

Environmental Site Assessment - 28, 35 & 89 Sugarmill Road, Sapphire Beach



5 November 2021

For: Mr Keiran Grimley, Dr Ian Martyn & Dr Chandran
Arianayagam



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Table of Contents

1	Introduction.....	4
1.1	Objectives.....	4
1.2	Suitability to Undertake Works	4
2	Proposed Development.....	4
3	Scope of Work	4
4	Site Description	5
4.1	Site Identification	5
4.2	Location and Features	5
4.3	Surrounding Land Use	5
5	Site Inspection	5
6	Geology, Hydrogeology and Topography.....	11
6.1	Topography	11
6.2	Geology.....	11
6.3	Soils.....	11
6.4	Hydrogeology	12
7	Site History	13
7.1	Mapped BP Land	13
7.2	CHCC LEP Contamination Mapping	13
7.3	Previous Environmental Investigations.....	14
7.4	Aerial Photographs.....	14
7.5	NSW EPA Records.....	16
7.6	Other Contaminating Sites	16
7.7	Adjacent Business Operations.....	16
7.8	Historical ownership.....	17
7.9	Summary of Site History.....	18
8	Potential Areas and Contaminants of Concern	18
8.1	Conceptual Site Model	19
9	Investigation Criteria	20
10	Sampling Program	21
10.1	Field Quality Control.....	21
10.2	Laboratory Quality Control.....	21
11	Results	22

Appendix 13 - Land Contamination Assessment

28, 35 & 89 Sugarmill Road, Sapphire Beach

11.1	Sample Descriptions	22
12	Analytical Results.....	22
13	Conclusions and Recommendations	23
14	References	23

Figures

Figure 1	Site Location
Figure 2	Proposed Subdivision Layout
Figure 3	28 Sugarmill Road Site Layout and Sample Locations
Figure 4	35 Sugarmill Road Site Layout and Sample Locations
Figure 5	89 Sugarmill Road Site Layout and Sample Locations

Appendices

Appendix A	Historical Aerial Photographs
Appendix B	Previous Ownerships
Appendix C	Laboratory Report

1 Introduction

Earth Water Consulting Pty Limited (EWC) was engaged by parties Mr Keiran Grimley, Dr Ian Martyn & Dr Chandran Arianayagam (the “Client”) to undertake an Environmental Site Assessment (ESA) for 28, 35 & 89 Sugarmill Road, Sapphire Beach (the “Site”) (Figure 1).

1.1 Objectives

The objectives of the ESA are to:

- Investigate the Site history and identify potentially contaminating activities that are currently being performed on the Site or that may have been performed on the Site in the past;
- Make a preliminary assessment of potential contamination issues for rural residential development based on the Site history review; and
- If the potential for contamination exists that would preclude the proposed development, detailed sampling to identify concentrations in the soil in the proposed building envelopes.

1.2 Suitability to Undertake Works

Strider Duerinckx has project managed and signs off on this investigation. Strider is an environmental geologist with 25 years experience in contaminated sites investigations including numerous banana plantation assessments. Strider is a CEnvP (Site Contamination Specialist) accredited.

2 Proposed Development

Based on plans of the proposed subdivision layout by Mid North Coast Surveys, it is understood that it is proposed to subdivide the subject properties as follows in **Table 1** and shown in Figure 2.

Table 1: Property Details

Existing Property	Lot & DP	Existing Size (m ²)	Proposed No. of Lots	Proposed Lot Sizes (m ²)
No. 28	L12, DP243972	20,336	2	6,636-13,700
No. 35	L91, DP786155	23,660	2	11,500-12,100
No. 89	L17, DP249273	20,325	2	11,290-8,977

3 Scope of Work

This ESA has been undertaken in reference to the relevant sections in the *Consultants Reporting on Contaminated Land* (NSW EPA 2020), and Department of Urban Affairs and Planning *Managing Land Contamination – Planning Guidelines SEPP55 – Remediation of Land* (DUAP & EPA 1998).

The assessment included:

- A desktop review of historical conditions and activities on the Site including:

- Historical aerial photographs review (to map change in use over time);
 - NSW EPA contaminated land and POEO notices and records (onsite or offsite contamination presence or significant activities),
 - Historical ownership records;
 - Review of banana cultivation and cattle tick dip sites registers;
 - Review of geology and hydrogeology including groundwater bores (risk of contamination migration); and
 - Review of environmental constraints such as groundwater dependent ecosystems (sensitive receptors).
- A site walkover of the Site to assess current layouts, surface conditions, presence hazardous building materials that may result subsurface contamination, and the presence of any obvious previous contaminating activities (such as current or historical fuel storage);
 - Preparation of a Conceptual Site Model (CSM);
 - A sampling and analytical plan to details soil sampling required to address the identified potential contamination risk;
 - Soil sampling and analysis in the proposed building envelopes;
 - Presentation of this ESA report, including conclusions and recommendations on the contamination status of the Site and suitability of the rezoning application and future subdivision.

4 Site Description

4.1 Site Identification

The Site details are provided in **Table 1** and shown in Figures 1, and 3-5. The Site properties are zoned RU2, rural landscape.

4.2 Location and Features

The Site is located either side of Sugarmill Road, with n No.28 on the northern side, and 35 and 89 on the southern side. No.28 and 35 are located towards the eastern extent of the road, and No.89 about 1km further west.

Rural-residential lots all of ~2ha are present on Sugarmill Road. These lots are located on undulating low hills separated by forested drainage lines, and are mostly to partially cleared.

4.3 Surrounding Land Use

The surrounding land use includes developed rural residential land to the north, south, east and west.

5 Site Inspection

A site inspection was undertaken on 11 September by Strider Duerinckx. During the inspections it was noted that:

- The majority of the Site is partially cleared with a mixed grass lawn and relic forest;

Appendix 13 - Land Contamination Assessment

28, 35 & 89 Sugarmill Road, Sapphire Beach

- No.28 Sugarmill Road slopes down to the north to an intermittent forested gully. The property has a single dwelling and gravel driveway, and a small ornamental dam positioned near the western perimeter in the cleared area;
- No.35 has a single dwelling, shed, swimming pool etc located in the upper southern portion of the property, surrounded by lawn. An open eucalypt forest is located in the lower northwestern corner;
- No.89 slopes moderately to the north and west off a dominant spur. A gully drains through the northwestern corner of the property, with a single dwelling on the elevated southern portion;
- No significant cutting or filling was observed on any of the properties, no imported fill or stockpiles were observed;
- No other signs of disturbance were noted, and no chemical storage areas or rubbish stockpiles were visible on the Site.

Typical Site details are shown in **Photograph 1** through **Photograph 10**.



Photograph 1. View of 28 Sugarmill Rd, looking east past the dwelling.



Photograph 2.

View of 28 Sugarmill Rd, facing north with a gazebo in the foreground and a swimming pool in the background.



Photograph 3. View of 28 Sugarmill Rd from the southwestern corner of the property, with the existing dwelling on the right of the image, and the small dam on the left.



Photograph 4. View of the mapped intermittent drainage line in the northwestern corner of 28 Sugarmill Rd.



Photograph 5. View of 35 Sugarmill Rd, looking east at the carport in the foreground, with the existing dwelling in the background.



Photograph 6. View of 35 Sugarmill Rd, looking northwest from in front of the carport at the relic native forest in the northwestern portion of the property.



Photograph 7. View of the cleared northeastern corner of 35 Sugarmill Rd.



Photograph 8. View of 35 Sugarmill Rd, looking south with tennis court in the background. The proposed building area is on the right hand side of the photograph.



Photograph 9. View of 89 Sugarmill Road, looking south at the existing dwelling.



Photograph 10.

View of 89 Sugarmill Rd, looking west at the drainage line in the northwestern corner of the property.

6 Geology, Hydrogeology and Topography

6.1 Topography

The Site is located on undulating land, generally sloping down to the north, with drainage alignments generally travelling north. The drainage lines are tributaries of Sugar Mill Creek, which subsequently drains east into Moonee Creek near the estuary mouth.

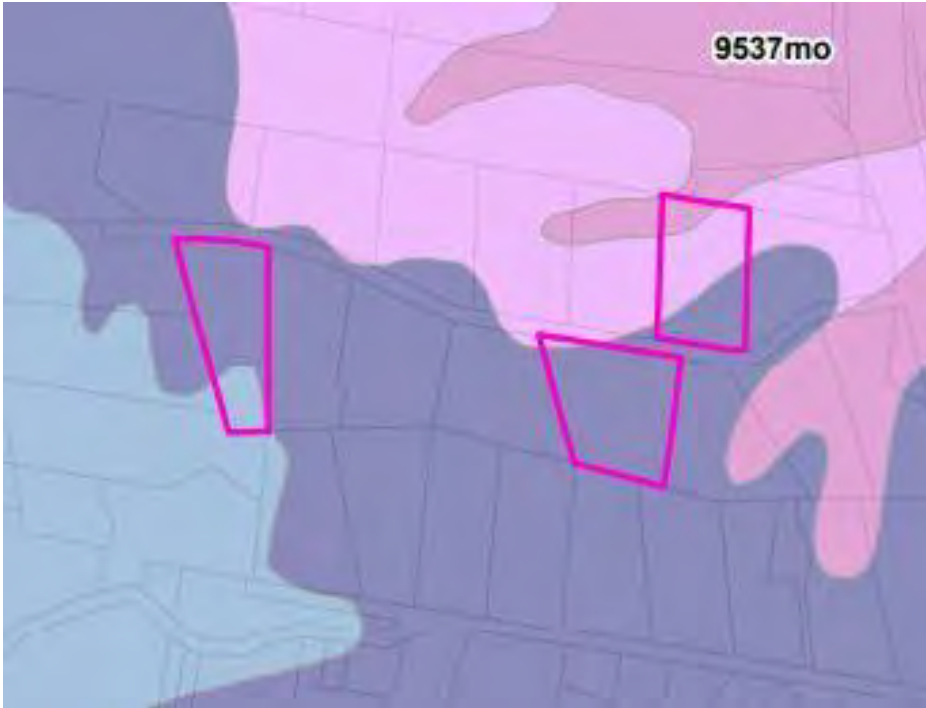
Surface heights are between about 10-20mAHD.

6.2 Geology

The Site is underlain by the Coramba beds. These are comprised of lithofeldspathic wacke, minor siltstone, mudstone, metabasalt, jasper and rare calcareous siltstone.

6.3 Soils

The Site is underlain by a combination of soils, which include the Ulong, Suicide, Moonee and Megan soil landscapes. (**Photograph 11**). These soil landscapes are erosional or residual clays, with red or brown earths common. Suicide Soil Landscape soils are often gravelly. Alluvial gleys can be present in the Moonee Soil Landscape.

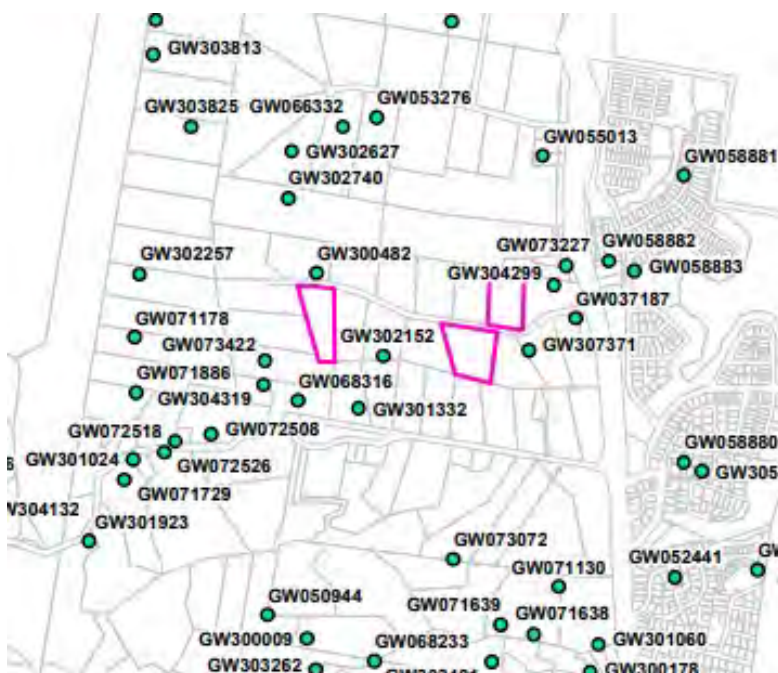


Photograph 11. Mapped soil landscape

6.4 Hydrogeology

The mapped regional aquifer is located within fractured bedrock and is an aquifer of low to moderate productivity.

No licensed groundwater bores are located on the Site. There are 13 registered groundwater bores within 500m of the Site. These are registered for mainly household use, drilled to between 29-79m depth.



Photograph 12. Registered groundwater bores

7 Site History

In order to provide a detailed desktop review, a search was undertaken of the Lotsearch environmental database. Aerial photo excerpts from this report are included in Appendix A.

7.1 Mapped BP Land

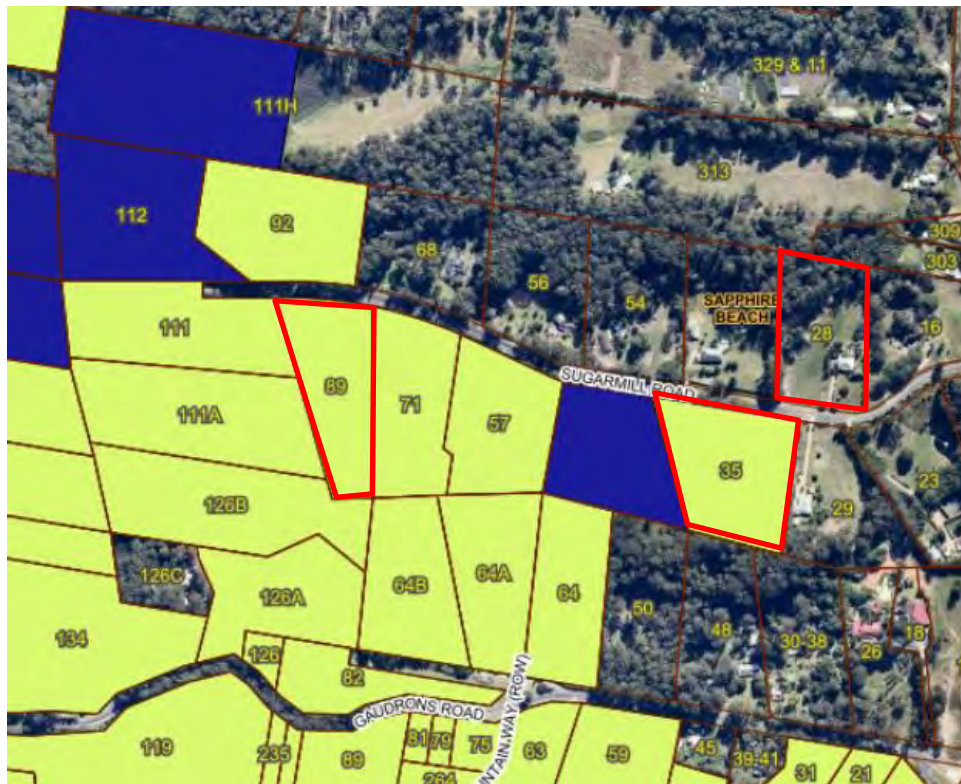
A review of the Coffs Harbour City Council LEP mapping indicates that parts of the Site and surrounds are mapped as having been under banana cultivation between 1943 and 1994 (**Photograph 13**). The majority of No.89 Sugarmill Road is mapped as having been under banana cultivation, with only the northwestern segment outside this area. A section on the western side of No.35 is mapped as having been under banana cultivation. No.28 is not within the mapped area of historical banana cultivation.



Photograph 13.
Mapped historical
BP land.

7.2 CHCC LEP Contamination Mapping

A review of CHCC LEP mapping of potential general contamination indicates that No.28 is not mapped as potentially contaminated. No.35 and 89 are mapped as BCL1, “mapped, not yet sampled, considered potentially contaminated”.



Photograph 14. Mapped potentially contaminated land.

7.3 Previous Environmental Investigations

No previous environmental investigations are known to have been undertaken on the Site.

7.4 Aerial Photographs

A review of aerial photographs from 1954-2020 was undertaken and summarised in Table 2. The aerals are included in Appendix A.

Table 2 - Aerial Photograph Review

Year	Site	Surrounding Land
1943	<p>No.28 is fully cleared. No.35 is largely cleared, with only a small section of remaining native forest within the northern part.</p> <p>No.89 is fully forested except for a small cleared segment in the southern portion with banana plantation.</p> <p>Sugarmill Road is not present, a single farm track passes diagonally through No.35.</p>	<p>Surrounding land on Sugarmill Road and surrounds is mostly cleared around the two eastern lots. Most of this area appears to be cleared but not cultivated, as remnant vegetation and dead trees appear to remain.</p> <p>No.89 has two cleared areas to the south and west which appear to be banana plantation. The rest of the area surrounding this lot is fully forested.</p>

Appendix 13 - Land Contamination Assessment

28, 35 & 89 Sugarmill Road, Sapphire Beach

Year	Site	Surrounding Land
1956	<p>Sugarmill Road has been created as a rough dirt track</p> <p>No. change to No.28 or No.35. Some regrowth of forest is occurring in the southeast corner of No.35.</p> <p>No.89 is almost entirely cleared and under banana plantation. There is now a shed on the northern perimeter adjacent to Sugarmill Road.</p>	<p>A shed or house is located on the southwestern perimeter of No.35.</p> <p>A house/shed is now seen also located along the western boundary of No. 89.</p>
1964	<p>No.28 no change. Some forest regrowth.</p> <p>No.35 now has a portion of banana plantation on its western portion. The older farm track still crosses diagonally through the property.</p> <p>No.89 is as per 1956, under banana cultivation.</p>	<p>Banana agriculture continues and expands slightly in the surrounding area around No.35 and 89.</p>
1974	<p>No.28 and 89 are as per 1964.</p> <p>At No.35 the house has been constructed. All banana plantation activities have ceased in that area.</p>	<p>Sugarmill Road proper has been constructed and rural residential subdivision has occurred with new dwellings being constructed.</p> <p>More forest regrowth around No.28 and 35.</p> <p>No banana plantation to the west of No.35, but continues around No.89.</p> <p>The former shed/dwelling offsite to the west of No.35 has been demolished.</p>
1984	<p>A small dam is present in No.28.</p> <p>No.35 has a tennis court in the southwestern corner, plus orchard trees along the western portion.</p> <p>Banana agriculture appears to have ceased on No.89, the house constructed and the long driveway.</p>	<p>Bananas are still being cultivated west of No.89, though sections of previously cultivated land appear to have been discontinued.</p> <p>The shed to the west of No.89 has been demolished.</p>
1994	<p>No.28, 35 and 89 are as per 1984.</p>	<p>All banana farming directly surrounding the three lots has ceased. Several new dwellings have been constructed in the surrounds.</p>

Year	Site	Surrounding Land
2004	Dwelling, swimming pool, shed, driveway and gazebo now evident on No.28. Some of the orchard trees have been removed at No.35. No.89 as per 1994.	As per 1994, except a new dwelling has been constructed directly east of No.35.
2010	As per 2004.	As per 1994. Pacific Highway upgrade works present.
2016	As per 2010.	The Pacific Highway upgrade has been completed and is in operation to the east. A series of new greenhouses has been constructed to the west of No.35 on the adjacent property.
2021	As per 2016.	As per 2016.

7.5 NSW EPA Records

A search of the NSW EPA's contaminated land record revealed no investigation or remediation notices have been issued on the Site or adjacent properties for contamination or 'significant risk of harm' under Section 58 of the Contaminated Land Management Act 1997.

A search of the public register under Section 308 of the Protection of the Environment Operations Act indicated that no current and recently surrendered licenses have been held for potentially contaminating activities on the Site or adjacent properties.

7.6 Other Contaminating Sites

The Site and surrounding area are not listed as an area of concern for James Hardie asbestos manufacturing and waste disposal sites, radiological investigation sites in Hunters Hill, or Pasminco lead abatement strategy area. The Site is not listed as nor are any Defence sites, former gasworks, PFAS contaminated, loose fill asbestos insulation, cattle tick dip, dry cleaners, fire rescue, gas terminals, liquid fuel depots, active mines or quarries, derelict mines, petrol stations, power stations, electrical substations, telephone exchanges, active or historical waste management facilities (landfills) or wastewater treatment facilities located in the vicinity of the Site.

7.7 Adjacent Business Operations

A search of published business directories indicates no registered and advertising businesses operated from the Site or immediate surrounds in the 1950-1991.

7.8 Historical ownership

A search of historical owners of the Site was undertaken and summarised in Table 3 through Table 5. The results are included in Appendix B.

Table 3: 28 Sugarmill Road Historical Ownership

Date	Detail
	(Lot 12 DP 243972)
2009 – to date	Kieran Grimley
2007 – 2009	Deborah Jane Grimley Kieran Grimley
2002 – 2007	Kathryn Ann Lucock
1978 – 2002	Wolodomyr Ben (Station Master) Marie Elizabeth Be (Married Woman)
1973 – 1978	Dudley Lancelot Best (Dry Cleaner) Margaret Best (Married Woman)
1971-1973	John Spence Blackburn (Chartered Accountant)
1966-1971	Estella Olive Myrtle Milne (Married Woman)
1934-1966	Lilly May Carolan (Married Woman)
1910-1934	Sarah Jane Wake (Married Woman)
1908-1910	William George Camps (Tanner)
1907-1908	John Poor (Farmer)
1907-1907	Elizabeth Sophia Iliffe (Married Woman)
1907-1907	Absolom Spicer

Table 4: 35 Sugarmill Road Historical Ownership

Date	Detail
	(Lot 91 DP 786155)
2019 – to date	Ian Stewart Martyn Stephanie Maree Martyn
2000 – 2019	Ian S Martyn Pty Ltd
1996 – 2000	Dougal Bruce Malcolm Laura Leslie Ann Malcolm
1990 – 1996	Rosemary Eileen De Martin

Date	Detail
1988 – 1990	Fleuron Pty Ltd
1988 – 1988	Joburn Pty Ltd
1970 – 1988	John Spence Blackburn (Chartered Accountant)
<1971	As per No.28

For the period 1966 to 1990 a small section in the northeast corner of the Lot was under separate title. In 1990 this section was merged into the Lot.

Table 5: 89 Sugarmill Road Historical Ownership

Date	Detail
	(Lot 6 DP 253836)
2000 – to date	Oakhunt Pty Ltd
1995 – 2000	Chandrarajan Arianayagam Sobhana Arianayagam
1986 – 1995	Dinah Nutchey
1977 – 1986	Ronald James Lisle (Teacher) Jennifer Lee Lisle (Married Woman)
1977 – 1977	Joburn Pty Ltd
1971 – 1977	John Spence Blackburn (Chartered Accountant)
<1971	As per No.28

7.9 Summary of Site History

The historical review confirmed that up until between 1984-1994 banana agriculture dominated the area around No.89 Sugarmill Road, and was as far east as the western portion of No.35.

Rural-residential subdivision occurred in 1973, with a boundary realignment occurring for No.35 in 1988. Rural-residential subdivision occurred in 1975 for No.89 Sugarmill Road.

House construction proceeded soon after, being completed in stages. No significant commercial activities have occurred since residential development.

8 Potential Areas and Contaminants of Concern

Based on the site history and a walkover, Areas of Environmental Concern (AECs) and associated Contaminants of Concern (CoC) were identified for the Site for future residential landuse. These are presented in **Table 6**.

Table 6: Potential AEC and CoC

AEC	Potential Contaminating Activity	CoC	Likelihood of Contamination	Comment
1	Broadscale shallow contamination from banana cultivation on the proposed building envelopes of No.35 and 89.	OCP (Aldrin, dieldrin and DDT), heavy metals (Arsenic and Lead)	Moderate for OCP (dieldrin) and metals (Arsenic)	In 1994, the NSW EPA, Department of Agriculture and Coffs Harbour City Council studied banana plantations in the Coffs Harbour area, and developed a specific set of guidelines to assess these former agricultural properties. Several typical CoC were identified and contaminant distribution models developed.
Notes OCP = Organochlorine Pesticides				

The existing dwellings will remain with no change in landuse.

As a precaution, check sampling was undertaken on No.28 for common contaminants associated with market gardening and banana plantation activities, including heavy metals (arsenic, cadmium, chromium, copper,, lead, mercury, nickel and zinc) and Organochlorine Pesticides (OCP).

8.1 Conceptual Site Model

The Conceptual Site Model (CSM) for the proposed development area is presented in Table 7.

Table 7: Conceptual Site Model Pathways

Element	Sub-Element	Comment
Mechanism of Contamination		Near surface inorganic and organic contaminants may be present from former farming practices located in the proposed development area. With rainfall, surface runoff could occur downslope.
Potentially Affected Media	Soil	Yes, if present and disturbed.
	Sediment	The proposed development would not disturb sediment and no large waterways are present.
	Groundwater	Groundwater is not expected until >10m depth.
	Surface Water	A waterway passes through the Site but will not be developed.
	Indoor	Volatile contamination is generally not expected at the Site.
	Ambient Air	Significant volatile contamination is generally not expected at the Site.

Element	Sub-Element	Comment
Receptors	Human	The primary human receptors are long term residents with soil contact and ingestion.
	Ecological	Minimal future ecological exposure pathways are expected with small lot residential development.
Exposure Pathways	Potential	Given proposed residential usage, future exposure routes are possible.
	Complete	Complete human or environmental exposure routes have not been identified at this time.

9 Investigation Criteria

The soil investigation levels for banana plantation contamination (OCP, Arsenic and Lead) were adopted from the NSW EPA (1997) Guidelines. These are comparable to health-based investigation levels for residential sites with access to soil for home grown vegetables at less than the 10% of the daily intake, which are provided in NEPM (NEPC 2013) Guidelines.

The National Environmental Protection (Assessment of Site Contamination) Amendment Measure 1999, was amended in 2013 (NEPC 2013) and has been accepted for use in NSW by the NSW EPA.

NEPM 2013 presents Health based Investigation levels (HIL) for different land uses (e.g. industrial/commercial, residential, recreational open space etc.) as well as provisional Ecological Investigation Levels (EIL), Ecological Screening Levels (ESL), Health Screening Levels (HSL) and Management Limits (ML).

The HILs were developed from significant review of toxicological data and risk assessment modelling undertaken and originally published by the National Environmental Protection Council (NEPC) in the NEPM 1999 document.

"The HILs are scientifically based, generic assessment criteria to be used in the first stage (Tier 1) of an assessment of potential risks to human health from chronic exposure to contaminants. They are intentionally conservative and are based on a reasonable worst-case scenario".

"HILs are investigation or screening levels, and are not clean-up or response levels, nor are they desirable soil quality criteria. They are intended to be used to trigger consideration of an appropriate site-specific risk-based approach or appropriate risk-based management options when they are exceeded". (NEPC 2013 Schedule B1 p4).

The NEPM 2013 provides EILs for common heavy metals including arsenic, chromium III, copper, lead, nickel, mercury and zinc in different landuse settings. The approach for deriving EILs for heavy metals is to combine background concentrations (i.e. naturally occurring) with an added contaminant limit (ACL), that is $EIL = background + ACL$. As background sampling was not undertaken, the adopted EILs

for the Site included assumed background concentrations based on previous experience in the area. EILs for residential use were calculated and adopted.

The investigation criteria for the Site are included in the attached summary Table LR1.

10 Sampling Program

The current CHCC policy is that for properties >1,500m² in area, a building envelope of 1,500m² is to be sampled in accordance with NSW EPA (1997) Guidelines.

The proposed building envelopes at No.35 and 89 are 800m², but a larger footprint of 1,500m² was required to be assessed. Samples were to be collected from 0-75mm depth for former broadacre cultivation.

As no AEC was identified for No.28, the sampling plan was to collect two check samples in the vicinity of the proposed building envelope. Samples to be collected from 0-150mm depth and tested for general grazing use contaminants (heavy metals and OCP).

A sampling event was undertaken at the Site on the 19 October which included the collection of:

- two check samples from No. 28 (CS-1 and CS-2) from 0-150mm depth for analysis of heavy metals and OCP pesticides.
- sixteen samples (32 in total) per building envelope from No. 35 and No. 89, with discrete samples composited into four composites, and analysis of arsenic, lead, and OCP pesticides.

All samples were forwarded under chain of custody conditions to Eurofins environmental laboratory.

10.1 Field Quality Control

Environmental sampling activities were based on industry accepted standard practices.

The sampling equipment was decontaminated between sampling locations by washing with detergent and rinsing with clean water. A new pair of disposable gloves was used when handling each soil sample. Samples were collected in laboratory supplied jars and shipped chilled in an esky to the laboratory.

10.2 Laboratory Quality Control

Primary samples were submitted to Eurofins, which is a national laboratory that undertakes analyses to NATA accredited analytical methodologies, and participates in NATA endorsed laboratory round robin analyses. Laboratory Quality Control included testing and reporting of reagent blanks, laboratory control samples (LCS), matrix spikes and surrogates spikes, and laboratory duplicates to assess laboratory quality control.

The laboratory quality assurance results are included within the laboratory reports attached in Appendix C. No exceptions to the laboratory quality control reportable limits were noted.

11 Results

11.1 Sample Descriptions

The sampling locations are presented in Figures 3-5, with sample details provided in **Table 8**. Discrete samples collected at No. 35 (S-17 to S-32) and No. 89 (S-17B to S-32B) were composited for analysis and referred to in **Table 8**.

Table 8: Sample Descriptions

Sample ID	Date	Depth	Description
No. 28			
CS-1	19.10.21	0-150mm	Topsoil, dark brown loam to clay loam
CS-2	19.10.21	0-150mm	Topsoil, dark brown loam to clay loam
No. 35			
C-1	19.10.21	0-75mm	Topsoil, dark brown loam to clay loam
C-2	19.10.21	0-75mm	Topsoil, dark brown loam to clay loam
C-3	19.10.21	0-75mm	Topsoil, dark brown loam to clay loam
C-4	19.10.21	0-75mm	Topsoil, dark brown loam to clay loam
No. 89			
C-5	19.10.21	0-75mm	Topsoil, dark brown loam to clay loam
C-6	19.10.21	0-75mm	Topsoil, dark brown loam to clay loam
C-7	19.10.21	0-75mm	Topsoil, dark brown loam to clay loam
C-8	19.10.21	0-75mm	Topsoil, dark brown loam to clay loam

12 Analytical Results

The laboratory report is included in Appendix C and the soil analytical results are summarised in the attached Table LR1.

Comparison of sample results to the investigation criteria indicated that:

- Concentrations of OCP were reported below the laboratory Limit of Reporting (LOR) for all samples analysed; and
- Concentrations of heavy metals were reported either below the LOR or well below the investigation criteria for all samples analysed.

As all results are below the investigation criteria calculation of the 95% UCL is not required.

13 Conclusions and Recommendations

The ESA has identified that the subject properties were only developed in the late 1970's, with prior usage as grazing or banana plantations. Broadacre banana cultivation on No.35 and 89 was assessed as contributing to a risk of surface contamination in soils on those properties. The analytical results of detailed sampling across the proposed building envelopes of No.35 and 89, and check sampling on No.28 confirm that concentrations of the heavy metals and OCP analysed were below the investigation criteria.

As such no further investigations or remediation of soils is required for the proposed rural-residential use of the Site.

14 References

Coffs Harbour City Council. 2017. Contaminated Land Management Policy

Coffs Harbour City Council. 2018. Contaminated Land Management Procedure

Coffs Harbour City Council Local Environmental Plan 2013.

NEPC. 2013. National Environment Protection (Assessment of Site Contamination) Measure. Schedule B1-Schedule B1 Guideline on Investigation Levels For Soil and Groundwater. National Environment Protection Council.

NSW EPA (1997) Guidelines for Assessing Banana Plantation Sites.

TABLES

Appendix 13 - Land Contamination Assessment

Table LR1: Summary of Soil Analytical Results

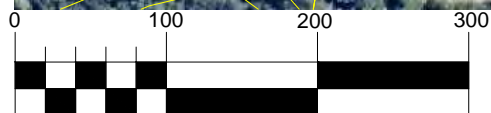
Sample ID	Units	LOR	Investigation Criteria			C-1	C-2	C-3	C-4	C-5	C-6	C-7	C-8	Cs-1	CS-2
Date Collected		Eurofins	NSW EPA	NEPM		19/10/2021								19/10/2021	
Depth Collected			BP	HIL (A)	EIL	0 - 75	0 - 75	0 - 75	0 - 75	0 - 75	0 - 75	0 - 75	0 - 75	0 - 150	0 - 150
% Moisture	%	1	-	-	-	23	23	20	20	22	18	20	20	28	29
Heavy Metals															
Arsenic	mg/kg	2	100	100	100	31	38	33	29	38	37	41	44	3.4	2.5
Lead	mg/kg	5	300	300	1100	12	15	9.6	8.1	13	9	11	17	13	12
Cadmium	mg/kg	0.4	-	20	-	-	-	-	-	-	-	-	-	< 0.4	< 0.4
Chromium	mg/kg	5	-	100	480	-	-	-	-	-	-	-	-	11	9.1
Copper	mg/kg	5	-	6000	140	-	-	-	-	-	-	-	-	5.2	< 5
Mercury	mg/kg	0.1	-	40		-	-	-	-	-	-	-	-	< 0.1	< 0.1
Nickel	mg/kg	5	-	400	55	-	-	-	-	-	-	-	-	< 5	< 5
Zinc	mg/kg	5	-	7400	210	-	-	-	-	-	-	-	-	16	17
Organochlorine Pesticides															
4,4'-DDD	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
4,4'-DDE	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
4,4'-DDT	mg/kg	0.05	50	-	180	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
a-BHC	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aldrin	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aldrin and Dieldrin (Total)*	mg/kg	0.05	10	6	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
b-BHC	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chlordanes - Total	mg/kg	0.1	-	50	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
d-BHC	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
DDT + DDE + DDD (Total)*	mg/kg	0.05	-	240	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dieldrin	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan I	mg/kg	0.05	-	270	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan II	mg/kg	0.05	-		-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan sulphate	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Endrin	mg/kg	0.05	-	10	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Endrin aldehyde	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Endrin ketone	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
g-BHC (Lindane)	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Heptachlor	mg/kg	0.05	-	6	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Heptachlor epoxide	mg/kg	0.05	-	-	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Hexachlorobenzene (HCB)	mg/kg	0.05	-	10	-	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Methoxychlor	mg/kg	0.05	-	300	-	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Toxaphene	mg/kg	0.1	-	20	-	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1

Notes

- Indicates sample concentration exceeds investigation criteria
- Indicates sample concentration exceeds investigation criteria value by >250%

FIGURES

Appendix 13 - Land Contamination Assessment



Horizontal Scale (metres) 1:5000



LEGEND

- Property Boundaries
- Adjacent Lots
- Intermittent waterways
- Dams

TITLE Site Location

FIGURE Figure 1

PROJECT
ESA for 28, 35 and
89 Sugarmill Road,
Sapphire Beach

CLIENT
Grimley,
Martyn and
Arianayagam

SHEET
1 OF 1

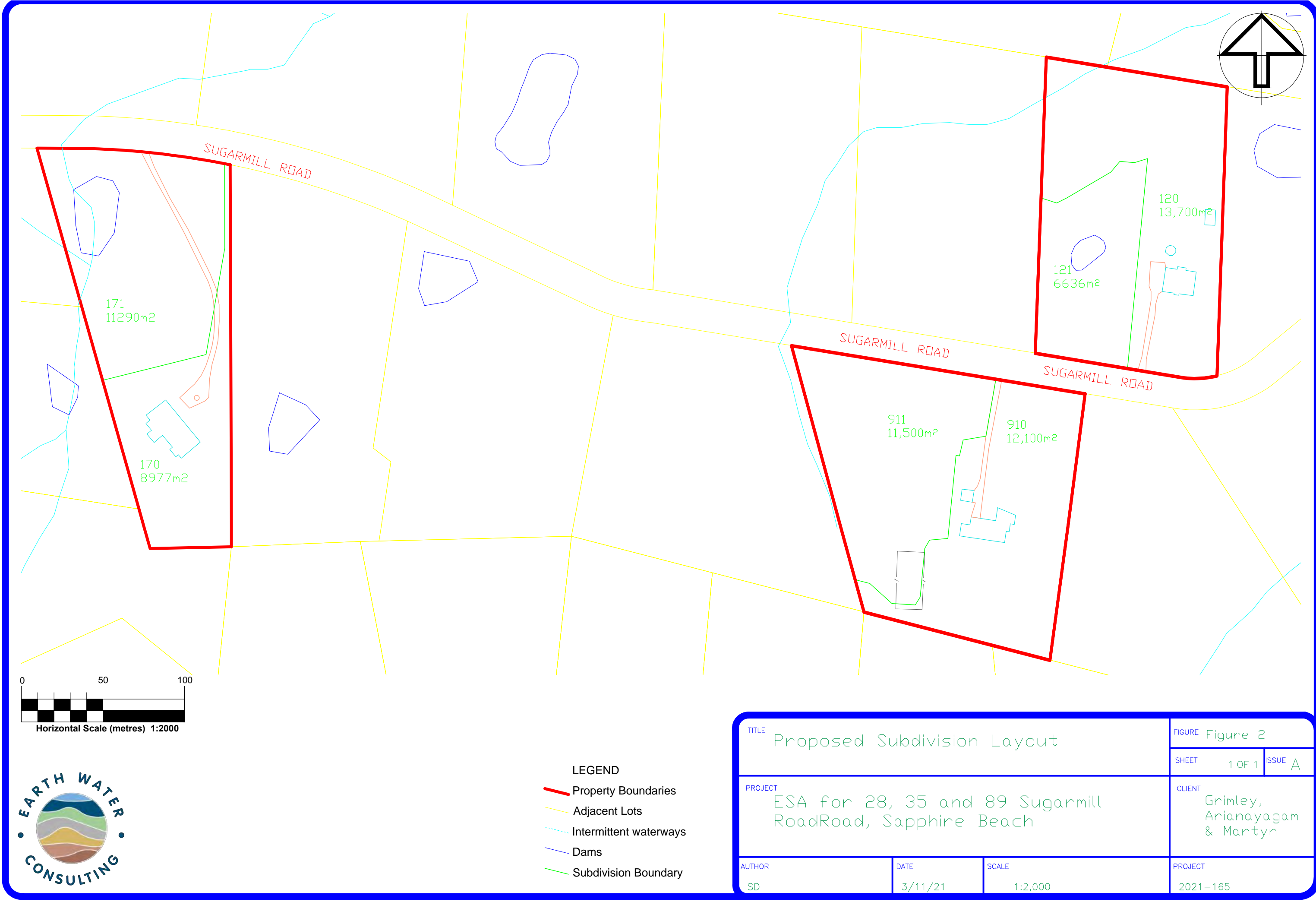
ISSUE
B

AUTHOR
SD

DATE
3/11/21

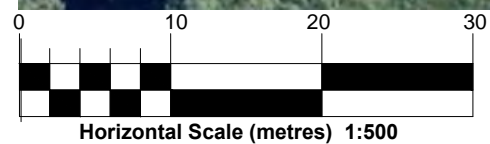
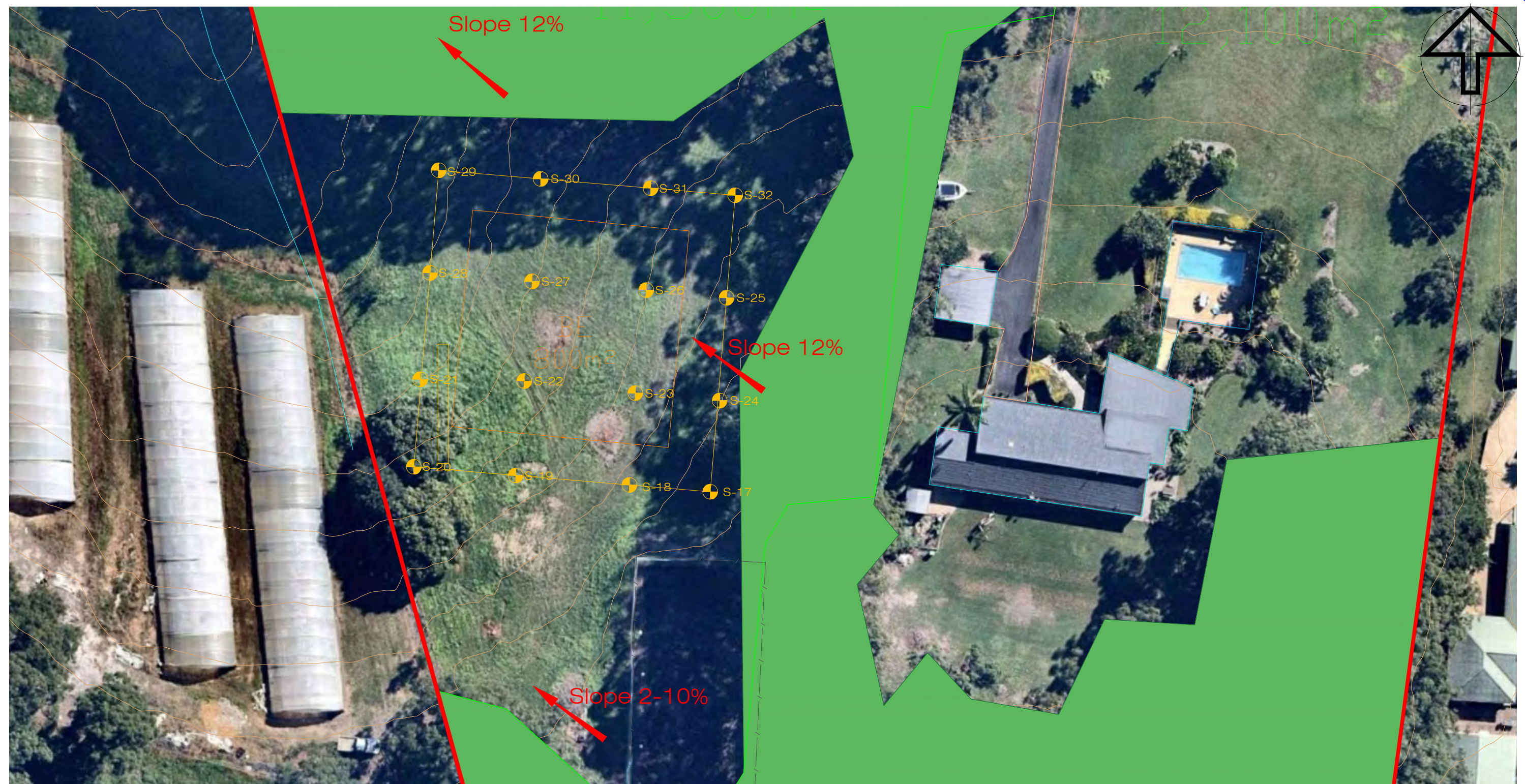
SCALE
1:5000

PROJECT
2021-165



TITLE Proposed Subdivision Layout			FIGURE Figure 2	
PROJECT ESA for 28, 35 and 89 Sugarmill RoadRoad, Sapphire Beach			SHEET 1 OF 1	ISSUE A
			CLIENT Grimley, Arianayagam & Martyn	
AUTHOR SD	DATE 3/11/21	SCALE 1:2,000	PROJECT 2021-165	





LEGEND

- Property Boundary
- Drainage Alignment
- Dam
- Contour Line (1m)
- Existing Building
- Existing Driveway
- Subdivision Boundary
- Slope Direction and Extent
- Proposed Building Envelope
- Approximate Sample Location

TITLE 35 Site Layout and Sample Locations		FIGURE Figure 4	
		SHEET 1 OF 1	ISSUE A
PROJECT ESA for 28, 35 and 89 Sugarmill Road Road, Sapphire Beach		CLIENT Grimley, Arianayagam & Martyn	
AUTHOR SD	DATE 3/11/21	SCALE 1:500	PROJECT 2021-165



APPENDIX A

Aerial Imagery 2021

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



Aerial Imagery 2016

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



Scale:

0 70 140 210 280
Meters

Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:
GDA 1994 MGA Zone 56

Date: 21 May 2021

Aerial Imagery 2010

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



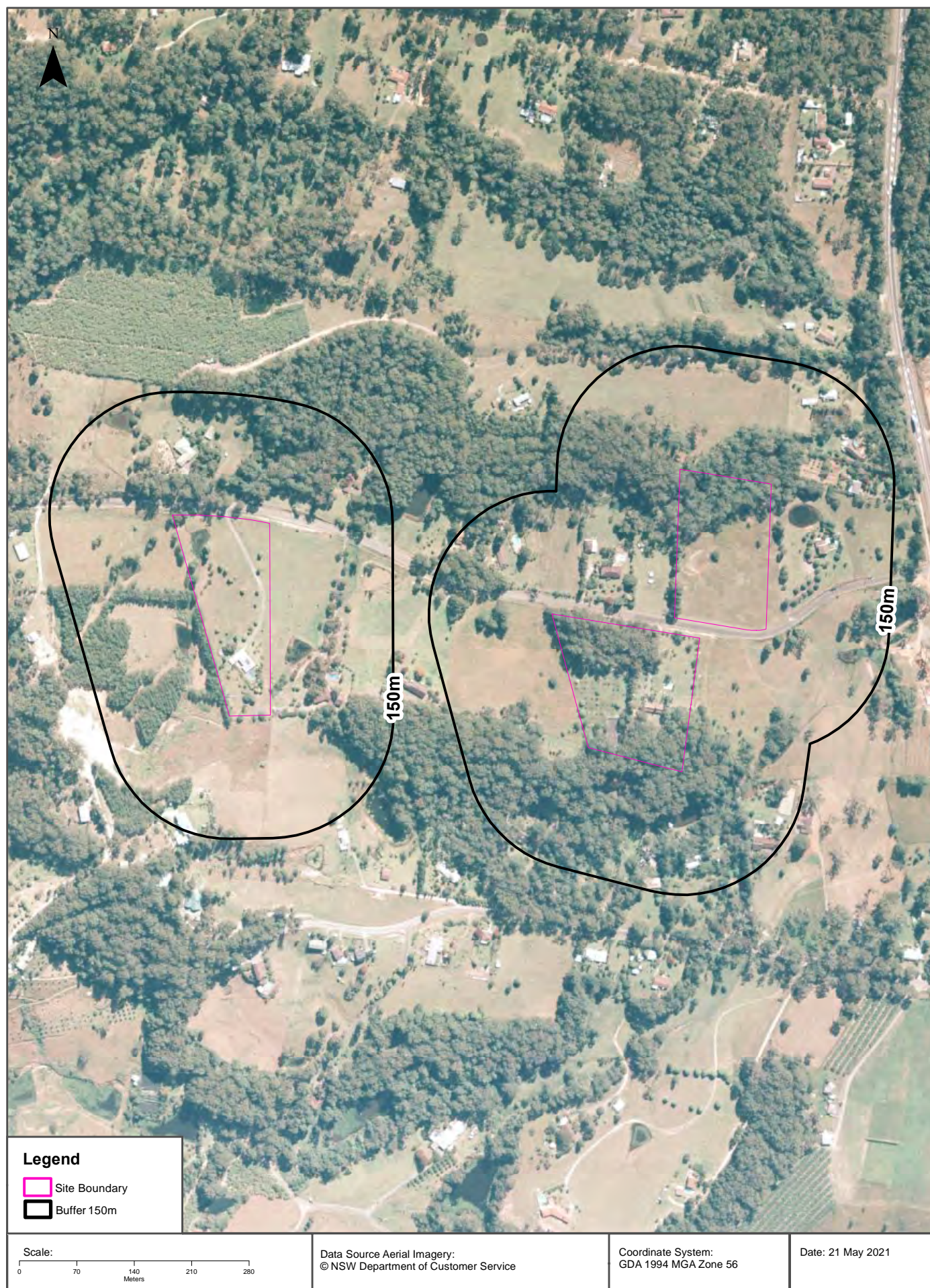
Aerial Imagery 2004

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



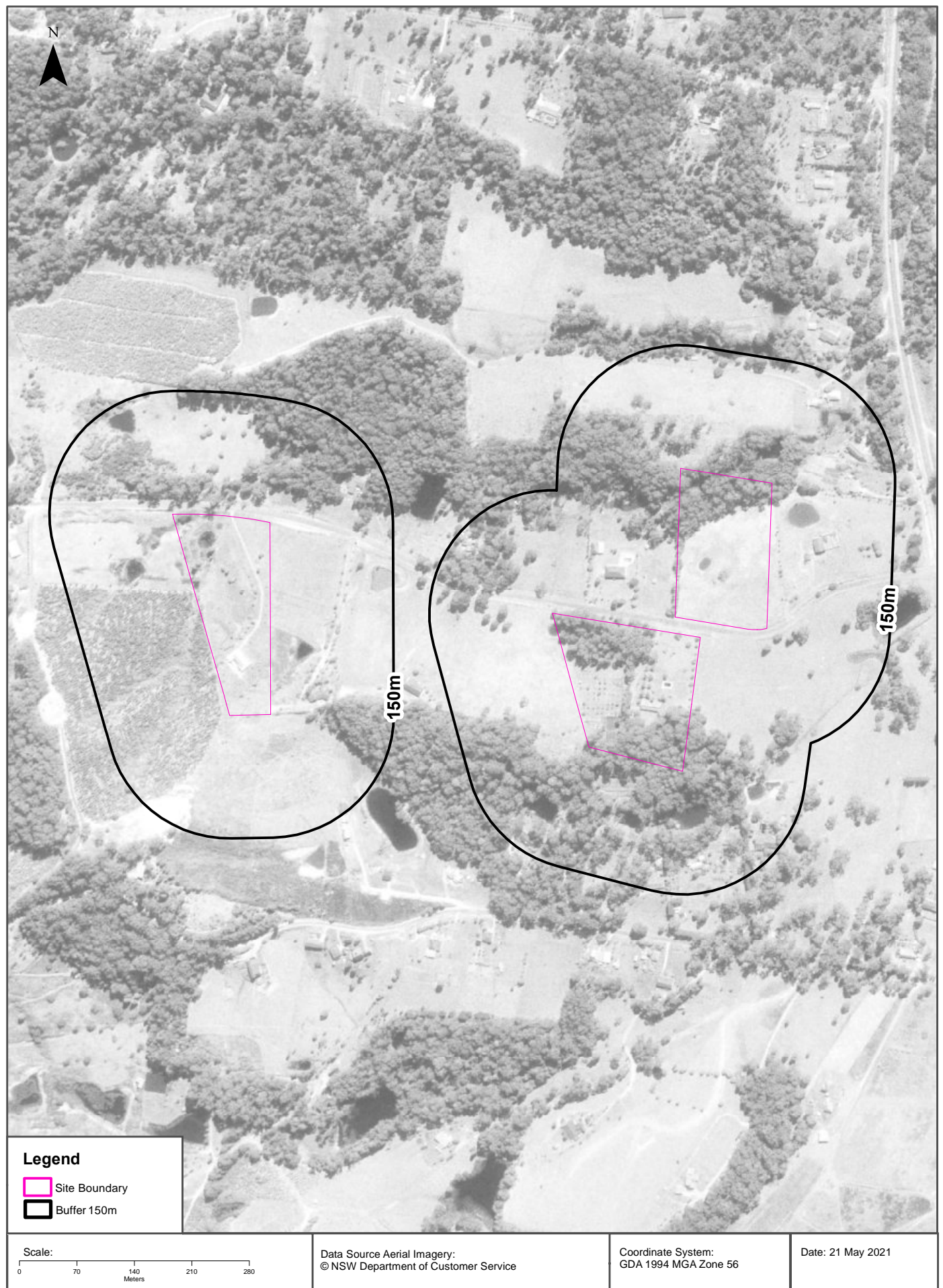
Aerial Imagery 1994

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



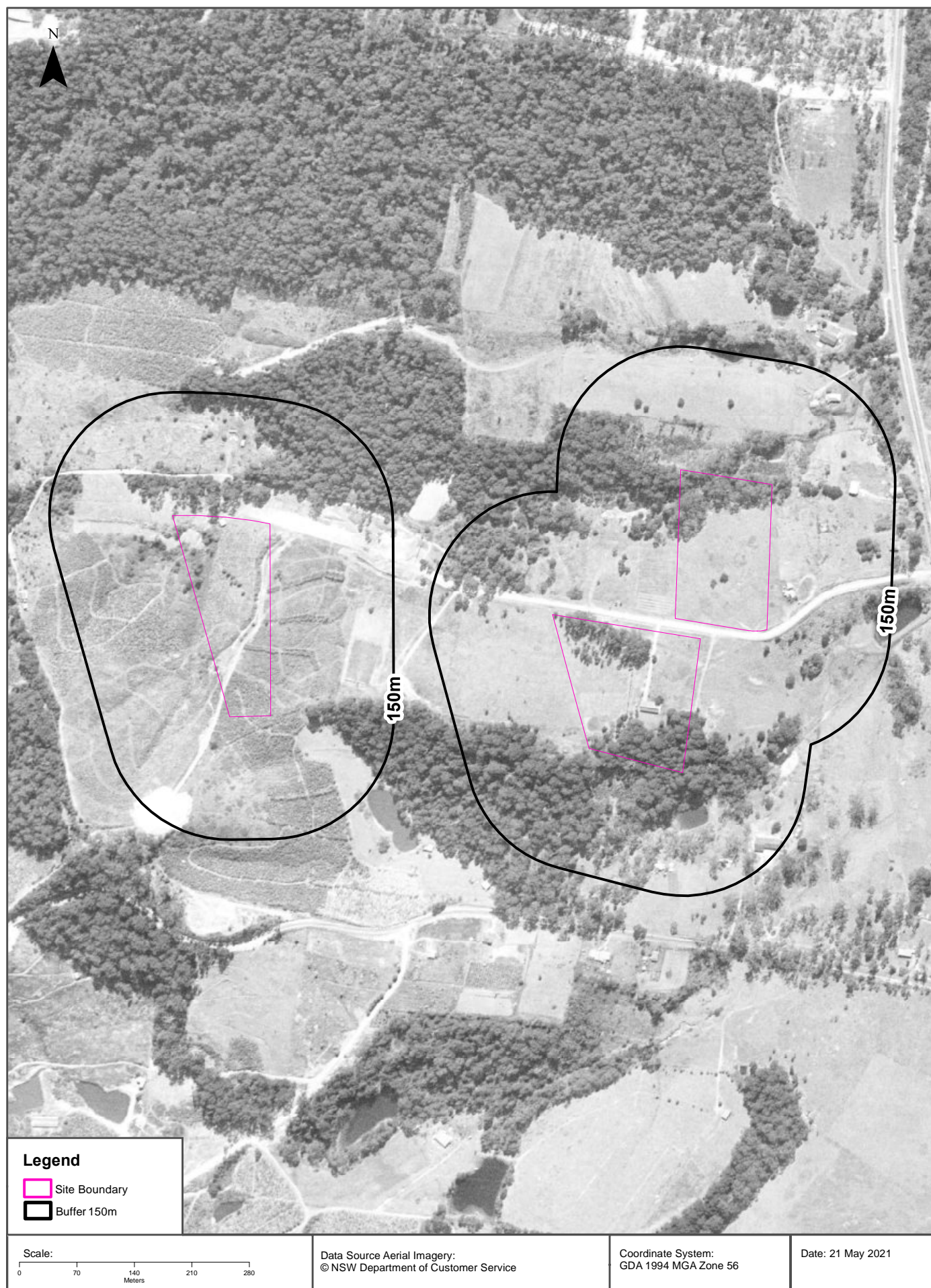
Aerial Imagery 1984

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



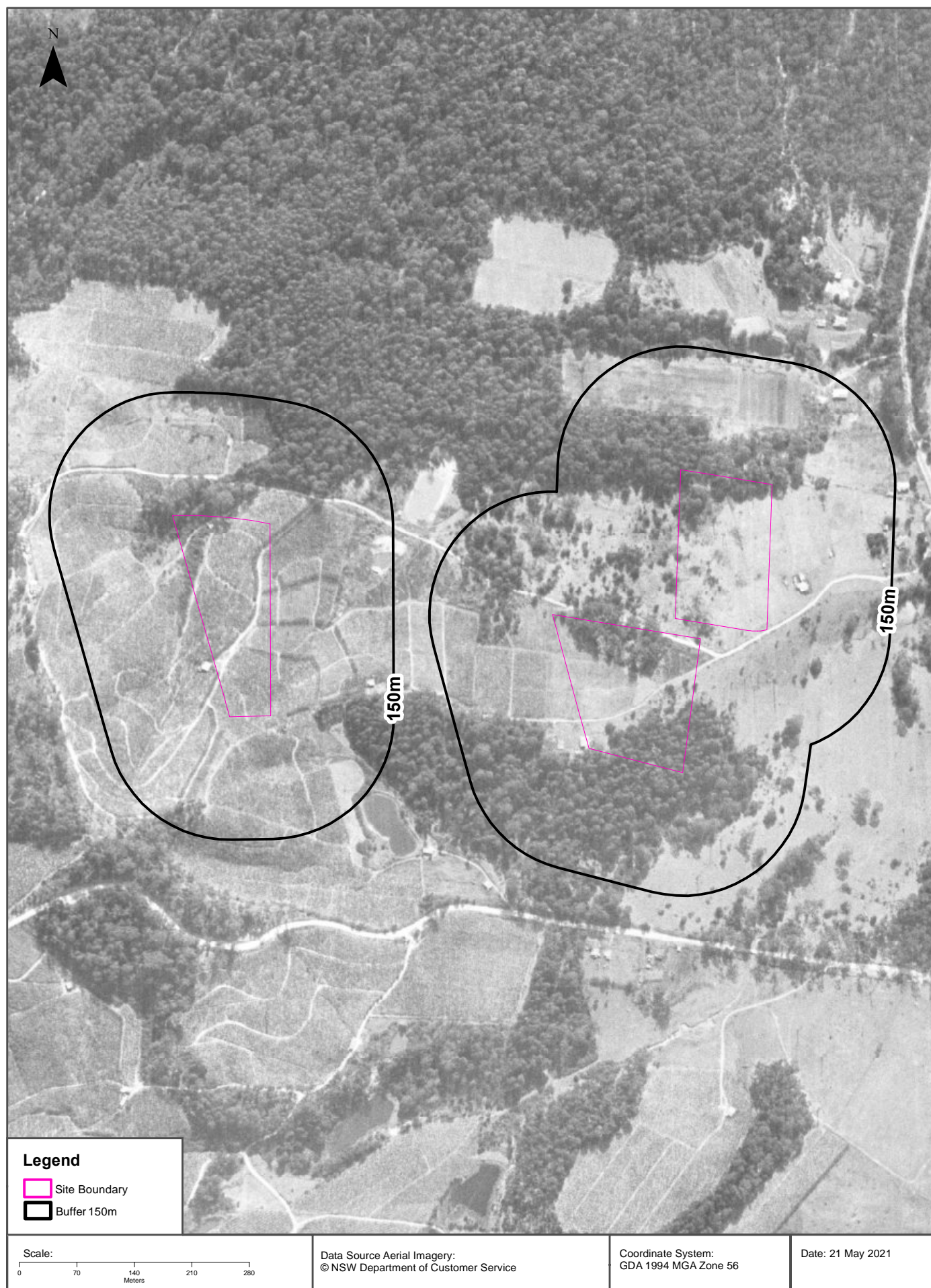
Aerial Imagery 1974

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



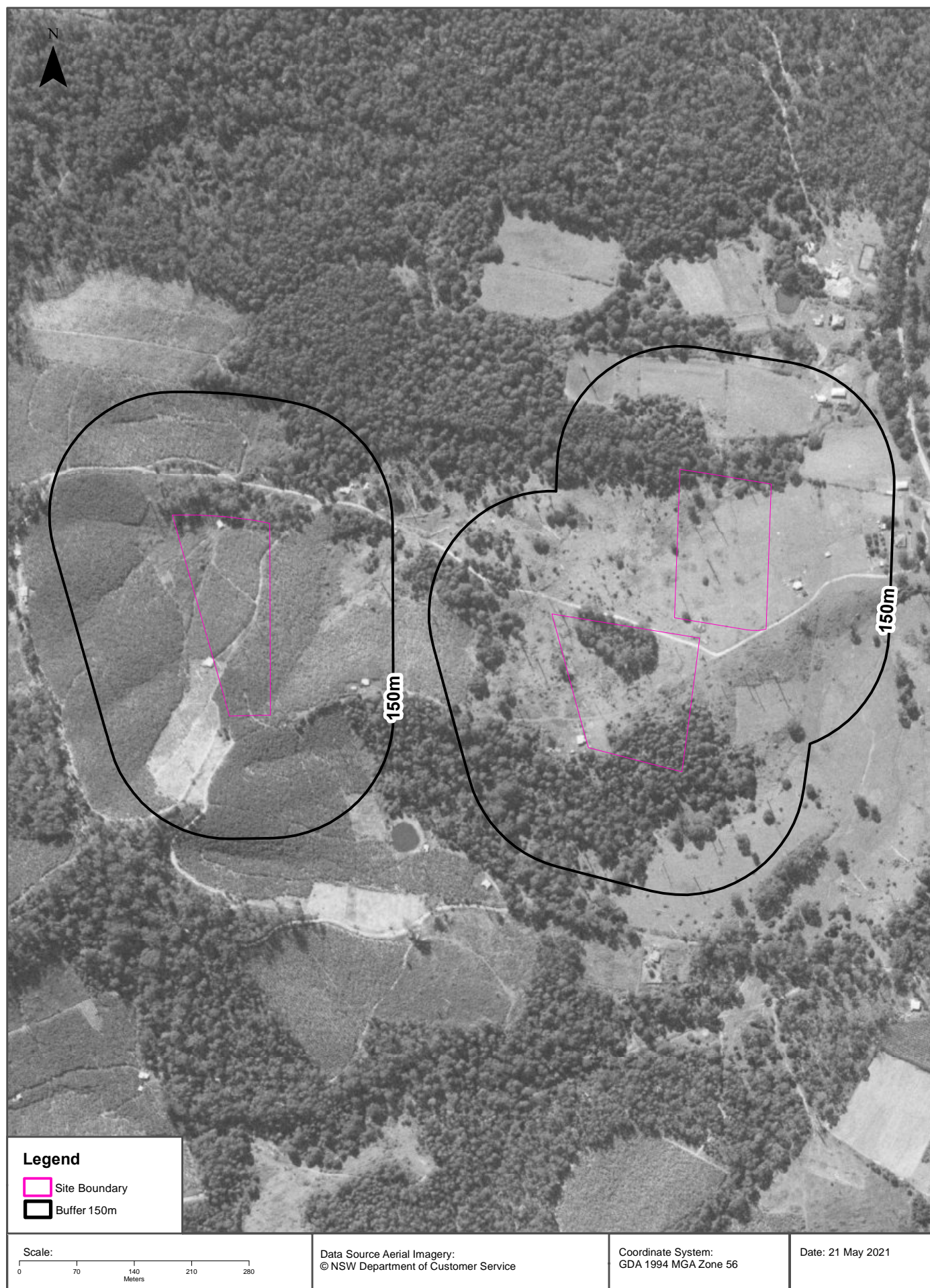
Aerial Imagery 1964

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



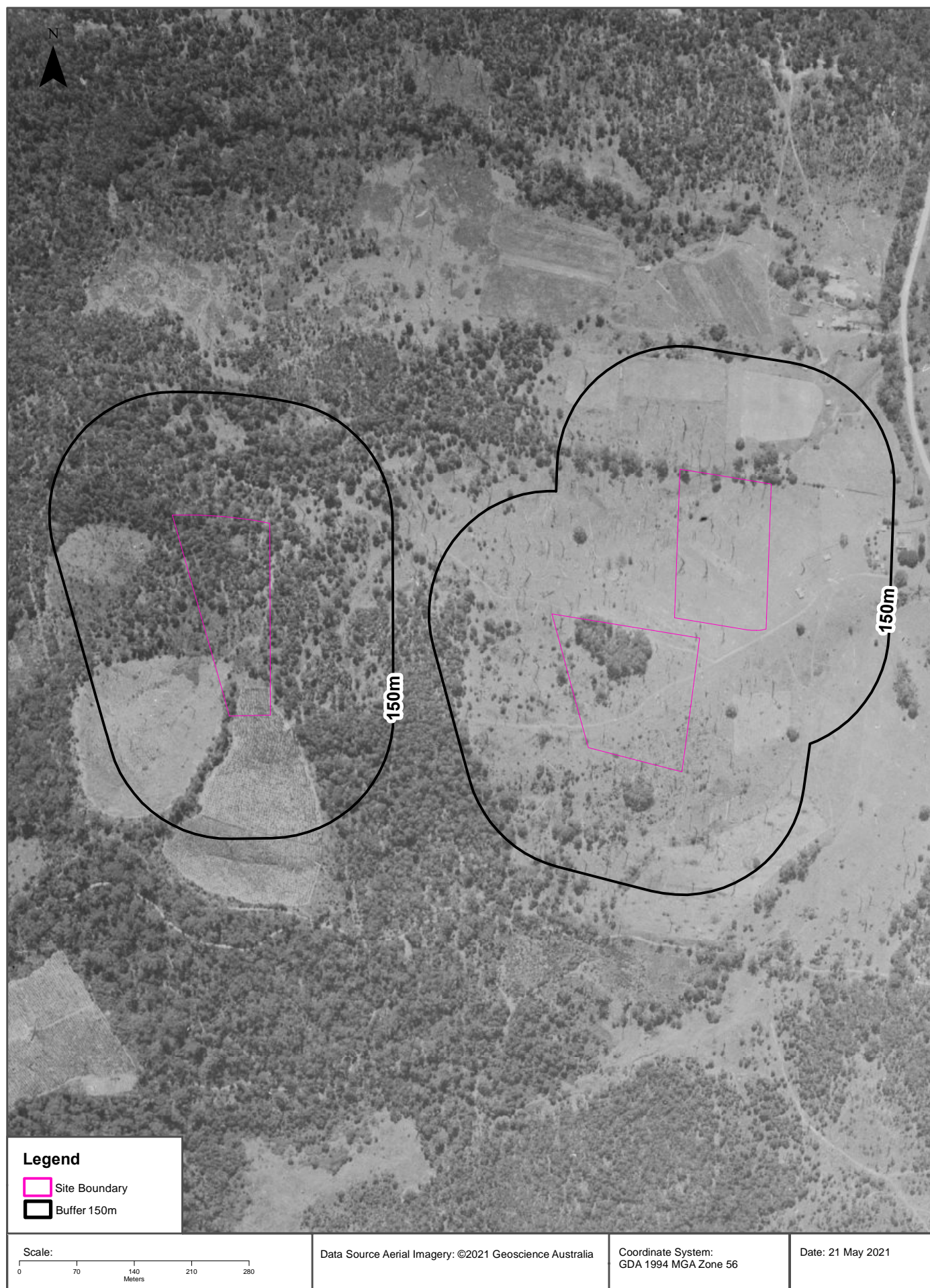
Aerial Imagery 1956

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



Aerial Imagery 1943

28, 35 and 89 Sugarmill Road, Sapphire Beach, NSW 2454



APPENDIX B

Appendix 13 - Land Contamination Assessment

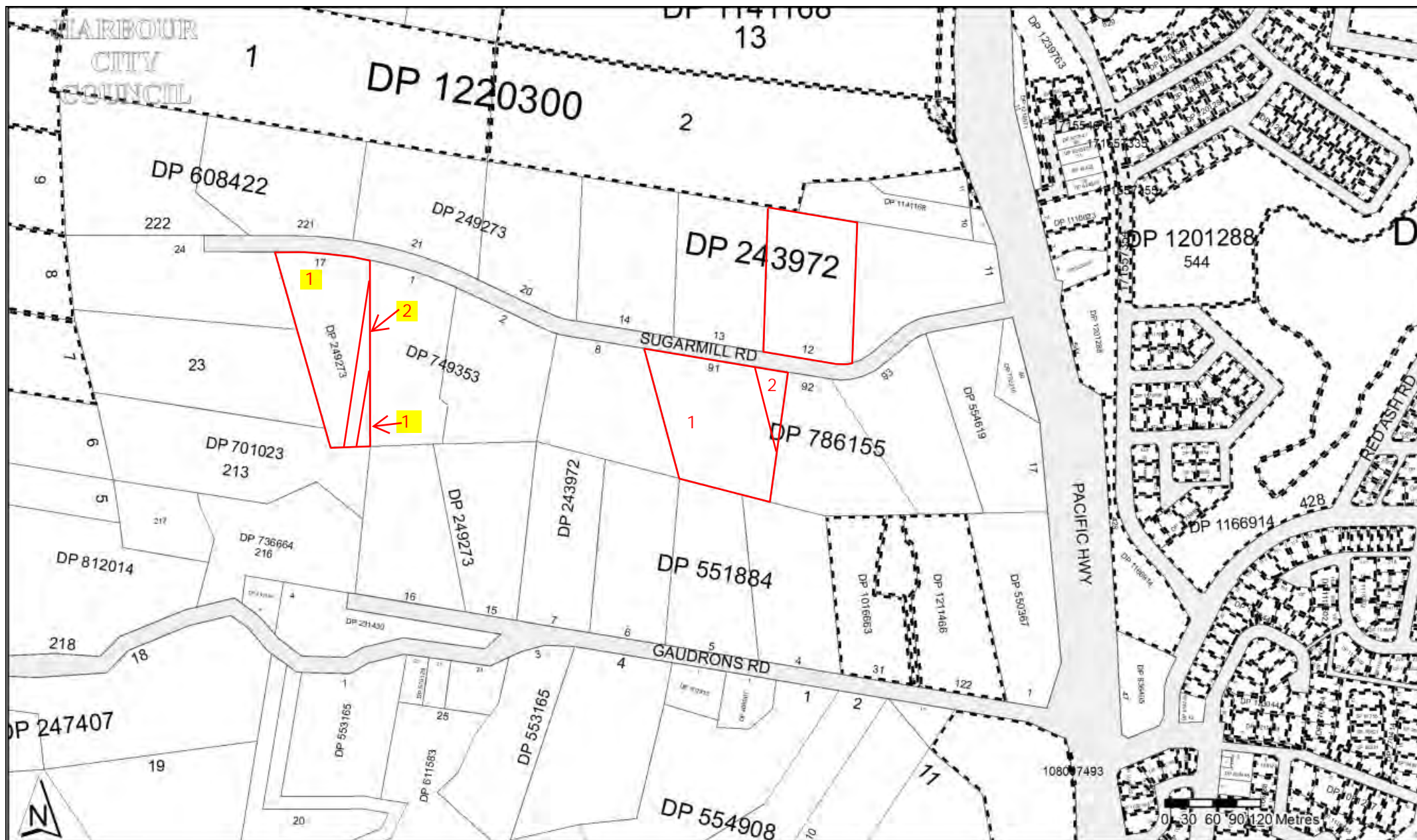
Cadastral Records Enquiry Report : Lot 91 DP 786155

Locality : SAPPHIRE BEACH

Parish : MOONEE

LGA : COFFS HARBOUR

County : FITZROY



WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

AMENDMENTS AND/OR ADDITIONS MADE ON
PLAN IN THE LAND TITLES OFFICE

This negative is a photograph made as a permanent record of a document in the custody of the Registrar General this day, 14th February, 1968.

10	20	30	40	50	60	70	80	90	100	110	120	130	140
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2. PERSONS DETAINED: 26,028 - 27,471

RECEIVED

STANDARD FORM NO. 1000-010

[Signature]

DATE: 10/10/74

BY: [Signature]

FOR: [Signature]

1. PURPOSE: TO SUBMIT A PLAN OF SUBDIVISION FOR THE LANDS OF THE GOVERNMENT OF THE DISTRICT OF COLUMBIA, IN THE CITY OF WASHINGTON, FOR THE PURPOSE OF THE SALE OF THE LANDS TO THE PUBLIC.

2. DESCRIPTION OF THE LANDS: The lands are situated in the District of Columbia, in the City of Washington, and are bounded by the following: [Description of boundaries]

3. AREA: The total area of the lands is [Area] acres, more or less.

4. LOCATION: The lands are located in the [Location] section of the [Section] township, [Range] range, [County] county, [State] state.

5. MAP: A map of the lands is attached hereto, showing the boundaries of the lands and the proposed subdivision.

6. LEGAL DESCRIPTION: The lands are described as follows: [Legal description of the lands]

7. OTHER INFORMATION: [Other information]

PLAN OF SUBDIVISION

FOR THE LANDS OF THE GOVERNMENT OF THE DISTRICT OF COLUMBIA, IN THE CITY OF WASHINGTON, FOR THE PURPOSE OF THE SALE OF THE LANDS TO THE PUBLIC.

1. PURPOSE: TO SUBMIT A PLAN OF SUBDIVISION FOR THE LANDS OF THE GOVERNMENT OF THE DISTRICT OF COLUMBIA, IN THE CITY OF WASHINGTON, FOR THE PURPOSE OF THE SALE OF THE LANDS TO THE PUBLIC.

2. DESCRIPTION OF THE LANDS: The lands are situated in the District of Columbia, in the City of Washington, and are bounded by the following: [Description of boundaries]

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5. MAP: A map of the lands is attached hereto, showing the boundaries of the lands and the proposed subdivision.

6. LEGAL DESCRIPTION: The lands are described as follows: [Legal description of the lands]

7. OTHER INFORMATION: [Other information]

1. PURPOSE: TO SUBMIT A PLAN OF SUBDIVISION FOR THE LANDS OF THE GOVERNMENT OF THE DISTRICT OF COLUMBIA, IN THE CITY OF WASHINGTON, FOR THE PURPOSE OF THE SALE OF THE LANDS TO THE PUBLIC.

2. DESCRIPTION OF THE LANDS: The lands are situated in the District of Columbia, in the City of Washington, and are bounded by the following: [Description of boundaries]

3. AREA: The total area of the lands is [Area] acres, more or less.

4. LOCATION: The lands are located in the [Location] section of the [Section] township, [Range] range, [County] county, [State] state.

5. MAP: A map of the lands is attached hereto, showing the boundaries of the lands and the proposed subdivision.

6. LEGAL DESCRIPTION: The lands are described as follows: [Legal description of the lands]

7. OTHER INFORMATION: [Other information]

PLAN OF SUBDIVISION

FOR THE LANDS OF THE GOVERNMENT OF THE DISTRICT OF COLUMBIA, IN THE CITY OF WASHINGTON, FOR THE PURPOSE OF THE SALE OF THE LANDS TO THE PUBLIC.

1. PURPOSE: TO SUBMIT A PLAN OF SUBDIVISION FOR THE LANDS OF THE GOVERNMENT OF THE DISTRICT OF COLUMBIA, IN THE CITY OF WASHINGTON, FOR THE PURPOSE OF THE SALE OF THE LANDS TO THE PUBLIC.

2. DESCRIPTION OF THE LANDS: The lands are situated in the District of Columbia, in the City of Washington, and are bounded by the following: [Description of boundaries]

3. AREA: The total area of the lands is [Area] acres, more or less.

4. LOCATION: The lands are located in the [Location] section of the [Section] township, [Range] range, [County] county, [State] state.

5. MAP: A map of the lands is attached hereto, showing the boundaries of the lands and the proposed subdivision.

6. LEGAL DESCRIPTION: The lands are described as follows: [Legal description of the lands]

7. OTHER INFORMATION: [Other information]

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

ДОНЕЦЬКИЙ НАЦІОНАЛЬНИЙ УНІВЕРСИТЕТ. 74¹:40. 1991

1, Jack Raymond Wilson, Assistant General for Sea South Wales, certifies that this negative is a photographic reproduction of a permanent record of a drawing in my custody since the day of April, 1975.

Anderson

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900.



Crown Grant Vol.1789 Fol.174

Prior Title Vol.4640 Fol.245

Vol. 11518 Fol. 222

Edition issued 12-2-1971

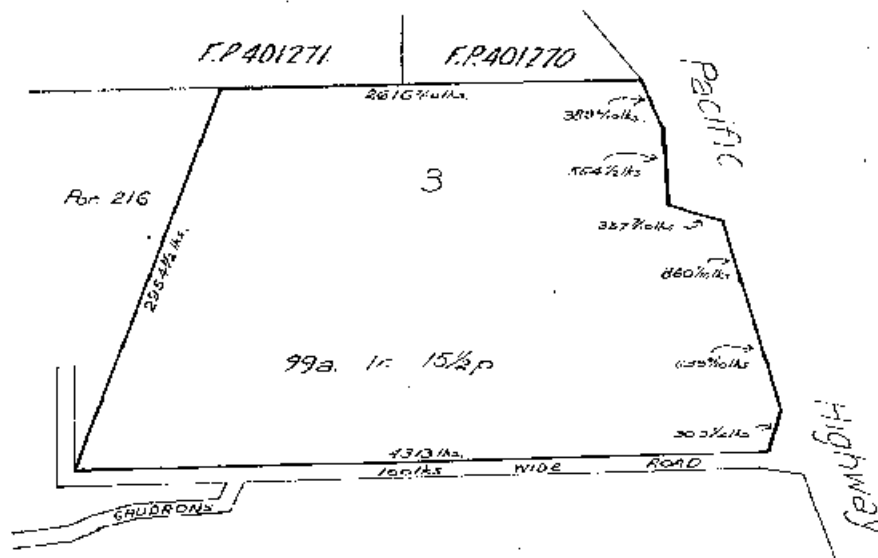


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jaworski
Registrar-General.



PLAN SHOWING LOCATION OF LAND



D.R. 237460
K.M.W.

Scale 10 chains to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 237460 at Sapphire North in the Shire of Coffs Harbour Parish of Moonee and County of Fitzroy. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~ESTELLA OLIVE MYRTLE MILNE, wife of Robert Milne of Moonee, near Coffs Harbour, Banana Grower.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Lease No. K423103 of Lot B in F.P. 370682 to Robert Henry Ball of Coffs Harbour Farmer and June Rita Ball, his wife as Joint Tenants. Entered 26-9-1966. Expired 19-8-1971~~
3. ~~Lease No. K838789 of Lot 1 in Deposited Plan 500366 to David John Cormack of Coffs Harbour, Banana Grower. Entered 24-11-1967.~~
4. ~~Covenant created by Transfer No. L992889.~~

Jaworski
Registrar General

U. S. GOVERNMENT PRINTING OFFICE: 1964 O 348-101

REGISTERED PROPRIETOR



issued on 15-12-1971 for Leds 1 to 3

This deed is cancelled as to the residue

New Certificates of Title have issued on 15-12-97

for lots in Deceased Plan No. 551884 as follows:-

lots 4 to 7 Vol 11733 fol 210 to respectively.

NATLR

INSTRUMENT	
NUMBER	

DATE _____

ENTERED

Signature of Registrar-General

Deposited Via

155036~

10-1-73

Lawson

INSTRUMENT		
NATURE	NUMBER	DATE

PARTICULARS

ENTERED

Signature of
Registrar-General

CANCELLATION

Mortgage

M330421

11-6-07

to Lettice Ann Myrtle Milne of
Moonee, Married Name.

10-7-47

7. 1000 1000



11733213

NEW SOUTH WALES

Crown Grant Vol. 1789 Fol.

Prior Title Vol. 11518 Fol. 222

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Vol. 11733 Fol. 213

Edition issued 15-12-1971



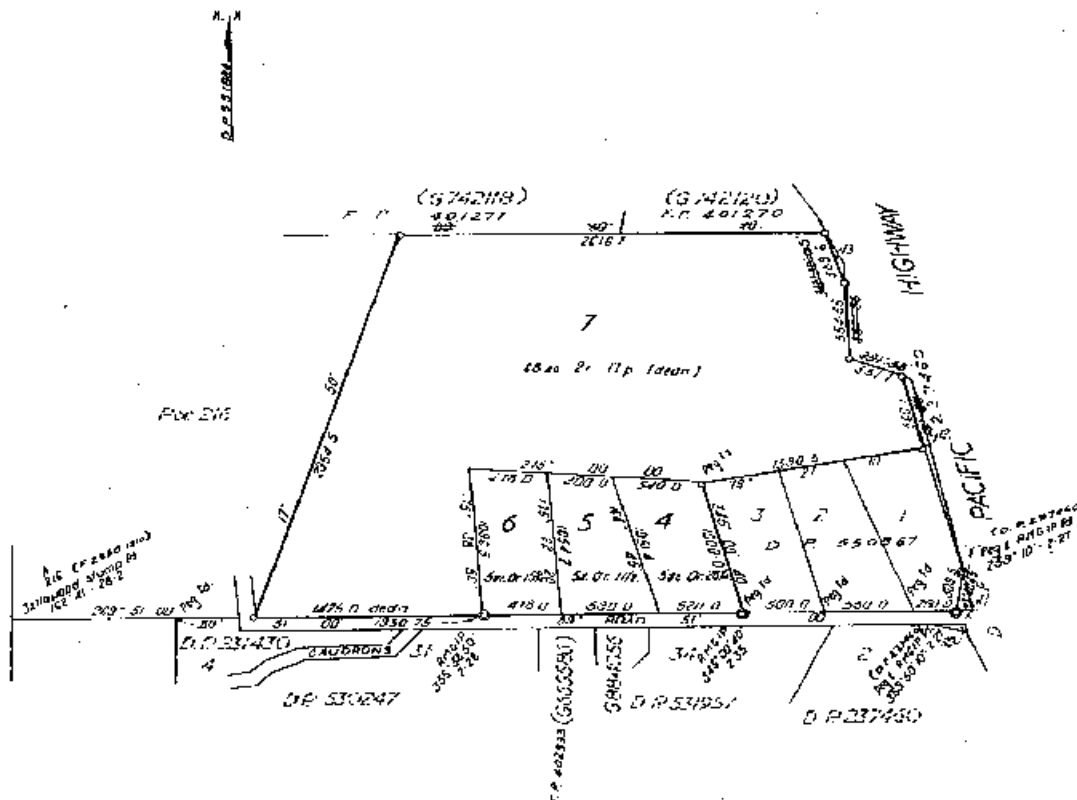
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED

Lawton
 Registrar General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 in Deposited Plan 551884 at Sapphire North in the Shire of Coffs Harbour Parish of Moonee and County of Fitzroy. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

JOHN SPENCE BLACKBURN of Lismore, Chartered Accountant.

SECOND SCHEDULE

- Reservations and conditions, if any, contained in the Crown Grant above referred to.
- Lease No. K838789 of part to David John Cornack of Coffs Harbour, Banana Grower. Entered 24-11-1967.
- Covenant created by Transfer No. L992889.
- Mortgage No. M330421 to Estella Olive Myrtle Milne of Moonee, Married Woman. Entered 19-8-1971.

Lawton
 Registrar General

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

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

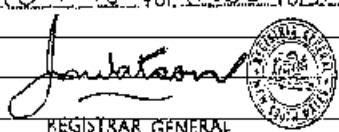

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

(Page 1) Vol.

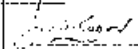
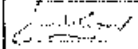
11733 Fol. 213

Appendix 13 - Land Contamination Assessment

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT	DATE	ENTERED	Signature of Registrar General
	NATURE	NUMBER		
This deed is cancelled as to <u>the whole of land</u>				
New Certificates of Title have issued on <u>18-5-1972</u>				
for lots in <u>Disposited</u> Plan No. <u>554619</u> as follows:-				
lots <u>16 to 18</u> Vol. <u>11833</u> Fol. <u>171 to 173</u> respectively.				
 REGISTRAR GENERAL				
The residue of land in this certificate of title				
comprises <u>land provided in DP 554619</u>				
Entered <u>26th May, 1972</u>				
 REGISTRAR GENERAL				

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
			<u>The interest of the Council of the Shire of</u>			
			<u>Life Harbour in the land provided in DP 554619</u>	<u>26-9-1972</u>		
	<u>M262289</u>		<u>has been created by deed of 18th May 1972</u>			
			<u>and is provided in Plan 554619</u>	<u>26-9-1972</u>		

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

Handwritten notes:
 M262289
 18-5-1972
 26-9-1972



11833173

CERTIFICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

Crown Grant Vol. 1789 Fol. 174

Prior Title Vol. 11733 Fol. 213



Vol. 11833 Fol. 173

Edition issued 18-5-1972

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.

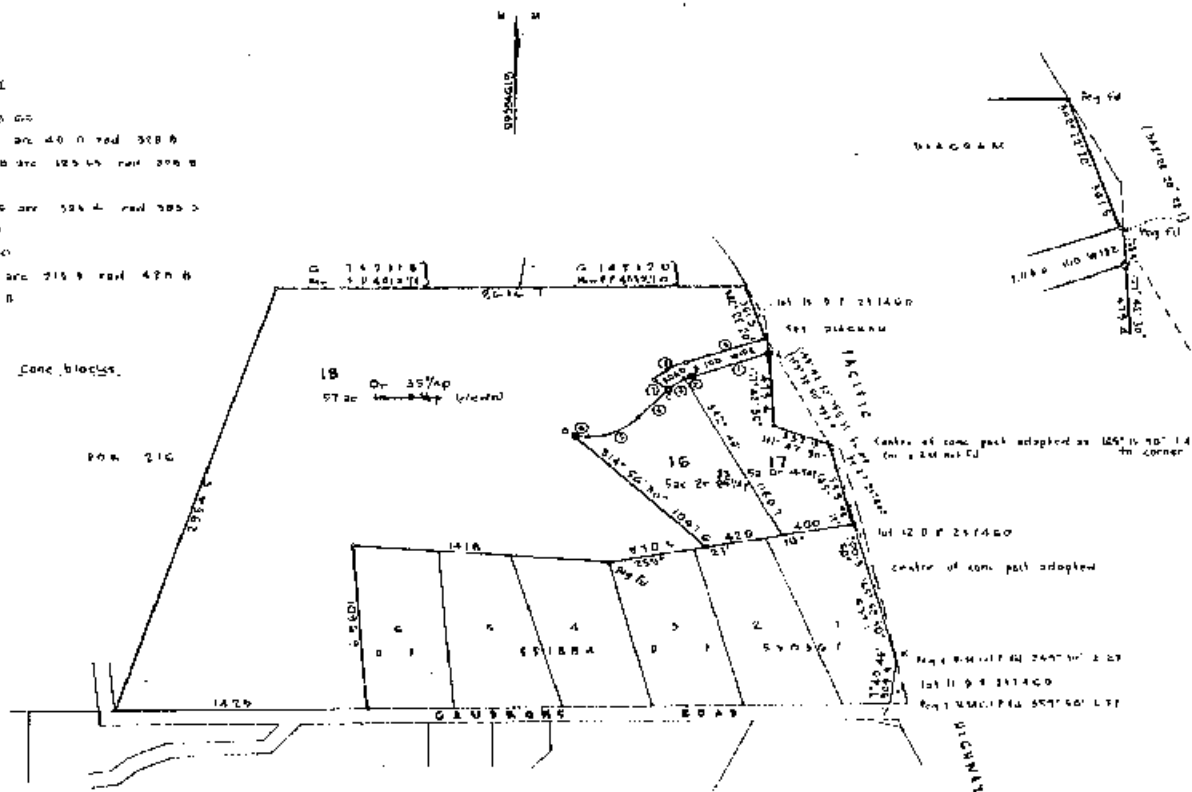
Jonathan
Registrar General.



PLAN SHOWING LOCATION OF LAND

- BOUNDARY
- ① 10° 30' 448.00
 - ② 45° 50' 50' 40.0 arc 40.0 rad 318.8
 - ③ 45° 50' 50' 182.0 arc 182.0 rad 398.8
 - ④ 41° 30' 245.0
 - ⑤ 15° 20' 40' 315.00 arc 315.0 rad 385.3
 - ⑥ 80° 50' 70.0
 - ⑦ 31° 50' 100.0
 - ⑧ 15° 45' 45' 211.1 arc 211.1 rad 428.8
 - ⑨ 30° 50' 412.0

- PERMANENT MARKS
- | A | 160° 00' | 5.0 |
|---|----------|-----|
| B | 160° 00' | 5.0 |
| C | 131° 30' | 4.0 |
| D | 170° 50' | 5.0 |
- cone blocks.



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 18 in Deposited Plan 554619 at Sapphire North in the Shire of Coffs Harbour Parish of Moonee and County of Fitzroy. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

JOHN SPENCE BLACKBURN, of Lismore, Chartered Accountant.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Lease No.K838789 of part to David John Cormack, of Coffs Harbour, Banana Grower. Entered 24-11-1967.
3. Covenant created by Transfer No.L992889.
4. Mortgage No.H330421 to Estelle Olive Myrtle Milne, of Moonee, Married Woman. Entered 19-3-1971. *Endorsed 2014/132*

Jonathan
Registrar General.

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.

Reg:R022212 /Doc:CT 11833-173 CT /Rev:10-Jan-2011 /NSW LRS /Pgs:ALL /Prt:27-May-2021 10:56 /Seq:2 of 2
Office of the Registrar-General /Src:INFOTRACK /Ref:Sapphire Beach

Vol. 11833 Fbl. 173

W31455
F-61
Pong jing
F-61
(1961)

(Page 2 of 2 pages)

[illegible]

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

12221035



STATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

Vol. **12221** Fol. **35**

Edition issued 22-9-1973

Crown Grant Vol. 1789 Fol. 174

Prior Title Vol. 11833 Fol. 173



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.

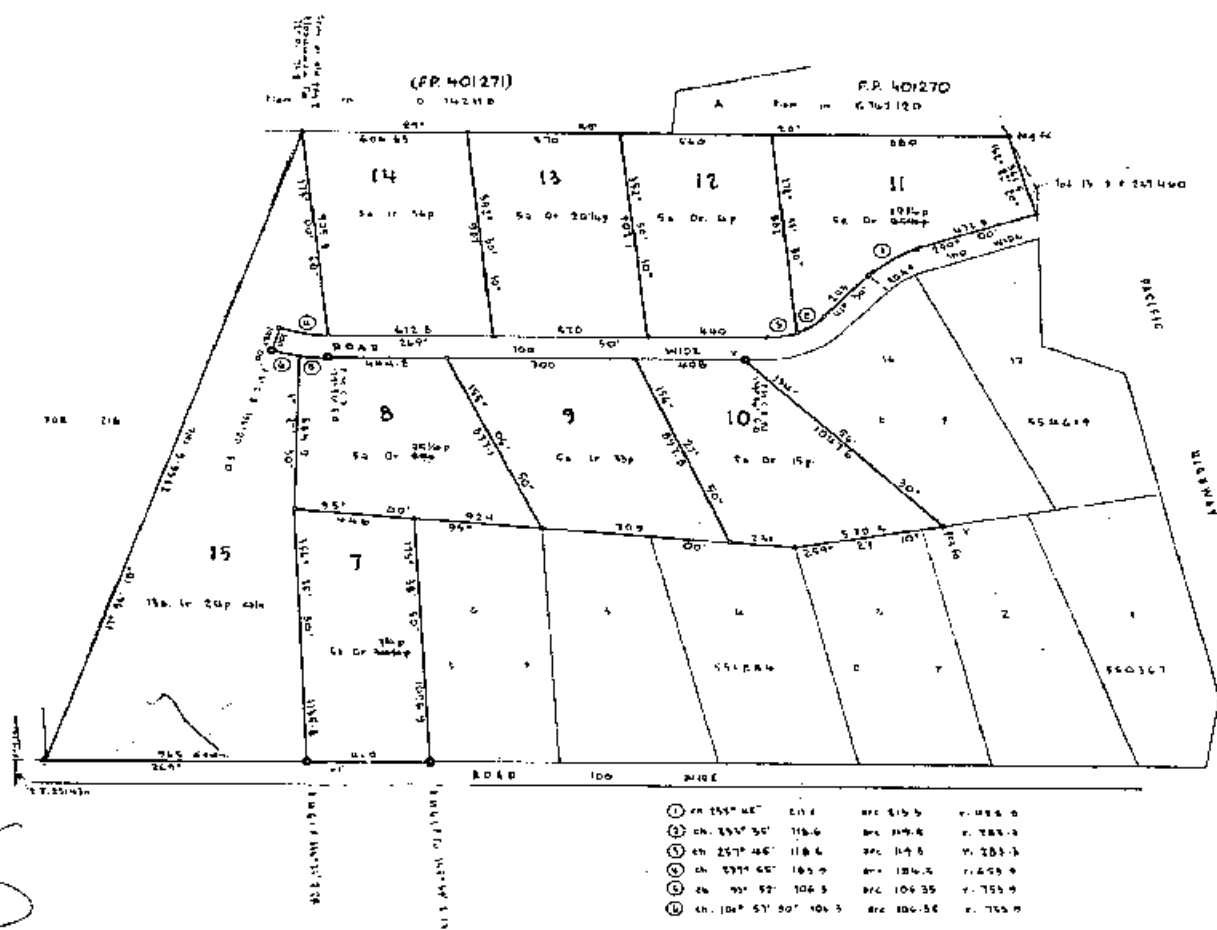
CANCELLED
Jawatson
Registrar General.



SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 12 in Deposited Plan 243972 at Sapphire North in the Shire of Coffs Harbour, Parish of Moonee and County of Fitzroy. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

~~JOHN SPENCE BLACKBURN OF Lismore, Chartered Accountant.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Covenant created by Transfer No. 1492889.
3. Restriction as to user created by the registration of Deposited Plan 243972 See N337009.
4. Mortgage No. N314156 to Lismore Management Limited. Entered 24-8-1973. Discharged N322466.

Jawatson
Registrar General.

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

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

Reg:R322159 /Doc:CT 12221-035 CT /Rev:28-Feb-2011 /NSM LRS /Egs:ALL /Prt:27-May-2021 10:53 /Seq:2 of 2
 Office of the Registrar-General /Src:INOTRACK /Ref:Sapphire Beach

N 522466-3/4
 — 67-Te
~~22-52-2~~
~~62717500~~
 Q43911Te

Vol.	12221	Fol.	35
------	-------	------	----

(B) 3000

[illegible]

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



LAND
REGISTRY
SERVICES

Appendix 13 - Land Contamination Assessment

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/5/2021 10:52AM

FOLIO: 12/243972

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

Prior Title(s): VOL 12221 FOL 35

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/5/2002	8583038	TRANSFER	EDITION 1
11/4/2003	9527621	MORTGAGE	
11/4/2003	9527622	MORTGAGE	EDITION 2
1/9/2005	AB737452	DISCHARGE OF MORTGAGE	
1/9/2005	AB737453	MORTGAGE	EDITION 3
14/3/2007	AC992348	DISCHARGE OF MORTGAGE	
14/3/2007	AC992349	TRANSFER	
14/3/2007	AC992350	MORTGAGE	EDITION 4
30/1/2009	AE469199	DISCHARGE OF MORTGAGE	
30/1/2009	AE469200	TRANSFER	
30/1/2009	AE469201	MORTGAGE	EDITION 5
7/7/2011	AG354433	DISCHARGE OF MORTGAGE	
7/7/2011	AG354434	MORTGAGE	EDITION 6
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED

*** END OF SEARCH ***

Sapphire Beach

PRINTED ON 27/5/2021

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.

Form: 011
Licence: 10V/0096/96
Edition: 0011

Appendix 13 Land Contamination Assessment

New South Wales
Real Property Act 1900



8583038Q

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only

CLIENT No. 4207049

STAMP DUTY

TRANSACTION No. 021801

ASSESSMENT DETAILS:

STAMP No. 748

SIGNATURE

DATE 3-5-02

(A) TORRENS TITLE

If appropriate, specify the part transferred

FOLIO IDENTIFIER 12/243972

(B) LODGED BY

Delivery Box

1011N

Name, Address or DX and Telephone

R. D. & S. J. WILLIAMSON

LEGAL & STRATA SEARCHERS

G.P.O. BOX 2747 SYDNEY 1043

DX 439 SYDNEY

Tel: 9544 1520 Fax: 9523 3732

Reference (optional):

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

WOLODYMIR BEN AND MARIE ELIZABETH BEN

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 185,000.00 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): 1. 2. 3.

(H) TRANSFEE

KATHRYN ANN LUCOCK

(I)

TENANCY: NIL

DATE

3 / 5 / 2002
dd mm yyyy

(J) I certify that the transferor, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

PETER TRAGARDY
11 DALVEY ST
HEIDELBERG 3086
VIC.

I certify that the transferee, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Name of witness:

Address of witness:

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

Signature of transferor:

W. Ben
Marie E. Ben

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

Signature of transferee:

's Solicitor

LINDY THISTLETON, Solicitor, Coffs Harbour

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

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
Fishburn Watson O'Brien

TRANSFER
New South Wales
Real Property Act 1900



AC992349Q

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the use of 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: 1719069

144

Duty: 2.00

Trans No: 4027524

Asset details:

WJ

(A) TORRENS TITLE

12/243972

(B) LODGED BY

Document
Collection
Box

49R

Name, Address or DX, Telephone and LLPN if any

LLPN:
126043B

ANZ BANK
C/- ESPREON
DX 885 SYDNEY
02 9210 0953

Reference (optional):

CODE

T

TW

(Sheriff)

(C) TRANSFEROR

KATHRYN ANN LUCOCK

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 655,000.00

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) TRANSFEE

DEBORAH JANE GRIMLEY AND KIERAN GRIMLEY

(I)

TENANCY: Joint Tenants

DATE

..... / /

- (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.

Signature of witness:

Name of witness:

Address of witness:

LINDY THISTLETON -
SOLICITOR
1/40 Little Street
Coffs Harbour NSW 2450

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

Signature of transferor:

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

Signature:

Signatory's name: JAY CLOWES

Signatory's capacity: Solicitor for the transferee

FOLIO: 12/243972

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
27/5/2021	10:51 AM	7	8/9/2018

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

LAND

LOT 12 IN DEPOSITED PLAN 243972
AT SAPPHIRE NORTH
LOCAL GOVERNMENT AREA COFFS HARBOUR
PARISH OF MOONEE COUNTY OF FITZROY
TITLE DIAGRAM DP243972

FIRST SCHEDULE

KIERAN GRIMLEY

(T AE469200)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 L992889 COVENANT
- 3 DP243972 RESTRICTION(S) ON THE USE OF LAND
- 4 AG354434 MORTGAGE TO WESTPAC BANKING CORPORATION

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



12221032

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

NEW SOUTH WALES

Vol. **12221** Fol. **32**

Edition issued 22-9-1973

Crown Grant Vol. 1789 Fol. 174

Prior Title Vol. 11833 Fol. 173



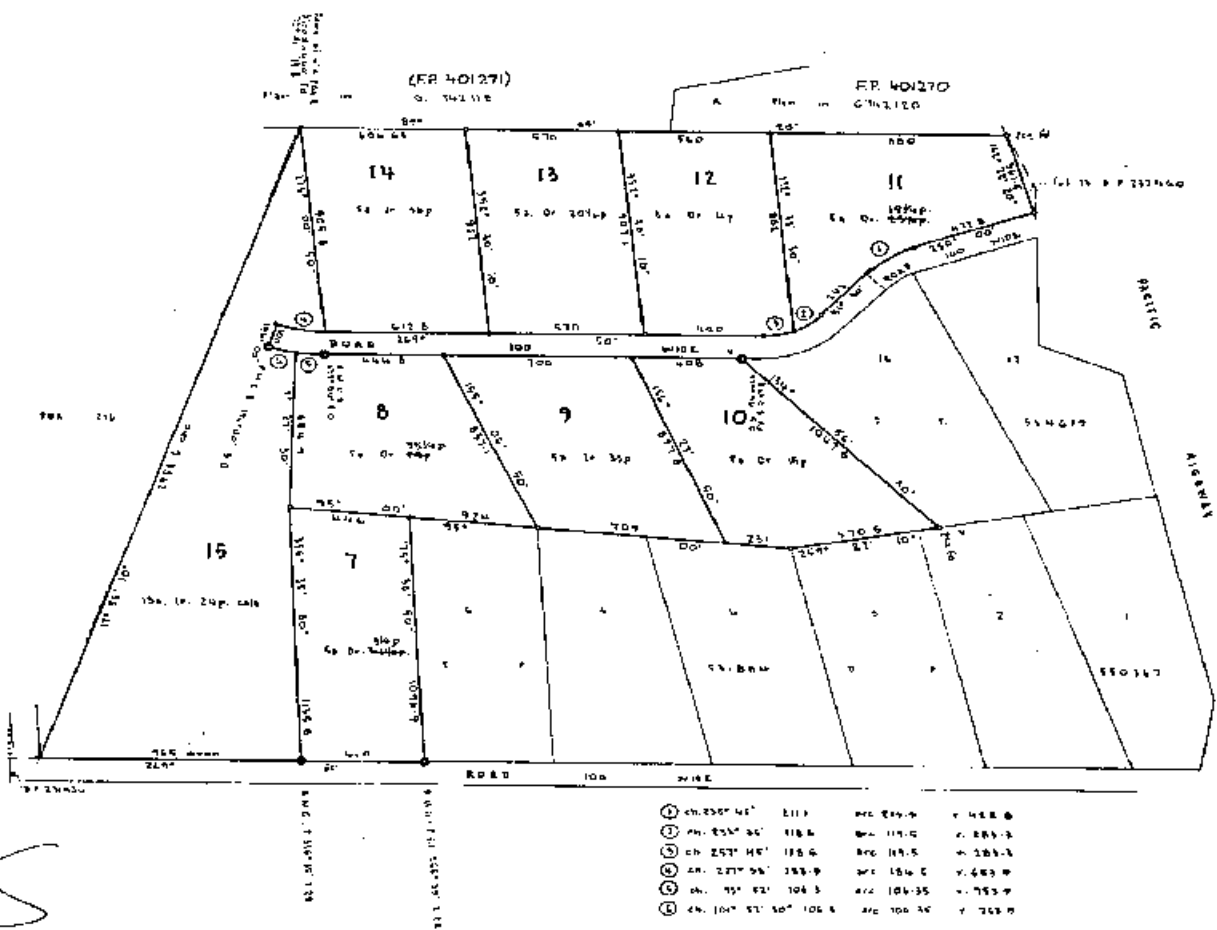
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Lawatson
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 9 in Deposited Plan 243972 at Sapphire North in the Shire of Coffs Harbour, Parish of Moonee and County of Fitzroy. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

JOHN SPENCE BLACKBURN of Lismore, Chartered Accountant.

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
- 2. Covenant created by Transfer No. L992089.
- 3. Restriction as to user created by the registration of Deposited Plan 243972 Sec N337009.
- 4. Mortgage No. N314156 to Lismore Investment Pty. Limited. Entered 24-8-1973. Discharged N763152

Lawatson
Registrar General.

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.

Appendix 13 - Land Contamination Assessment

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

INSTRUMENT

NATURE

NUMBER

DATE

ENTERED

Signature of Registrar General

N76315206
- 3M
Refer S.D.E
K 62M 7500
(1519)

SECOND SCHEDULE (continued)

NATURE

INSTRUMENT
NUMBER

DATE

PARTICULARS

ENTERED

Signature of Registrar General

CANCELLATION

Mortgage

N763153

6-7-1973

to North Coast Permanent Building Society Limited

27-3-1974

Signature

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

Reg: R922184 / Doc: CT 12221-032 CT / Rev: 28-Feb-2011 / NSM LRS / Pgs: ALL / Prt: 27-May-2021 10:54 / Seq: 2 OF 2
Office of the Registrar General / Src: INFOBACK / Ref: Sapphire Beach



LAND
REGISTRY
SERVICES

Appendix 13 - Land Contamination Assessment

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/5/2021 10:54AM

FOLIO: 9/243972

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

Prior Title(s): VOL 12221 FOL 32

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/3/1988	X454072	DISCHARGE OF MORTGAGE	
25/3/1988	X454073	TRANSFER	
25/3/1988	X454074	TRANSFER	EDITION 1
13/12/1988	DP786155	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Sapphire Beach

PRINTED ON 27/5/2021

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.

Appendix 13 Land Contamination Assessment

RP 13



STAMP DUTY

\$1-00



X454073

TRANSFER
REAL PROPERTY ACT, 1900

T

2	203	X
\$	29	

R2/3

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 12221 FOLIO 32 NOW BEING <u>whole</u> OF LAND COMPRISED IN FOLIO/CT. <u>9/243972</u>	WHOLE	SAPPHIRE NORTH

TRANSFEROR
Note (b)

JOHN SPENCE BLACKBURN

ESTATE
Note (c)

(the abovesigned TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1.00 and Deed of Appointment of New Trustee and transfers an estate in fee simple in the land above described to the TRANSFEE

TRANSFEE
Note (d)

JOBURN PTY. LIMITED of 8A Carrington Street, Lismore

OFFICE USE ONLY

HIST

TENANCY
Note (e)

as joint tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Covenant created by Transfer No. L992889
2. Restriction as to User N331009 3. Mortgage No. N763153 - Surplus

DATE 23-3-1987

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

E. J. STONE

Name of Witness (BLOCK LETTERS)

SOLICITOR

Address and occupation of Witness

LISMORE

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 of Transferee

(E. J. Stone)
Solicitor for the Transferee

TO BE COMPLETED
BY LODGING PARTY

Note (h)

and (i)

MORRIS HAYES & EDGAR

PH: 232-2411

OFFICE USE ONLY

MO

DX 420 SYDNEY

PH: 232-2411

MO

LODGED BY		LOCATION OF DOCUMENTS	
Morris, Hayes & Edgar LAW STATIONERS 99 ELIZABETH STREET SYDNEY DX 420 PG0265 232-2411 35D		CT	OTHER
Checked	Passed	<input checked="" type="checkbox"/>	Herewith <input checked="" type="checkbox"/>
Signed	Extra Fee		In L.T.O. with
REGISTERED - 19			Produced by
25 MAR 1987		Secondary Directions	
		Delivery Directions	

A23740

Appendix 13 Land Contamination Assessment

RP 13

STAMP DUTY



X454074

\$1-00

TRANSFER
REAL PROPERTY ACT, 1900

T

3	3 ⁰¹ 3	Y
\$ 34		

R 3/3

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 12221 FOLIO 32 NOW BEING <u>whole</u> OF LAND COMPRISING IN FOLIO/CT. <u>9/243972</u>	WHOLE	SAPPHIRE NORTH
TRANSFEROR Note (b) <u>JOBURN PTY. LIMITED</u>		

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1.00 and Deed of Appointment of New Trustee and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

FLEURON PTY. LIMITED of 8A Carrington Street, Lismore

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Covenant created by Transfer No. L992889
2. Restriction as to User No. N331009 3. Mortgage No. N763153 Surplus

DATE 23 - 3 - 1987

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 JOBURN PTY. LIMITED)
was hereunto affixed in accordance)
with the Articles of Association of)
the Corporation in the presence of:)

Name of Witness (BLOCK LETTERS)

Secretary

Director

Signature of Transferor



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

Note (q)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

(E.J. Stone)
Solicitor for the Transferee

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

LODGED BY		LOCATION OF DOCUMENTS	
CT	OTHER	CT	OTHER
✓		Herewith	✓
		In L.T.O. with	
		Produced by	
Checked	Passed	REGISTERED -19	
Signed	Extra Fee	25 MAR 1988	
Delivery Box Number		Secondary Directions	
		Delivery Directions	CT LP

A00740

MORRIS HAYES & EDGAR
DX 420 SYDNEY
232-2411



12221033

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Crown Grant Vol. 1789 Fol. 174
Prior Title Vol. 11833 Fol. 173



Vol. **12221** Fol. **33**
Edition issued 22-9-1973

12221 33
(Page 1) Vol. Fol.

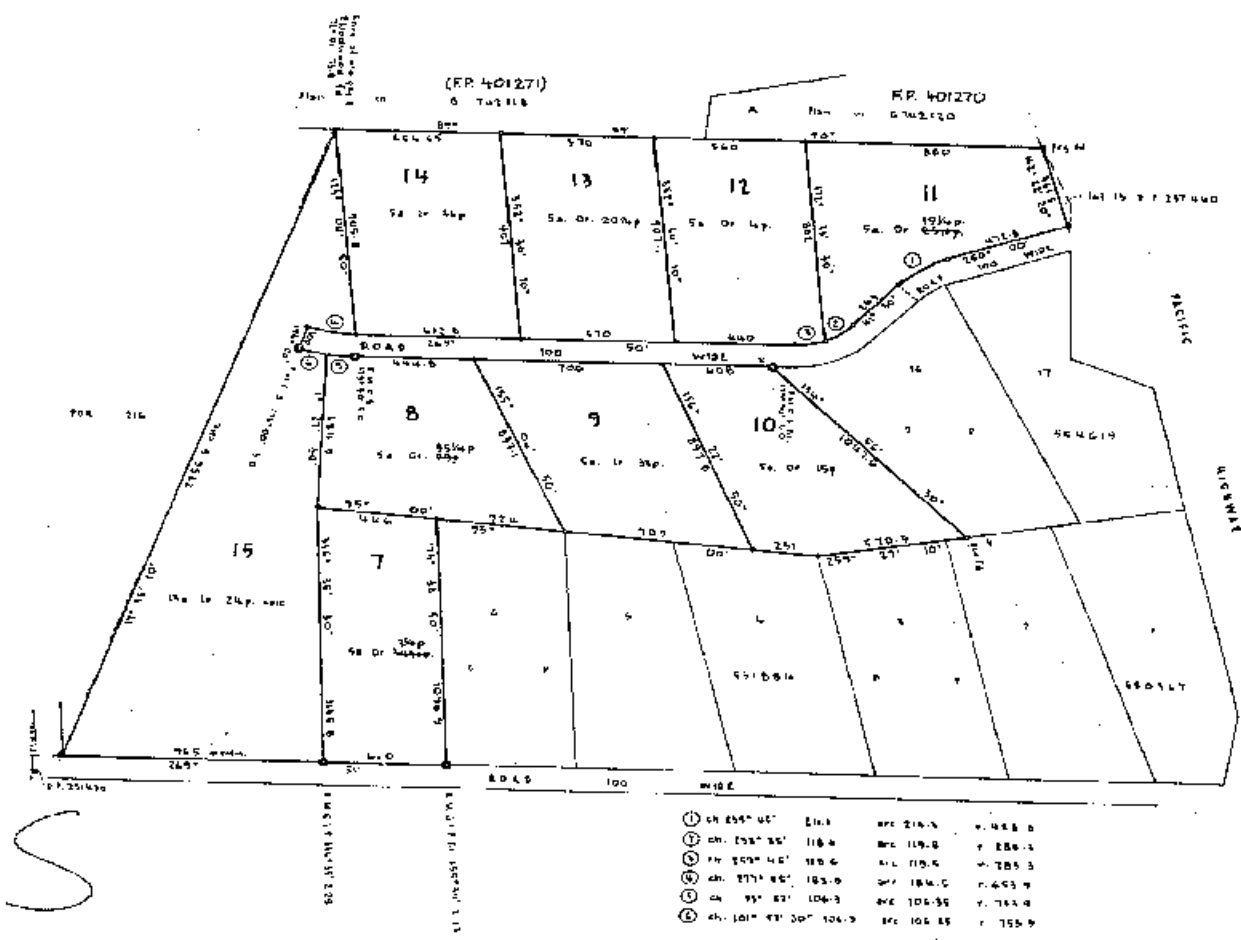
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Jawataon
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES





LAND
REGISTRY
SERVICES

Appendix 13 - Land Contamination Assessment

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/5/2021 10:53AM

FOLIO: 10/243972

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

Prior Title(s): VOL 12221 FOL 33

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/12/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/11/1988	X963600	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
8/12/1988	Y36033	TRANSFER	
8/12/1988	Y36034	TRANSFER	EDITION 2
13/12/1988	DP786155	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

Sapphire Beach

PRINTED ON 27/5/2021

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.

DP 13



STAMP DUTY



Y036033

#1-00

TRANSFER
REAL PROPERTY ACT, 1900

T

CB	1 of 2	X
\$	42	

R1/2

DESCRIPTION
OF LAND
Note (f)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 12221 FOLIO 33 New England 17 10/24372	WHOLE	SAPPHIRE NORTH

TRANSFEROR
Note (b)

JOHN SPENCE BLACKBURN

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 1.00 and Deed of Appointment of New Trustee and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

JOBURN PTY. LIMITED of 8A Carrington Street, Lismore

OFFICE USE ONLY

HIST

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Covenant created by Transfer No. L992889
2. Restriction as to User N331009 3.

DATE 23 - 3 - 1987

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

E. J. STONE

Name of Witness (BLOCK LETTERS)

SOLICITOR

Address and occupation of Witness

LISMORE

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

226

(E. J. Stone)
Solicitor for the Transferee

TO BE COMPLETED
BY LODGING PARTY

MORRIS HAYES & EDGAR
DX 420 SYDNEY PH: 231-231
484

LODGED BY		Morrison, Hayes & Edgar LAW STATIONERS 99 ELIZABETH STREET - SYDNEY DX 420 AHSBET 232-2411 35D		LOCATION OF DOCUMENTS	
Delivery Box Number		CT	OTHER		
Checked 64	Passed	✓		Herewith. ✓	
				In L.T.O. with	
				Produced by	
Signed	Extra Fee	REGISTERED - 19		Secondary Directions	
		- 8 DEC 1988		Delivery Directions	

ADA740

HP 13



STAMP DUTY



Y036034

Stamp Duty
\$1-00

TRANSFER
REAL PROPERTY ACT, 1900

T

3	2 ⁰²	X
\$ 42		

22/2

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 12221 FOLIO 33 Now being F.I. 10/243772.	WHOLE	SAPPHIRE NORTH

TRANSFEROR
Note (b)

JOBURN PTY. LIMITED

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$1.00 and Deed of Appointment of New Trustee and transfers an estate in fee simple in the land above described to the TRANSFEE

TRANSFEE
Note (d)

FLEURON PTY. LIMITED of 8A Carrington Street, Lismore

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint-tenants/tenants-in-common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Covenant created by Transfer No. L992889
2. Restriction as to User N331009 3.

DATE

23-3-1987

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

EXECUTION
Note (g)

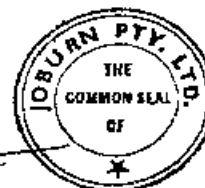
Signed in my presence by the transferor who is personally known to me
THE COMMON SEAL of JOBURN PTY. LIMITED)
was hereunto affixed in accordance)
with the Articles of Association of)
the Corporation in the presence of:)
Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Secretary

Director

Signature of Transferee



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

(E.J. Stone)
Solicitor for the Transferee

TO BE COMPLETED
BY LODGING PARTY
Notes (h)

LODGED BY		LOCATION OF DOCUMENTS	
Morris, Hayes & Edgar LAW STATIONERS 99 ELIZABETH STREET SYDNEY DX 420 SYDNEY 232-2411		CT	OTHER
		<input checked="" type="checkbox"/>	<input type="checkbox"/> Herewith. <input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/> In L.T.O. with
Delivery Box Number 35 D		<input type="checkbox"/>	<input type="checkbox"/> Produced by
Checked EC4	Passed	REGISTERED	-19
Signed	Extra Fee	- 8 DEC 1980	
		Secondary Directions	
		Delivery Directions	CT 35D

A09740

MORRIS HAYES & EDGAR
DX 420 SYDNEY



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/5/2021 10:51AM

FOLIO: 91/786155

First Title(s): VOL 1789 FOL 174

Prior Title(s): 9-10/243972

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
14/12/1988	DP786155	DEPOSITED PLAN	FOLIO CREATED EDITION 1
9/3/1990	DP643044	DEPOSITED PLAN	EDITION 2
8/5/1990	Y977625	TRANSFER	EDITION 3
15/6/1990	Z58028	MORTGAGE	EDITION 4
11/10/1991	Z978976	DISCHARGE OF MORTGAGE	
11/10/1991	Z978977	MORTGAGE	EDITION 5
24/5/1996	2181344	DISCHARGE OF MORTGAGE	
24/5/1996	2181345	TRANSFER	EDITION 6
31/5/2000	6826949	TRANSFER	
31/5/2000	6826950	MORTGAGE	EDITION 7
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 8 CORD ISSUED
7/1/2019	AN981019	DISCHARGE OF MORTGAGE	
7/1/2019	AN981020	TRANSFER	
7/1/2019	AN981021	MORTGAGE	EDITION 9 CORD ISSUED

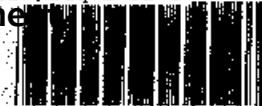
*** END OF SEARCH ***

RP 13

STAMP DUTY



\$1✓



Y977625

TRANSFER

REAL PROPERTY ACT, 1900

T

CB	1 of 1	X	R1
\$	44		1

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference

If Part Only, Delete Whole and Give Details

Location

CERTIFICATE OF TITLE
FOLIO IDENTIFIER 91/786155

WHOLE

MOONBEE

TRANSFEROR
Note (b)

FLEURON PTY. LIMITED 8A Carrington Street, Lismore

ESTATE
Note (c)

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

354,000.00

TRANSFEREE
Note (d)

ROSEMARY EILEEN DE MARTIN

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

2. 3.

DATE 2ND APRIL, 1990.

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

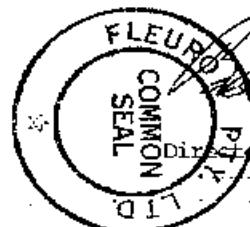
EXECUTION
Note (g)

Signed in my presence by the transferor who is personally known to me
THE COMMON SEAL of FLEURON PTY. LIMITED
was hereunto affixed by Order of the Board
in the presence of:

Name of Witness (BLOCK LETTERS)

Secretary

Address and occupation of Witness



Signature of Transferor

Secretary

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

SOLICITOR FOR

X96306 of Transferee

Neil Tucker

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

LODGED BY

Morris, Hayes & Edgar

LAW STATIONERS

99 ELIZABETH STREET

SYDNEY AM1190

DX 420

232-2411

Ref:

Delivery Box Number

35 D

LOCATION OF DOCUMENTS

CT OTHER

Herewith.

In L.T.O. with

Produced by

Checked

Passed

REGISTERED

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EB21

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Signed

Extra Fee

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Secondary

Directions

Delivery

Directions

\$1.00

CT

35D

OFFICE USE ONLY

97-01T



1

TRANSFER

Real Property Act, 1900



2181345 W

Office of State Revenue use only

60.24

20/ZZ9001102 20 4206 964081

N.S.W. STAMP DUTY

(A) LAND TRANSFERRED

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

POLIO IDENTIFIER 91/786155

(B) LODGED BY

L.T.O. Box

38W

Name, Address or DX and Telephone

V. J. HALPH & CO
 LEVEL 19, M.L.C. CENTRE
 MARTIN PLACE, SYDNEY
 DX 347 SYDNEY
 FAX: 233 8645 PH: 233 8088

REFERENCE (max. 15 characters):

38W
 CMC K

(C) TRANSFEROR

ROSEMARY EILEEN DE MARTIN

(D) acknowledges receipt of the consideration of **\$315,00.00**

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) TRANSFEE

T
TS
 (s713 LGA)
TW
 (Sheriff)

DOUGAL BRUCE MALCOLM and LAURA LESLEY ANN MALCOLM

TENANCY: Joint

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

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

mully

Signature of Witness

Michelle Whearty

Name of Witness (BLOCK LETTERS)

1137 Little Street Coffs Harbour

Address of Witness

Rosemary De Martin

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

Brian Finlayson

Brian Finlayson

Solicitor for

Signature of Transferee

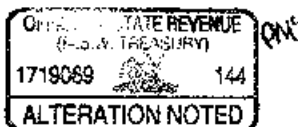
INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only)

6

Form: 97-011
 Licence: HERR/0798/97

TRANSFER
 New South Wales
 Real Property Act 1900



Office of State Revenue (N.S.W. TREASURY)	
CLIENT No. 1719069	STAMP No. 144
STAMP DUTY \$2.00	SIGNATURE <i>[Signature]</i>
TRANSACTION No. 001901	DATE 3 April 2000
ASSESSMENT DETAILS:	

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

FOLIO IDENTIFIER 91/786155

(B) **LODGED BY**

L.T.O. Box 45A	Name, Address or DX and Telephone NATIONAL AUSTRALIA BANK Princes Highway in NSW Reference (15 characters maximum): 00780704
-----------------------	--

(C) **TRANSFEROR** DOUGAL BRUCE MALCOLM AND LAURA LESLEY ANN MALCOLM

(D) acknowledges receipt of the consideration of \$306,000.00

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**

T TS (s713LGA) TW (Sheriff)	IAN S MARTYN PTY LIMITED ACN 006 416 897
TENANCY:	

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATE ~~3 April 2000~~

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

[Signature]
 Signature of Witness

LEANNE FRANCES ALLSOP
 Name of Witness (BLOCK LETTERS)

37 Little Street, Coffs Harbour
 Address of Witness

[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 of Transferee's Solicitor
 CHRISTOPHER MARTYN O'BRIEN

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

FOLIO: 91/786155

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
27/5/2021	10:51 AM	9	7/1/2019

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 91 IN DEPOSITED PLAN 786155
AT KORORO
LOCAL GOVERNMENT AREA COFFS HARBOUR
PARISH OF MOONEE COUNTY OF FITZROY
TITLE DIAGRAM DP786155

FIRST SCHEDULE

IAN STEWART MARTYN
STEPHANIE MAREE MARTYN
AS JOINT TENANTS

(T AN981020)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 L992889 COVENANT
- 3 DP243972 RESTRICTION(S) ON THE USE OF LAND
- 4 DP643044 EASEMENT FOR WATER SUPPLY 1 WIDE AND 2 WIDE
APPURTENANT TO THE LAND ABOVE DESCRIBED
- 5 AN981021 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

2350-1819

G. 2

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900, as amended.

(For title prior to 1st edition see Volume 6711 Folio 96 For Grant see description.)

Vol. 9403 Fol. 113

1st Edition issued 28.3.1963

1272857

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

[Signature]

[Signature]

Registrar-General.



ESTATE AND LAND REFERRED TO

1) Estate in Fee Simple in that piece of land in the Shire of Dorrigo Parish of Moonee and County of Murray being Portion 216 granted on 16th July 1940 by Crown Grant Volume 5155 Folio 119 Excepting thereout the road 100 links wide shown in the plan hereon and the minerals reserved by the Crown Grant.

[Signature]
Registrar General

FIRST SCHEDULE (Continued overleaf)

~~ESTELLA OLIVE MYRTLE MILNE, wife of Robert Milne of Goresba, Mill Road.~~

[Signature]
Registrar General

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Restrictions on Transfer under Section 272-272 Crown Lands Consolidation Act 1900. *Cancelled N306771*
3. Lease No. G175022 to Carlo Baldi of Coffe Harbour, Banana Grower of part of the land above described (together with Right of Way) Entered 28.3.1955. *Expired*
4. Lease No. G175023 to Carlo Baldi of Coffe Harbour, Banana Grower of part of the land above described (together with Right of Way) Entered 28.12.1955. *Expired*
5. Lease No. G911354 to Hector Caesar Baldi of Coffe Harbour, Banana Grower of part of the land above described. Entered 23.9.1958. *Expired 18.4.1967*
6. Lease No. H216382 to John Henry Shipway of Coffe Harbour, Banana Grower of part of the land above described. Entered 1.6.1959. *Expired 19-8-1971*
7. Lease No. H51627 to Francis Bernard Hunter of Moonee, Banana Grower of part of the land above described. Entered 21.4.1961. *Expired 19-8-1971*
8. Lease No. H321778 to John Noel Mackay of Coffe Harbour, Banana Grower of part of the land above described. Entered 21.4.1961. *Expired Surrendered K759137*
9. Lease No. H564482 to Kaye Barton Hill of Coffe Harbour Jetty, Banana Grower and John Edward Orman of Coffe Harbour Jetty, Banana Grower of part of the land above described. Entered 21.4.1961. *Expired*
10. Lease No. H847749 to John Michael Sackett Enevoldson of Coffe Harbour, Banana Grower of the land comprised in Lease Registered No. H330793 (together with Right) Entered 2.7.1962. *Expired*
11. Lease No. H881160 to Ruby Dorothy May Jackson of Moonee, Married Woman of Lot 5 in Deposited Plan 204703 (together with Right) Entered 2.7.1962. *Expired*
12. Lease No. J59188 to Francis James Benfield of Coffe Harbour, Banana Grower and Lois June Benfield, his wife of the land comprised in Lease Registered No. H693893. Entered 28.9.1962. *Expired*
13. Lease No. J173592 to William Herbert Cornack of Coffe Harbour, Banana Grower of Lot 2 in Deposited Plan 500365. Entered 21.12.1962. *Surrendered K 200567*
14. Lease No. J269401 to Percival Charles Sippel of Korora, Banana Grower of part of the land above described. Entered 21.2.1963. *Expired*

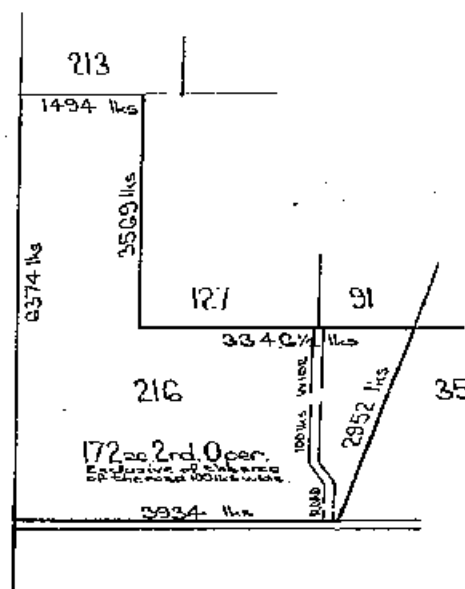
[Signature]
Registrar General

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

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

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

PLAN SHOWING LOCATION OF LAND.



J272857
216
JR

Scale: 20 Chains to one inch.

Appendix 13 - Land Contamination Assessment

FIRST SCHEDULE (continued)				
REGISTERED PROPRIETOR	INSTRUMENT		ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE	
John Spence Blackburn of Ligonoro, Chartered Accountant	Transfer	M330420	19-8-1971	<i>[Signature]</i>
<p>This deed is cancelled as to <u>PART</u> of the <u>whole</u> of road <u>21-10-1935</u> Reg. Gen.</p> <p>New Certificates of Title have issued on 16-4-1965 for lots in Deposited Plan No 249273 as follows:</p> <p>Lots 15, 22, 23 Vol. 13764 5130, 5037, respectively.</p> <p>The residue of land in this folio comprise road and lot 23.</p> <p><i>[Signature: J. Jackson]</i> REGISTRAR GENERAL</p> <p><i>[Seal: REGISTRAR GENERAL]</i></p> <p>N/a's missing on 22-2-2014. (No Sign) to be registered with first signature to 18.</p>				

SECOND SCHEDULE (continued)						
NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Lease	K37464	26-5-1965	to Gary Hayward of Coffe Harbour Bannock, grower of the land comprised in lease registered No 11564482 together with rights	12-7-1965	<i>[Signature]</i>	Expired 19-8-1971 <i>[Signature]</i>
Lease	K200560	31-11-1965	of lot 2 to David John Connors of Coffe Harbour Bannock grower of lot 2 in Deposited Plan No 500365	1-2-1966	<i>[Signature]</i>	SURRENDERED K833788 <i>[Signature]</i>
Lease	K293647	22-3-1966	to Percival Charles Lippel of Koroanua Coffe Harbour, Bannock grower of the land comprised in lease registered No. 1569401	13-4-1966	<i>[Signature]</i>	Expired 19-8-1971 <i>[Signature]</i>
Lease	K423103	29-7-1966	to Robert Henry Ball of Coffe Harbour, Farmer and Jane Alice Ball his wife as joint tenants of land comprised in lease registered Nos. 1336793 and 1330792 together with certain rights	26-9-1966	<i>[Signature]</i>	Expired 19-8-1971 <i>[Signature]</i>
Lease	K423104	29-7-1966	to Ruby Dorothy Mary Jackson of Koroanua, Bannock of lot 6 in Deposited Plan No 204703 together with certain rights	26-9-1966	<i>[Signature]</i>	Expired 19-8-1971 <i>[Signature]</i>
Lease	K423105	29-7-1966	to Kelvin Jim Franklin of Koroanua Beach, Bannock grower and Jane Margaret Franklin his wife as joint tenants of land comprised in lease registered No 175022 together with right of way	26-9-1966	<i>[Signature]</i>	Expired 19-8-1971 <i>[Signature]</i>

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

Reg: 1022214 / Doc: CT 9403-113 CT / Rev: 11-Jan-2011 / NSM LRS / 195 All / Exp: 27-May-2021 10:56 / Seq: 3 of 6

Office of the Registrar General / Sig: INFOTRACK / Ref: Sapphire Beach

K37464

K200560

K293647

K423103

K423104

K423105

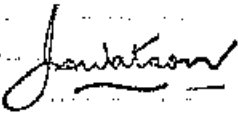

N747872

Vol. 9403 Vol. 113

Appendix 13 - Land Contamination Assessment

Vol. 9403 Fol. 113

FIRST SCHEDULE (continued)

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<p>This deed is cancelled as to <u>the residual (exposed)</u> New Certificates of Title have issued on <u>21-10-1975</u> for lots in <u>Deposited</u> Plan No. <u>249274</u> as follows:- Lots <u>5 to 25</u> Vol. <u>12904</u> Folios <u>70 to 90</u> respectively.</p> <p> REGISTRAR GENERAL</p> 					

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION
Lease	N631336	14-1-1967	of the land comprised in lease Registered No. 7543821 (together with right of way) to Neil M. Kinnon M.P. of Banatell, Banana Grower	19-9-1967	<i>Jankson</i>	Expired N631333 <i>Jankson</i>
Lease	N631337	25-4-1967	of the land comprised in lease Registered No. 6911354 to Helen Lucar Budge of Coffs Harbour, Banana Grower	19-9-1967	<i>Jankson</i>	Expired N631331 <i>Jankson</i>
Lease	N631338	14-1-1967	of the land comprised in lease Registered No. 1132177 to Laurence James Budge of Coffs Harbour, Banana Grower and his wife Marlene Budge his wife	19-9-1967	<i>Jankson</i>	Expired N631332 <i>Jankson</i>
Lease	N631339	27-9-1967	to David John Budge of Coffs Harbour, Banana Grower of lot 3 in Deposited Plan No. 500305	2-8-1972	<i>Jankson</i>	Expired N747870 <i>Jankson</i>
Mortgage	N330421	11-6-1971	to Estelle Olive Myrtle Milne of Moonee, Married Woman	19-7-1971	<i>Jankson</i>	Discharged N314155 <i>Jankson</i>
	N740727		Right of way or easement in the land above described created by the registration of Deposited Plan No. 555490	2-8-1972	<i>Jankson</i>	X
Request	N306771		Application in respect of Section 8, Land Acquisition Tax Management Act 1971	2-7-1973	<i>Jankson</i>	
Mortgage	N314155	5-7-1971	to Kinross Management Pty. Limited	24-8-1973	<i>Jankson</i>	

Reg:R022214 /Doc:CT 09403-113 CT /Rev:11-Jan-2011 /NSW LRS /Pgs:ALL /Prt:27-May-2021 10:56 /Seq:5 of 6
Office of the Registrar-General /Src:INFOTRACK /Ref:Sapphire Beach

SECOND SCHEDULE (continued)

01-26-73
 PAGE TWO
 MURDER
 ROAD
 P. 300157
 01-26-73
 1-2-73

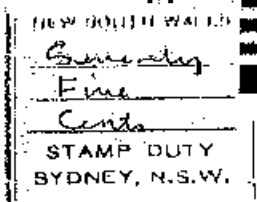
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Reg:R022214 /Doc:CT 09/03-113 CT /Rev:11-Jan-2011 /NSM LRS /Pgs:ALL /Frt:27-May-2021 10:56 /Seq:6 of 6
Office of the Registrar-General /Src:INFOTRACK /Ref:Sapphire Beach

SECOND SCHEDULE (continued)[illegible]

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

No. 1973/3801



Vol. 12324 Fol. 195
 Registered 4-2-1974
 CANCELLED Registrar General.

GRANT UPON PURCHASE OF UNNECESSARY ROAD

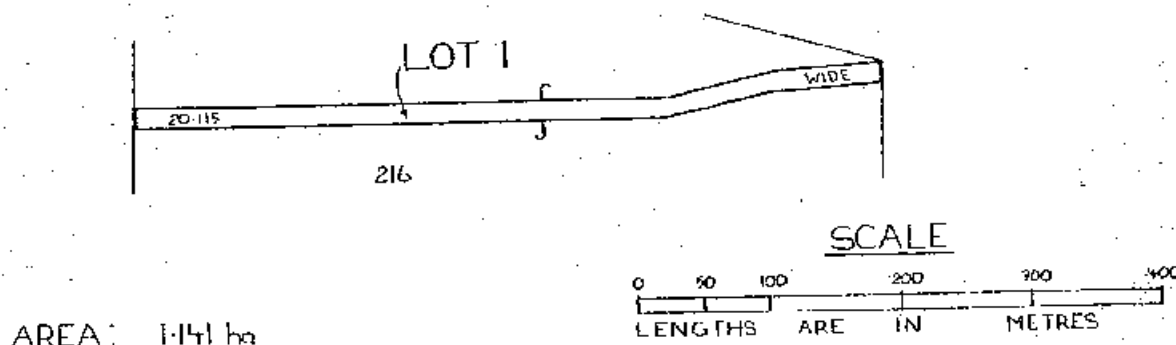
(UNDER THE PUBLIC ROADS ACT, 1902)

WE, ALBERT the SECOND, by the Grace of God Queen of Australia and Her other Heirings and Territories, Head of the Commonwealth:-
 Do All to whom these Presents shall come, Greetings:-

Whereas JOHN SPENCE BLACKBURN of Lismore in Our State of New South Wales

(hereinafter called the GRANTEE) being the owner of land adjoining the land hereinafter described and intended to be hereby granted limited to the surface thereof and to a depth of twenty metres below such surface (formerly road which was duly closed in accordance with the provisions of the Public Roads Act, 1902) agreed to have such land granted to him upon payment of the sum of two thousand one hundred and fourteen dollars and sixty three cents being the value thereof agreed upon between Our Minister for Lands and the GRANTEE AND WHEREAS the said sum has been duly paid and all things required by law to be done to entitle the GRANTEE to a Grant of the fee simple of the said land Subject to the Reservations Exceptions and Conditions hereinafter contained have been done and performed NOW THESE PRESENTS WITNESS That in consideration of the premises WE DO HEREBY GRANT unto the GRANTEE Subject to the Reservations Exceptions and Conditions hereinafter contained ALL THAT parcel of land containing by admeasurement one point one four one hectares being the same more or less situated in the County of Fitzroy road reserved through portion 216 and being Lot 1 in Deposited Plan No. 246364 Parish of Moonee Being the clogged

NORTH



As per Plan hereon SAVING AND EXCEPTING unto Us Our Heirs and Successors all that part of the said land which lies at a depth greater than twenty metres below the surface thereof To Hold unto the GRANTEE in fee simple. Provided Nevertheless AND WE DO ALSO HEREBY RESERVE AND EXCEPT unto Us Our Heirs and Successors all minerals which the land hereby granted contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the land hereby granted and to search for mine dig and remove the said minerals And also all such parts and so much of the land hereby granted as may hereafter be required for public ways in over and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways And the right of full and free ingress egress and regress into out of and upon the land hereby granted for the several purposes aforesaid or any of them Provided Further AND IT IS EXPRESSLY DECLARED that mining operations may have been and may be carried on upon and in the land below the land hereby granted and the lands adjoining the land hereby granted and the land below the same and metals and minerals may have been and may be removed therefrom and that these presents are made upon and subject to the condition that neither the GRANTEE nor his or her assigns in title shall be entitled to make or prosecute any claim for damages or take any proceedings either by way of injunction or otherwise against Us Our Heirs or Successors or the Government of Our said State or any lessee or lessees under any Mining Act or Acts of Our said State or his or their executors administrators or assigns for or in respect of any damage or loss occasioned by the letting down subsidence or lateral movement of the land hereby granted or otherwise howsoever by reason of the following acts and matters that is to say by reason of Us Our Heirs or Successors or the Government of Our said State or any person or persons as aforesaid or any lessee or lessees as aforesaid or his or their executors administrators or assigns having worked or now or hereafter working any mines or having carried on or now or hereafter carrying on mining operations or having searched for worked won or removed or now or hereafter searching for working winning or removing any metals or minerals under in or from the land below the land hereby granted or on in under or from any other lands situated laterally to the land hereby granted and the land below the same and whether on or below the surface of such other lands Provided Lastly AND WE DO HEREBY EXPRESSLY RESERVE unto Us Our Heirs and Successors the liberty and authority by reason of the acts and matters aforesaid or in the course thereof for Us Our Heirs and Successors and the Government of Our said State and any person or persons as aforesaid or any lessee or lessees as aforesaid and his or their executors administrators and assigns to from time to time let down without payment of any compensation whatsoever any part of the land hereby granted and/or of the surface thereof in Testimony Whereof We have caused this Our Grant to be Sealed with the Seal of Our said State

Witness Our Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this eighteenth day of January in the twenty second year of Our Reign and in the year of Our Lord one Thousand nine hundred and ninety four

John R. Blair
 By Appointment, Governor

Appendix 13 - Land Contamination Assessment

U. C. N. EIGHT, GOVERNMENT PRINTER

SCHEDULE OF REGISTERED PROPRIETORS

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
<p>This deed is cancelled as to <u>the whole</u> PART.</p> <p>New Certificates of Title have issued on <u>21-10-1975</u></p> <p>for lots in <u>Deposited</u> Plan No. <u>249273</u> as follows:-</p> <p>Lots <u>25 15 to 22</u> Vol. <u>12764</u> Fol. <u>30 to 37</u> respectively.</p> <p><i>Janetson</i> REGISTRAR GENERAL</p>					

DP 249273
PROCESSED
WHOLE E.A.
21-10-75

SCHEDULE OF ENCUMBRANCES ETC.

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
NATURE	NUMBER	DATE					
			THE INTEREST OF THE COUNCIL OF THE SHIRE OF COFFS HARBOUR				
			IN THE NEW ROAD SHOWN ON D.P. 249273	1-4-1975	<i>Janetson</i>		
			Interests created pursuant to Section 88B Conveyancing Act, 1914,				
			by the registration of Deposited Plan 249273	1-4-1975	<i>Janetson</i>		
88B INST	P. 249958	-	Interests created pursuant to Section 88B Conveyancing Act, 1914,				
			by the registration of Deposited Plan 249274	15-8-1975	<i>Janetson</i>		
			<p>This deed is cancelled as to <u>the whole</u></p> <p>New Certificates of Title have issued on <u>21-10-1975</u></p> <p>for lots in <u>Deposited</u> Plan No. <u>249274</u> as follows:-</p> <p>Lots <u>5 to 25</u> Vol. <u>12904</u> Fol. <u>70 to 90</u> respectively.</p> <p><i>Janetson</i> REGISTRAR GENERAL</p>				

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



12764032

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Crown Grants Vol. 5155 Fol.115
Vol.12324 Fol.195

Prior Titles Vol. 9403 Fol.113
Vol.12324 Fol.195



Vol. **12764** Fol. **32**
Edition issued 16-4-1975

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
Lawson
Registrar General.

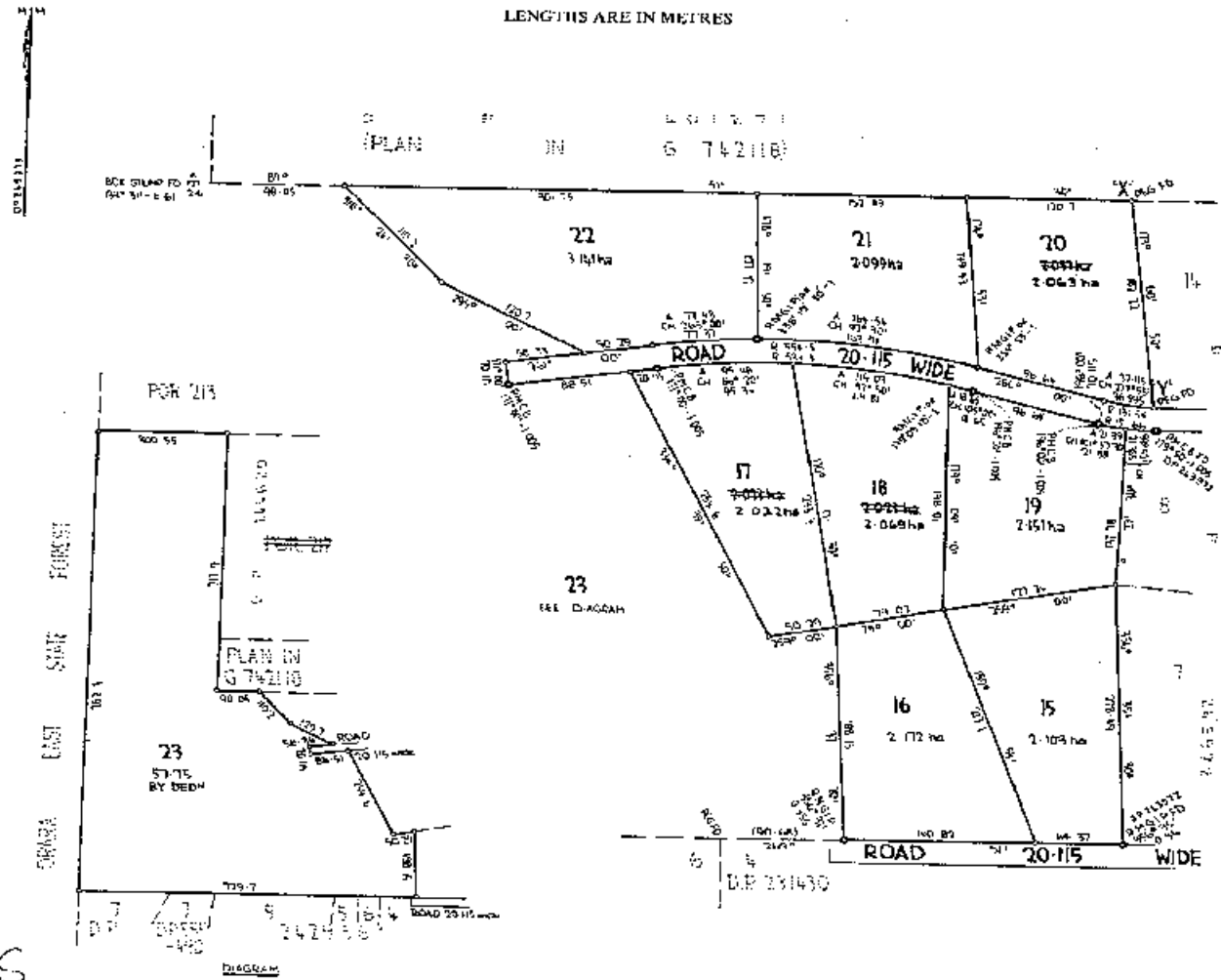


SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 17 in Deposited Plan 249273 at Sapphire North in the Shire of Corra Harbour Parish of Moonee and County of Fitzroy. EXCEPTING THEREOUT the land below a depth of 20 metres from the surface in the Crown Grant of 1.141 hectares and the minerals reserved by the Crown Grants.

FIRST SCHEDULE

~~JORN SPENCE BLACKBURN of Lismore, Chartered Accountant.~~

SECOND SCHEDULE

- GRM 1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
- ROZ 2. Right of carriageway appurtenant to part of the land above described created by the registration of Deposited Plan 555490. See M840727.
- BA 3. Attention is directed to Section 8 Land Aggregation Tax Management Act, 1971, as regards part. See N3067710.
- 4. Mortgage No. NZ14156 of that part of the land above described formerly comprised in Certificate of Title Volume 9403 Folio 113 to Lismore Management Pty. Limited. Entered 24-8-1973 Discharged Q106141.
- RY 5. Restriction as to user created by the registration of Deposited Plan 249273. See P204735.

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.

May-2021 10:54 /Seq: 2 of 2
Vol. 12/64 Fol. 32

R340947 R?
 does not affect
 G106141 Dhr
 2 TL R
 3 M
 Q351622 DM
 3 Teh
 R98236 M
 R197949 Pte R
 V376325 W
 - 326 DM
 - 327 M
 CT - 6 NOV 1984
 V471992 M
 W210084 DM
 - 85 DM
 - 86 T
 - 87 M

Req: R922194 / Doc: CT 12764-032 CT / Rev: 01-Mar-2011 / NSW LRS / Pgs: ALL
 * Office of the Registrar-General / Src: INTRONACK / Ref: Sapphire Beach
 (Page 2 of 2 pages)

[illegible]

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



LAND
REGISTRY
SERVICES

Appendix 13 - Land Contamination Assessment

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

27/5/2021 10:51AM

FOLIO: 17/249273

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

Prior Title(s): VOL 12764 FOL 32

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/3/1995	056599	DISCHARGE OF MORTGAGE	
2/3/1995	056600	TRANSFER	
2/3/1995	056601	MORTGAGE	EDITION 1
7/4/1997	2952351	DISCHARGE OF MORTGAGE	
7/4/1997	2952352	MORTGAGE	EDITION 2
1/11/2000	7193722	DISCHARGE OF MORTGAGE	
1/11/2000	7193723	TRANSFER	
1/11/2000	7193724	MORTGAGE	EDITION 3
9/1/2017	AM40421	DISCHARGE OF MORTGAGE	
9/1/2017	AM40422	MORTGAGE	EDITION 4
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED

*** END OF SEARCH ***

Sapphire Beach

PRINTED ON 27/5/2021

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97-01T

Appendix 13 Land Contamination Assessment

TRANSFER

Real Property Act, 1900



0
056600 H



Office of State Revenue use only

17/02/1995	\$2.00	994000288
2473890		17/249273 TFR
D NUTCHEY C & S ARIANAYAGAM		
\$300000.00	\$0.00	0043079

(A) **LAND TRANSFERRED**

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

Volume 12764 Folio 32 now being
Folio Identifier 17/249273

(B) **LODGED BY**

L.T.O. Box 20 ^s	Name, Address or DX and Telephone ANZ REFERENCE (max. 15 characters): <i>Arianayagam / Dinah</i>
-----------------------------------	--

(C) **TRANSFEROR**

DINAH NUTCHEY

(D) acknowledges receipt of the consideration of \$300,000.00
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) **TRANSFEE**

T TS (s713 LGA)	CHANDRARAJAN ARIANAYAGAM and SOBHANA ARIANAYAGAM
TW (Sheriff)	TENANCY: JOINT TENANTS

(G)

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. DATED 24.2.95
Signed in my presence by the Transferor who is personally known to me.

Signature of Witness
MATTHEW SNELL
Name of Witness (BLOCK LETTERS)
51 ELIZABETH STREET, SAWTELL
Address of Witness

D Nuthey
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

Michael George Fishburn
Signature of Transferee's Solicitor
Michael George Fishburn

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

CHECKED BY (office use only)

FOLIO: 17/249273

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
27/5/2021	10:51 AM	5	1/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING
GROUP LIMITED.

LAND

LOT 17 IN DEPOSITED PLAN 249273
AT SAPPHIRE NORTH
LOCAL GOVERNMENT AREA COFFS HARBOUR
PARISH OF MOONEE COUNTY OF FITZROY
TITLE DIAGRAM DP249273

FIRST SCHEDULE

OAKHUNT PTY LIMITED

(T 7193723)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 DP555490 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE
DESCRIBED
- 3 DP249273 RESTRICTION(S) ON THE USE OF LAND
- 4 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 20 METRES FROM
THE SURFACE IN CROWN GRANT OF 1.141 HECTARES
- 5 AM40422 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX C

Earth Water Consulting Pty Limited
2-16 Lourdes Avenue
Urunga
NSW 2455



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
NATA is a signatory to the ILAC Mutual Recognition
Arrangement for the mutual recognition of the
equivalence of testing, medical testing, calibration,
inspection, proficiency testing scheme providers and
reference materials producers reports and certificates.

Attention: **Strider Duerinckx**

Report **835763-S**
Project name
Project ID **2021-165**
Received Date **Oct 22, 2021**

Client Sample ID			C-1 Soil S21-Oc58825 Oct 19, 2021	C-2 Soil S21-Oc58830 Oct 19, 2021	C-3 Soil S21-Oc58835 Oct 19, 2021	C-4 Soil S21-Oc58840 Oct 19, 2021
Sample Matrix						
Eurofins Sample No.						
Date Sampled						
Test/Reference	LOR	Unit				
Organochlorine Pesticides						
Chlordanes - Total	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
4,4'-DDD	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
4,4'-DDE	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
4,4'-DDT	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
a-HCH	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Aldrin	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
b-HCH	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
d-HCH	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Dieldrin	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan I	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan II	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan sulphate	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endrin	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endrin aldehyde	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endrin ketone	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
g-HCH (Lindane)	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Heptachlor	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Heptachlor epoxide	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Hexachlorobenzene	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Methoxychlor	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Toxaphene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
DDT + DDE + DDD (Total)*	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Dibutylchloroendate (surr.)	1	%	122	124	145	133
Tetrachloro-m-xylene (surr.)	1	%	95	94	108	97
Heavy Metals						
Arsenic	2	mg/kg	31	38	33	29
Lead	5	mg/kg	12	15	9.6	8.1
% Moisture	1	%	23	23	20	20

Appendix 13 - Land Contamination Assessment



Environment Testing

Client Sample ID			C-5 Soil S21-Oc58845 Oct 19, 2021	C-6 Soil S21-Oc58850 Oct 19, 2021	C-7 Soil S21-Oc58855 Oct 19, 2021	C-8 Soil S21-Oc58860 Oct 19, 2021
Sample Matrix						
Eurofins Sample No.						
Date Sampled						
Test/Reference	LOR	Unit				
Organochlorine Pesticides						
Chlordanes - Total	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
4.4'-DDD	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
4.4'-DDE	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
4.4'-DDT	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
a-HCH	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Aldrin	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
b-HCH	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
d-HCH	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Dieldrin	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan I	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan II	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endosulfan sulphate	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endrin	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endrin aldehyde	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Endrin ketone	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
g-HCH (Lindane)	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Heptachlor	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Heptachlor epoxide	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Hexachlorobenzene	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Methoxychlor	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Toxaphene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
DDT + DDE + DDD (Total)*	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Dibutylchloroendate (surr.)	1	%	133	147	126	141
Tetrachloro-m-xylene (surr.)	1	%	99	106	99	105
Heavy Metals						
Arsenic	2	mg/kg	38	37	41	44
Lead	5	mg/kg	13	9.0	11	17
% Moisture	1	%	22	18	20	20

Client Sample ID			CS-1 Soil S21-Oc58861 Oct 19, 2021	CS-2 Soil S21-Oc58862 Oct 19, 2021
Sample Matrix				
Eurofins Sample No.				
Date Sampled				
Test/Reference	LOR	Unit		
Organochlorine Pesticides				
Chlordanes - Total	0.1	mg/kg	< 0.1	< 0.1
4.4'-DDD	0.05	mg/kg	< 0.05	< 0.05
4.4'-DDE	0.05	mg/kg	< 0.05	< 0.05
4.4'-DDT	0.05	mg/kg	< 0.05	< 0.05
a-HCH	0.05	mg/kg	< 0.05	< 0.05
Aldrin	0.05	mg/kg	< 0.05	< 0.05
b-HCH	0.05	mg/kg	< 0.05	< 0.05
d-HCH	0.05	mg/kg	< 0.05	< 0.05
Dieldrin	0.05	mg/kg	< 0.05	< 0.05

Client Sample ID			CS-1	CS-2
Sample Matrix			Soil	Soil
Eurofins Sample No.			S21-Oc58861	S21-Oc58862
Date Sampled			Oct 19, 2021	Oct 19, 2021
Test/Reference	LOR	Unit		
Organochlorine Pesticides				
Endosulfan I	0.05	mg/kg	< 0.05	< 0.05
Endosulfan II	0.05	mg/kg	< 0.05	< 0.05
Endosulfan sulphate	0.05	mg/kg	< 0.05	< 0.05
Endrin	0.05	mg/kg	< 0.05	< 0.05
Endrin aldehyde	0.05	mg/kg	< 0.05	< 0.05
Endrin ketone	0.05	mg/kg	< 0.05	< 0.05
g-HCH (Lindane)	0.05	mg/kg	< 0.05	< 0.05
Heptachlor	0.05	mg/kg	< 0.05	< 0.05
Heptachlor epoxide	0.05	mg/kg	< 0.05	< 0.05
Hexachlorobenzene	0.05	mg/kg	< 0.05	< 0.05
Methoxychlor	0.05	mg/kg	< 0.05	< 0.05
Toxaphene	0.5	mg/kg	< 0.5	< 0.5
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.05	< 0.05
DDT + DDE + DDD (Total)*	0.05	mg/kg	< 0.05	< 0.05
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 0.1	< 0.1
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 0.1	< 0.1
Dibutylchloredate (surr.)	1	%	132	128
Tetrachloro-m-xylene (surr.)	1	%	105	103
Heavy Metals				
Arsenic	2	mg/kg	3.4	2.5
Cadmium	0.4	mg/kg	< 0.4	< 0.4
Chromium	5	mg/kg	11	9.1
Copper	5	mg/kg	5.2	< 5
Lead	5	mg/kg	13	12
Mercury	0.1	mg/kg	< 0.1	< 0.1
Nickel	5	mg/kg	< 5	< 5
Zinc	5	mg/kg	16	17
% Moisture	1	%	28	29

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Organochlorine Pesticides - Method: LTM-ORG-2220 OCP & PCB in Soil and Water	Sydney	Oct 31, 2021	14 Days
Heavy Metals - Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS	Sydney	Oct 31, 2021	28 Days
Metals M8 - Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS	Sydney	Oct 31, 2021	28 Days
% Moisture - Method: LTM-GEN-7080 Moisture	Sydney	Oct 27, 2021	14 Days

Company Name: Earth Water Consulting Pty Limited
Address: 2-16 Lourdes Avenue
Urunga
NSW 2455

Project Name:
Project ID: 2021-165

Order No.: 210910EWCN
Report #: 835763
Phone: 0402 6083 96
Fax:

Received: Oct 22, 2021 8:15 AM
Due: Oct 29, 2021
Priority: 5 Day
Contact Name: Strider Duerinckx

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Arsenic	Lead	Organochlorine Pesticides	Metals M8	Moisture Set
Melbourne Laboratory - NATA # 1261 Site # 1254										
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794										
Mayfield Laboratory - NATA # 1261 Site # 25079										
Perth Laboratory - NATA # 2377 Site # 2370										
External Laboratory										
No	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID					
1	C-1	Oct 19, 2021		Soil	S21-Oc58825	X	X	X		X
2	C-2	Oct 19, 2021		Soil	S21-Oc58830	X	X	X		X
3	C-3	Oct 19, 2021		Soil	S21-Oc58835	X	X	X		X
4	C-4	Oct 19, 2021		Soil	S21-Oc58840	X	X	X		X
5	C-5	Oct 19, 2021		Soil	S21-Oc58845	X	X	X		X
6	C-6	Oct 19, 2021		Soil	S21-Oc58850	X	X	X		X
7	C-7	Oct 19, 2021		Soil	S21-Oc58855	X	X	X		X
8	C-8	Oct 19, 2021		Soil	S21-Oc58860	X	X	X		X
9	CS-1	Oct 19, 2021		Soil	S21-Oc58861			X	X	X

Appendix 13 - Land Contamination Assessment

Eurofins Environment Testing Limited (Private Party)

ABN: 50 005 085 521

Melbourne
6 Monterey Road
Dandenong South VIC 3175
Phone : +61 3 8564 5000
NATA # 1261 Site # 1254

Sydney
Unit F3, Building F
16 Mars Road
Lane Cove West NSW 2066
Phone : +61 2 9900 8400
NATA # 1261 Site # 18217

Brisbane
1/21 Smallwood Place
Murarrie QLD 4172
Phone : +61 7 3902 4600
NATA # 1261 Site # 20794

Newcastle
4/52 Industrial Drive
Mayfield East NSW 2304
PO Box 60 Wickham 2293
Phone : +61 2 4968 8448
NATA # 1261 Site # 25079

Eurofins ARL Pty Ltd

ABN: 91 05 0159 898

Perth
46-48 Banksia Road
Welshpool WA 6106
Phone : +61 8 6253 4444
NATA # 2377 Site # 2370

Eurofins Environment Testing NZ Limited

NZBN: 9429046024954

Auckland
35 O'Rorke Road
Penrose, Auckland 1061
Phone : +64 9 526 45 51
IANZ # 1327

Christchurch
43 Detroit Drive
Rolleston, Christchurch 7675
Phone : 0800 856 450
IANZ # 1290

Company Name: Earth Water Consulting Pty Limited
Address: 2-16 Lourdes Avenue
Urunga
NSW 2455

Project Name:
Project ID: 2021-165

Order No.: 210910EWCN
Report #: 835763
Phone: 0402 6083 96
Fax:

Received: Oct 22, 2021 8:15 AM
Due: Oct 29, 2021
Priority: 5 Day
Contact Name: Strider Duerinckx

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Arsenic	Lead	Organochlorine Pesticides	Metals M8	Moisture Set
Melbourne Laboratory - NATA # 1261 Site # 1254										
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X	X	X
Brisbane Laboratory - NATA # 1261 Site # 20794										
Mayfield Laboratory - NATA # 1261 Site # 25079										
Perth Laboratory - NATA # 2377 Site # 2370										
External Laboratory										
10	CS-2	Oct 19, 2021		Soil	S21-Oc58862			X	X	X
Test Counts						8	8	10	2	10

Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follows guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013 and are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil/sediment/solid results are reported on a dry basis, unless otherwise stated.
3. All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
4. Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
5. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
6. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
7. Samples were analysed on an 'as received' basis.
8. Information identified on this report with blue colour, indicates data provided by customer, that may have an impact on the results.
9. This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	mg/L: milligrams per litre	ug/L: micrograms per litre
ppm: Parts per million	ppb: Parts per billion	%: Percentage
org/100mL: Organisms per 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery.
CRM	Certified Reference Material - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
USEPA	United States Environmental Protection Agency
APHA	American Public Health Association
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
QSM	US Department of Defense Quality Systems Manual Version
CP	Client Parent - QC was performed on samples pertaining to this report
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
TEQ	Toxic Equivalency Quotient
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should be used as a guide only and may be different when site specific Sampling Analysis and Quality Plan (SAQP) have been implemented

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% Phenols & 50-150% PFASs..

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM where no positive PFAS results have been reported have been reviewed and no data was affected.

QC Data General Comments

1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
3. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
4. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery the term "INT" appears against that analyte.
5. For Matrix Spikes and LCS results a dash "-" in the report means that the specific analyte was not added to the QC sample.
6. Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Organochlorine Pesticides							
Chlordanes - Total	mg/kg	< 0.1			0.1	Pass	
4,4'-DDD	mg/kg	< 0.05			0.05	Pass	
4,4'-DDE	mg/kg	< 0.05			0.05	Pass	
4,4'-DDT	mg/kg	< 0.05			0.05	Pass	
a-HCH	mg/kg	< 0.05			0.05	Pass	
Aldrin	mg/kg	< 0.05			0.05	Pass	
b-HCH	mg/kg	< 0.05			0.05	Pass	
d-HCH	mg/kg	< 0.05			0.05	Pass	
Dieldrin	mg/kg	< 0.05			0.05	Pass	
Endosulfan I	mg/kg	< 0.05			0.05	Pass	
Endosulfan II	mg/kg	< 0.05			0.05	Pass	
Endosulfan sulphate	mg/kg	< 0.05			0.05	Pass	
Endrin	mg/kg	< 0.05			0.05	Pass	
Endrin aldehyde	mg/kg	< 0.05			0.05	Pass	
Endrin ketone	mg/kg	< 0.05			0.05	Pass	
g-HCH (Lindane)	mg/kg	< 0.05			0.05	Pass	
Heptachlor	mg/kg	< 0.05			0.05	Pass	
Heptachlor epoxide	mg/kg	< 0.05			0.05	Pass	
Hexachlorobenzene	mg/kg	< 0.05			0.05	Pass	
Methoxychlor	mg/kg	< 0.05			0.05	Pass	
Toxaphene	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Heavy Metals							
Arsenic	mg/kg	< 2			2	Pass	
Cadmium	mg/kg	< 0.4			0.4	Pass	
Chromium	mg/kg	< 5			5	Pass	
Copper	mg/kg	< 5			5	Pass	
Lead	mg/kg	< 5			5	Pass	
Mercury	mg/kg	< 0.1			0.1	Pass	
Nickel	mg/kg	< 5			5	Pass	
Zinc	mg/kg	< 5			5	Pass	
LCS - % Recovery							
Organochlorine Pesticides							
Chlordanes - Total	%	90			70-130	Pass	
4,4'-DDD	%	91			70-130	Pass	
4,4'-DDE	%	89			70-130	Pass	
4,4'-DDT	%	126			70-130	Pass	
a-HCH	%	80			70-130	Pass	
Aldrin	%	85			70-130	Pass	
b-HCH	%	80			70-130	Pass	
d-HCH	%	84			70-130	Pass	
Dieldrin	%	87			70-130	Pass	
Endosulfan I	%	89			70-130	Pass	
Endosulfan II	%	85			70-130	Pass	
Endosulfan sulphate	%	78			70-130	Pass	
Endrin	%	119			70-130	Pass	
Endrin aldehyde	%	95			70-130	Pass	
Endrin ketone	%	90			70-130	Pass	
g-HCH (Lindane)	%	83			70-130	Pass	
Heptachlor	%	99			70-130	Pass	

Appendix 13 - Land Contamination Assessment



Environment Testing

Test			Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Heptachlor epoxide			%	88			70-130	Pass	
Hexachlorobenzene			%	86			70-130	Pass	
Methoxychlor			%	88			70-130	Pass	
LCS - % Recovery									
Heavy Metals									
Arsenic			%	95			80-120	Pass	
Cadmium			%	94			80-120	Pass	
Chromium			%	92			80-120	Pass	
Copper			%	90			80-120	Pass	
Lead			%	91			80-120	Pass	
Mercury			%	107			80-120	Pass	
Nickel			%	90			80-120	Pass	
Zinc			%	91			80-120	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery									
Organochlorine Pesticides				Result 1					
Chlordanes - Total	S21-Oc56755	NCP	%	98			70-130	Pass	
4,4'-DDD	S21-Oc56755	NCP	%	108			70-130	Pass	
4,4'-DDE	S21-Oc56755	NCP	%	97			70-130	Pass	
4,4'-DDT	S21-Oc56755	NCP	%	117			70-130	Pass	
a-HCH	S21-Oc56755	NCP	%	90			70-130	Pass	
Aldrin	S21-Oc56755	NCP	%	93			70-130	Pass	
b-HCH	S21-Oc56755	NCP	%	89			70-130	Pass	
d-HCH	S21-Oc56755	NCP	%	92			70-130	Pass	
Dieldrin	S21-Oc56755	NCP	%	95			70-130	Pass	
Endosulfan I	S21-Oc56755	NCP	%	88			70-130	Pass	
Endosulfan II	S21-Oc56755	NCP	%	93			70-130	Pass	
Endosulfan sulphate	S21-Oc56755	NCP	%	85			70-130	Pass	
Endrin	S21-Oc56755	NCP	%	112			70-130	Pass	
Endrin ketone	S21-Oc56755	NCP	%	104			70-130	Pass	
g-HCH (Lindane)	S21-Oc56755	NCP	%	91			70-130	Pass	
Heptachlor	S21-Oc56755	NCP	%	102			70-130	Pass	
Heptachlor epoxide	S21-Oc56755	NCP	%	96			70-130	Pass	
Hexachlorobenzene	S21-Oc56755	NCP	%	93			70-130	Pass	
Spike - % Recovery									
Heavy Metals				Result 1					
Arsenic	S21-Oc62590	NCP	%	91			75-125	Pass	
Lead	S21-Oc62590	NCP	%	104			75-125	Pass	
Spike - % Recovery									
Heavy Metals				Result 1					
Cadmium	S21-Oc62590	NCP	%	94			75-125	Pass	
Chromium	S21-Oc62590	NCP	%	96			75-125	Pass	
Copper	S21-Oc62590	NCP	%	90			75-125	Pass	
Mercury	S21-Oc62590	NCP	%	107			75-125	Pass	
Nickel	S21-Oc62590	NCP	%	88			75-125	Pass	
Zinc	S21-Oc62590	NCP	%	109			75-125	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
Organochlorine Pesticides				Result 1	Result 2	RPD			
Chlordanes - Total	S21-Oc56754	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
4,4'-DDD	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4,4'-DDE	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4,4'-DDT	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	

Appendix 13 - Land Contamination Assessment



Environment Testing

Test	Lab Sample ID	QA Source	Units	Result 1	Result 2	RPD	Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
Organochlorine Pesticides				Result 1	Result 2	RPD			
a-HCH	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Aldrin	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
b-HCH	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
d-HCH	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Dieldrin	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan I	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan II	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan sulphate	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin aldehyde	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin ketone	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
g-HCH (Lindane)	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor epoxide	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Hexachlorobenzene	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Methoxychlor	S21-Oc56754	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Toxaphene	S21-Oc56754	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Arsenic	S21-Oc58860	CP	mg/kg	44	47	7.0	30%	Pass	
Cadmium	S21-Oc58860	CP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	S21-Oc58860	CP	mg/kg	12	13	9.0	30%	Pass	
Copper	S21-Oc58860	CP	mg/kg	5.9	7.4	23	30%	Pass	
Lead	S21-Oc58860	CP	mg/kg	17	18	8.0	30%	Pass	
Mercury	S21-Oc58860	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Nickel	S21-Oc58860	CP	mg/kg	5.2	< 5	8.0	30%	Pass	
Zinc	S21-Oc58860	CP	mg/kg	26	28	7.0	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
% Moisture	S21-Oc58860	CP	%	20	19	5.0	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Cadmium	S21-Oc46412	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	S21-Oc46412	NCP	mg/kg	9.9	11	13	30%	Pass	
Copper	S21-Oc46412	NCP	mg/kg	18	17	8.0	30%	Pass	
Mercury	S21-Oc46412	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Nickel	S21-Oc46412	NCP	mg/kg	12	10	16	30%	Pass	
Zinc	S21-Oc46412	NCP	mg/kg	57	49	14	30%	Pass	

Comments**Sample Integrity**

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Authorised by:

Andrew Black	Analytical Services Manager
Andrew Sullivan	Senior Analyst-Organic (NSW)
John Nguyen	Senior Analyst-Metal (NSW)



Glenn Jackson
General Manager

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please [click here](#).

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0.987 ± 0.015 (Mn) 7.41 (Mg); 1.26 ± 0.01 (Fe) 2.66
0.999 ± 0.001 (Al) 1.000 ± 0.001 (Si) 0.999 ± 0.001



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[illegible]

$\hat{P} = \frac{1}{N} \sum_{i=1}^N p_i$, where p_i is the probability of observing the value i .

Page 15/3

Amcullen

22/10/21

8: Sam

#835763

REC'D - Lab

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Appendix 13 - Land Contamination Assessment

Project No		Project Manager		Project Name		Project Address		Project Phone		Project Fax		Project Email		Project Website	
2021-165		Stefan Deserjick		ES/EN		ES/EN		ES/EN		ES/EN		ES/EN		ES/EN	
Project Name		Project Address		Project Phone		Project Fax		Project Email		Project Website		Project Name		Project Address	
Composite		Composite		Composite		Composite		Composite		Composite		Composite		Composite	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12		Comp 12	
AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06		AS 06	
DCP		DCP		DCP		DCP		DCP		DCP		DCP		DCP	
MS		MS		MS		MS		MS		MS		MS		MS	
Comp 12		Comp 12													

Shredder

page 30/3

22/10/24

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