PRELIMINARY SITE INVESTIGATION (PSI)

32 GRAYS LANE, TYAGARAH, NEW SOUTH WALES

PREPARED FOR:

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Revision	Description	Distributed to	Date
Rev0.Draft	Draft PSI Report	Sam & Anne Shomali	25 January 2024
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ABBREVIATIONS

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

1 Introduction

Contaminated Site Investigations Australia Pty Ltd (CSI Aus) was commissioned by Sam and Anne Shomali (the site owners) on 15 December 2023, to conduct a preliminary site investigation at the property, located at 32 Grays Lane, Tyagarah, New South Wales (the site).

The site is currently used for residential. A development application (DA) is to be submitted to Byron Shire Councill for a dwelling entitlement, and boundary adjustment and this triggers the need for a Preliminary Site Investigation (PSI) under State Environmental Planning Policy (Resilience and Hazards 2021, Chapter 4 Remediation of Land), (formerly known as SEPP 55). This PSI focusses on the site as a whole and its previous use.

A PSI does not require the collection of soil, groundwater, or soil vapour samples if the site history doesn't indicate that a risk of contamination is present. Its purpose is to identify any activities on the site's historical use, that could potentially cause contamination.

This report outlines the findings of the PSI.

1.1 Objectives

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

1.2 Scope of Works

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

- Desktop assessment of site location, setting and historical building and development applications;
- Review of available historical aerial photography and historical title searches;
- Site visit and walk-over (see photos in report);
- Collection of five primary samples (three samples from each of the three Lots) to assess for contaminants of potential concern (COPC);
- Chain of Custody documentation;
- Analysis of samples via a NATA accredited laboratory; and
- Preparation of this PSI report.

2 Site Information

2.1 Site Identification

The site is located immediately east of Pacific Motorway and approximately 4kms north of the Ewingsdale road interchange. General site information is presented in Table 2.1 below, and a Site Layout Plan is included as Figures 1 and 2, Appendix A.

Table 1: General Site Information

Table 1 General Site Information	
Site Address:	32 Grays Lane, Tyagarah, NSW and formally as Lot 1 in DP 258921
Land Description:	Artificial wetland and residential / rural use
Site Area:	4.207 Ha
Site Owner:	Bassam & Anne Shomali
Municipality	Byron Shire
Current Zoning:	RU2 Rural Residential
Current Site Use:	Residential
Proposed Site Use:	Residential
Nearest Active Fuel Station:	Tyagarah Service Station – 1.9kms North on the Pacific Hwy
Adjoining Land Uses:	**North:** Residential / Commercial property with nursery and landscape supplies and beyond the Tyagarah Airfield **East:** Rural / Residential properties **South:** The former Northern NSW rail line and beyond rural residential properties **West:** Pacific Motorway

2.2 Regional Setting

Elevation: 3 – 5 m above sea level
Topography: Flat floodplain with human made freshwater dams and ponds
Aspect: With the elevated Pacific Mwy to the west, the flat topography drains north east towards Tyagarah Creek and Simpsons Creek. Onsite relief is <1 m.
Environment: Local properties have horse agistment, commercial use (landscape supplies/nursery) and residential uses. There is some remnant bushland and Environmental Conservation zoning on neighbouring properties to the north and east.

2.3 Geology / Soils

A review of the NSW Environment online mapping service indicates that the site are considered to be low probability for potential acid sulphate soils. (L2 Low probability 1-3 m below ground surface and L4 Low probability > 3m below ground surface).

The site soils were relatively uniform in lithology and consisted of a fine to medium grained silica sand that was low in organic material. Shallow soils were dry, odourless and free of foreign material. No visual indicators of surface soil contamination were identified from the site visit conducted during December 2023.

A total of five soil samples were collected from surface soils around the building curtilage and submitted for analysis by a NATA accredited laboratory. See Appendix B for laboratory reports, and Figure 1 and 2 for site layout and sample locations.

2.4 Site Visit and Observations

A Site visit and walk-over was conducted by Dane Egelton of CSI Aus on 19 December 2023. The site had a large building used as a dwelling and a second building proposed to become the main dwelling. The site had a demountable container that could be used for accommodation and a number of human-made dams surrounding the buildings. These large dams have increased in size and number since 2003. One of these dams encroaches onto the current lot to the north (Black Rock Garden Centre).

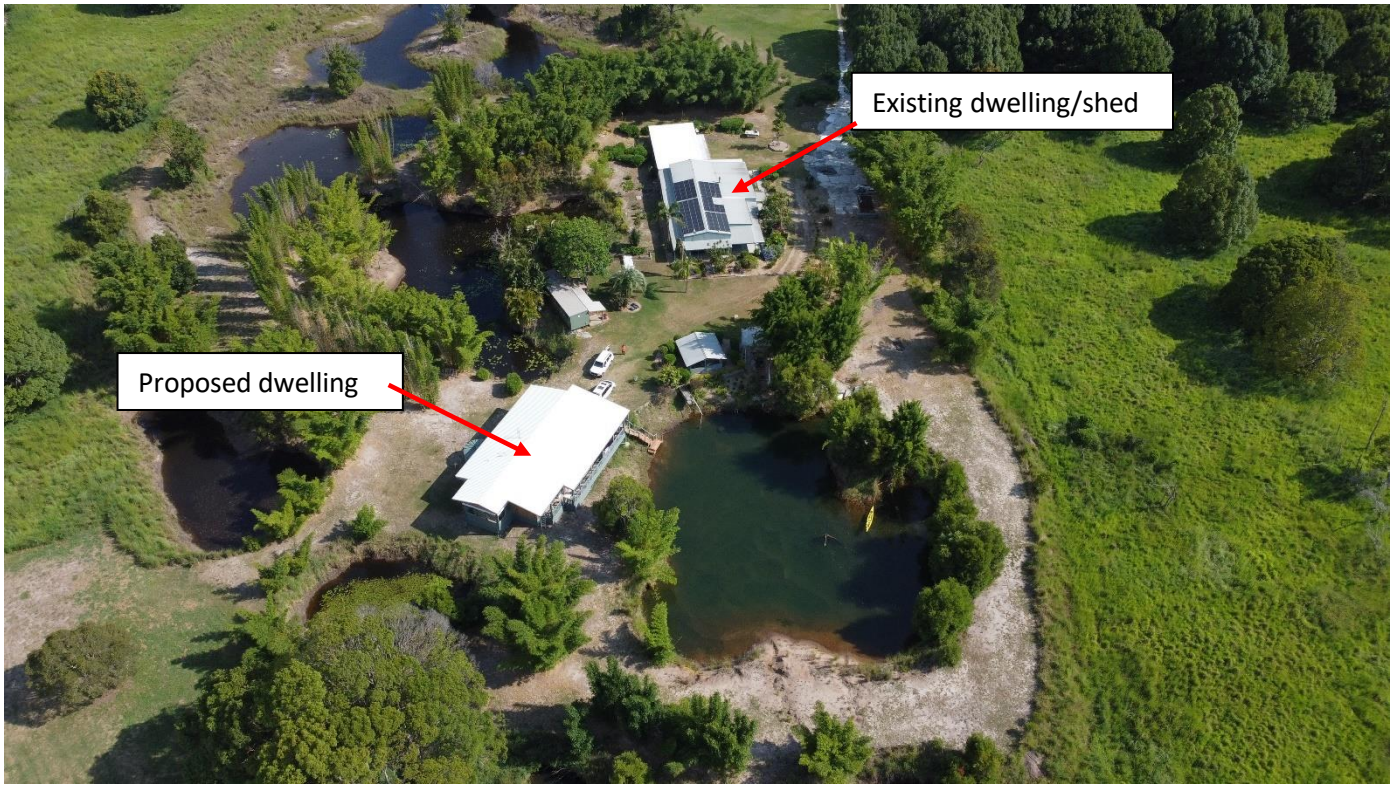
The remainder of the site is generally flat and grass covered with some native and invasive species. Anecdotal information obtained during the site visit indicates that the site has previously been used for the manufacture of 'environmental paint'. This was conducted at some time between 2004 and 2015.

There were no visual or olfactory indicators of industrial activities that would potentially cause contamination of the site soils or underlying groundwater. Note; groundwater was not assessed during this PSI.

The potential for asbestos containing materials to be present within existing buildings and sheds is of 'low risk' due to the age of the buildings. The site surface was free of demolition and construction waste at the time of the site inspection.

PHOTOGRAPH 1

CURRENT SITE LAYOUT AND SETTING – VIEW NORTH OVER THE DEVELOPED PORTION OF THE SITE



3 Historical Information

3.1 Title Search

Limited information on previous site use and ownership was obtained from the NSW land registry services. See Appendix C for land title documents.

In Summary the site has only had three owners since it was originally granted in 1954 to James Atkin. The site has only been developed by the current owners - since 2003.

Table 2 Historical Title Search	
Date	**Information**
(Lot 1 DP 258921)	
13 May 2003 – to date	Bassam Shomali & Anne Faulkner Shomali
29 Jul 1987	Ian Robert Gates, engineer & Helen Caroline Gates
(Lot 1 DP 258921 – CTVol 14806 Fol 226)	
20 Jul 1982	Ian Robert Gates, engineer & Helen Caroline Gates, his wife
(Portion 272 Parish Brunswick – Area 18 Acres 0 Roods 10 Perches – CTVol 6765 Fol 188)	

23 Sep 1981	Ian Robert Gates, engineer & Helen Caroline Gates, his wife (The Commissioner for Main Roads)
15 Nov 1974	Ian Robert Gates, engineer & Helen Caroline Gates, his wife
03 Oct 1962	Jack Henry Atkins, framer
24 Dec 1954	Edward Thomas James Atkin, shire employee & Richard Gravner Atkin, shire employee
19 Mar 1954	James Atkin, grantee
(Portion 272 Parish Brunswick – Area 18 Acres 0 Roods 10 Perches)	
Prior – 19 Mar 1954	Crown Land
(1928 to 19 Mar 1954)	*(Conditional Purchase 1928/5 Murwillumbah)*

3.2 Aerial Photography

The NSW Government spatial services were contacted to review historical aerial photographs of the three sites. From the available photographs, 11 were obtained for the years 1958, 1966, 1971, 1987, 1991, 1997, 2004, 2009, 2013, 2019 and 2023 to assess the land use activities that may be visually obvious. These photos are presented in Appendix A, Figure's 3 to 13.

In Summary the site remained vacant between 1928 and 2003. During this period, it was likely used for cattle grazing, horse agistment and possibly agriculture. Since the site was purchased by the current owners (Mr & Mrs Shomali) in 2003, the site has been extensively developed and has had a number of large ponds created via the excavation of the sandy soils to depths of up to 2.5m. The development has included the construction of a large shed/dwelling and a second dwelling that has been moved from the eastern boundary to a more central position. The planting of bamboo around the constructed ponds is event from 2003 and the layout of internal roads and dams changes frequently over the past 20 years.

3.3 Cattle Dip Search Results

The Department of Primary industries online services were viewed to assess the presence/absence of former cattle dip's on the site. The search indicated that the site has not had a registered dip on the site, and the closest dip is approximately 900 m east and identified as "Heaths" on Grays Lane.

No cattle dips or similar structures were observed during site visit.

The site owner conveyed that no human made structures have been unearthed during the excavation of dams.

4 Contaminants

4.1 Possible Sources of Contamination

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

- Agriculture
- Human Occupation

4.2 Contaminants of Potential Concern

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

- Pesticides and
- Heavy Metals/Metalloids (Arsenic, Cadmium, Chromium, Copper, Mercury, Nickel, Lead and Zinc).

Following a desktop review of site history and a site visit, there are no impacts expected on groundwater at the site resulting from previous use, and therefore, soil vapour and groundwater were not investigated (or considered necessary) as part of this PSI.

4.3 NSW EPA Records

The NSW EPA publishes records of contaminated sites under Section 58 of the Contaminated Land Management (CLM) Act 1997. The notices relate to investigation and/or remediation of site contamination considered to pose a significant risk of harm under the definition in the CLM Act.

A search of the database revealed that the subject site is not listed and there were no listed properties in the suburb of Tyagarah. It should be noted that the NSW EPA record of Notices for Contaminated Land does not provide a record of all contaminated land in NSW.

https://app.epa.nsw.gov.au/prclmapp/searchresults

4.4 NSW EPA POEO Register

A search of the POEO Register revealed the subject site is not listed on the register, or any other in Tyagarah.

4.5 NSW EPA Notified Contaminated Sites

The NSW EPA publishes a list of notified contaminated sites each month. The list of notified sites contain land that has been notified to the EPA as being potentially contaminated. A search of the list was completed on the 25 January 2024. Only the Tyagarah Airstrip was listed as being notified. This relates to aviation fuel contamination in the subsurface. The distance from the source area and groundwater flow direction away from the site indicates this contamination is not a concern for the proposed dwelling.

4.6 PFAS Preliminary Screen

NSW EPA requires that PFAS is considered when investigating land contamination. The preliminary screen is based on guidelines from the PFAS National Environmental Management Plan (NEMP 2020). From this screen a decision can be made as to whether PFAS sampling of soil and groundwater is required.

Activity	Risk of Occurrence
Any past or present site activity listed in NEMP 2020 as being activity associated with PFAS contamination?	Low
Any past or present off-site activity up-gradient / adjacent to the site listed in NEMP 2020 as being activity associated with PFAS contamination?	Possibly at at down gradient Airfield - Low

Did fire training involving the use of suppressants occur from 1970 to 2010?	Low
Have PFAS been used in manufacturing or stored on site?	Low
Have fuel fires ever occurred on site from 1970 to 2010?	Low
Could PFAS have been imported to the site in fill materials from a site activity listed in NEMP 2020?	Low
Is the site or adjacent site listed in the NSW EPA PFAS Investigation Program	No
Could PFAS contaminated groundwater or run-off migrated to the site?	Low

5 Guidelines & Criteria

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

- Human Health - Future occupants of the residential development
- Maintenance of Modified Ecosystems

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

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

5.1 Ecological Criteria

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

5.2 Human Health Criteria

The NEPM provides Health Investigation Levels (HILs) and Health Screening Levels (HSLs) for a range of different land uses and soil types. The human health criteria for the site have been adopted for the land use setting 'Residential A', which includes garden accessible soil for home grown produce of <10% fruit and vegetable intake (no poultry). The selected soil texture 'sand' has been adopted as the site uppermost geology consists predominantly of sandy clay.

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

Notes: 1: Residential A criteria apply to this site.

5.3 Data Quality Objectives

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

The DQO process comprises a seven-step planning approach. Using this approach, CSI Aus has developed the sampling design for data collection activities that support the objectives of the soil investigation and facilitate decision-making. Table 4 below lists the seven steps and identifies the sections within this report that addresses those steps.

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

5.4 Data Quality indicators

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

TABLE 5 Data Quality Indicators		
Data Quality Objectives	**Frequency**	**Data Quality Indicator**
Precision		
Duplicate samples	1 per 10 samples	RPD <50%
Accuracy		
Laboratory control samples	1 per day	General analytes recovery of 70–130%
Analysis blank	1 per day	Non-detect
Representativeness		
Samples analysed within specified holding times	Soil Samples	<30 days Within specific analyte holding times
Samples transported under COC conditions	N/A	All samples will be transported under chain of custody documentation
Reliability of field measured data	N/A	
Comparability		
Industry best practise for all sample media	All samples, all analytes	Experienced staff
Consistent sampling techniques	All samples all analytes	Same staff and method for the project
Appropriate laboratory reporting limits	All samples, all analytes	-
Completeness		
Appropriate sample design to meet objectives	N/A	-

5.5 Field Data QA/QC Acceptance Criteria

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

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

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

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

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

5.6 Laboratory QA/QC

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

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

- Matrix spikes, and
- Surrogate Spikes

A review of SGS's quality report in Appendix B indicates that all QA procedures were satisfactory and no significant outliers were reported.

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

5.7 Transporting Samples

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

5.8 Sampling Rationale

The desktop assessment did identify paint making as a potential previous site use that could potentially contaminate soils and/or groundwater. This used recycled and refined oils and emulsifiers and only operated for a few years. It is understood that this activity was conducted in the shed and did not generate or waste residues. It was conveyed that there were no spills, chemical storage or fuel storage onsite as part of the paint manufacture. This portion of the site was not the area of focus for this PSI and the risk of contamination is considered to be low.

Sampling from beneath sheds or the excavation of test pits was not considered to be warranted for this assessment. The previous site use of paint manufacture was not evident from the current layout.

In order to make an assessment of the sites' contamination status and suitability for residential use, five primary soil samples were collected and analysed. If these samples detect concentrations of the COPC above the residential criteria, further investigation would be required.

Surface soil sample locations have been selected from within the current building curtilage which is considered to be the main purpose of this PSI.

Soil sample identification is as follows;

- Judgemental sampling pattern to assess general surface soil conditions across the site (five primary samples and one duplicate SS1 to SS4).

As Outlined in the NSW EPA's "Sampling Design Guidelines" the number of samples collected should be determined by the investigator on a site-specific basis. For this PSI five samples have been collected to make an assessment of general soil conditions, and at the same time to identify any detections of contaminants of potential concern in the area of the site proposed for development. The soil sampling frequency Table A in these design guidelines is only to be used as a guide and is generally used on sites where contamination is likely to be present as a result of industrial activity.

6 Conceptual Site Model (CSM)

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

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

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

2. Potentially affected media (soil, sediment, groundwater, surface water, indoor and ambient air);
    - Affected media would be expected to be limited to the surface soils at this site given that chemical and fuel storage is not evident within the vicinity of the building pad. Only minor surface contamination from pesticides or human occupation would be expected at this site. If present it would be expected to impact the groundwater and nearby surface water bodies, given the shallow water table and porous soil.

3. Human and ecological receptors;
    - Human receptors would be likely given that the proposed future use is residential with access to soil.
    - Ecological receptors have limited significance as the site does not have significant contaminating activities close to an ecosystem with sensitive or dependant species. The construction of ponds has increased the amount of available aquatic biota, both native and introduced species.

4. Potential and complete exposure pathways;

- Direct contact with contaminated soil (complete pathway once developed for residential use).
- Ingestion or dermal contact with contaminated groundwater/surface water (potential - unlikely)
- Inhalation of vapours from volatiles in soil or groundwater (incomplete and unlikely).
- Migration of contaminated groundwater to surface water discharge point (unlikely).

5. Any potential preferential pathways for vapour migration.
    - No known VOC contamination of soils and therefore a low risk of vapour intrusion. This only applies to the dwelling being assessed and does not relate the large building that has been present since 2004.

6. Data Gaps
    - The assessment of the original building if it is to be used for residential or commercial purposes.

7 Results

The results for soil analysis have been summarised in Table 6 below. Laboratory certificate of analysis and QA/QC assessment is provided at the end of this report in Appendix C.

TABLE 6 - Soil Analytical Results Summary

Analyte	Criteria 1,2,3		Concentrations in mg/kg						
		PQL	SS1	SS2	SS3	SS4	SS5	SSDUP	RPD
Arsenic	100	2	<4	<4	<4	<4	<4	<4	0%
Cadmium	20	0.2	<0.4	<0.4	<0.4	<0.4	<0.4	<0.4	0%
Chromium	100	2	1	3	3	4	4	4	0%
Copper	6,000	2	<1	1	1	1	2	2	0%
Lead	300	2	<1	1	1	<1	2	1	66%
Mercury	40	0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0%
Nickel	400	2	<1	2	2	2	2	2	0%
Zinc	7,400	2	2	3	4	4	49	43	13%
OCP/OPP - 37 compounds	7-260	1-1.7	<1	<1	<1	<1	<1	<1	0%

Notes: 1: NEPC (2013) – Soil Criteria Residential A.
OCP/OPP = Organochlorine and Organophosphate Pesticides

7.1 Discussion

As can be seen from the data summary table above, there were *no* exceedances of the residential criteria for metals or pesticides. The site history assessment did *not* identify activities that are high risk of land contamination or that would warrant assessment of a broader range of contaminants within the building

curtilage. Therefore, the site is considered to be suitable for its proposed use in its current condition without the requirement for further assessment of land contamination.

7.2 Quality Assurance and Quality Control (QA/QC)

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

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

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

Envirolab Services (Sydney), was the chosen NATA accredited laboratory for soil analysis. The primary sample was identified as SS5 and the duplicate was identified as SSDUP. As be seen from Table 6 below, all relative percentage difference (RPD) values met the +/-50% acceptance criteria with the exception of lead. The absolute difference between the primary and duplicate is 1 mg/kg which is equal to the detection limit and therefore the exceedance is considered to be insignificant.

TABLE 6 RPD Values

Compound	Relative Percentage Difference (%)
Arsenic	0.0
Cadmium	0.0
Chromium	0.0
Copper	0.0
Lead	66%
Mercury	0.0
Nickel	0.0
Zinc	13.0%
TRH	0.0
OCP	0.0
OPP	0.0

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

8 Concluding Comments

CSI Aus has undertaken a Preliminary Site Investigation to assess the contamination status of the site under SEPP 55. A desktop review of available information and a site visit did *not* identify previous 'high risk' activities on the site that are likely to have contaminated surface soils in the vicinity of the proposed dwelling curtilage. Analytical results from surface soils around the site did *not* report any exceedances of the human health criteria for residential use.

Additional investigation of the site for contamination is *not* considered to be warranted and the land is considered suitable for residential use.

This report relates exclusively to the area identified as proposed primary dwelling. This report does not relate to the property as a whole or other existing structures.

8.1 Unexpected Finds

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

9 Limitations

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

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

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

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

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

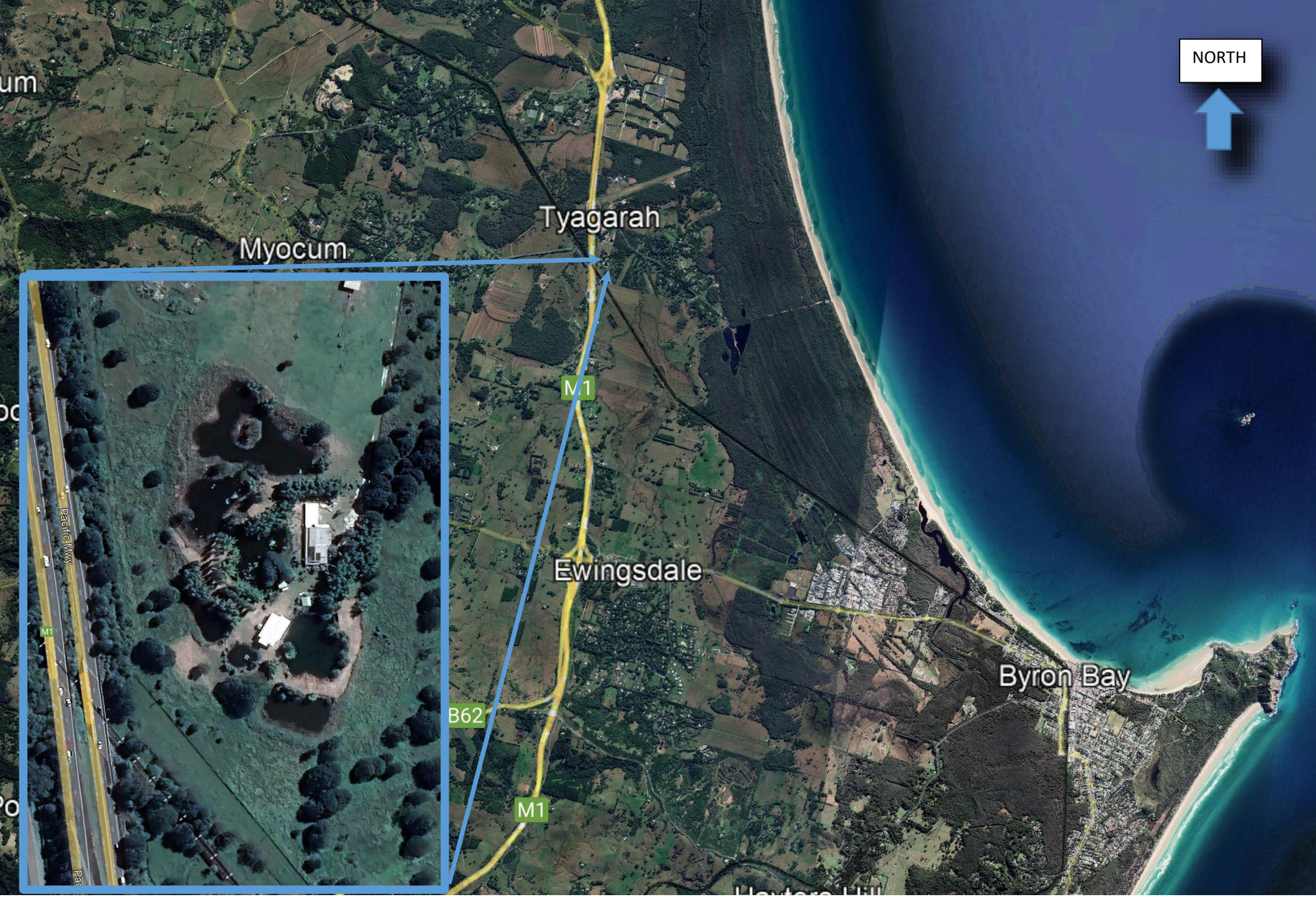
subject property should not be interpreted as a warranty or guarantee that such materials do not exist on the site. If additional certainty is required, additional site history or desktop studies, or environmental sampling and analysis, should be commissioned.

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

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

CSI Aus is not an asbestos consultant. The investigation detailed in this report has been limited to the identified contaminants of concern listed in the report and does not include any assessment of the presence of asbestos, condition of asbestos or broken fragments of asbestos in soils at the site.

APPENDIX A – FIGURES

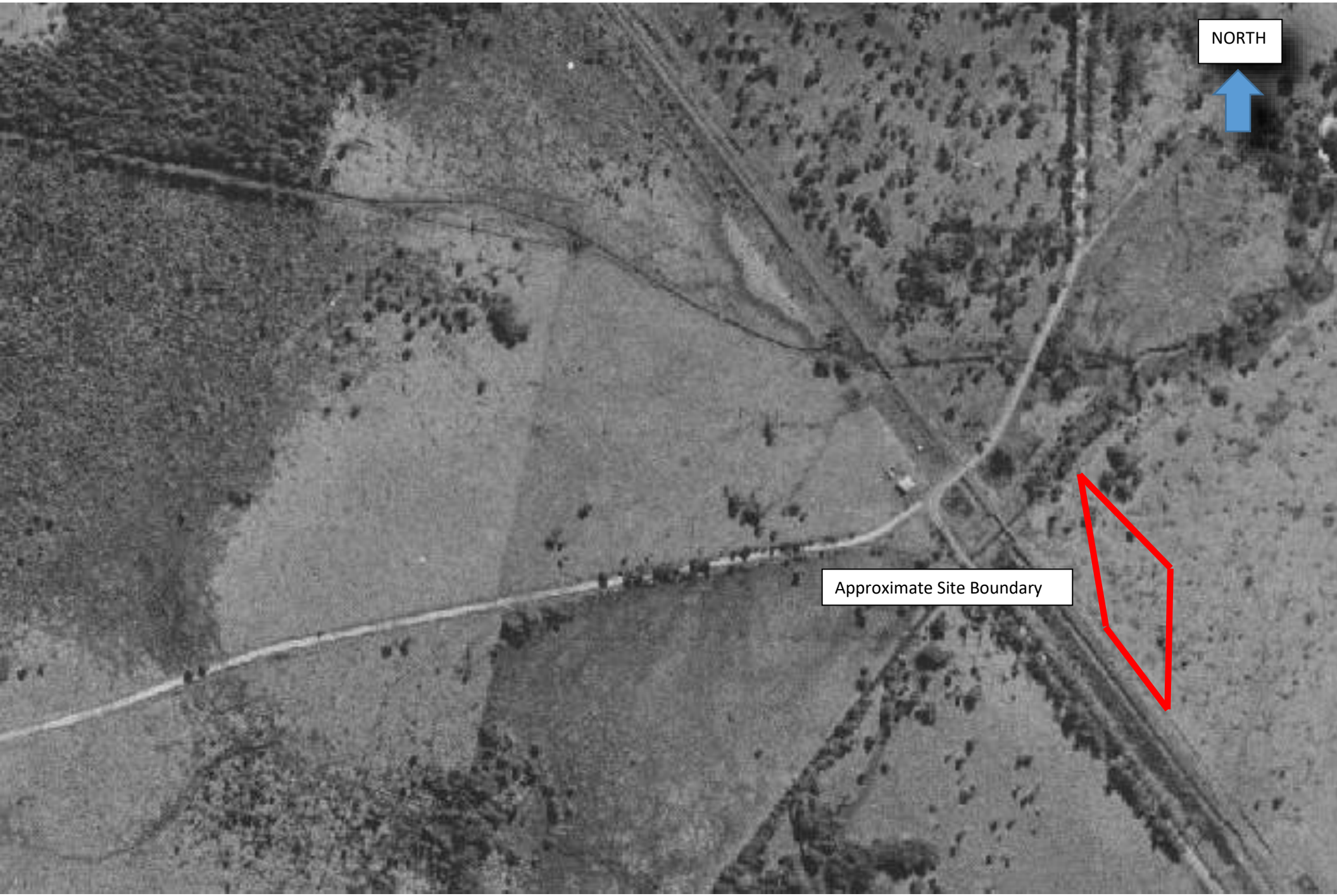


CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2366
	Project ID	Tyagarah
	Date	15 January 2024

Figure 1: Site Location & Setting

CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2366
	Project ID	Tyagarah
	Date	15 Jan 2024

Figure 2:
The Site & Sample Locations



CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2366
Project ID	34 Grays Lane Tyagarah
Date	23 Jan 2024

Figure 3: 1958 Aerial Photo

CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2366
	Project ID	Tyagarah
	Date	15 Jan 2024

Figure 4:
1966 Aerial Photo

CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2366
	Project ID	Tyagarah
	Date	15 January 2024

Figure 5:
1971 Aerial Photo

CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2366
Project ID	Tyagarah
Date	23 March 2022

Figure 6:
1987 Aerial Photo

CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2366
Project ID	Tyagarah
Date	15 January 2024

Figure 7: 1991 Aerial Photo

CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2366
Project ID	Tyagarah
Date	15 January 2024

Figure 8:
1997 Aerial Photo

CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2366
	Project ID	Tyagarah
	Date	15 January 2024

Figure 9: 2004 Aerial Photo

Report Number	2366
Project ID	Tyagarah
Date	15 January 2024

Figure 10:
2009 Aerial Photo

CSI Australia CONTAMINATED SITE INVESTIGATIONS	Report Number	2366
	Project ID	Tyagarah
	Date	15 January 2024

Figure 11:
2013 Aerial Photo

CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2366
Project ID	Tyagarah
Date	15 January 2024

Figure 12:
2019 Aerial Photo

Report Number	2366
Project ID	Tyagarah
Date	15 January 2024

Figure 13:
2023 Aerial Photo

CSI Australia
CONTAMINATED SITE INVESTIGATIONS

Report Number	2366
Project ID	Tyagarah
Date	15 January 2024

Figure 14:
2023 Drone Photo

APPENDIX B – LABORATORY REPORTS

CHAIN OF CUSTODY & ANALYSIS REQUEST

Page 1 of 1

Contaminated Site Investigations Australia Pty Ltd

Company Name:	CSI Australia P/L	Project Name/No:	2366 - Tyagarah
Address:	933 Wardell Rd Meerschaum Vale	Purchase Order No:	2366
		Results Required By:	Normal TAT
		Telephone:	0499 859 528
Contact Name:	Dane Egelton	Facsimile:	
		Email Results:	dane@csiaus.com.au

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

Job No: 340732
Date Received: 21/12/23
Time Received: 1030
Received By: SA
Temp: Cool/Ambient
Cooling: Ice/Icepack
Security: Intact/Broken/None

Client Sample ID		Date Sampled	Lab Sample ID	WATER	SOIL	PRESERVATIVE	NO OF CONTAINERS	Metals (8)	OCP/OPP
SS1	1	19.12.23			✓		1	✓	✓
SS2	2				✓		1	✓	✓
SS3	3				✓		1	✓	✓
SS4	4				✓		1	✓	✓
SS5	5				✓		1	✓	✓
SSDup	6				✓		1	✓	✓
					✓		1	✓	✓
					✓		1	✓	✓
					✓		1	✓	✓
					✓		1	✓	✓
					✓		1	✓	✓

Relinquished By: Dane Egelton	Date/Time: 19.12.1030	Received By: Alstonville PO	Date/Time 19.12.23
Relinquished By:	Date/Time:	Received By:	Date/Time
Samples Intact: Yes/ No	Temperature: Ambient / Chilled	Sample Cooler Sealed: Yes/ No	Laboratory Quotation No:
	Comments		

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

SAMPLE RECEIPT ADVICE

Client Details

Client	CSI Australia
Attention	Dane Egelton

Sample Login Details

Your reference	2366 - Tyagarah
Envirolab Reference	340732
Date Sample Received	21/12/2023
Date Instructions Received	21/12/2023
Date Results Expected to be Reported	05/01/2024

Sample Condition

Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	6 Soil
Turnaround Time Requested	Standard
Temperature on Receipt (°C)	12
Cooling Method	Ice Pack
Sampling Date Provided	YES

Comments

Nil

Please direct any queries to:

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

Analysis Underway, details on the following page:

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

Sample ID	Organochlorine Pesticides in soil	Organophosphorus Pesticides in Soil	Acid Extractable metalsin soil
SS1	✓	✓	✓
SS2	✓	✓	✓
SS3	✓	✓	✓
SS4	✓	✓	✓
SS5	✓	✓	✓
SSDUP	✓	✓	✓

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

Additional Info

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

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

CERTIFICATE OF ANALYSIS 340732

Client Details

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

Sample Details

Your Reference	**2366 - Tyagarah**
Number of Samples	6 Soil
Date samples received	21/12/2023
Date completed instructions received	21/12/2023

Analysis Details

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

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

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

Report Details

Date results requested by	05/01/2024
Date of Issue	04/01/2024

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

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

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

Authorised By
Nancy Zhang, Laboratory Manager

Organochlorine Pesticides in soil						
Our Reference		340732-1	340732-2	340732-3	340732-4	340732-5
Your Reference	UNITS	SS1	SS2	SS3	SS4	SS5
Date Sampled		19/12/2023	19/12/2023	19/12/2023	19/12/2023	19/12/2023
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	22/12/2023	22/12/2023	22/12/2023	22/12/2023	22/12/2023
Date analysed	-	27/12/2023	27/12/2023	27/12/2023	27/12/2023	27/12/2023
alpha-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
HCB	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
beta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
delta-BHC	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor Epoxide	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
gamma-Chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
alpha-chlordane	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan I	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dieldrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan II	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDD	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin Aldehyde	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
pp-DDT	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan Sulphate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate 4-Chloro-3-NBTF	%	97	97	101	100	101

Organochlorine Pesticides in soil		
Our Reference		340732-6
Your Reference	UNITS	SSDUP
Date Sampled		19/12/2023
Type of sample		Soil
Date extracted	-	22/12/2023
Date analysed	-	27/12/2023
alpha-BHC	mg/kg	<0.1
HCB	mg/kg	<0.1
beta-BHC	mg/kg	<0.1
gamma-BHC	mg/kg	<0.1
Heptachlor	mg/kg	<0.1
delta-BHC	mg/kg	<0.1
Aldrin	mg/kg	<0.1
Heptachlor Epoxide	mg/kg	<0.1
gamma-Chlordane	mg/kg	<0.1
alpha-chlordane	mg/kg	<0.1
Endosulfan I	mg/kg	<0.1
pp-DDE	mg/kg	<0.1
Dieldrin	mg/kg	<0.1
Endrin	mg/kg	<0.1
Endosulfan II	mg/kg	<0.1
pp-DDD	mg/kg	<0.1
Endrin Aldehyde	mg/kg	<0.1
pp-DDT	mg/kg	<0.1
Endosulfan Sulphate	mg/kg	<0.1
Methoxychlor	mg/kg	<0.1
Mirex	mg/kg	<0.1
Total +ve DDT+DDD+DDE	mg/kg	<0.1
Surrogate 4-Chloro-3-NBTF	%	102

Organophosphorus Pesticides in Soil						
Our Reference		340732-1	340732-2	340732-3	340732-4	340732-5
Your Reference	UNITS	SS1	SS2	SS3	SS4	SS5
Date Sampled		19/12/2023	19/12/2023	19/12/2023	19/12/2023	19/12/2023
Type of sample		Soil	Soil	Soil	Soil	Soil
Date extracted	-	22/12/2023	22/12/2023	22/12/2023	22/12/2023	22/12/2023
Date analysed	-	27/12/2023	27/12/2023	27/12/2023	27/12/2023	27/12/2023
Dichlorvos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Mevinphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Phorate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Dimethoate	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Diazinon	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Disulfoton	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Parathion-Methyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ronnel	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fenitrothion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Malathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Chlorpyriphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fenthion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Parathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Bromophos-ethyl	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Methidathion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Fenamiphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Ethion	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Phosalone	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Coumaphos	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Surrogate 4-Chloro-3-NBTF	%	97	97	101	100	101

Organophosphorus Pesticides in Soil		
Our Reference		340732-6
Your Reference	UNITS	SSDUP
Date Sampled		19/12/2023
Type of sample		Soil
Date extracted	-	22/12/2023
Date analysed	-	27/12/2023
Dichlorvos	mg/kg	<0.1
Mevinphos	mg/kg	<0.1
Phorate	mg/kg	<0.1
Dimethoate	mg/kg	<0.1
Diazinon	mg/kg	<0.1
Disulfoton	mg/kg	<0.1
Chlorpyrifos-methyl	mg/kg	<0.1
Parathion-Methyl	mg/kg	<0.1
Ronnel	mg/kg	<0.1
Fenitrothion	mg/kg	<0.1
Malathion	mg/kg	<0.1
Chlorpyriphos	mg/kg	<0.1
Fenthion	mg/kg	<0.1
Parathion	mg/kg	<0.1
Bromophos-ethyl	mg/kg	<0.1
Methidathion	mg/kg	<0.1
Fenamiphos	mg/kg	<0.1
Ethion	mg/kg	<0.1
Phosalone	mg/kg	<0.1
Azinphos-methyl (Guthion)	mg/kg	<0.1
Coumaphos	mg/kg	<0.1
Surrogate 4-Chloro-3-NBTF	%	102

Acid Extractable metals in soil						
Our Reference		340732-1	340732-2	340732-3	340732-4	340732-5
Your Reference	UNITS	SS1	SS2	SS3	SS4	SS5
Date Sampled		19/12/2023	19/12/2023	19/12/2023	19/12/2023	19/12/2023
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	27/12/2023	27/12/2023	27/12/2023	27/12/2023	27/12/2023
Date analysed	-	02/01/2024	02/01/2024	02/01/2024	02/01/2024	02/01/2024
Arsenic	mg/kg	<4	<4	<4	<4	<4
Cadmium	mg/kg	<0.4	<0.4	<0.4	<0.4	<0.4
Chromium	mg/kg	1	3	3	4	4
Copper	mg/kg	<1	1	1	1	2
Lead	mg/kg	<1	1	1	<1	2
Mercury	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1
Nickel	mg/kg	<1	2	2	2	2
Zinc	mg/kg	2	3	4	4	49

Acid Extractable metals in soil		
Our Reference		340732-6
Your Reference	UNITS	SSDUP
Date Sampled		19/12/2023
Type of sample		Soil
Date prepared	-	27/12/2023
Date analysed	-	02/01/2024
Arsenic	mg/kg	<4
Cadmium	mg/kg	<0.4
Chromium	mg/kg	4
Copper	mg/kg	2
Lead	mg/kg	1
Mercury	mg/kg	<0.1
Nickel	mg/kg	2
Zinc	mg/kg	43

Moisture						
Our Reference		340732-1	340732-2	340732-3	340732-4	340732-5
Your Reference	UNITS	SS1	SS2	SS3	SS4	SS5
Date Sampled		19/12/2023	19/12/2023	19/12/2023	19/12/2023	19/12/2023
Type of sample		Soil	Soil	Soil	Soil	Soil
Date prepared	-	22/12/2023	22/12/2023	22/12/2023	22/12/2023	22/12/2023
Date analysed	-	23/12/2023	23/12/2023	23/12/2023	23/12/2023	23/12/2023
Moisture	%	0.8	5.0	2.4	2.7	3.7

Moisture		
Our Reference		340732-6
Your Reference	UNITS	SSDUP
Date Sampled		19/12/2023
Type of sample		Soil
Date prepared	-	22/12/2023
Date analysed	-	23/12/2023
Moisture	%	3.6

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

QUALITY CONTROL: Organochlorine Pesticides in soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			22/12/2023	[NT]	[NT]	[NT]	[NT]	22/12/2023	[NT]
Date analysed	-			27/12/2023	[NT]	[NT]	[NT]	[NT]	27/12/2023	[NT]
alpha-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	131	[NT]
HCB	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
beta-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	137	[NT]
gamma-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Heptachlor	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	117	[NT]
delta-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aldrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	134	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	133	[NT]
gamma-Chlordane	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
alpha-chlordane	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan I	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDE	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	139	[NT]
Dieldrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	129	[NT]
Endrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	109	[NT]
Endosulfan II	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDD	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	123	[NT]
Endrin Aldehyde	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
pp-DDT	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Endosulfan Sulphate	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	99	[NT]
Methoxychlor	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Mirex	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 4-Chloro-3-NBTF	%		Org-022/025	93	[NT]	[NT]	[NT]	[NT]	94	[NT]

QUALITY CONTROL: Organophosphorus Pesticides in Soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date extracted	-			22/12/2023	[NT]	[NT]	[NT]	[NT]	22/12/2023	[NT]
Date analysed	-			27/12/2023	[NT]	[NT]	[NT]	[NT]	27/12/2023	[NT]
Dichlorvos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	120	[NT]
Mevinphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Phorate	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dimethoate	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Diazinon	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Disulfoton	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chlorpyrifos-methyl	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Parathion-Methyl	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ronnel	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	127	[NT]
Fenitrothion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	117	[NT]
Malathion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	132	[NT]
Chlorpyriphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	126	[NT]
Fenthion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Parathion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	121	[NT]
Bromophos-ethyl	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Methidathion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Fenamiphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Ethion	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	132	[NT]
Phosalone	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Azinphos-methyl (Guthion)	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Coumaphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 4-Chloro-3-NBTF	%		Org-022/025	93	[NT]	[NT]	[NT]	[NT]	94	[NT]

QUALITY CONTROL: Acid Extractable metals in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			27/12/2023	[NT]	[NT]	[NT]	[NT]	27/12/2023	[NT]
Date analysed	-			02/01/2024	[NT]	[NT]	[NT]	[NT]	02/01/2024	[NT]
Arsenic	mg/kg	4	Metals-020	<4	[NT]	[NT]	[NT]	[NT]	105	[NT]
Cadmium	mg/kg	0.4	Metals-020	<0.4	[NT]	[NT]	[NT]	[NT]	100	[NT]
Chromium	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	107	[NT]
Copper	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	109	[NT]
Mercury	mg/kg	0.1	Metals-021	<0.1	[NT]	[NT]	[NT]	[NT]	130	[NT]
Nickel	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Zinc	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]

Result Definitions

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

Quality Control Definitions

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

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

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

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

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

Where matrix spike recoveries fall below the lower limit of the acceptance criteria (e.g. for non-labile or standard Organics <60%), positive result(s) in the parent sample will subsequently have a higher than typical estimated uncertainty (MU estimates supplied on request) and in these circumstances the sample result is likely biased significantly low.

Measurement Uncertainty estimates are available for most tests upon request.

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

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

APPENDIX 3 – HISTORICAL TITLE SEARCH INFORMATION

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Mobile: +61412 169 809
Email: search@alsearchers.com.au

21st December, 2023

CSI AUSTRALIA PTY LTD
PO Box 389,
ALSTONVILLE NSW 2477

Attention: Dane Egelton,

RE: **32 Grays Lane,**
Tyagarah
PO: Tyagarah

Current Search

Folio Identifier 1/258921 (title attached)
DP 258921 (plan attached)
Dated 20th December, 2023
Registered Proprietor:
BASSAM SHOMALI
ANNE FAULKNER SHOMALI

Title Tree
Lot 1 DP 258921

Folio Identifier 1/258921

Certificate of Title Volume 14806 Folio 226

Certificate of Title Volume 6765 Folio 188

Crown Land

****

Index

T – Transfer
TA – Transmission
G – Grant

****

Summary of Proprietor(s)
Lot 1 DP 258921

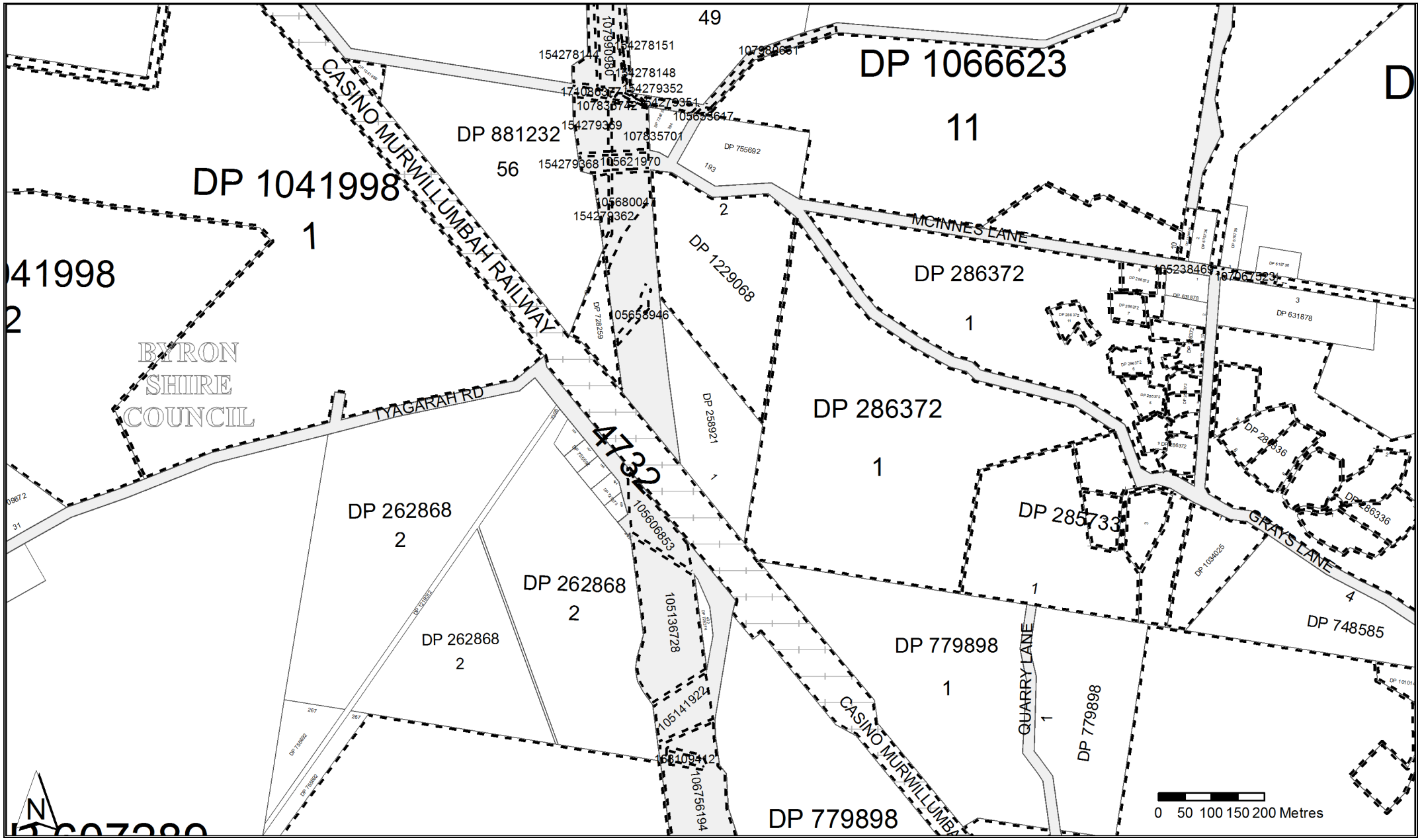
Year	Proprietor(s)	
	(Lot 1 DP 258921)	
13 May 2003 – todate	Bassam Shomali Anne Faulkner Shomali	T
29 Jul 1987	Ian Robert Gates, engineer Helen Caroline Gates	
	(Lot 1 DP 258921 – CTVol 14806 Fol 226)	
20 Jul 1982	Ian Robert Gates, engineer Helen Caroline Gates, his wife	
	(Portion 272 Parish Brunswick – Area 18 Acres 0 Roods 10 Perches – CTVol 6765 Fol 188)	
23 Sep 1981	Ian Robert Gates, engineer Helen Caroline Gates, his wife The Commissioner for Main Roads	T
15 Nov 1974	Ian Robert Gates, engineer Helen Caroline Gates, his wife	T
03 Oct 1962	Jack Henry Atkins, framer	T
24 Dec 1954	Edward Thomas James Atkin, shire employee Richard Gravner Atkin, shire employee	TA
19 Mar 1954	James Atkin, grantee	G
	(Portion 272 Parish Brunswick – Area 18 Acres 0 Roods 10 Perches)	
Prior – 19 Mar 1954	Crown Land	
(1928 to 19 Mar 1954)	*(Conditional Purchase 1928/5 Murwillumbah)*	

****

Cadastral Records Enquiry Report : Lot 1 DP 258921

Ref : NOUSER

Locality : TYAGARAH
Parish : BRUNSWICK
LGA : BYRON
County : ROUS



Report Generated 11:07:26 AM, 20 December, 2023

This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

	Status	Surv/Comp	Purpose
DP285733			
Lot(s): 1, 2, 3, 4, 5			
DP748585	HISTORICAL	SURVEY	SUBDIVISION
DP1034025	HISTORICAL	SURVEY	SUBDIVISION
DP286336			
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8			
DP748585	HISTORICAL	SURVEY	SUBDIVISION
DP286372			
Lot(s): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12			
DP748585	HISTORICAL	SURVEY	SUBDIVISION
DP728259			
Lot(s): 404			
DP258921	HISTORICAL	SURVEY	ROAD OR MOTORWAY
DP1010149			
Lot(s): 10			
DP258638	HISTORICAL	SURVEY	SUBDIVISION
DP1034025			
Lot(s): 1			
DP748585	HISTORICAL	SURVEY	SUBDIVISION
DP1041998			
Lot(s): 1, 2			
DP609872	HISTORICAL	SURVEY	SUBDIVISION
DP1066623			
Lot(s): 10, 11			
DP882985	HISTORICAL	SURVEY	SUBDIVISION
DP1126204			
Lot(s): 1, 2			
DP736671	HISTORICAL	SURVEY	SUBDIVISION
DP1055902	HISTORICAL	SURVEY	SUBDIVISION
DP1152387			
Lot(s): 1			
NSW GAZ. CLOSED ROAD LOT 1 DP1152387	10-09-2010		Folio : 4426
DP1212002			
Lot(s): 1			
NSW GAZ. CLOSED ROAD LOT 1 DP1212002	04-12-2015		Folio : 3875
DP1228115			
Lot(s): 4732			
CA176191 - LOT 4732 DP1228115			
DP1229068			
Lot(s): 2			
DP258921	HISTORICAL	SURVEY	ROAD OR MOTORWAY
DP722429	HISTORICAL	COMPILATION	DEPARTMENTAL
DP1230078			
Lot(s): 1			
NSW GAZ. CLOSED ROAD LOT 1 DP1230078 - SEE AM719683	25-08-2017		Folio : 4533
DP1291928			
Lot(s): 51			
DP858323	HISTORICAL	SURVEY	OLD SYSTEM CONVERSION

	Status	Surv/Comp	Purpose
Road			
Polygon Id(s): 171086377			
NSW GAZ.	21-07-2006		Folio : 5810
DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD (RESTRICTED) - LOT 74 DP881232			
NSW GAZ.	07-03-2014		Folio : 903
TRANSFER OF CROWN ROAD TO COUNCIL			
NSW GAZ.	07-03-2014		Folio : 903
REVOCATION OF RESERVATION OF CROWN LAND RESERVE NO. LOT 74 DP881232			
Polygon Id(s): 168109412			
NSW GAZ.	03-10-2003		Folio : 9943
LOT 11 DP1017195 - TRANSFER OF CROWN ROAD TO BYRON SHIRE COUNCIL			
Polygon Id(s): 105621970			
NSW GAZ.	21-07-2006		Folio : 5810
DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD (RESTRICTED) - LOT 86 DP881232			
Polygon Id(s): 105658946			
NSW GAZ.	21-07-2006		Folio : 5810
DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD (RESTRICTED) - LOT 72 DP881232			
Polygon Id(s): 106756194			
NSW GAZ.	03-12-2004		Folio : 8934
DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD LOT 7 DP1013646			
Polygon Id(s): 107990980			
DP1087999	REGISTERED	SURVEY	ROADS ACT, 1993
NSW GAZ.	21-07-2006		Folio : 5810
DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD (RESTRICTED) - LOT 28 DP1087999			
NSW GAZ.	21-07-2006		Folio : 5811
DECLARED MAIN ROAD AND FREEWAY (RESTRICTED) - LOT 27 DP1087999			
Polygon Id(s): 154278144			
NSW GAZ.	21-07-2006		Folio : 5810
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD LOTS 64-65 DP881232			
Polygon Id(s): 154278151			
NSW GAZ.	21-07-2006		Folio : 5810
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD (RESTRICTED) - LOTS 13-15 DP1075867			
Polygon Id(s): 105238469, 107067523			
NSW GAZ.	27-02-2004		Folio : 935
TRANSFER OF CROWN ROAD TO COUNCIL			
Polygon Id(s): 107835701, 107835742			
NSW GAZ.	21-07-2006		Folio : 5810
DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD (RESTRICTED) - LOT 16 DP1075867			
Polygon Id(s): 154278148, 154278151			
NSW GAZ.	21-07-2006		Folio : 5810
DEDICATED PUBLIC ROAD LOTS 19-21 DP1075867			
Polygon Id(s): 154279362, 154279368, 154279369			
NSW GAZ.	21-07-2006		Folio : 5810
DEDICATED PUBLIC ROAD DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD LOT 66 DP881232			
Polygon Id(s): 105136728, 105141922, 105606853, 106756194, 168109412			
NSW GAZ.	03-12-2004		Folio : 8934
DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD LOTS 10 AND 11 DP1017195			
Polygon Id(s): 105653617, 107835742, 107980661, 154279351, 154279352			
NSW GAZ.	19-12-2003		Folio : 11466
TRANSFER OF CROWN ROAD TO COUNCIL			

Status	Surv/Comp	Purpose

Polygon Id(s): 105621970, 105680047, 107835701, 107835742, 107990980, 154279352, 171086368

NSW GAZ.	21-07-2006	Folio : 5810

DECLARED MAIN ROAD AND CONTROLLED ACCESS ROAD (RESTRICTED) - LOT 71 DP881232

Plan	Surv/Comp	Purpose
DP258921	SURVEY	ROAD OR MOTORWAY
DP259870	SURVEY	SUBDIVISION
DP262868	SURVEY	ROAD OR MOTORWAY
DP285733	SURVEY	NEIGHBOURHOOD PLAN
DP286336	SURVEY	NEIGHBOURHOOD PLAN
DP286372	SURVEY	NEIGHBOURHOOD PLAN
DP607289	SURVEY	SUBDIVISION
DP609872	SURVEY	SUBDIVISION
DP615736	SURVEY	SUBDIVISION
DP631878	SURVEY	SUBDIVISION
DP724670	COMPILATION	CROWN FOLIO CREATION
DP728259	COMPILATION	CROWN FOLIO CREATION
DP729273	COMPILATION	CROWN FOLIO CREATION
DP729274	COMPILATION	CONSOLIDATION
DP748585	SURVEY	SUBDIVISION
DP755692	COMPILATION	CROWN ADMIN NO.
DP779898	COMPILATION	DEPARTMENTAL
DP807353	SURVEY	SUBDIVISION
DP881232	SURVEY	RESUMPTION OR ACQUISITION
DP1010149	SURVEY	SUBDIVISION
DP1034025	SURVEY	SUBDIVISION
DP1041998	SURVEY	SUBDIVISION
DP1066623	SURVEY	SUBDIVISION
DP1126204	SURVEY	SUBDIVISION
DP1152387	COMPILATION	CROWN ROAD ENCLOSURE
DP1212002	COMPILATION	CROWN ROAD ENCLOSURE
DP1219312	COMPILATION	CROWN LAND CONVERSION
DP1228115	COMPILATION	REDEFINITION
DP1229068	COMPILATION	CONSOLIDATION
DP1230078	COMPILATION	CROWN ROAD ENCLOSURE
DP1291928	SURVEY	SUBDIVISION

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]EAL PROPERTY ACT, 1900

14806226

Vol. 14806 Fol. 226

Prior Title (Crown Grant)
Vol.6765 Fol.188

EDITION ISSUED

20 7 1982

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

Registrar General

SEE AUTO FOLIO

14806 Fol. 226

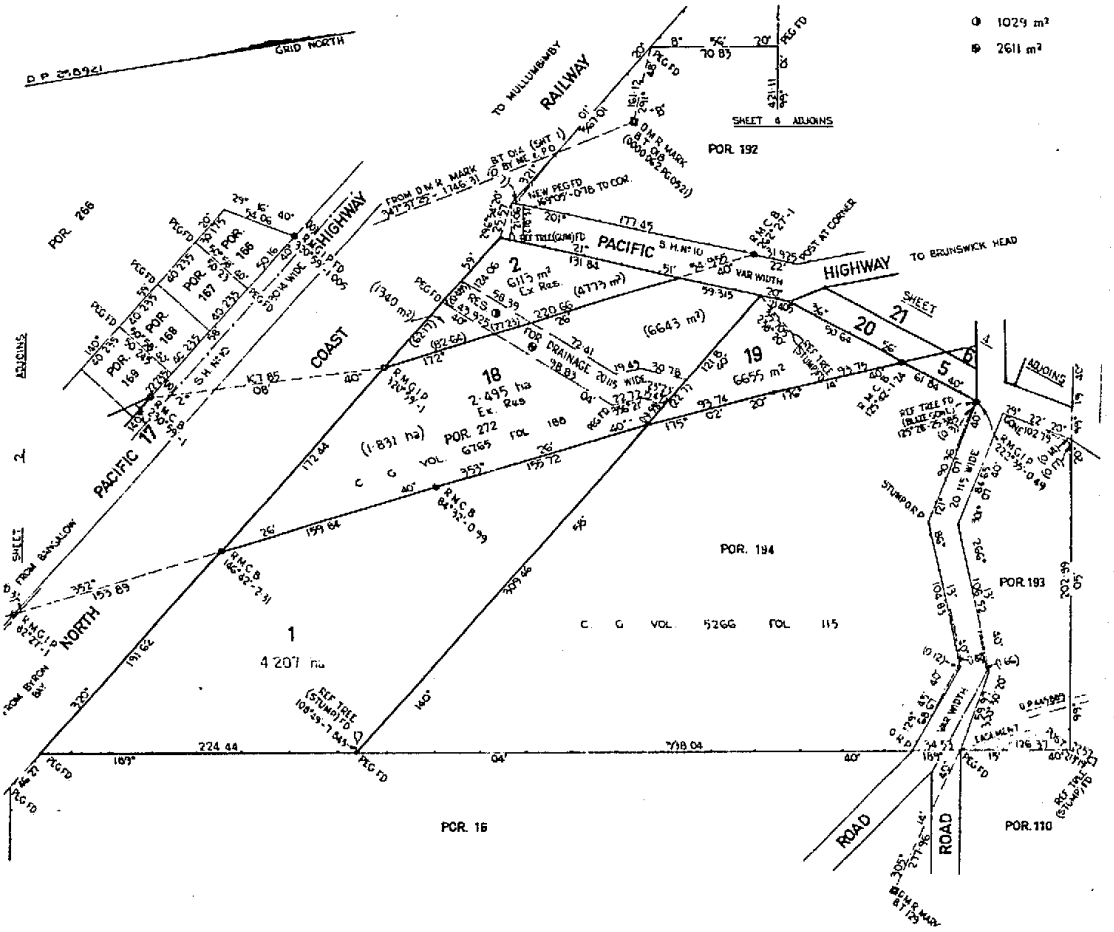
(Page 1) Vol. .....

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

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

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 258921 at Tyagarah in the Shire of Byron Parish of Brunswick and County of Rous. EXCEPTING THEREOUT the minerals reserved by the Crown Grant.

FIRST SCHEDULE

IAN ROBERT GATES in ½ share and HELEN CAROLINE GATES in ½ share as Tenants in Common.

SECOND SCHEDULE

GXM 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
BA 2. P368087 Attention is directed to Section 8 Land Aggregation Tax Management Act,1971.

99346D 8.81 D. West, Government Printer

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	Registrar General

SECOND SCHEDULE (continued)

PARTICULARS	Registrar General	CANCELLATION
RCZ W381288 Transfer - Right of Carriageway appurtenant to the land within described affecting the piece of land 6 metres wide shown in DP116873. Registered 13.10.1986.		

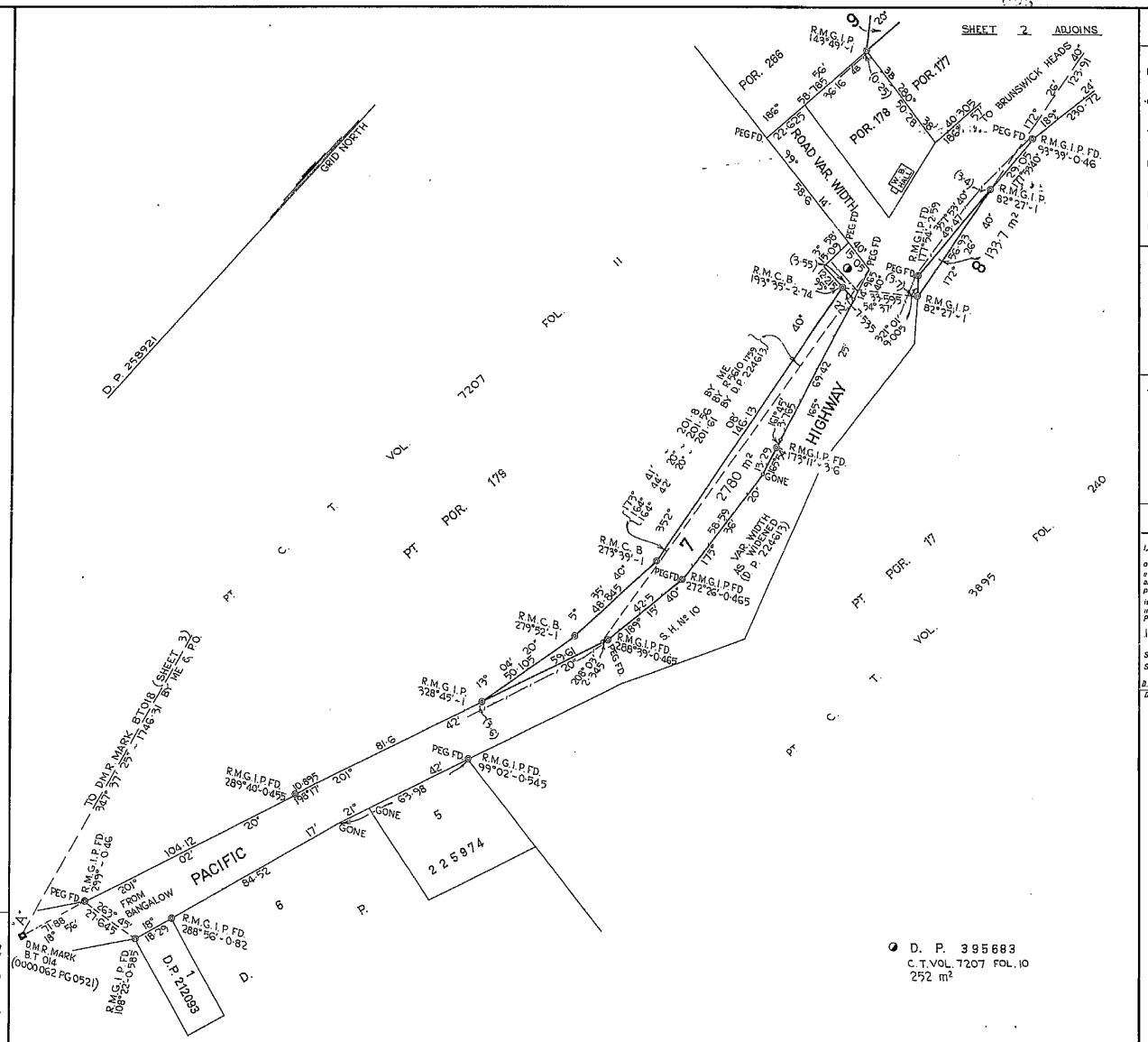
NOTATIONS AND UNREGISTERED DEALINGS

W381228 Appl. Rec.

PLAN FORM 2a

Plan Drawing only to appear in this space

Signatures and seals only.



Council Clerk's Certificate

I hereby certify that –

(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans), and

*(b) the requirements of section 348 of the †Metropolitan Water, Sewerage and Drainage Act, 1924, as amended. †Hunter District Water, Sewerage, and Drainage Act, 1938, as amended

have been complied with by the applicant in relation to the proposed ..... (insert "new road", "subdivision" or "consolidated lot") set out herein

Subdivision No. .....

Date .....

(Signature) .....

Council Clerk

*This part of certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Metropolitan Water Sewerage and Drainage Board and the Hunter District Water Board.

†Delete if inapplicable.

D. P. 258921

Registered: 8-1-1979

Title System: TORRENS & CROWN LAND

Purpose: PROPOSED ROAD AND RESIDUE

Ref. Map: PARISH #

Last Plan: do

PLAN OF LAND TO BE ACQUIRED FOR THE PURPOSES OF THE MAIN ROADS ACT, 1924.

Reduction Ratio 1: 1250
Lengths are in metres.

~~Mun./Shire~~ ~~City~~: BYRON

Locality: TYAGARAH

Parish: BRUNSWICK

County: ROUS

This is sheet 1 of my plan in 4 sheets. (Delete if inapplicable).

I, RONALD ALEXANDER DAVIDSON

of DEPARTMENT OF MAIN ROADS, N.S.W.

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan ..... is accurate and has been made ~~by me~~ (1) under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and was completed on † .....

18TH AUGUST, 1977.

Signature 4.1.79

Surveyor registered under Surveyors Act, 1929, as amended.
Datum Line of Azimuth 'A'-'B' I.S.G.
D.M.R. CONTROL PLAN 0000 062 PG 0521

D.M.R. F.B.'s 0000 062 FP 5406/5 LMW 137

Panel for use only for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.

D.P. 395683, PORS. 172, 173, 176, 177 AND LOTS 7-23 INCL. DELINEATED HEREON ARE TO BE ACQUIRED FOR ROAD AND THERE IS NO OBJECTION TO SUCH LOTS BEING SHOWN AS ROAD ON ANY CERTIFICATES OF TITLE THAT EXIST OR THAT MAY ISSUE FOR ADJOINING LANDS, BUT ONLY AFTER ACQUISITION HAS BEEN EFFECTED.

LOTS 2-6 INCL. DELINEATED HEREON ARE TO BE ACQUIRED BY THE COMMISSIONER FOR MAIN ROADS AND WILL BE AVAILABLE FOR DISPOSAL.

LOTS 5, 6, 11, 12, 13, 15, 16, 17, 20, 21 & 22 ARE TO BE APPROPRIATED

APPROVED:

N.R. Chernich

FOR DEPUTY PRINCIPAL SURVEYOR AND PROPERTY OFFICER, DEPARTMENT OF MAIN ROADS.

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 Table of mm 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390

M.P.R.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

D.M.R. FILE: 10/62-185

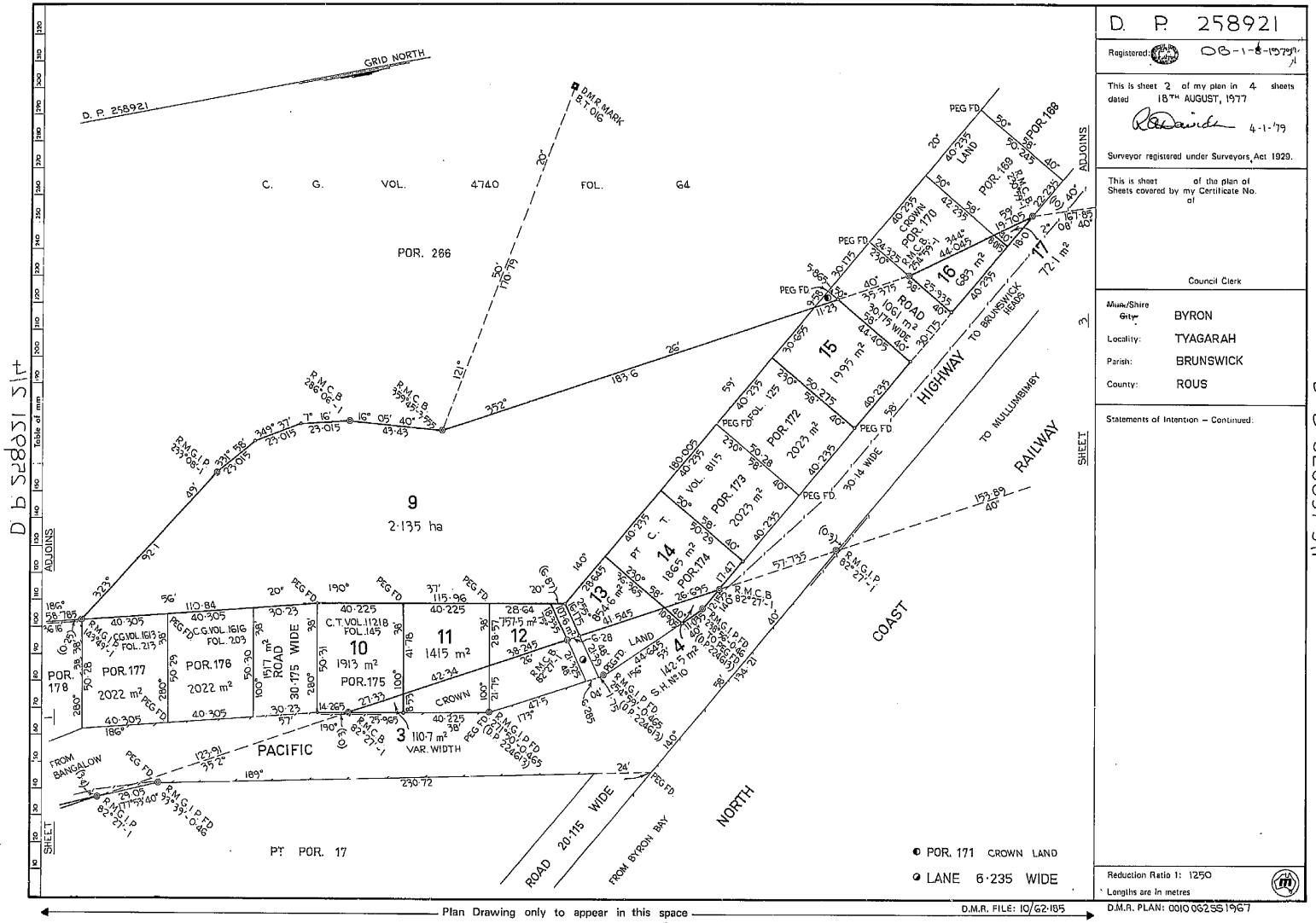
D.M.R. PLAN: 0010 062 SS 1967

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of August, 1979

10 20 30 40 50 60 70 80 90 100 Table of mm 110 120 130 140

D. P. 258921 1 of 1

PLAN FORM 3a To be used in conjunction with Plan Form 2 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



Plan Drawing only to appear in this space

D.M.R. FILE: 10/62·185

D.M.R. PLAN: 0010 062SS 1967

D. P. 258921

Registered: 08-1-8-1979

This is sheet 2 of my plan in 4 sheets dated 18TH AUGUST, 1977

Surveyor registered under Surveyors Act 1929.

This is sheet of the plan of Sheets covered by my Certificate No. of

Council Clerk

Mun/Shire City: BYRON

Locality: TYAGARAH

Parish: BRUNSWICK

County: ROUS

Statements of Intention – Continued:

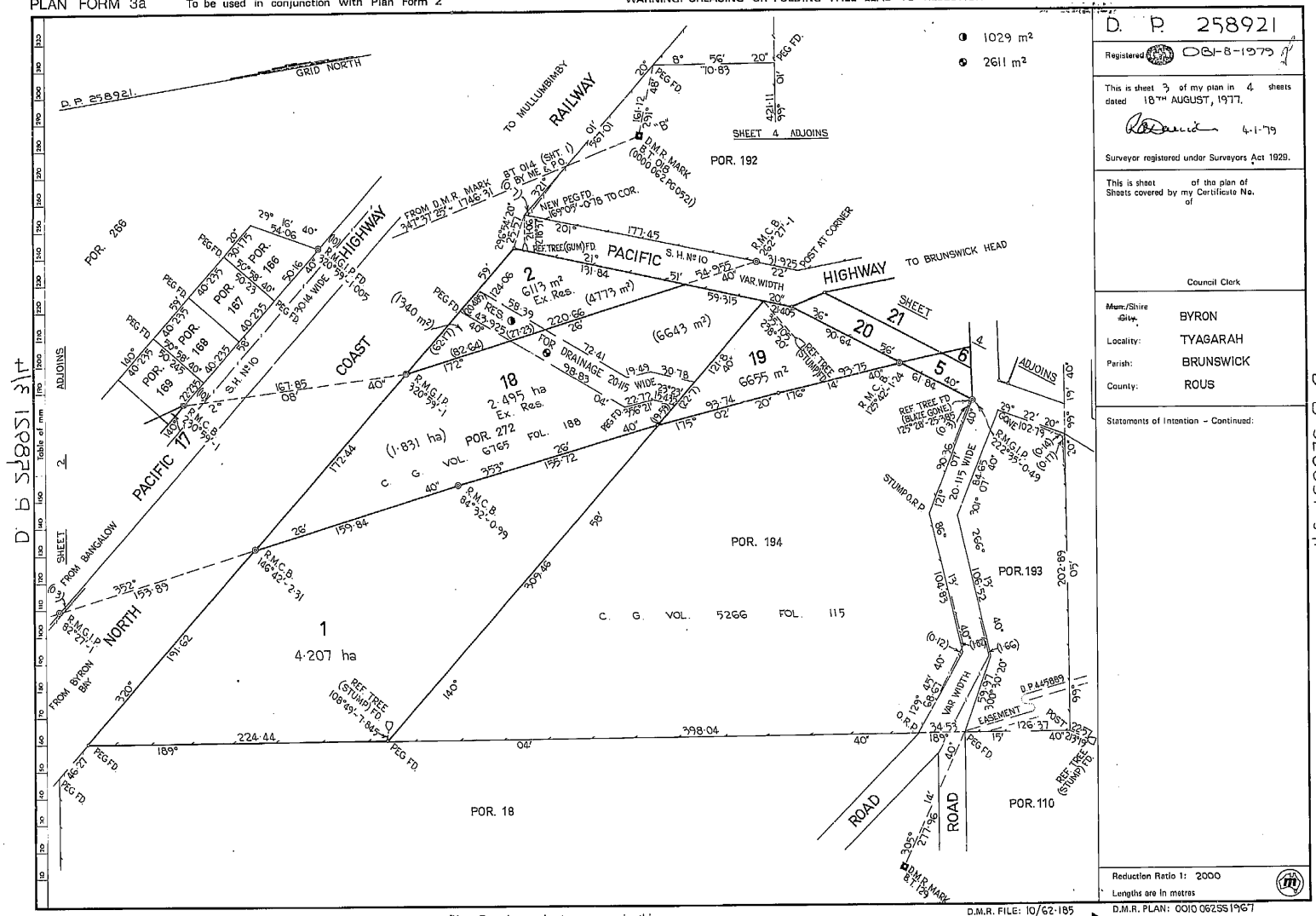
Reduction Ratio 1: 1250

Lengths are in metres

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of August, 1979

PLAN FORM 3a To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



Plan Drawing only to appear in this space

D.M.R. FILE: 10/62·185

D.M.R. PLAN: 0010 062SS 1967

D. P. 258921

Registered 08-8-1979

This is sheet 3 of my plan in 4 sheets dated 18TH AUGUST, 1977.

4-1-79

Surveyor registered under Surveyors Act 1929.

This is sheet of the plan of Sheets covered by my Certificate No. of

Council Clerk

Mun./Shire ~~City~~ BYRON

Locality: TYAGARAH

Parish: BRUNSWICK

County: ROUS

Statements of Intention – Continued:

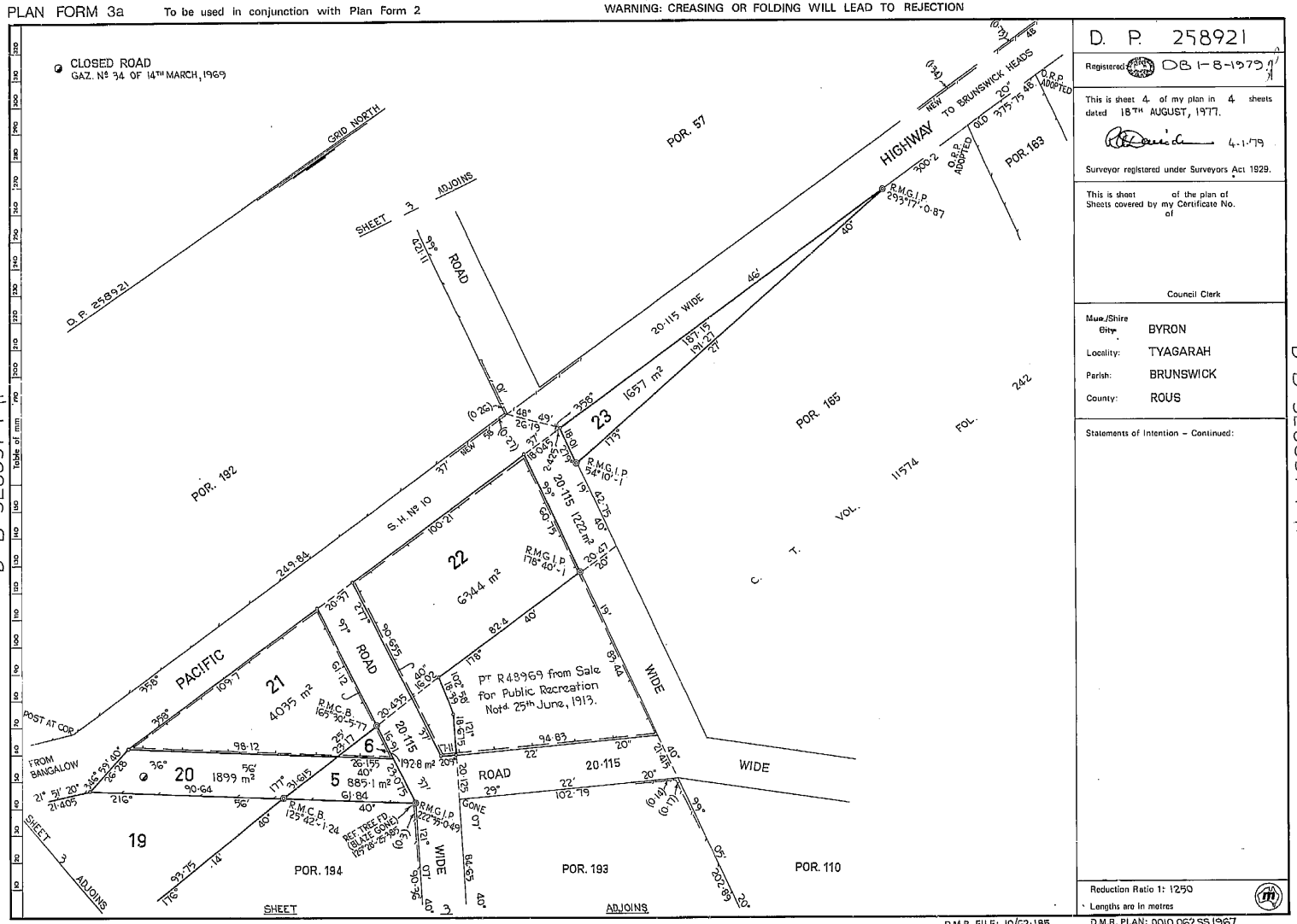
Reduction Ratio 1: 2000

Lengths are in metres

D. P. 258921 Sht 3

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of August, 1979

PLAN FORM 3a To be used in conjunction with Plan Form 2 WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



Plan Drawing only to appear in this space

D.M.R. FILE: 10/62·185

D. P. 258921

Registered: 08-8-1979

This is sheet 4 of my plan in 4 sheets dated 18TH AUGUST, 1977.

Surveyor registered under Surveyors Act 1929.

This is sheet of the plan of Sheets covered by my Certificate No. of

Council Clerk

Mun./Shire City: BYRON

Locality: TYAGARAH

Parish: BRUNSWICK

County: ROUS

Statements of Intention – Continued:

Reduction Ratio 1: 1250

Lengths are in metres

D.M.R. PLAN: 0010 062 SS 1967

D. P. 258921 Sht 1 of 4

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of August, 1979

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
20/12/2023 11:15AM

FOLIO: 1/258921

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 14806 FOL 226

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/7/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/5/2003	9600133	TRANSFER	
13/5/2003	9600134	MORTGAGE	EDITION 1
13/5/2003	9600264	DEPARTMENTAL DEALING	EDITION 2
19/8/2003	9889681	CAVEAT	
21/4/2005	AB391949	WITHDRAWAL OF CAVEAT	
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 3 CORD ISSUED

*** END OF SEARCH ***

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NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/258921

SEARCH DATE	TIME	EDITION NO	DATE
20/12/2023	11:15 AM	3	1/9/2018

LAND

LOT 1 IN DEPOSITED PLAN 258921
AT TYAGARAH
LOCAL GOVERNMENT AREA BYRON
PARISH OF BRUNSWICK COUNTY OF ROUS
TITLE DIAGRAM DP258921

FIRST SCHEDULE

BASSAM SHOMALI
ANNE FAULKNER SHOMALI
AS JOINT TENANTS (T 9600133)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 W381288 RIGHT OF CARRIAGEWAY APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE PIECE OF LAND 6 METRES WIDE SHOWN IN DP116873
3 9600134 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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