.017	Mercury	µg/L	0.0001	<0.0001	0.0000	200	199

**Mercury in Soil**

Method: ME-(AU)-[ENV]AN312

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE210658.008	LB208268.024	Mercury	mg/kg	0.05	0.70	0.64	37	10
SE210660.010	LB208268.014	Mercury	mg/kg	0.05	0.02043106080.0101840980		200	0

**Moisture Content**

Method: ME-(AU)-[ENV]AN002

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE210658.008	LB208158.022	% Moisture	%w/w	1	19.7	20.9	35	6
SE210660.010	LB208158.011	% Moisture	%w/w	1	24.96626180825.5784061696		34	2

**OC Pesticides in Soil**

Method: ME-(AU)-[ENV]AN420

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %	
SE210658.006	LB208157.027	Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	0	200	0	
		Alpha BHC	mg/kg	0.1	<0.1	0	200	0	
		Lindane	mg/kg	0.1	<0.1	0	200	0	
		Heptachlor	mg/kg	0.1	<0.1	0	200	0	
		Aldrin	mg/kg	0.1	<0.1	0	200	0	
		Beta BHC	mg/kg	0.1	<0.1	0	200	0	
		Delta BHC	mg/kg	0.1	<0.1	0	200	0	
		Heptachlor epoxide	mg/kg	0.1	<0.1	0	200	0	
		o,p'-DDE	mg/kg	0.1	<0.1	0	200	0	
		Alpha Endosulfan	mg/kg	0.2	<0.2	0	200	0	
		Gamma Chlordane	mg/kg	0.1	<0.1	0	200	0	
		Alpha Chlordane	mg/kg	0.1	<0.1	0	200	0	
		trans-Nonachlor	mg/kg	0.1	<0.1	0	200	0	
		p,p'-DDE	mg/kg	0.1	<0.1	0	200	0	
		Dieldrin	mg/kg	0.2	<0.2	0	200	0	
		Endrin	mg/kg	0.2	<0.2	0	200	0	
		o,p'-DDD	mg/kg	0.1	<0.1	0	200	0	
		o,p'-DDT	mg/kg	0.1	<0.1	0	200	0	
		Beta Endosulfan	mg/kg	0.2	<0.2	0	200	0	
		p,p'-DDD	mg/kg	0.1	<0.1	0	200	0	
		p,p'-DDT	mg/kg	0.1	<0.1	0	200	0	
		Endosulfan sulphate	mg/kg	0.1	<0.1	0	200	0	
		Endrin Aldehyde	mg/kg	0.1	<0.1	0	200	0	
		Methoxychlor	mg/kg	0.1	<0.1	0	200	0	
		Endrin Ketone	mg/kg	0.1	<0.1	0	200	0	
		Isodrin	mg/kg	0.1	<0.1	0	200	0	
		Mirex	mg/kg	0.1	<0.1	0	200	0	
		Total CLP OC Pesticides	mg/kg	1	<1	0	200	0	
		Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0.17	0.16	30	4

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN420

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE210660.010	LB208157.014	Naphthalene	mg/kg	0.1	0.00416158820.0063586663		200	0
		2-methylnaphthalene	mg/kg	0.1	0.00280256490.0036720098		200	0
		1-methylnaphthalene	mg/kg	0.1	0.00448865720.0041391013		200	0
		Acenaphthylene	mg/kg	0.1	0.02464365840.0341061370		200	0
		Acenaphthene	mg/kg	0.1	0.00170585970.0020999827		200	0
		Fluorene	mg/kg	0.1	0.00388814630.0053604184		200	0
		Phenanthrene	mg/kg	0.1	0.05411538860.0884771621		170	0
		Anthracene	mg/kg	0.1	0.04843345670.0725836508		195	0
		Fluoranthene	mg/kg	0.1	0.13858837860.2006829566		89	37
		Pyrene	mg/kg	0.1	0.14945435720.2119591233		85	35
		Benzo(a)anthracene	mg/kg	0.1	0.06384040680.0964651331		155	0
		Chrysene	mg/kg	0.1	0.08021791570.1312607727		125	27

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula:  $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times SDL / Mean + LR$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil (continued)**

Method: ME-(AU)-[ENV]AN420

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %		
SE210660.010	LB208157.014	Benzo(b&j)fluoranthene	mg/kg	0.1	0.08515930870	0.1416540216	118	34		
		Benzo(k)fluoranthene	mg/kg	0.1	0.05518316010	0.0805304749	177	0		
		Benzo(a)pyrene	mg/kg	0.1	0.05920012820	0.0970463428	158	0		
		Indeno(1,2,3-cd)pyrene	mg/kg	0.1	0.04933292600	0.0817307369	183	0		
		Dibenzo(ah)anthracene	mg/kg	0.1	0.00722369350	0.108149482	200	0		
		Benzo(ghi)perylene	mg/kg	0.1	0.04533066790	0.0746455652	197	0		
		Carcinogenic PAHs, BaP TEQ <LOR=0	mg/kg	0.2	0	0.0234801099	200	0		
		Carcinogenic PAHs, BaP TEQ <LOR=LOR	mg/kg	0.3	0.242	0.2444801099	133	0		
		Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	mg/kg	0.2	0.121	0.1339801099	167	0		
		Total PAH (18)	mg/kg	0.8	0.28804273590	0.7655778749	182	0		
		Surrogates		d5-nitrobenzene (Surrogate)	mg/kg	-	0.46078730690	0.4921092326	30	7
				2-fluorobiphenyl (Surrogate)	mg/kg	-	0.38179184270	0.4486449709	30	16
				d14-p-terphenyl (Surrogate)	mg/kg	-	0.51423292900	0.4513893833	30	13

**PCBs in Soil**

Method: ME-(AU)-[ENV]AN420

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE210658.006	LB208157.027	Arochlor 1016	mg/kg	0.2	<0.2	0	200	0
		Arochlor 1221	mg/kg	0.2	<0.2	0	200	0
		Arochlor 1232	mg/kg	0.2	<0.2	0	200	0
		Arochlor 1242	mg/kg	0.2	<0.2	0	200	0
		Arochlor 1248	mg/kg	0.2	<0.2	0	200	0
		Arochlor 1254	mg/kg	0.2	<0.2	0	200	0
		Arochlor 1260	mg/kg	0.2	<0.2	0	200	0
		Arochlor 1262	mg/kg	0.2	<0.2	0	200	0
		Arochlor 1268	mg/kg	0.2	<0.2	0	200	0
		Total PCBs (Arochlors)	mg/kg	1	<1	0	200	0
		Surrogates		Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0	0.16

**Total Phenolics in Soil**

Method: ME-(AU)-[ENV]AN298

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE210658.007	LB208569.011	Total Phenols	mg/kg	0.1	<0.1	0.0311482433	200	0

**Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES**

Method: ME-(AU)-[ENV]AN040/AN320

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE210658.008	LB208260.024	Arsenic, As	mg/kg	1	5	5	50	2
		Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	200	0
		Chromium, Cr	mg/kg	0.5	11	10	35	3
		Copper, Cu	mg/kg	0.5	28	37	32	29
		Nickel, Ni	mg/kg	0.5	3.0	3.7	45	21
		Lead, Pb	mg/kg	1	200	280	30	36 @
		Zinc, Zn	mg/kg	2	110	140	32	21
SE210660.010	LB208260.014	Arsenic, As	mg/kg	1	7.43401218689	0.0324891379	42	19
		Cadmium, Cd	mg/kg	0.3	0.06261551100	0.0746771551	200	0
		Chromium, Cr	mg/kg	0.5	28.94215300171	4.333379310	32	8
		Copper, Cu	mg/kg	0.5	0.62041056801	0.0374380172	90	50
		Nickel, Ni	mg/kg	0.5	0.47966928180	0.4756360344	135	0
		Lead, Pb	mg/kg	1	16.79876503927	5.545530344	35	48 @
		Zinc, Zn	mg/kg	2	16.96105882536	2.31477887	34	2

**Trace Metals (Dissolved) in Water by ICPMS**

Method: ME-(AU)-[ENV]AN318

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE210658.009	LB208136.006	Arsenic, As	µg/L	1	<1	<1	200	0
		Cadmium, Cd	µg/L	0.1	<0.1	<0.1	200	0
		Chromium, Cr	µg/L	1	<1	<1	200	0
		Copper, Cu	µg/L	1	<1	<1	200	0
		Lead, Pb	µg/L	1	<1	<1	200	0
		Nickel, Ni	µg/L	1	<1	<1	200	0
		Zinc, Zn	µg/L	5	<5	<5	200	0

**TRH (Total Recoverable Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN403

Original	Duplicate	Parameter	Units	LOR
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Duplicates are calculated as Relative Percentage Difference (RPD) using the formula:  $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times SDL / Mean + LR$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

TRH (Total Recoverable Hydrocarbons) in Soil (continued)

Method: ME-(AU)-IENVJAN403

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %		
SE210658.008	LB208157.024	TRH C10-C14	mg/kg	20	<20	<20	200	0		
		TRH C15-C28	mg/kg	45	80	67	91	18		
		TRH C29-C36	mg/kg	45	<45	<45	200	0		
		TRH C37-C40	mg/kg	100	<100	<100	200	0		
		TRH C10-C36 Total	mg/kg	110	<110	<110	180	0		
		TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	200	0		
		TRH F Bands	TRH >C10-C16	mg/kg	25	<25	<25	200	0	
		TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	200	0		
		TRH >C16-C34 (F3)	mg/kg	90	120	95	115	20		
		TRH >C34-C40 (F4)	mg/kg	120	<120	<120	200	0		
		SE210660.010	LB208157.014	TRH C10-C14	mg/kg	20	0	0	200	0
				TRH C15-C28	mg/kg	45	0	0	200	0
TRH C29-C36	mg/kg			45	0	0	200	0		
TRH C37-C40	mg/kg			100	0	0	200	0		
TRH C10-C36 Total	mg/kg			110	0	0	200	0		
TRH >C10-C40 Total (F bands)	mg/kg			210	0	0	200	0		
TRH F Bands	TRH >C10-C16			mg/kg	25	0	0	200	0	
TRH >C10-C16 - Naphthalene (F2)	mg/kg			25	0	0	200	0		
TRH >C16-C34 (F3)	mg/kg			90	0	0	200	0		
TRH >C34-C40 (F4)	mg/kg			120	0	0	200	0		

TRH (Total Recoverable Hydrocarbons) in Water

Method: ME-(AU)-IENVJAN403

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %	
SE210605.002	LB208117.022	TRH C10-C14	µg/L	50	0	0	200	0	
		TRH C15-C28	µg/L	200	0	0	200	0	
		TRH C29-C36	µg/L	200	0	0	200	0	
		TRH C37-C40	µg/L	200	0	0	200	0	
		TRH C10-C40	µg/L	320	0	0	200	0	
		TRH F Bands	TRH >C10-C16	µg/L	60	0	0	200	0
		TRH >C10-C16 - Naphthalene (F2)	µg/L	60	-0.022930838	0	200	0	
		TRH >C16-C34 (F3)	µg/L	500	0	0	200	0	
		TRH >C34-C40 (F4)	µg/L	500	0	0	200	0	
		SE210635.001	LB208117.021	TRH C10-C14	µg/L	50	<50	0	200
TRH C15-C28	µg/L			200	<200	0	200	0	
TRH C29-C36	µg/L			200	<200	0	200	0	
TRH C37-C40	µg/L			200	<200	0	200	0	
TRH C10-C40	µg/L			320	<320	0	200	0	
TRH F Bands	TRH >C10-C16			µg/L	60	<60	0	200	0
TRH >C10-C16 - Naphthalene (F2)	µg/L			60	<60	0	200	0	
TRH >C16-C34 (F3)	µg/L			500	<500	0	200	0	
TRH >C34-C40 (F4)	µg/L			500	<500	0	200	0	

VOC's in Soil

Method: ME-(AU)-IENVJAN403

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %			
SE210658.008	LB208156.034	Monocyclic Aromatic	Benzene	mg/kg	0.1	<0.1	0	200	0		
			Toluene	mg/kg	0.1	<0.1	0	200	0		
			Ethylbenzene	mg/kg	0.1	<0.1	0	200	0		
			m/p-xylene	mg/kg	0.2	<0.2	0	200	0		
			o-xylene	mg/kg	0.1	<0.1	0	200	0		
		Polycyclic	Naphthalene	mg/kg	0.1	<0.1	0.0879288918	153	0		
			Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	7.8	7.7445573092	50	1	
		d8-toluene (Surrogate)		mg/kg	-	8.2	7.9430647905	50	3		
		Bromofluorobenzene (Surrogate)		mg/kg	-	7.9	8.4762438365	50	7		
		Total Xylenes		mg/kg	0.3	<0.3	0	200	0		
		Totals	Total BTEX	mg/kg	0.6	<0.6	0	200	0		
		SE210660.008	LB208156.033	Fumigants	2,2-dichloropropane	mg/kg	0.1	0	0	200	0
					1,2-dichloropropane	mg/kg	0.1	0	0	200	0
					cis-1,3-dichloropropene	mg/kg	0.1	0	0	200	0
trans-1,3-dichloropropene	mg/kg				0.1	0	0	200	0		
1,2-dibromoethane (EDB)	mg/kg				0.1	0	0	200	0		
Halogenated	Dichlorodifluoromethane (CFC-12)			mg/kg	1	0	0	200	0		
	Aliphatics			Chloromethane	mg/kg	1	0	0	200	0	



Duplicates are calculated as Relative Percentage Difference (RPD) using the formula:  $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times SDL / Mean + LR$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

VOC's in Soil (continued)

Method: ME-(AU)-IENVJAN433

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %		
SE210660.008	LB208156.033	Halogenated	Vinyl chloride (Chloroethene)	mg/kg	0.1	0	0	200	0	
		Aliphatics	Bromomethane	mg/kg	1	0	0	0	200	0
			Chloroethane	mg/kg	1	0	0	0	200	0
			Trichlorofluoromethane	mg/kg	1	0	0	0	200	0
			Iodomethane	mg/kg	5	0	0	0	200	0
			1,1-dichloroethene	mg/kg	0.1	0	0	0	200	0
			Dichloromethane (Methylene chloride)	mg/kg	0.5	0.01025338210.0089598817	0	0	200	0
			Allyl chloride	mg/kg	0.1	0	0	0	200	0
			trans-1,2-dichloroethene	mg/kg	0.1	0	0	0	200	0
			1,1-dichloroethane	mg/kg	0.1	0	0	0	200	0
			cis-1,2-dichloroethene	mg/kg	0.1	0	0	0	200	0
			Bromochloromethane	mg/kg	0.1	0	0	0	200	0
			1,2-dichloroethane	mg/kg	0.1	0	0	0	200	0
			1,1,1-trichloroethane	mg/kg	0.1	0	0	0	200	0
			1,1-dichloropropene	mg/kg	0.1	0	0	0	200	0
			Carbon tetrachloride	mg/kg	0.1	0	0	0	200	0
			Dibromomethane	mg/kg	0.1	0	0	0	200	0
			Trichloroethene (Trichloroethylene -TCE)	mg/kg	0.1	0	0	0	200	0
			1,1,2-trichloroethane	mg/kg	0.1	0	0	0	200	0
			1,3-dichloropropane	mg/kg	0.1	0	0	0	200	0
			Tetrachloroethene (Perchloroethylene,PCE)	mg/kg	0.1	0	0	0	200	0
		1,1,1,2-tetrachloroethane	mg/kg	0.1	0	0	0	200	0	
		cis-1,4-dichloro-2-butene	mg/kg	1	0	0	0	200	0	
		1,1,2,2-tetrachloroethane	mg/kg	0.1	0	0	0	200	0	
		1,2,3-trichloropropane	mg/kg	0.1	0	0	0	200	0	
		trans-1,4-dichloro-2-butene	mg/kg	1	0	0	0	200	0	
		1,2-dibromo-3-chloropropane	mg/kg	0.1	0	0	0	200	0	
		Hexachlorobutadiene	mg/kg	0.1	0	0	0	200	0	
		Halogenated	Chlorobenzene	mg/kg	0.1	0	0	0	200	0
		Aromatics	Bromobenzene	mg/kg	0.1	0	0	0	200	0
			2-chlorotoluene	mg/kg	0.1	0	0	0	200	0
			4-chlorotoluene	mg/kg	0.1	0	0	0	200	0
			1,3-dichlorobenzene	mg/kg	0.1	0	0	0	200	0
			1,4-dichlorobenzene	mg/kg	0.1	0	0	0	200	0
			1,2-dichlorobenzene	mg/kg	0.1	0	0	0	200	0
			1,2,4-trichlorobenzene	mg/kg	0.1	0	0	0	200	0
			1,2,3-trichlorobenzene	mg/kg	0.1	0	0	0	200	0
		Monocyclic Aromatic	Benzene	mg/kg	0.1	0	0	0	200	0
			Toluene	mg/kg	0.1	0	0	0	200	0
			Ethylbenzene	mg/kg	0.1	0	0	0	200	0
			m/p-xylene	mg/kg	0.2	0	0	0	200	0
			o-xylene	mg/kg	0.1	0	0	0	200	0
			Styrene (Vinyl benzene)	mg/kg	0.1	0	0	0	200	0
			Isopropylbenzene (Cumene)	mg/kg	0.1	0	0	0	200	0
			n-propylbenzene	mg/kg	0.1	0	0	0	200	0
			1,3,5-trimethylbenzene	mg/kg	0.1	0	0	0	200	0
			tert-butylbenzene	mg/kg	0.1	0	0	0	200	0
			1,2,4-trimethylbenzene	mg/kg	0.1	0	0	0	200	0
			sec-butylbenzene	mg/kg	0.1	0	0	0	200	0
		p-isopropyltoluene	mg/kg	0.1	0	0	0	200	0	
n-butylbenzene	mg/kg	0.1	0	0	0	200	0			
Nitrogenous Compounds	Acrylonitrile	mg/kg	0.1	0	0	0	200	0		
2-nitropropane	mg/kg	10	0	0	0	200	0			
Oxygenated Compounds	Acetone (2-propanone)	mg/kg	10	0.46160005910.4765811649	0	0	200	0		
	MtBE (Methyl-tert-butyl ether)	mg/kg	0.1	0	0	0	200	0		
	Vinyl acetate	mg/kg	10	0	0	0	200	0		
	MEK (2-butanone)	mg/kg	10	0	0	0	200	0		
	MIBK (4-methyl-2-pentanone)	mg/kg	1	0	0	0	200	0		
2-hexanone (MBK)	mg/kg	5	0	0	0	200	0			
Polycyclic	Naphthalene	mg/kg	0.1	0	0	0	200	0		
Sulphonated	Carbon disulfide	mg/kg	0.5	0.0282101712	0	0	200	0		

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula:  $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times SDL / Mean + LR$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

VOC's in Soil (continued)

Method: ME-(AU)-IENVJAN433

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %	
SE210660.008	LB208156.033	Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	9.23055555068.4042522719	50	9	
			d8-toluene (Surrogate)	mg/kg	-	9.19019115598.3840129149	50	9	
			Bromofluorobenzene (Surrogate)	mg/kg	-	9.41524161358.8455935380	50	6	
		Totals	Total Xylenes	mg/kg	0.3	0	0	200	0
			Total BTEX	mg/kg	0.6	0	0	200	0
			Total VOC*	mg/kg	24	0.51551176960.4855410466	200	0	
			Total Volatile Chlorinated Hydrocarbons*	mg/kg	3	0	0	200	0
			Total Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	0.01025338210.0089598817	200	0	
			Total Other Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	0.01025338210.0089598817	200	0	
			Trihalomethanes	Chloroform	mg/kg	0.1	0	0	200
		Bromodichloromethane		mg/kg	0.1	0	0	200	0
		Chlorodibromomethane		mg/kg	0.1	0	0	200	0
		Bromoform		mg/kg	0.1	0.0154481570	0	200	0

VOCs in Water

Method: ME-(AU)-IENVJAN433

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %	
SE210653.001	LB208360.021	Monocyclic	Benzene	µg/L	0.5	<0.5	<0.5	138	0
			Aromatic	Toluene	µg/L	0.5	2.7	2.4	50
		Ethylbenzene		µg/L	0.5	2.0	1.8	56	11
		m/p-xylene		µg/L	1	3	3	66	5
		o-xylene		µg/L	0.5	9.5	8.9	35	7
		Polycyclic		Naphthalene	µg/L	0.5	3.4	2.5	47
		Surrogates	d4-1,2-dichloroethane (Surrogate)	µg/L	-	9.7	9.5	30	2
			d8-toluene (Surrogate)	µg/L	-	10	10	30	2
			Bromofluorobenzene (Surrogate)	µg/L	-	10	9.9	30	3

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-IENVJAN433

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %	
SE210658.008	LB208156.034	Surrogates	TRH C6-C10	mg/kg	25	<25	0	200	0
			TRH C6-C9	mg/kg	20	<20	0	200	0
		VPH F Bands	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	7.8	7.7445573092	30	1
			d8-toluene (Surrogate)	mg/kg	-	8.2	7.9430647905	30	3
			Bromofluorobenzene (Surrogate)	mg/kg	-	7.9	8.4762438365	30	7
			Benzene (F0)	mg/kg	0.1	<0.1	0	200	0
SE210660.008	LB208156.033	Surrogates	TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	0	200	0
			TRH C6-C10	mg/kg	25	0	0	200	0
		TRH C6-C9	mg/kg	20	0	0	200	0	
		VPH F Bands	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	9.23055555068.4042522719	30	9	
			d8-toluene (Surrogate)	mg/kg	-	9.19019115598.3840129149	30	9	
			Bromofluorobenzene (Surrogate)	mg/kg	-	9.41524161358.8455935380	30	6	
Benzene (F0)	mg/kg		0.1	0	0	200	0		
TRH C6-C10 minus BTEX (F1)	mg/kg	25	0	0	200	0			

Volatile Petroleum Hydrocarbons in Water

Method: ME-(AU)-IENVJAN433

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %	
SE210653.001	LB208360.021	Surrogates	TRH C6-C10	µg/L	50	85	84	89	2
			TRH C6-C9	µg/L	40	52	53	106	2
		VPH F Bands	d4-1,2-dichloroethane (Surrogate)	µg/L	-	9.7	9.5	30	2
			d8-toluene (Surrogate)	µg/L	-	10	10	30	2
			Bromofluorobenzene (Surrogate)	µg/L	-	10	9.9	30	3
			Benzene (F0)	µg/L	0.5	0.47136395500.4540733987	138	0	
		TRH C6-C10 minus BTEX (F1)	µg/L	50	68	68	104	0	
		SE210664.001	LB208360.022	Surrogates	TRH C6-C10	µg/L	50	0	0
TRH C6-C9	µg/L				40	0	0	200	0
VPH F Bands	d4-1,2-dichloroethane (Surrogate)			µg/L	-	10.94920305270.5076891401	30	4	
	d8-toluene (Surrogate)			µg/L	-	10.46803333349.5788239592	30	9	
	Bromofluorobenzene (Surrogate)			µg/L	-	10.81238220140.595426263f	30	2	
	Benzene (F0)			µg/L	0.5	0.0218779594	0	200	0
TRH C6-C10 minus BTEX (F1)	µg/L	50	0	0	200	0			

Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

**Mercury in Soil**

Method: ME-(AU)-[ENV]AN312

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208268.002	Mercury	mg/kg	0.05	0.19	0.2	70 - 130	96

**OC Pesticides in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208157.002	Heptachlor	mg/kg	0.1	0.2	0.2	60 - 140	107
	Aldrin	mg/kg	0.1	0.2	0.2	60 - 140	105
	Delta BHC	mg/kg	0.1	0.2	0.2	60 - 140	98
	Dieldrin	mg/kg	0.2	0.2	0.2	60 - 140	105
	Endrin	mg/kg	0.2	0.2	0.2	60 - 140	107
	p,p'-DDT	mg/kg	0.1	0.2	0.2	60 - 140	78
Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0.17	0.15	40 - 130	110

**OP Pesticides in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208157.002	Dichlorvos	mg/kg	0.5	1.5	2	60 - 140	77
	Diazinon (Dimpylate)	mg/kg	0.5	1.9	2	60 - 140	95
	Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	1.6	2	60 - 140	82
	Ethion	mg/kg	0.2	1.4	2	60 - 140	69
	Surrogates	2-fluorobiphenyl (Surrogate)	mg/kg	-	0.5	0.5	40 - 130
	d14-p-terphenyl (Surrogate)	mg/kg	-	0.4	0.5	40 - 130	72

**PAH (Polynuclear Aromatic Hydrocarbons) in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB208157.002	Naphthalene	mg/kg	0.1	4.4	4	60 - 140	110	
	Acenaphthylene	mg/kg	0.1	3.9	4	60 - 140	99	
	Acenaphthene	mg/kg	0.1	4.5	4	60 - 140	113	
	Phenanthrene	mg/kg	0.1	4.2	4	60 - 140	106	
	Anthracene	mg/kg	0.1	4.6	4	60 - 140	115	
	Fluoranthene	mg/kg	0.1	4.2	4	60 - 140	105	
	Pyrene	mg/kg	0.1	4.3	4	60 - 140	108	
	Benzo(a)pyrene	mg/kg	0.1	4.7	4	60 - 140	118	
	Surrogates	d5-nitrobenzene (Surrogate)	mg/kg	-	0.5	0.5	40 - 130	95
		2-fluorobiphenyl (Surrogate)	mg/kg	-	0.5	0.5	40 - 130	98
	d14-p-terphenyl (Surrogate)	mg/kg	-	0.4	0.5	40 - 130	72	

**PCBs in Soil**

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208157.002	Arochlor 1260	mg/kg	0.2	0.3	0.4	60 - 140	82

**Total Phenolics in Soil**

Method: ME-(AU)-[ENV]AN289

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208569.002	Total Phenols	mg/kg	0.1	2.3	2.5	70 - 130	92

**Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES**

Method: ME-(AU)-[ENV]AN40/AN320

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208260.002	Arsenic, As	mg/kg	1	320	318.22	80 - 120	100
	Cadmium, Cd	mg/kg	0.3	5.3	5.41	80 - 120	99
	Chromium, Cr	mg/kg	0.5	38	38.31	80 - 120	100
	Copper, Cu	mg/kg	0.5	290	290	80 - 120	100
	Nickel, Ni	mg/kg	0.5	180	187	80 - 120	98
	Lead, Pb	mg/kg	1	92	89.9	80 - 120	102
	Zinc, Zn	mg/kg	2	270	273	80 - 120	99

**Trace Metals (Dissolved) in Water by ICPMS**

Method: ME-(AU)-[ENV]AN318

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208136.002	Arsenic, As	µg/L	1	18	20	80 - 120	88
	Cadmium, Cd	µg/L	0.1	20	20	80 - 120	98
	Chromium, Cr	µg/L	1	20	20	80 - 120	101

Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Trace Metals (Dissolved) in Water by ICPMS (continued)

Method: ME-(AU)-[ENV]AN318

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208136.002	Copper, Cu	µg/L	1	20	20	80 - 120	100
	Lead, Pb	µg/L	1	20	20	80 - 120	98
	Nickel, Ni	µg/L	1	20	20	80 - 120	100
	Zinc, Zn	µg/L	5	23	20	80 - 120	115

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB208157.002	TRH C10-C14	mg/kg	20	38	40	60 - 140	95	
	TRH C15-C28	mg/kg	45	<45	40	60 - 140	93	
	TRH C29-C36	mg/kg	45	<45	40	60 - 140	85	
	TRH F Bands	TRH >C10-C16	mg/kg	25	36	40	60 - 140	90
	TRH >C16-C34 (F3)	mg/kg	90	<90	40	60 - 140	98	
	TRH >C34-C40 (F4)	mg/kg	120	<120	20	60 - 140	80	

TRH (Total Recoverable Hydrocarbons) in Water

Method: ME-(AU)-[ENV]AN403

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB208117.002	TRH C10-C14	µg/L	50	1000	1200	60 - 140	87	
	TRH C15-C28	µg/L	200	1200	1200	60 - 140	103	
	TRH C29-C36	µg/L	200	1200	1200	60 - 140	104	
	TRH F Bands	TRH >C10-C16	µg/L	60	1100	1200	60 - 140	93
	TRH >C16-C34 (F3)	µg/L	500	1400	1200	60 - 140	119	
	TRH >C34-C40 (F4)	µg/L	500	540	600	60 - 140	90	

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %		
LB208156.002	Halogenated	1,1-dichloroethene	mg/kg	0.1	4.8	5	60 - 140	97	
		Aliphatics	1,2-dichloroethane	mg/kg	0.1	5.1	5	60 - 140	102
			Trichloroethene (Trichloroethylene -TCE)	mg/kg	0.1	5.1	5	60 - 140	103
	Halogenated	Chlorobenzene	mg/kg	0.1	5.6	5	60 - 140	111	
	Monocyclic	Benzene	mg/kg	0.1	4.9	5	60 - 140	97	
	Aromatic	Toluene	mg/kg	0.1	4.6	5	60 - 140	93	
		Ethylbenzene	mg/kg	0.1	4.7	5	60 - 140	94	
		m/p-xylene	mg/kg	0.2	9.3	10	60 - 140	93	
		o-xylene	mg/kg	0.1	4.7	5	60 - 140	95	
	Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	10.1	10	70 - 130	101	
		d8-toluene (Surrogate)	mg/kg	-	9.2	10	70 - 130	92	
		Bromofluorobenzene (Surrogate)	mg/kg	-	9.3	10	70 - 130	93	
	Trihalomethan	Chloroform	mg/kg	0.1	4.9	5	60 - 140	99	

VOCs in Water

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB208360.002	Monocyclic	Benzene	µg/L	0.5	47	45.45	60 - 140	104
		Aromatic	Toluene	µg/L	0.5	43	45.45	60 - 140
	Ethylbenzene		µg/L	0.5	47	45.45	60 - 140	103
	m/p-xylene		µg/L	1	96	90.9	60 - 140	106
	o-xylene		µg/L	0.5	48	45.45	60 - 140	106
	Surrogates		d4-1,2-dichloroethane (Surrogate)	µg/L	-	9.9	10	60 - 140
		d8-toluene (Surrogate)	µg/L	-	9.0	10	70 - 130	90
		Bromofluorobenzene (Surrogate)	µg/L	-	10.1	10	70 - 130	101

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB208156.002	TRH C6-C10	TRH C6-C10	mg/kg	25	94	92.5	60 - 140	102
		TRH C6-C9	mg/kg	20	81	80	60 - 140	101
	Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	10.1	10	70 - 130	101
		Bromofluorobenzene (Surrogate)	mg/kg	-	9.3	10	70 - 130	93
	VPH F Bands	TRH C6-C10 minus BTEX (F1)	mg/kg	25	66	62.5	60 - 140	105

Volatile Petroleum Hydrocarbons in Water

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %	
LB208360.002	TRH C6-C10	TRH C6-C10	µg/L	50	1000	946.63	60 - 140	107
		TRH C6-C9	µg/L	40	880	818.71	60 - 140	107
	Surrogates	d4-1,2-dichloroethane (Surrogate)	µg/L	-	9.9	10	60 - 140	99
		d8-toluene (Surrogate)	µg/L	-	9.0	10	70 - 130	90

Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Volatile Petroleum Hydrocarbons in Water (continued)

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB208360.002	Surrogates	Bromofluorobenzene (Surrogate)	-	10.1	10	70 - 130	101
	VPH F Bands	TRH C6-C10 minus BTEX (F1)	50	730	639.67	60 - 140	114

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

Mercury (dissolved) in Water

Method: ME-(AU)-[ENV]AN311(Porth)/AN312

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE210605.001	LB208116.004	Mercury	mg/L	0.0001	0.0072	0.01048	0.008	90

OC Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number	Parameter	Units	LOR	Original	Spike	Recovery%
SE210660.005	LB208157.026	Hexachlorobenzene (HCB)	mg/kg	0.1	0	-	-
		Alpha BHC	mg/kg	0.1	0	-	-
		Lindane	mg/kg	0.1	0	-	-
		Heptachlor	mg/kg	0.1	0	0.2	133
		Aldrin	mg/kg	0.1	0	0.2	136
		Beta BHC	mg/kg	0.1	0	-	-
		Delta BHC	mg/kg	0.1	0	0.2	131
		Heptachlor epoxide	mg/kg	0.1	0	-	-
		o,p'-DDE	mg/kg	0.1	0	-	-
		Alpha Endosulfan	mg/kg	0.2	0	-	-
		Gamma Chlordane	mg/kg	0.1	0	-	-
		Alpha Chlordane	mg/kg	0.1	0	-	-
		trans-Nonachlor	mg/kg	0.1	0	-	-
		p,p'-DDE	mg/kg	0.1	0	-	-
		Dieldrin	mg/kg	0.2	0	0.2	138
		Endrin	mg/kg	0.2	0	0.2	134
		o,p'-DDD	mg/kg	0.1	0	-	-
		o,p'-DDT	mg/kg	0.1	0	-	-
		Beta Endosulfan	mg/kg	0.2	0	-	-
		p,p'-DDD	mg/kg	0.1	0	-	-
		p,p'-DDT	mg/kg	0.1	0	0.2	139
		Endosulfan sulphate	mg/kg	0.1	0	-	-
		Endrin Aldehyde	mg/kg	0.1	0	-	-
		Methoxychlor	mg/kg	0.1	0	-	-
		Endrin Ketone	mg/kg	0.1	0	-	-
		Isodrin	mg/kg	0.1	0	-	-
		Mirex	mg/kg	0.1	0	-	-
Total CLP OC Pesticides	mg/kg	1	0	-	-		
Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0.166	-	111	

OP Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number	Parameter	Units	LOR	Original	Spike	Recovery%	
SE210660.003	LB208157.025	Dichlorvos	mg/kg	0.5	0	2	68	
		Dimethoate	mg/kg	0.5	0	-	-	
		Diazinon (Dimpylate)	mg/kg	0.5	0	2	92	
		Fenitrothion	mg/kg	0.2	0.00816960719	-	-	
		Malathion	mg/kg	0.2	0.01182551896	-	-	
		Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	0.01144461183	2	94	
		Parathion-ethyl (Parathion)	mg/kg	0.2	0.01410500123	-	-	
		Bromophos Ethyl	mg/kg	0.2	0	-	-	
		Methidathion	mg/kg	0.5	0	-	-	
		Ethion	mg/kg	0.2	0.02160355192	2	77	
		Azinphos-methyl (Guthion)	mg/kg	0.2	0.02297656094	-	-	
		Total OP Pesticides*	mg/kg	1.7	0	-	-	
		Surrogates	2-fluorobiphenyl (Surrogate)	mg/kg	-	0.43863990969	-	86
		d14-p-terphenyl (Surrogate)	mg/kg	-	0.43203725216	-	75	

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number	Parameter	Units	LOR	Original	Spike	Recovery%
SE210660.003	LB208157.025	Naphthalene	mg/kg	0.1	0.00607110709	4	102
		2-methylnaphthalene	mg/kg	0.1	0	-	-
		1-methylnaphthalene	mg/kg	0.1	0.00685632526	-	-
		Acenaphthylene	mg/kg	0.1	0.03002979638	4	104
		Acenaphthene	mg/kg	0.1	0.00286934871	4	104
		Fluorene	mg/kg	0.1	0.00838190819	-	-
		Phenanthrene	mg/kg	0.1	0.06115526567	4	93

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

PAH (Polynuclear Aromatic Hydrocarbons) in Soil (continued)

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number	Parameter	Units	LOR	Original	Spike	Recovery%	
SE210660.003	LB208157.025	Anthracene	mg/kg	0.1	0.05338624653	4	109	
		Fluoranthene	mg/kg	0.1	0.12310819636	4	99	
		Pyrene	mg/kg	0.1	0.12976786991	4	102	
		Benzo(a)anthracene	mg/kg	0.1	0.05684587469	-	-	
		Chrysene	mg/kg	0.1	0.07130956489	-	-	
		Benzo(b&j)fluoranthene	mg/kg	0.1	0.08529027543	-	-	
		Benzo(k)fluoranthene	mg/kg	0.1	0.05029711183	-	-	
		Benzo(a)pyrene	mg/kg	0.1	0.05095499619	4	117	
		Indeno(1,2,3-cd)pyrene	mg/kg	0.1	0.04346251867	-	-	
		Dibenzo(ah)anthracene	mg/kg	0.1	0	-	-	
		Benzo(ghi)perylene	mg/kg	0.1	0.03810003988	-	-	
		Carcinogenic PAHs, BaP TEQ <LOR=0	TEQ (mg/kg)	0.2	0	-	-	
		Carcinogenic PAHs, BaP TEQ <LOR=LOR	TEQ (mg/kg)	0.3	0.242	-	-	
		Carcinogenic PAHs, BaP TEQ <LOR=LOR/2	TEQ (mg/kg)	0.2	0.121	-	-	
		Total PAH (18)	mg/kg	0.8	0.25287606628	-	-	
		Surrogates	d5-nitrobenzene (Surrogate)	mg/kg	-	0.55171759724	-	102
			2-fluorobiphenyl (Surrogate)	mg/kg	-	0.43863990969	-	86
			d14-p-terphenyl (Surrogate)	mg/kg	-	0.43203725216	-	75

PCBs in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number	Parameter	Units	LOR	Original	Spike	Recovery%
SE210660.005	LB208157.026	Arochlor 1016	mg/kg	0.2	0	-	-
		Arochlor 1221	mg/kg	0.2	0	-	-
		Arochlor 1232	mg/kg	0.2	0	-	-
		Arochlor 1242	mg/kg	0.2	0	-	-
		Arochlor 1248	mg/kg	0.2	0	-	-
		Arochlor 1254	mg/kg	0.2	0	-	-
		Arochlor 1260	mg/kg	0.2	0	0.4	86
		Arochlor 1262	mg/kg	0.2	0	-	-
		Arochlor 1268	mg/kg	0.2	0	-	-
		Total PCBs (Arochlors)	mg/kg	1	0	-	-
		Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0.166	-

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN40/AN320

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE210660.001	LB208260.004	Arsenic, As	mg/kg	1	54	12.98248112373	50	83
		Cadmium, Cd	mg/kg	0.3	41	1.68714951363	50	79
		Chromium, Cr	mg/kg	0.5	68	18.41361165907	50	100
		Copper, Cu	mg/kg	0.5	78	30.00648595333	50	-4
		Nickel, Ni	mg/kg	0.5	49	8.43219780967	50	81
		Lead, Pb	mg/kg	1	380	92.2518536154	50	-426
		Zinc, Zn	mg/kg	2	610	128.9753418134	50	-1042

Trace Metals (Dissolved) in Water by ICPMS

Method: ME-(AU)-[ENV]AN318

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE210649.007	LB208136.004	Arsenic, As	µg/L	1	19	<1	20	96
		Cadmium, Cd	µg/L	0.1	21	<0.1	20	103
		Chromium, Cr	µg/L	1	21	<1	20	104
		Copper, Cu	µg/L	1	21	<1	20	107
		Lead, Pb	µg/L	1	20	<1	20	99
		Nickel, Ni	µg/L	1	21	<1	20	103
		Zinc, Zn	µg/L	5	26	<5	20	114

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

QC Sample	Sample Number	Parameter	Units	LOR	Original	Spike	Recovery%	
SE210660.003	LB208157.025	TRH C10-C14	mg/kg	20	0	40	93	
		TRH C15-C28	mg/kg	45	0	40	105	
		TRH C29-C36	mg/kg	45	0	40	83	
		TRH C37-C40	mg/kg	100	0	-	-	
		TRH C10-C36 Total	mg/kg	110	0	-	-	
		TRH >C10-C40 Total (F bands)	mg/kg	210	0	-	-	
		TRH F Bands	TRH >C10-C16	mg/kg	25	0	40	93
			TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	0	-	-

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

TRH (Total Recoverable Hydrocarbons) in Soil (continued)

Method: ME-(AU)-[ENV]AN403

QC Sample	Sample Number	Parameter	Units	LOR	Original	Spike	Recovery%	
SE210660.003	LB208157.025	TRH F Bands	TRH >C16-C34 (F3)	mg/kg	90	0	40	103
			TRH >C34-C40 (F4)	mg/kg	120	0	-	-

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%		
SE210660.001	LB208156.005	Fumigants	2,2-dichloropropane	mg/kg	0.1	<0.1	0	-	-	
			1,2-dichloropropane	mg/kg	0.1	<0.1	0	-	-	
			cis-1,3-dichloropropene	mg/kg	0.1	<0.1	0	-	-	
			trans-1,3-dichloropropene	mg/kg	0.1	<0.1	0	-	-	
			1,2-dibromoethane (EDB)	mg/kg	0.1	<0.1	0	-	-	
		Halogenated	Dichlorodifluoromethane (CFC-12)	mg/kg	1	<1	0	-	-	-
			Aliphatics	Chloromethane	mg/kg	1	<1	0	-	-
		Vinyl chloride (Chloroethene)		mg/kg	0.1	<0.1	0	-	-	-
		Bromomethane		mg/kg	1	5	0.30311264031	-	-	-
		Chloroethane		mg/kg	1	<1	0	-	-	-
		Trichlorofluoromethane		mg/kg	1	<1	0.08008349714	-	-	-
		Iodomethane		mg/kg	5	<5	0	-	-	-
		1,1-dichloroethene		mg/kg	0.1	4.4	0	5	89	
		Dichloromethane (Methylene chloride)		mg/kg	0.5	<0.5	0.00896440320	-	-	-
		Allyl chloride		mg/kg	0.1	<0.1	0	-	-	-
		trans-1,2-dichloroethene		mg/kg	0.1	<0.1	0	-	-	-
		1,1-dichloroethane		mg/kg	0.1	<0.1	0	-	-	-
		cis-1,2-dichloroethene		mg/kg	0.1	<0.1	0	-	-	-
		Bromochloromethane		mg/kg	0.1	<0.1	0	-	-	-
		1,2-dichloroethane		mg/kg	0.1	4.8	3.05333271189	5	95	
		1,1,1-trichloroethane		mg/kg	0.1	<0.1	0	-	-	-
		1,1-dichloropropene	mg/kg	0.1	<0.1	0	-	-	-	
		Carbon tetrachloride	mg/kg	0.1	<0.1	0	-	-	-	
		Dibromomethane	mg/kg	0.1	<0.1	0	-	-	-	
		Trichloroethene (Trichloroethylene -TCE)	mg/kg	0.1	4.9	0	5	98		
		1,1,2-trichloroethane	mg/kg	0.1	<0.1	0	-	-	-	
		1,3-dichloropropane	mg/kg	0.1	<0.1	0	-	-	-	
		Tetrachloroethene (Perchloroethylene,PCE)	mg/kg	0.1	<0.1	0	-	-	-	
		1,1,1,2-tetrachloroethane	mg/kg	0.1	<0.1	0	-	-	-	
		cis-1,4-dichloro-2-butene	mg/kg	1	<1	0	-	-	-	
		1,1,2,2-tetrachloroethane	mg/kg	0.1	<0.1	0	-	-	-	
		1,2,3-trichloropropane	mg/kg	0.1	<0.1	0	-	-	-	
		trans-1,4-dichloro-2-butene	mg/kg	1	<1	0	-	-	-	
		1,2-dibromo-3-chloropropane	mg/kg	0.1	<0.1	0	-	-	-	
		Hexachlorobutadiene	mg/kg	0.1	<0.1	0	-	-	-	
		Halogenated	Aromatics	Chlorobenzene	mg/kg	0.1	5.2	0	5	105
				Bromobenzene	mg/kg	0.1	<0.1	0	-	-
		2-chlorotoluene		mg/kg	0.1	<0.1	0	-	-	
		4-chlorotoluene		mg/kg	0.1	<0.1	0	-	-	
		1,3-dichlorobenzene		mg/kg	0.1	<0.1	0	-	-	
		1,4-dichlorobenzene		mg/kg	0.1	<0.1	0	-	-	
		1,2-dichlorobenzene		mg/kg	0.1	<0.1	0	-	-	
		1,2,4-trichlorobenzene		mg/kg	0.1	<0.1	0	-	-	
		1,2,3-trichlorobenzene		mg/kg	0.1	<0.1	0	-	-	
		Monocyclic		Aromatic	Benzene	mg/kg	0.1	4.1	0	5
Toluene	mg/kg		0.1		3.9	0	5	79		
Ethylbenzene	mg/kg		0.1		4.1	0.00605317350	5	82		
m/p-xylene	mg/kg		0.2		8.2	0	10	82		
o-xylene	mg/kg		0.1		4.1	0	5	83		
Styrene (Vinyl benzene)	mg/kg		0.1		<0.1	0	-	-		
Isopropylbenzene (Cumene)	mg/kg		0.1		<0.1	0	-	-		
n-propylbenzene	mg/kg		0.1		<0.1	0	-	-		
1,3,5-trimethylbenzene	mg/kg		0.1		<0.1	0	-	-		
tert-butylbenzene	mg/kg		0.1		<0.1	0	-	-		
1,2,4-trimethylbenzene	mg/kg		0.1		<0.1	0	-	-		
sec-butylbenzene	mg/kg		0.1		<0.1	0	-	-		



Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

VOC's in Soil (continued)

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%		
SE210660.001	LB208156.005	Monocyclic	p-isopropyltoluene	mg/kg	0.1	<0.1	0	-	-	
		Aromatic	n-butylbenzene	mg/kg	0.1	<0.1	0	-	-	
		Nitrogenous	Acrylonitrile	mg/kg	0.1	<0.1	0	-	-	
		Compounds	2-nitropropane	mg/kg	10	<10	0	-	-	
		Oxygenated	Compounds	Acetone (2-propanone)	mg/kg	10	<10	0.41564936707	-	-
			MtBE (Methyl-tert-butyl ether)	mg/kg	0.1	<0.1	0	-	-	
			Vinyl acetate	mg/kg	10	<10	0	-	-	
			MEK (2-butanone)	mg/kg	10	<10	0	-	-	
			MIBK (4-methyl-2-pentanone)	mg/kg	1	<1	0	-	-	
		2-hexanone (MBK)	mg/kg	5	<5	0	-	-		
		Polycyclic	Naphthalene	mg/kg	0.1	<0.1	0.08632005121	-	-	
		Sulphonated	Carbon disulfide	mg/kg	0.5	<0.5	0	-	-	
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	9.2	7.72685278238	10	92	
			d8-toluene (Surrogate)	mg/kg	-	7.7	7.80054251048	10	77	
			Bromofluorobenzene (Surrogate)	mg/kg	-	8.4	8.24750849696	10	84	
		Totals	Total Xylenes	mg/kg	0.3	12	0	-	-	
			Total BTEX	mg/kg	0.6	24	0	-	-	
			Total VOC*	mg/kg	24	54	0.90985683527	-	-	
			Total Volatile Chlorinated Hydrocarbons*	mg/kg	3	<3.0	0.08008349714	-	-	
			Total Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	24	0.00899493653	-	-	
			Total Other Chlorinated Hydrocarbons VIC EPA*	mg/kg	1.8	24	0.00899493653	-	-	
		Trihalomethanes	Chloroform	mg/kg	0.1	4.7	0	5	94	
			Bromodichloromethane	mg/kg	0.1	<0.1	0	-	-	
Chlorodibromomethane	mg/kg		0.1	<0.1	0	-	-			
Bromoform	mg/kg		0.1	<0.1	0.01569634299	-	-			

VOCs in Water

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%	
SE210658.009	LB208360.023	Monocyclic	Benzene	µg/L	0.5	56	<0.5	45.45	123
		Aromatic	Toluene	µg/L	0.5	51	<0.5	45.45	111
			Ethylbenzene	µg/L	0.5	56	<0.5	45.45	123
			m/p-xylene	µg/L	1	110	<1	90.9	126
			o-xylene	µg/L	0.5	57	<0.5	45.45	126
		Polycyclic	Naphthalene	µg/L	0.5	52	<0.5	-	-
		Surrogates	d4-1,2-dichloroethane (Surrogate)	µg/L	-	10	10.7	-	100
			d8-toluene (Surrogate)	µg/L	-	8.8	9.9	-	88
			Bromofluorobenzene (Surrogate)	µg/L	-	9.5	10.1	-	95

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%	
SE210660.001	LB208156.005	TRH C6-C10	mg/kg	25	75	0.63595702692	92.5	81	
		TRH C6-C9	mg/kg	20	67	0.57608969138	80	83	
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	9.2	7.72685278238	10	92
			d8-toluene (Surrogate)	mg/kg	-	7.7	7.80054251048	10	77
			Bromofluorobenzene (Surrogate)	mg/kg	-	8.4	8.24750849696	-	84
		VPH F	Benzene (F0)	mg/kg	0.1	4.1	0	-	-
		Bands	TRH C6-C10 minus BTEX (F1)	mg/kg	25	51	0.63595702692	62.5	80

Volatile Petroleum Hydrocarbons in Water

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%	
SE210658.009	LB208360.023	TRH C6-C10	µg/L	50	990	<50	946.63	105	
		TRH C6-C9	µg/L	40	880	<40	818.71	107	
		Surrogates	d4-1,2-dichloroethane (Surrogate)	µg/L	-	10	10.7	-	100
			d8-toluene (Surrogate)	µg/L	-	8.8	9.9	-	88
			Bromofluorobenzene (Surrogate)	µg/L	-	9.5	10.1	-	95
		VPH F	Benzene (F0)	µg/L	0.5	<0.5	-	-	-
		Bands	TRH C6-C10 minus BTEX (F1)	µg/L	50	660	<50	639.67	103

Matrix spike duplicates are calculated as Relative Percent Difference (RPD) using the formula:  $RPD = |OriginalResult - ReplicateResult| \times 100 / Mean$

The original result is the analyte concentration of the matrix spike. The Duplicate result is the analyte concentration of the matrix spike duplicate.

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times SDL / Mean + LR$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

QC Sample	Sample Number	Parameter	Units	LOR
-----------	---------------	-----------	-------	-----

Samples analysed as received.

Solid samples expressed on a dry weight basis.

QC criteria are subject to internal review according to the SGS QA/QC plan and may be provided on request or alternatively can be found here: [https://www.sgs.com.au/~media/Local/Australia/Documents/Technical Documents/MP-AU-ENV-QU-022\\_QA\\_QC\\_Plan.pdf](https://www.sgs.com.au/~media/Local/Australia/Documents/Technical Documents/MP-AU-ENV-QU-022_QA_QC_Plan.pdf)

- \* NATA accreditation does not cover the performance of this service .
- \*\* Indicative data, theoretical holding time exceeded.
- \*\*\* Indicative data, theoretical holding time exceeded and NATA accreditation does not cover the performance of this service.
- Sample not analysed for this analyte.
- IS Insufficient sample for analysis.
- LNR Sample listed, but not received.
- LOR Limit of reporting.
- QFH QC result is above the upper tolerance.
- QFL QC result is below the lower tolerance.
- ① At least 2 of 3 surrogates are within acceptance criteria.
- ② RPD failed acceptance criteria due to sample heterogeneity.
- ③ Results less than 5 times LOR preclude acceptance criteria for RPD.
- ④ Recovery failed acceptance criteria due to matrix interference.
- ⑤ Recovery failed acceptance criteria due to the presence of significant concentration of analyte (i.e. the concentration of analyte exceeds the spike level).
- ⑥ LOR was raised due to sample matrix interference.
- ⑦ LOR was raised due to dilution of significantly high concentration of analyte in sample.
- ⑧ Reanalysis of sample in duplicate confirmed sample heterogeneity and inconsistency of results.
- ⑨ Recovery failed acceptance criteria due to sample heterogeneity.
- ⑩ LOR was raised due to high conductivity of the sample (required dilution).
- † Refer to relevant report comments for further information.

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## Appendix K – Proposed Development Plans

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- Residential
- ♿ Residential Adaptable
- Car Share
- Residential Visitors
- Non Residential
- Bicycle Residents
- Bicycle Residents Visitors
- Bicycle Commercial
- Bicycle Commercial Visitors
- Bicycle Retail
- Bicycle Retail Visitors



- Residential
- ♿ Residential Adaptable
- Car Share
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- Non Residential
- Bicycle Residents
- Bicycle Residents Visitors
- Bicycle Commercial
- Bicycle Commercial Visitors
- Bicycle Retail
- Bicycle Retail Visitors



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- Bicycle Commercial
- Bicycle Commercial Visitors
- Bicycle Retail
- Bicycle Retail Visitors





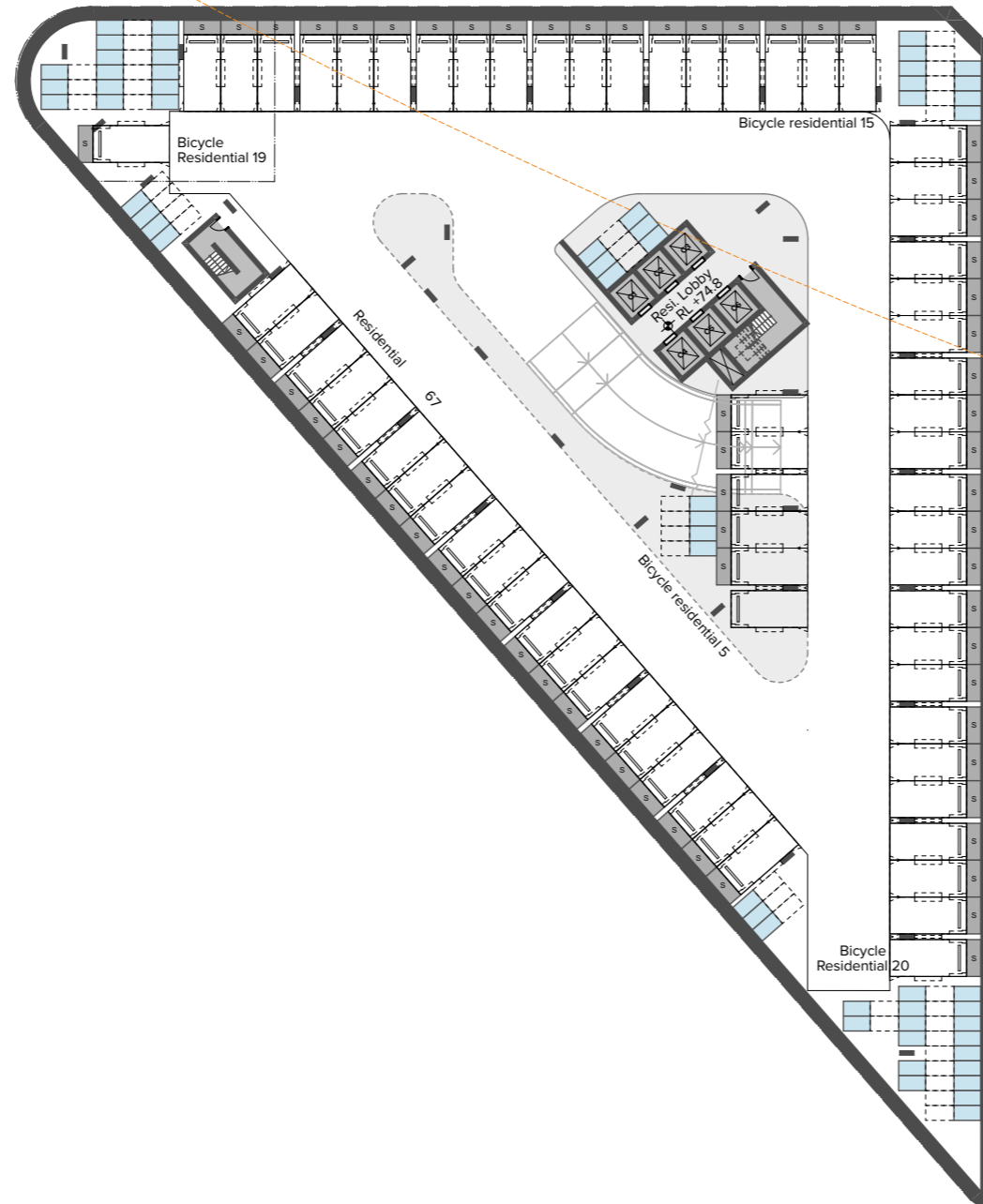
- Residential
- ♿ Residential Adaptable
- Car Share
- Residential Visitors
- Non Residential
- Bicycle Residents
- Bicycle Residents Visitors
- Bicycle Commercial
- Bicycle Commercial Visitors
- Bicycle Retail
- Bicycle Retail Visitors



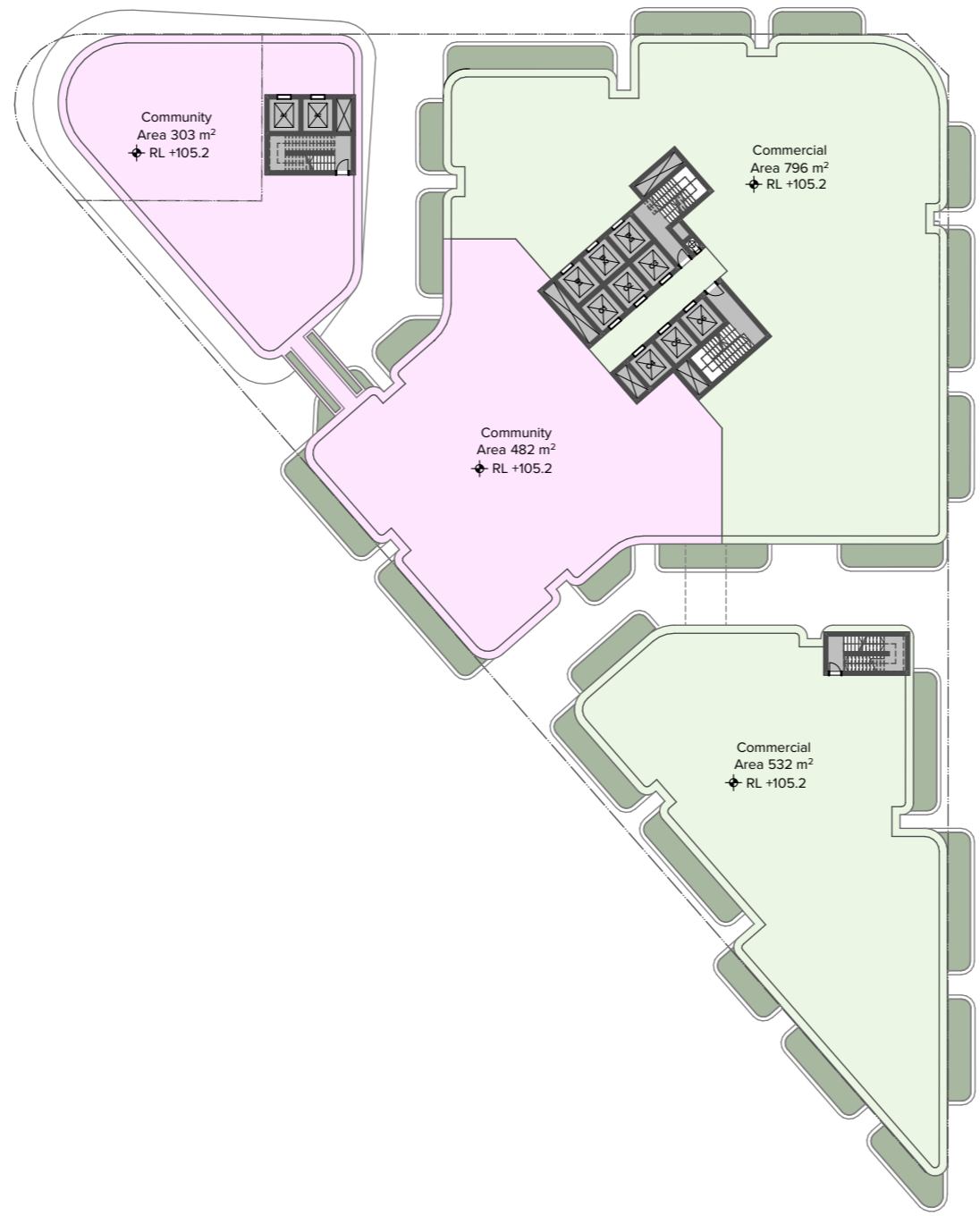
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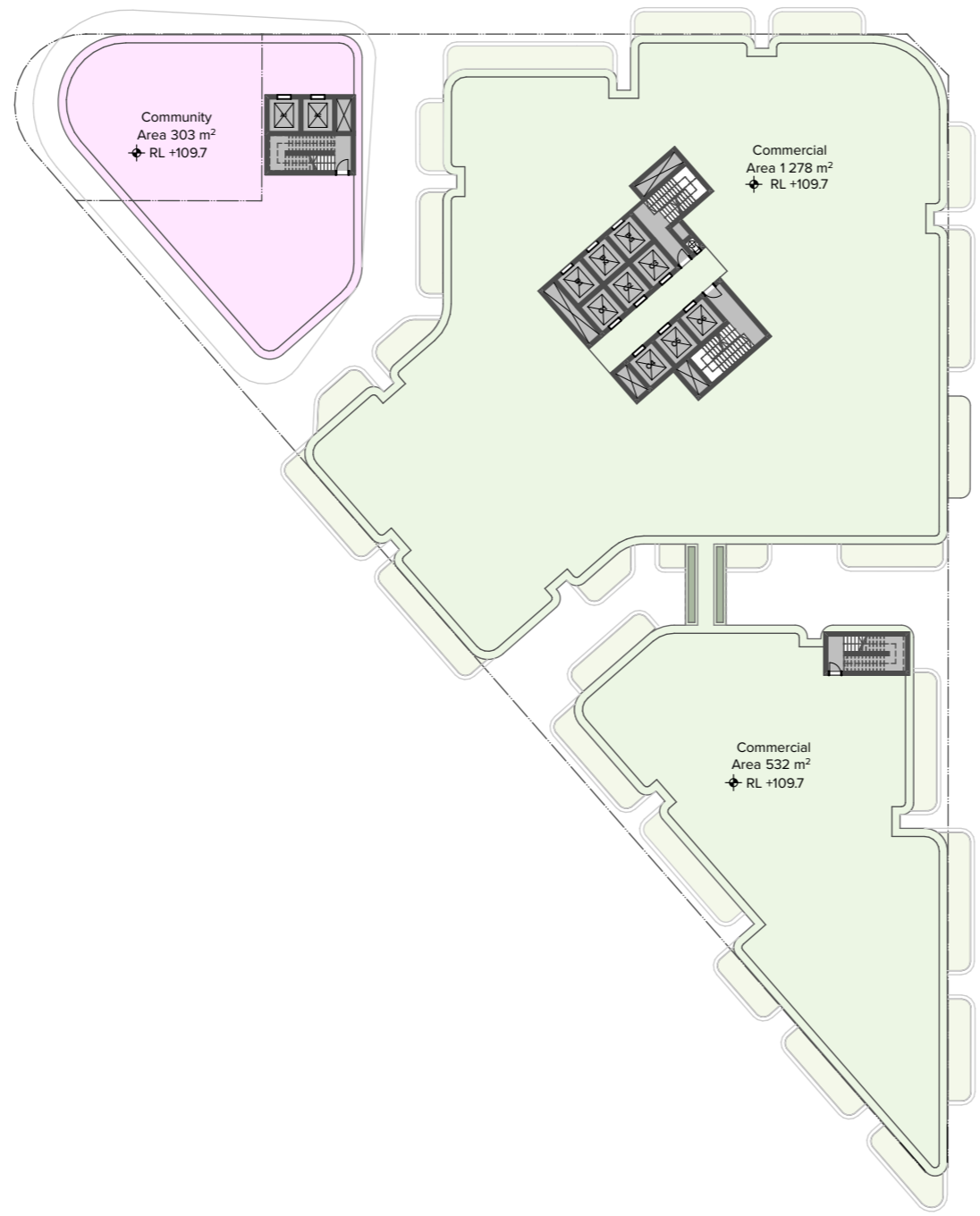


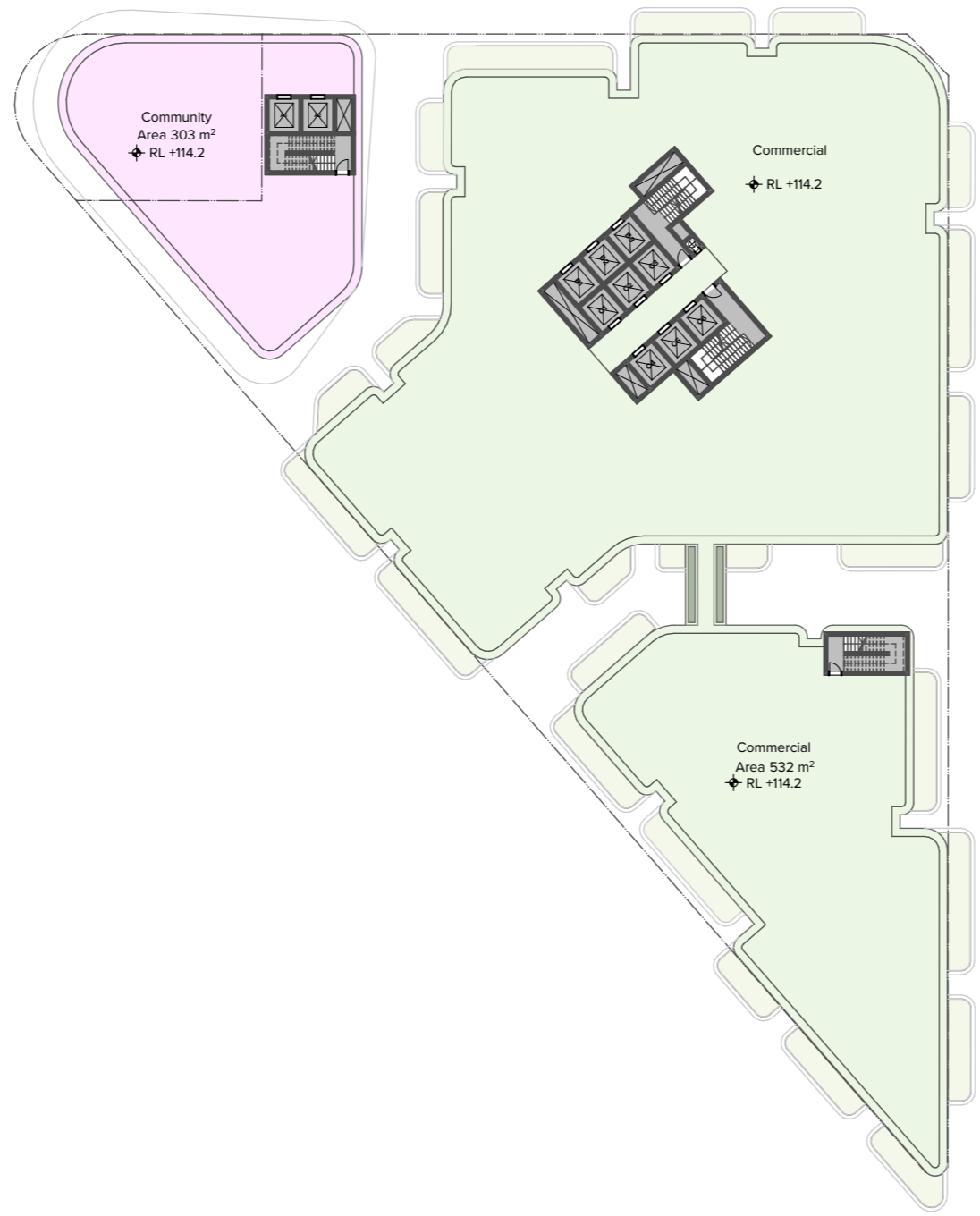
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- Bicycle Commercial Visitors
- Bicycle Retail
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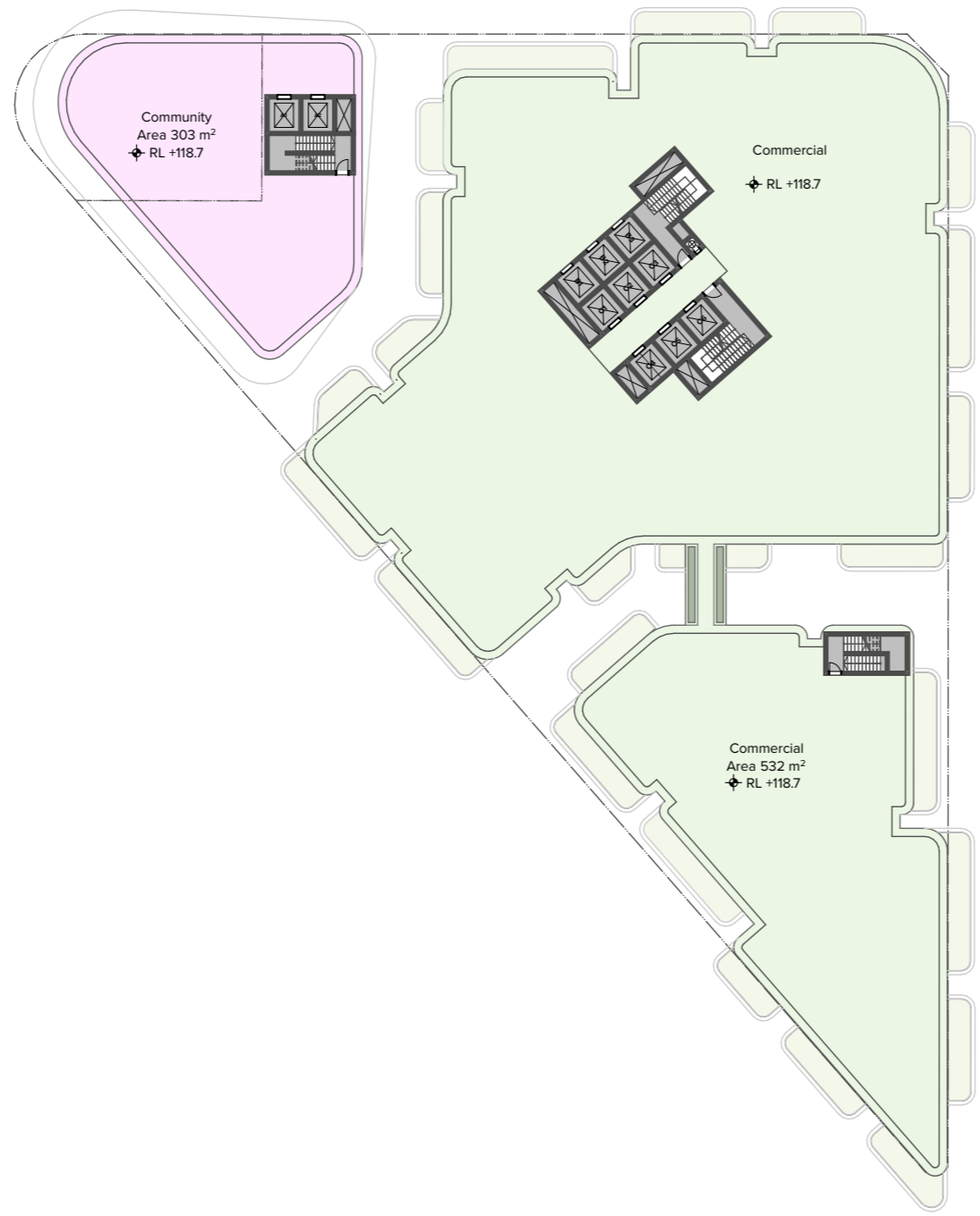


**NOTE**

Area of Southern Tenancy With Lifts: 498m<sup>2</sup>  
 Area Lost to Inclusion of Lifts: 31m<sup>2</sup>



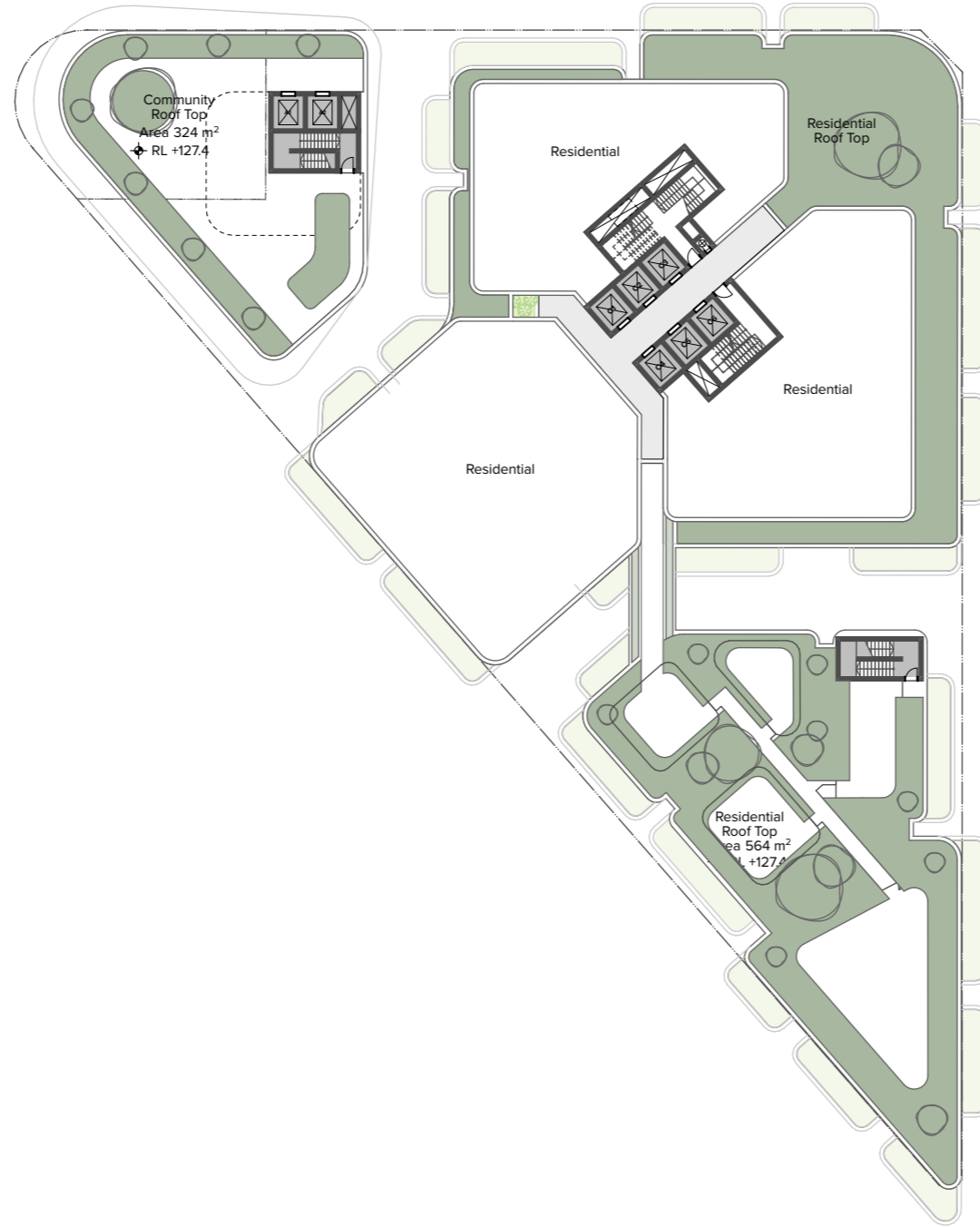


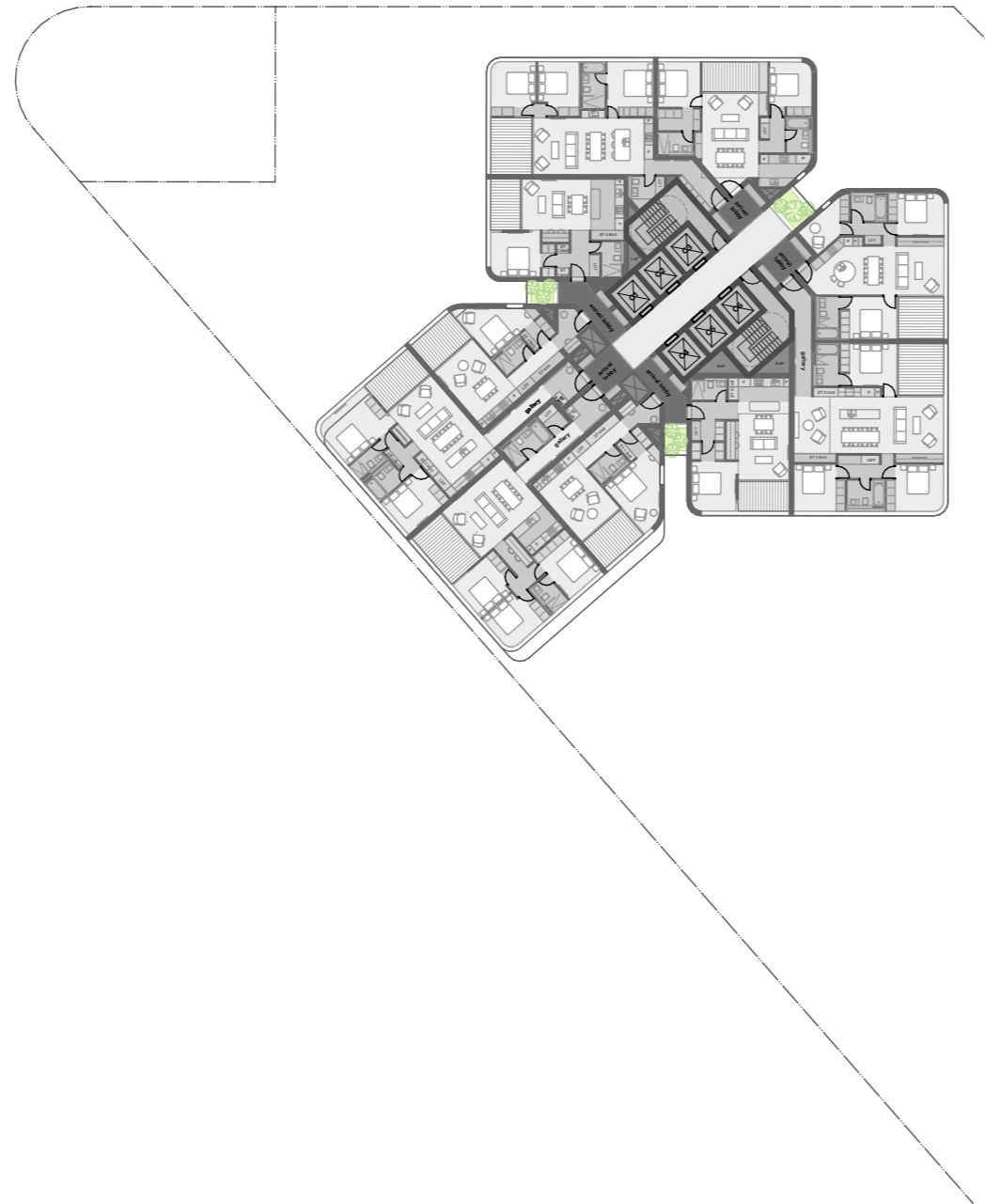


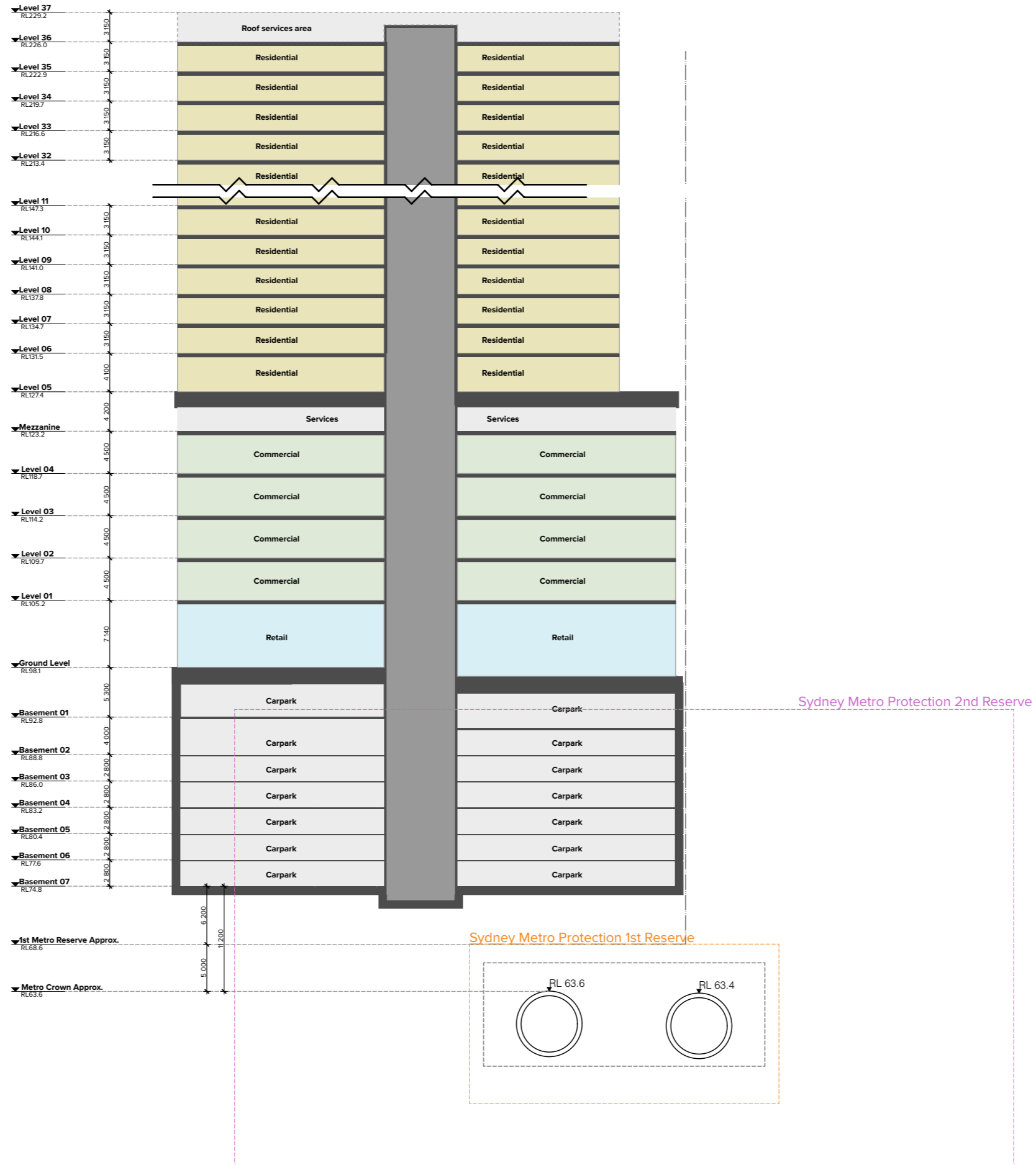
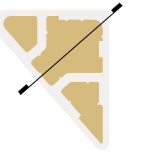
**NOTE**

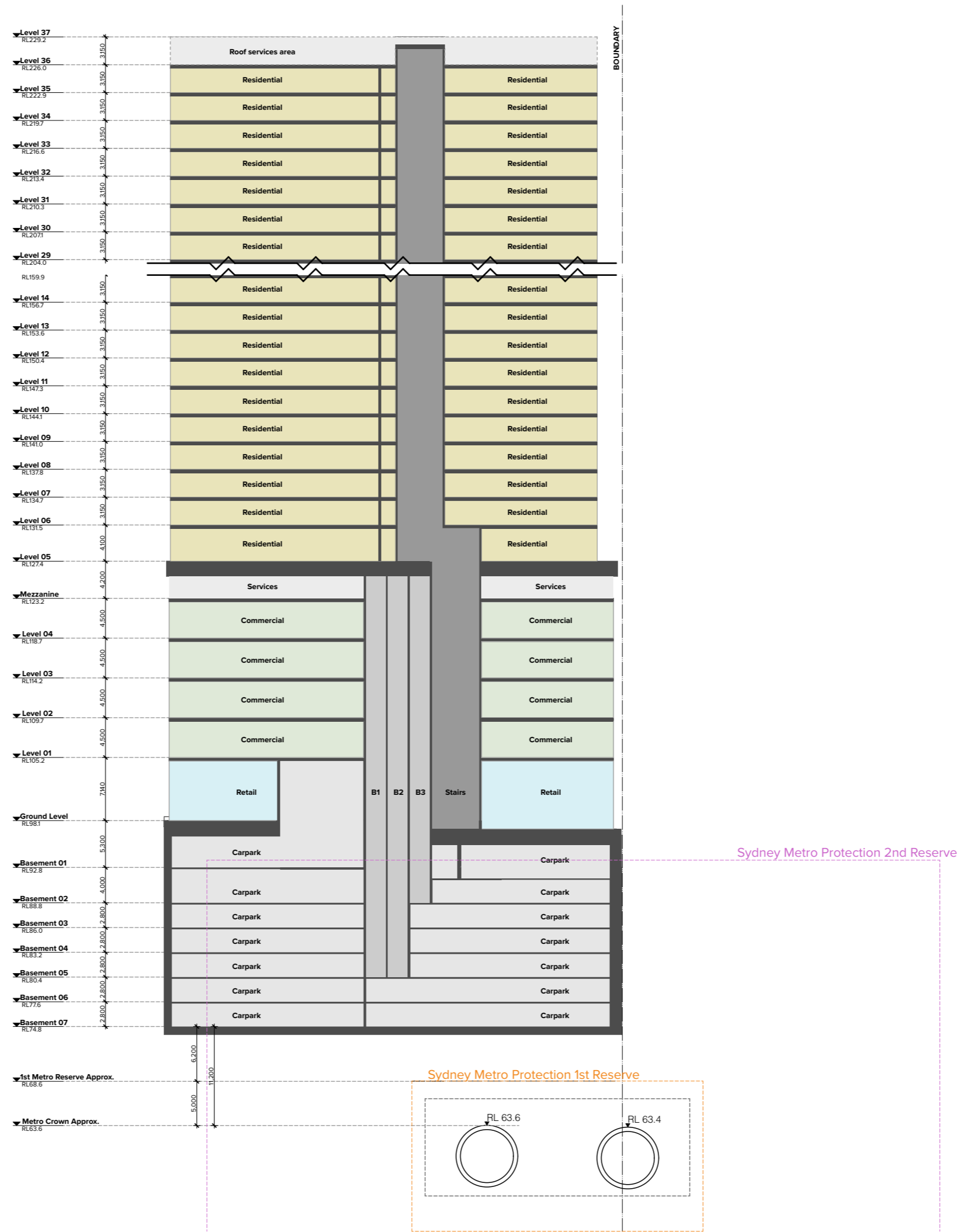
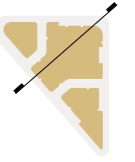
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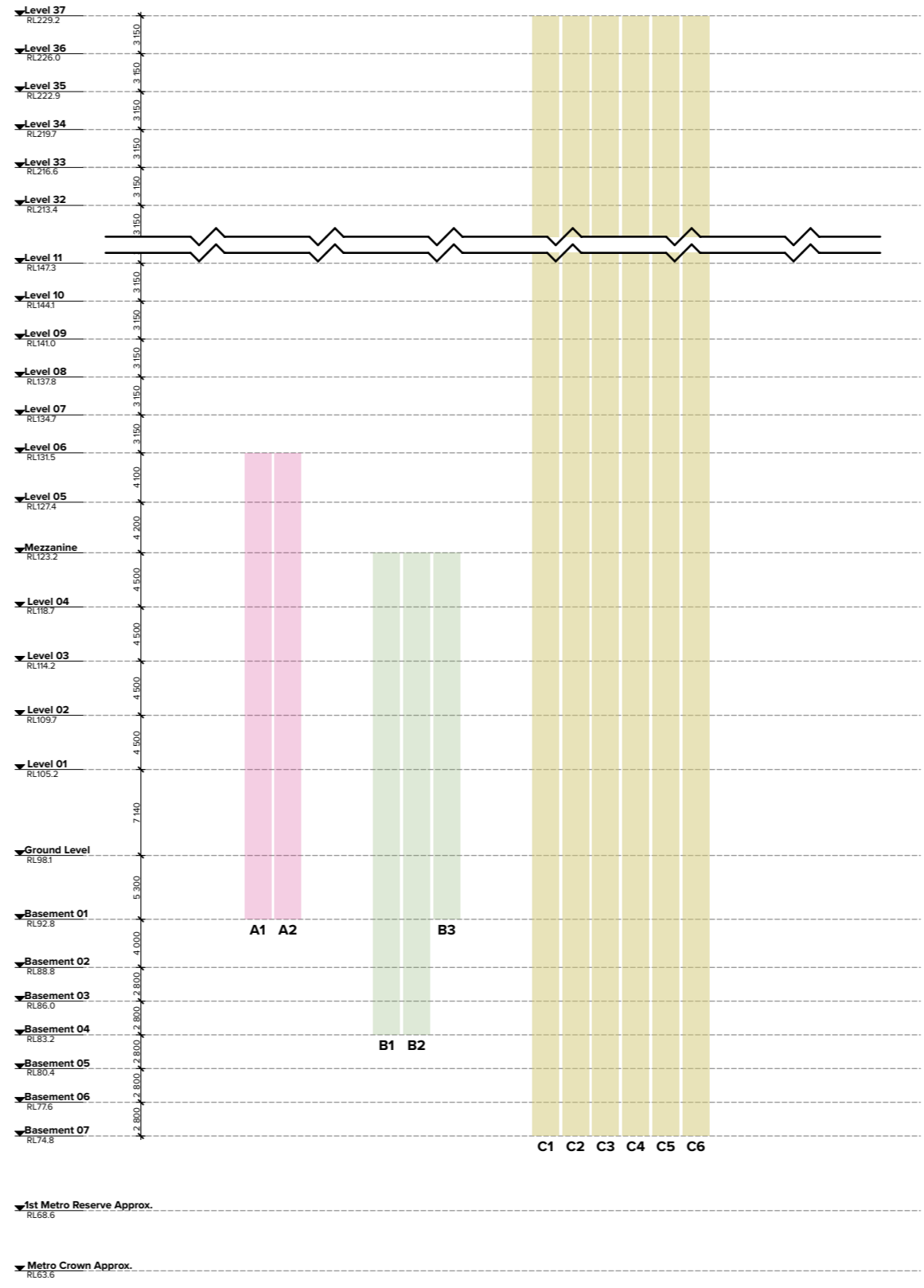




Sydney Metro Protection 2nd Reserve

Sydney Metro Protection 1st Reserve

# Core Section



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## Appendix L – Field Data Sheets and Calibration Certificates

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## CALIBRATION CERTIFICATE FOR PHOTO IONISATION DETECTOR

Instrument: Mini RAE 3000

Serial Number: 592-906667 - EI PID02  OR 592-901345 - EI PID03

Instrument Conditions: Good

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Calibration gas species: Isobutylene.

Calibration gas concentration: 100 ppm

Gas bottle number: Cyl 193

This PID has been calibrated to Isobutylene gas with the span concentration displayed as 100.0 ppm at 100 ppm span setting (allowable range +/-10ppm from span setting).

The PID is initially zero calibrated in fresh air.

Remaining gas in bottle: 7250 psi (if reading is <250 psi, notify Equipment Manager to arrange new gas bottle order)

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The above detector was calibrated in accordance with manufacturer's specifications.

Signed: [Signature]

Date: 01.09.20

Time: 10:30 am

---

**Site Inspection Card - General**  
**Form OP 005b (Rev 1)**



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 PYRMONT, NSW, 2009  
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 E service@eiaustralia.com.au  
 W www.eiaustralia.com.au  
 T 02 9516 0722

Project Number:	E24770	Sheet: of	Date: 11-9-20
Project Name:	GME	Time at ARRIVAL:	11:00 am/pm
Client Contact:		Time at DEPARTURE:	12:45 am/pm
Site Address/Location:	CROWS NEST		
Climatic Conditions:	SUNNY		
Completed Works (Describe site conditions, stage of works, relevant environmental conditions) (Take photos)			
<ul style="list-style-type: none"> <li>- met guys @ motor repairs</li> <li>- showed me all bh locations &amp; wells</li> <li>- GME on wells BH3M + BH6M</li> <li>- QA/QC from BH3M</li> <li style="padding-left: 40px;">GW-QD1</li> <li style="padding-left: 40px;">GW-QT1</li> </ul>			
<ul style="list-style-type: none"> <li>- samples taken to lab friday (SGS + EnviroLab)</li> <li>- NO ISSUES.</li> </ul>			

Comments / Issues / Conclusions / Further Testing Required / Actions to be Undertaken / Timing of Actions:

- All eqpt decon & rinsed prior to sampling @ each well

GW-QR1	}	QA/QC
GW-QRB1		
GW-IB		
GW-TS		

Name: EMILY STANLEY Signed: [Signature]





