South West Rocks Development Pty Ltd

Preliminary (Desktop) Site Contamination Assessment

Proposed Residential Rezoning

Eastern Portion of Lot 44 DP1274452, South West Rocks

Report No. RGS20970.4-AC

21 December 2021

REGIONAL GEOTECHNICAL SOLUTIONS

REGIONAL GEOTECHNICAL SOLUTIONS

Manning-Great Lakes
Port Macquarie
Coffs Harbour

RGS20970.4-AC

21 December 2021

South West Rocks Development Pty Ltd
Email: lex@swrd.com.au

Attention: Lex Tall

Dear Lex,

RE: Proposed Residential Rezoning – Eastern Portion of Lot 44 DP1274452, South West Rocks

Preliminary (Desktop) Site Contamination Assessment

As requested, Regional Geotechnical Solutions Pty Ltd (RGS) has undertaken a Preliminary (Desktop) Stage 1 Site Contamination Assessment for the proposed residential rezoning of the Eastern Portion of Lot 44 DP1274452, South West Rocks.

Based on the results obtained from this desktop assessment the site is considered likely to be suitable for the proposed residential land use with regard to the presence of soil contamination upon further sampling, analysis and assessment. However, a Stage 1 Contamination Assessment of the Areas of Environmental Concern identified in the desktop assessment, which include dumping of waste within the site, and risk of hydrocarbon impacted groundwater.

If you have any questions regarding this project, please contact the undersigned.

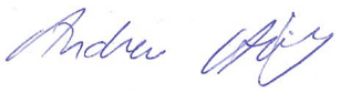
For and on behalf of Regional Geotechnical Solutions Pty Ltd

Prepared by

Tim Morris

Associate Engineering Geologist

Reviewed by



Andrew Hills

Senior Environmental Engineer

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Appendices

1 INTRODUCTION

Regional Geotechnical Solutions Pty Ltd (RGS) have undertaken a Preliminary (Desktop) Site Contamination Assessment for the proposed rezoning of Eastern Portion of Lot 44 DP1274452, South West Rocks. It is noted that Lot 44 was only recently created from the original Lot 35 DP1214419.

The site is approximately 14.5ha and is situated on a gently undulating Pleistocene back barrier marine flat covered with mostly low vegetation. There are no structures present.

The purpose of the Preliminary (Desktop) Site Contamination Assessment (SCA) was to assess the historical land use, the potential for contamination resulting from past land use, a general appraisal of the type and location of contamination on the site and consideration of the need for further assessment.

The work was commissioned by Lex Tall of South West Rocks Development Pty Ltd and was undertaken in accordance with proposal number RGS20970.4-AA dated 17 December 2021.

2 GUIDELINES AND ASSESSMENT CRITERIA

The assessment was aimed at fulfilling the desktop requirements of a Stage 1 Contaminated Site Assessment in accordance with NSW EPA *Guidelines for Consultants Reporting on Contaminated Land (2020)*.

To evaluate results and for guidance on assessment requirements, the assessment adopted the guidelines provided in the *National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013)*. The NEPM document provides a range of guidelines for assessment of contaminants for various land use scenarios.

3 METHODOLOGY

In accordance with the relevant sections of the *National Environment Protection (Assessment of Site Contamination) Measure 1999 (Amended 2013*), the assessment involved the following process:

- A brief study of site history, with the aim of identifying past activities on or near the site that might have the potential to cause contamination;
- A brief review of provided information from previous assessments undertaken on the site or adjoining sites;
- Review of selected available recent and historical aerial photography for the last 50 years;
- A search of NSW EPA records, or contaminated land notifications on the site;
- Government records of groundwater bores in the area;
- Land title search of the respective lots available from the Land Titles Office; and
- Using the above information, characterise the site into Areas of Environmental Concern, in which the potential for contamination has been identified, and nominate Chemicals of Concern that might be associated with those activities.

4 SITE SETTING AND HISTORY

4.1 Site Description

The site is approximately 14.5ha and is situated on a gently undulating Pleistocene back barrier marine flat.

A satellite image that shows the location of the site and the site setting is reproduced in Plate 1.

***Plate 1**: Satellite image dated 2012 obtained from the NSW Government 'Six Maps' website that illustrates the site location and setting. The approximate site boundaries of the subject portion of Lot 44 DP1274452 are outlined in red.*

The site is vegetated with thick bushes and trees along the northern boundary and northwest corner. The remainder of the site appears to have been previously cleared with some vegetation regrowth occurring. Several access tracks cross the site. An open drain is present near the eastern boundary.

The site is bordered by a golf course to the west, residential subdivision to the north and undeveloped land to the south and east. To the north east of the site, a residential subdivision has been recently constructed where a historical fuel storage facility was previously located. The Council sewerage treatment plant (STP) is located approximately 150m to the south of the site.

Surface elevations range from approximately 8m AHD along the northern boundary where contours indicate the houses to the south of Currawong Crescent are constructed on a raised fill embankment that extends into the subject site. Surface elevations at the toe of the inferred fill batter are approximately 5m AHD along the northern boundary of the site and approximately 3m AHD in the south-east corner.

4.2 Historical Aerial Photography

Aerial photographs of the site from the NSW Spatial Services were reviewed to assist in identifying past land uses that may contribute to site contamination. The results of the review are summarised in Table 1.

Table 1- Aerial Photograph Summary

Year	Site (Lot 44 DP1274452)	Surrounding Land
1956	Site does not appear to be disturbed and is thickly vegetated. The site appears to be generally low-lying with some darker areas of inferred swamp areas.	An access track runs north to south through the centre Lot 112 DP1122333 (current golf course to the west of site) with a large oval area of ground disturbance around it.
1967 (Figure 1)	No significant change	Due north of the site, several structures are present, the purpose of which is not known. Five above ground petroleum tanks are visible in the former fuel terminal in Lot 1 DP202621 to the north east of the site. The access track through Lot 122 DP1122333 is still visible. Several dams are being constructed within the future golf course.
1980	No significant change, apart from a rectangular area approximately 3 ha cleared in the north-east corner of the site. An access track to residential development to the north connects to the cleared area.	The golf course to the west appears to be operational with fairways, greens and dams visible. A sports field on Lot 2 DP1032643 to the north west has been constructed. Due north of the site, the area is now residential development with most of the existing houses constructed or under construction, with the exception to those south of Currawong Crescent. The five above ground petroleum tanks are still visible in the in Lot 1 DP202621, and an

Year	Site (Lot 44 DP1274452)	Surrounding Land
		additional seven are present to the east of the original tanks.
1988 (Figure 2)	The majority of the site appears to have been cleared, with the exception of the thick vegetation in the north-west corner. Disturbed soils are visible in the north west corner of the site, associated with the adjacent residential subdivision development	A sewerage treatment plant has been constructed to the south on Lot 503 DP709042. A cleared area of disturbed land extends from the sewerage treatment plan to the east and north-east, following the boundary of Lot 44 DP1274452, along a drainage line towards the lagoon.
1991	The site appears to be partly re-vegetated. The cleared area identified in 1980 is still viable.	No significant change
1997 (Figure 3)	A large open drain excavation is present inside the eastern boundary of the site. To the east of the drain the site appears to be being farmed, possibly for ti-tree.	The eastern portion of Lot 44 DP1274452, appears to be being farmed, possibly for ti-tree. The former fuel terminals have been decommissioned. Above ground tanks appear to have been removed. A dam, two grey rectangular unidentifiable objects and three sheds remain.
2003	An unformed extension of Wainbar Avenue crosses the southern portion of the site.	An unformed extension of Wainbar Avenue traverses the site towards the subject site and across to the STP. Further clearing and formation of access tracks is visible in the north-eastern most corner of Lot 44 DP1274452.
2010	The south-east corner of the site appears to be used for horticulture, possibly ti-tree.	The majority of Lot 44 DP1274452 appears to be used for horticulture, possibly ti-tree
August 2020	From 2010 to present there are no significant changes observed.	The former fuel terminal is being redeveloped as a residential subdivision.

4.3 NSW EPA Records

A check with the NSW EPA website (www.epa.nsw.gov.au) indicates three adjacent sites have regulated under the Contaminated Land Management Act (1997). These include:

- Lot 1 DP 445196 (north east of site): Former Shell Trial Bay Depot, Phillip Drive, South West Rocks ;
- To the east of former Shell depot, (Lot and DP unknown): Former Trial Bay Caltex Depot, Phillip Drive, South West Rocks; and

- Lots 34 to 47 DP 240101 and Lot 2 DP 1091323: Residential area and Reserve opposite Former Caltex terminal, Phillip Drive, South West Rocks.

4.4 Land Title Search

A list of past registered proprietors and lessors of the site was obtained from the Land Titles Office. A summary of the title details is included in Appendix A.

The title history search revealed the following:

- 1910 – 1957: Crown Lease to John Dennis
- 1939 – 1960: Part of Bird & Animal Sanctuary proclaimed Government Gazette
- 1957 – 1975: Allan McNiven, stock inspector
- 1975 – 1995: John McNiven, contractor
- 1995 – 2012: Saltwater Developments Pty Ltd
- 2012 – to date: TeeBee Holdings Pty Ltd

4.5 Previous Investigations

The following reports have been provided by the client for the site or surrounding sites:

- De Groot & Benson Pty Ltd *Preliminary Acid Sulfate Soils Assessment*, dated 22 November 2017 for Lot 44 DP1274452 (Lot 35 DP 1214419);
- Douglas Partners *Review of Groundwater Management for Concept Plan*, Report Ref: 39787.02, dated 4 August 2016 for Lot 44 DP1274452 (Lot 35 DP 1214419);
- Douglas Partners *Report on Groundwater Impact Assessment*, Report ref: 39787.01, dated November 2013 for Lot 44 DP1274452 (Lot 35 DP 1214419);
- GHD *Remediation Works, South West Rocks Remediation Action Plan*, Report ref: 22/13517/81157, dated April 2008 for Lot 1 DP 445196);and
- Groundwater Technology *Sampling & Analysis on Southern Boundary Caltex Trial Bay*, Report red: S8372/mjd, dated 1995.

The Shell Company of Australia Limited constructed a terminal storage and operating facility in the adjacent Lot 1 DP 445196 to the north-east of the subject site in 1957. Shipments of refined products were dispatched to moorings located in Trial Bay. A pipeline, leading from Trial Bay to Phillip Drive was used by both Shell and Caltex to dispatch refined products to the respective sites. It Is understood that the former Shell Terminal was closed and decommissioned in June 1992. Details of site history and remediation of both sites are not available.

GHD *Remediation Works, South West Rocks Remediation Action Plan* Lot 1 DP 445196 referred to hydrocarbon sheens and odours observed within groundwater wells MW13, MW4B, MW4C, MW10 and MW20. The following investigation results were provided by GHD and have been re-summarised below;

- Concentrations of TPH exceeded the NSW EPA Guidelines (Guidelines) in June 1993;
- Concentrations of lead exceeded the Guidelines in June 1993;
- Concentrations of TPH exceeded the Guidelines in July 1993;

- Concentrations of TPH, BTEX and lead were below the limit of recording in locations outside the former terminal, south of Philip Drive, in December 1993;
- TPH, BTEX compounds and lead were not detected above the limit of reporting in all the soil samples collected from the tank farm area and immediately south, in September 1994;

Soil remediation included excavation works of approximately 1960 m^3 of hydrocarbon-impacted soil was removed and remediated onsite using the biological control unit (BCU). The soil was remediated for a period of approximately 14 months. 59 soil samples were collected from the BCU. Based on the Guidelines (of 1 sample per 25 m^3), insufficient validation soil samples were collected from the BCU. The results of the soil samples indicate that TPH, BTEX and lead were either not detected above the limit of reporting or were below the Guidelines and the remediated soil was used to backfill the excavations and reinstate the site.

Approximately 47 m^3 of lead impacted soil (encountered in the vicinity of L4 - Geo & Hydro Consultants, 1993), located along the southern boundary of the site was excavated. This material was transported to T&P Concrete Pty Ltd, where it was mixed with a concrete slurry to form 20 MPA concrete and transported to landfill for disposal.

Groundwater monitoring by GHD in 2008 of 13 groundwater wells revealed:

- Concentrations of TPH exceeded Investigations Level and Dutch Intervention Levels; and
- BTEX, lead, PAH and Phenolic concentrations were below the limit of reporting for the samples analysed.

4.6 Geology

Reference to published soil landscape mapping (eSPADE) indicates that the site is underlain by the Hat Head Soil (Variant hha) Landscape, comprising Pleistocene silicious sands.

The supplied *Report on Groundwater Impact Assessment* prepared by Douglas Partners includes Bore 7A within the subject site. The profile encountered in Bore 7A was described as sand with numerous indurated sand and clay inter-layers overlying basement clay from 2.7m.

GHD *Remediation Works, South West Rocks Remediation Action Plan* for the former fuel depot site to the north east described the ground model for that site as follows:

- Fill material comprising gravelly clay, sand and sandy clay to a maximum depth of 1 m below ground level (bgl);
- LAYER I - SAND - light brown to light grey fine to medium grained sand to a maximum depth of 7.2 m bgl (across the low-lying northern part of the site) and 8.0 m bgl (across the elevated southern part of the site); and
- LAYER 2 - BASAL SAND - light brown to dark brown, fine-grained sand interbedded with impermeable bands of iron cemented sands (coffee rock) underlying LAYER 1. Layer 2 extends to a maximum depth of 12.2 m (maximum depth of investigation). The thickness of the coffee rock is variable across the site and consists of one to three separate layers and lenses, ranging between 0.1 m to 2 m thick. These bands are discontinuous across the site and as such there may not be a clear distinction between the two layers

4.7 Groundwater

The Review of Groundwater Management for Concept Plan by Douglas Partners notes the average groundwater depth in Bore 7A was 0.45m. The groundwater contour diagram indicate a gradient to the south, towards the STP.

The supplied *Remediation Works, South West Rocks Remediation Action Plan*, by GHD (Report ref: 22/13517/81157, dated April 2008) for Lot 1 DP 445196 to the north east of the subject site notes the following groundwater features:

- A hydrocarbon groundwater contamination plume was present;
- Groundwater contour plan presented in the report appendices shows gradient in the vicinity of the fuel storage tanks flows to the north-east i.e. away from the subject site;
- It is understood that the site has since been remediated. It is noted that a Validation Report would have been prepared following the remedial works. A copy of that report should be sourced if available to assess for possible off-site migration from the former fuel depot site to the south west to the subject site.

A groundwater bore search on the Water NSW website indicates that there is a large number of licensed groundwater bores within 200 m of the site boundary as shown in Plate 2, however there are no registered boreholes within the site boundary.

Plate 2: *Licensed groundwater well locations. Approximate site boundary of partial Lot 44 DP1274452 is shown in red.*

4.8 Council Records

Reference to the Kempsey Shire Council Local Environment Plan (LEP) shows the site is currently zoned RU2, Rural Landscape.

4.9 Site History Summary

Based on available data the chronological development of the site was undertaken as summarised below:

- From 1959 to 1992 there was a fuel storage depot located to the north-east of the site in former Lot 1 DP 445196. It is understood that the site has since been remediated, however no details of the remediation works are available;
- The site was largely undisturbed until imagery from 1980 indicates clearing of a 3ha rectangle in the north-east corner of the site;
- The site was transferred to John McNiven in 1975;
- Imagery from 1988 indicates that the site has mostly been cleared but vegetation has then partially regrown;
- The site was purchased by Saltwater Developments in 1995;
- A large open drain was constructed inside the eastern boundary in 1997. The catchment for the drain would partly include the former fuel depot sites to the north east. The flow direction would be to the south where it discharges in the modified creek near the southern boundary of the site; and
- The site was purchased by TeeBee Holdings in 2012.

5 SITE CONTAMINATION ASSESSMENT

5.1 Conceptual Site Model

Based on the site observations and knowledge obtained about site activities as outlined above, potential Areas of Concern and Chemicals of Concern were identified for the assessment as outlined in Table 2. Refer to Figure 1 for location of the identified AECs within the site.

Table 2: Conceptual Site Model

Area of Environmental Concern	Mode of Potential Contamination	Chemicals of Concern
AEC1: Groundwater	Elevated TPH, BTEX, PAH and heavy metals in groundwater from historical fuel terminals located to the north-east.	Heavy Metals, TPH, BTEX, PAH
AEC2: Dumped Waste	Domestic or building waste dumped adjacent to existing tracks or existing dwellings on northern boundary	Heavy Metals, TPH, BTEX, PAH, OC/OPP, asbestos

Heavy Metals - Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel and Zinc
BTEX - Benzene, Toluene, Ethylbenzene and Xylene
TPH - Total Petroleum Hydrocarbons
PAH – Polycyclic Aromatic Hydrocarbons
OC/OPP – Organochlorine and Organophosphorus Pesticides

Based on the site observations and knowledge obtained about site activities as outlined above, potential exposure routes linking chemicals of concern with identified receptors to form plausible exposure routes are summarised in Table 3.

Table 3: Plausible Exposure Pathways

Area of Environmental Concern	Chemicals of Concern	Exposure Route	Receptors	Comment
AEC1: Groundwater	Heavy Metals, TPH, BTEX, PAH,	Inhalation, dermal contact	Site users, construction workers, services maintenance workers	Elevated TPH, BTEX, PAH and heavy metals within the groundwater from historical fuel terminals.
AEC2: Dumped Waste	Heavy Metals, TPH, BTEX, PAH, OC/OPP, asbestos	Ingestion, dermal contact	Site users, construction workers, future residents	Possible risk from historical dumping.

6 ASSESSMENT AND CONCLUSIONS REGARIDNG SITE CONTAMINATION

A Preliminary (Desktop) Site Contamination Assessment was undertaken to assess past and present potentially contaminating activities and contamination types and evaluate the site's suitability for residential use from a contamination perspective.

6.1 Summary

Based on the results outlined in this report the following points and recommendations are made:

- The Remediation and Validation Report for the former fuel storage depot site to the north east should be obtained if possible to assess potential risk of migration of contaminants from the site;

- A site walkover should be undertaken by a suitably qualified person to assess for visual contamination from illegal dumping along historical access tracks and adjoining residential properties;
- It is recommended that a Stage 1 Contamination Assessment that includes routine soil sampling and analysis be undertaken within the areas of environmental concern; and
- It is recommended that the Stage 1 Contamination Assessment include a groundwater assessment that includes routine ground water sampling and analysis for a range of contaminants associated with hydrocarbon storage.

6.2 Conclusion

Based on the results obtained in this investigation, the subject area within the western portion of Lot 44 DP1274452 is considered likely to be suitable for the proposed residential land use with regard to the presence of soil contamination pending the results of further sampling, analysis and assessment. However, further assessment of the potential groundwater contamination is recommended.

7 LIMITATIONS

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

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

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

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

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

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

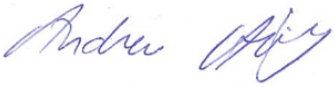
For and on behalf of Regional Geotechnical Solutions Pty Ltd

Prepared by

Tim Morris

Associate Engineering Geologist

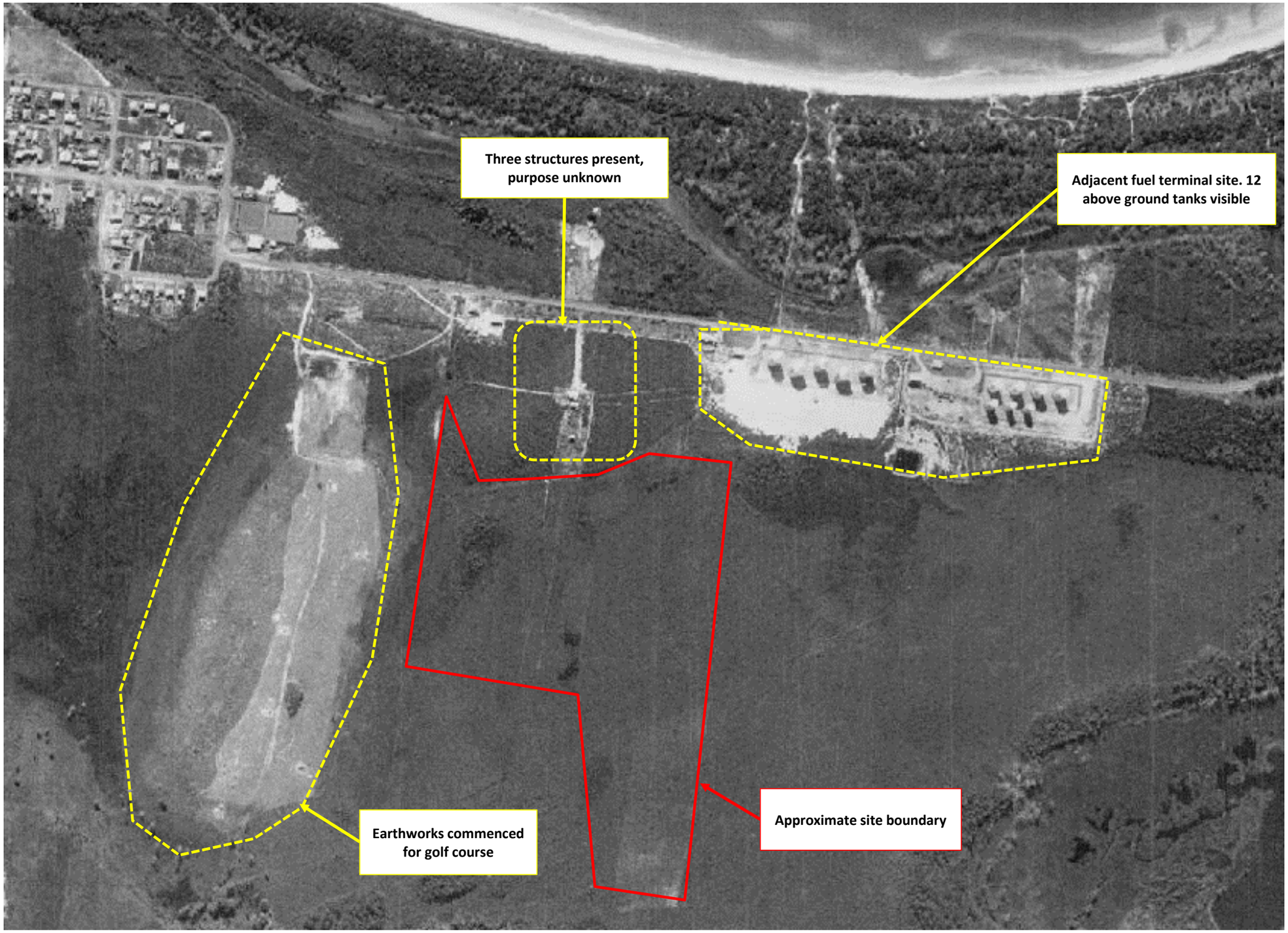
Reviewed by



Andrew Hills

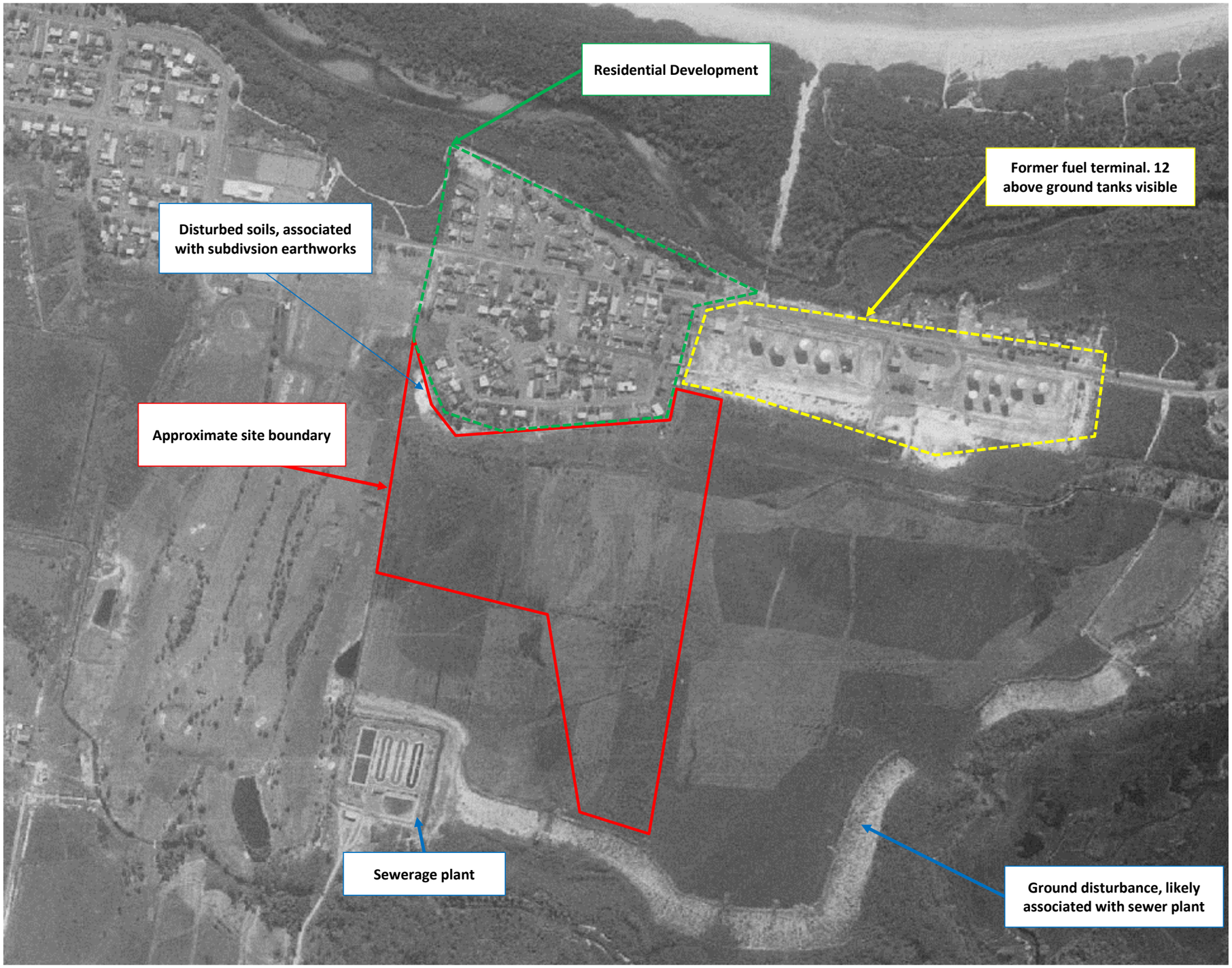
Senior Environmental Engineer

Figures

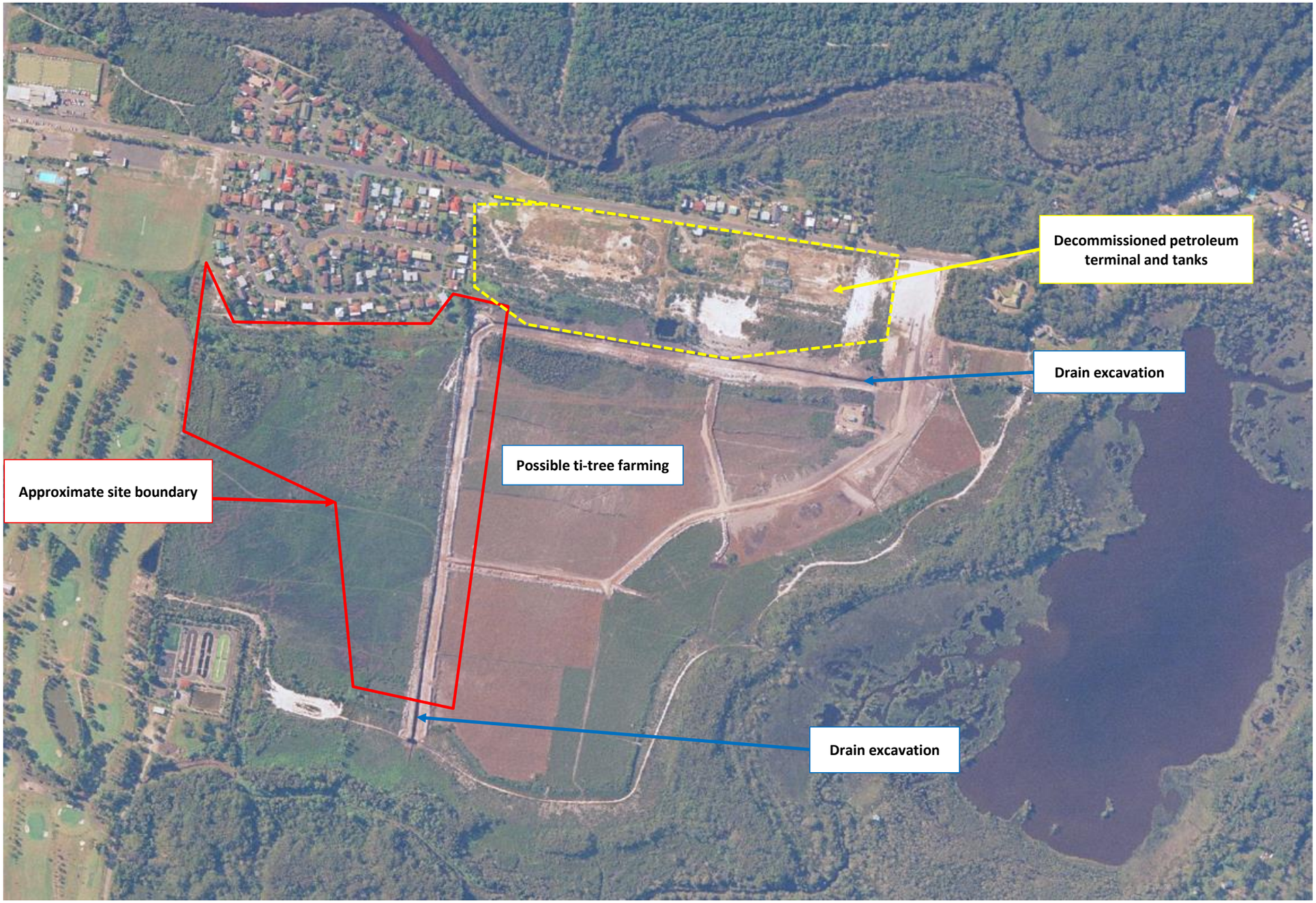


REGIONAL GEOTECHNICAL SOLUTIONS

Client:	SOUTH WEST ROCKS DEVELOPMENT	Job No.	RGS20970.4-AB
Project:	PROPOSED REZONING	Drawn By:	DS
		Scale:	NTS
	PART OF LOT 35 DP1214499, SOUTH WEST ROCKS	Date:	19-Dec-21
Title:	HISTORICAL IMAGERY 1967	Figure No.	**1**



REGIONAL GEOTECHNICAL SOLUTIONS	**Client:**	SOUTH WEST ROCKS DEVELOPMENT	Job No.	RGS20970.4-AB
	Project:	PROPOSED REZONING PART OF LOT 35 DP1214499, SOUTH WEST ROCKS	Drawn By:	DS
			Scale:	NTS
			Date:	19-Dec-21
	Title:	HISTORICAL IMAGERY 1988	Figure No.	**2**



REGIONAL GEOTECHNICAL SOLUTIONS	Client:	SOUTH WEST ROCKS DEVELOPMENT	Job No.	RGS20970.4-AB
	Project:	PROPOSED REZONING	Drawn By:	DS
			Scale:	NTS
		PART OF LOT 35 DP1214499, SOUTH WEST ROCKS	Date:	19-Dec-21
	Title:	HISTORICAL IMAGERY 1997	Figure No.	**3**

REGIONAL GEOTECHNICAL SOLUTIONS	**Client:**	SOUTH WEST ROCKS DEVELOPMENT	Job No.	RGS20970.4-AB
	Project:	PROPOSED REZONING	Drawn By:	DS
			Scale:	NTS
		PART OF LOT 35 DP1214499, SOUTH WEST ROCKS	Date:	19-Dec-21
	Title:	HISTORICAL IMAGERY 2020	Figure No.	**4**

Appendix A

Site History Documentation

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

Mobile: 0412 169 809
Email: search@alsearchers.com.au

20th December, 2021

REGIONAL GEOTECHNICAL SOLUTIONS PTY LTD
1/12 Jindalee Road,
PORT MACQUARIE, NSW, 2444

Attention: Daniel Soffer,

RE: **Lot 44 Shamrock Avenue,**
South West Rocks
RGS20970.2 AG

Current Search

Folio Identifier 44/1274452 (title attached)
DP 1274452 (plan attached)
Dated 18th December, 2021
Registered Proprietor:
TEEBEE HOLDINGS PTY LTD *(ACN 107 172 618)*

Title Tree
Lot 44 DP 1274452

Folio Identifier 44/1274452

Folio Identifier 35/1214499

Folio Identifier 35/1167775 & Folio Identifier 36/1167775

Folio Identifier 2/1128633

Folio Identifier 29/1100740

Folio Identifier 19/882846

Folio Identifier 510/850963

Folio Identifier 508/827889

Folio Identifier 505/774359

Folio Identifier 501/709042

Certificate of Title Volume 14132 Folio 160

Certificate of Title Volume 12445 Folio 47

Certificate of Title Volume 12392 Folio 182

Certificate of Title Volume 12168 Folio 201

Certificate of Title Volume 11879 Folio 48

Certificate of Title Volume 11250 Folio 16

Certificate of Title Volume 11056 Folio 239

Certificate of Title Volume 10874 Folio 177

Cont.

Cont.

Certificate of Title Volume 9803 Folio 196

Certificate of Title Volume 9312 Folio 46

Certificate of Title Volume 7831 Folio 166

Crown Land

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Index

T – Transfer
G – Grant

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Summary of proprietor(s)
Lot 44 DP 1274452

Year	Proprietor(s)	
	(Lot 44 DP 1274452)	
17 Dec 2021 – todate	Teebee Holdings Pty Ltd *(ACN 107 172 618)*	
	(Lot 35 DP 1214499)	
O6 May 2016	Teebee Holdings Pty Ltd *(ACN 107 172 618)*	T
13 Apr 2016	Teebee Holdings Pty Ltd *(ACN 107 172 618)*	
	(Lots 35 & 36 DP 1167775)	
23 Oct 2012	Teebee Holdings Pty Ltd *(ACN 107 172 618)*	T
27 Aug 2012	Saltwater Developments Pty Ltd *(ACN 067 437 745)*	
	(Lot 2 DP 1128633)	
18 Jul 2008	Saltwater Developments Pty Ltd *(ACN 067 437 745)*	
	(Lot 29 DP 1100740)	
14 Aug 2006	Saltwater Developments Pty Ltd *(ACN 067 437 745)*	
	(Lot 19 DP 882846)	
19 Jan 1999	Saltwater Developments Pty Ltd *(ACN 067 437 745)*	
	(Lot 510 DP 850963)	
12 Jul 1998	Saltwater Developments Pty Ltd *(ACN 067 437 745)*	
	(Lot 508 DP 827889)	
16 Aug 1995	Saltwater Developments Pty Ltd *(ACN 067 437 745)*	T
28 Jan 1993	John Pembrook McNiven, contractor	
	(Lot 505 DP 774359)	
17 Mar1988	John Pembrook McNiven, contractor	
	(Lot 501 DP 709042)	
10 Dec 1984	John Pembrook McNiven, contractor	
	(Lot 52 DP 608806 – CTVol 14132 Fol 160)	
23 May 1980	John Pembrook McNiven, contractor	
	(Lot 50 DP 568693 – CTVol 12445 Fol 47)	
24 Nov 1975	John Pembrook McNiven, contractor	T
28 May 1971	Allan Raymond McNiven, retired stock inspector	
	(Lot 159 DP 245822 – CTVol 12392 Fol 182)	
04 Apr 1974	Allan Raymond McNiven, retired stock inspector	

Cont.

Cont.

	(Lot 140 DP 244971 – CTVol 12168 Fol 201)	
26 Jul 1973	Allan Raymond McNiven, retired stock inspector	
	(Lot 125 DP 242744 – CTVol 11879 Fol 48)	
18 Jul 1972	Allan Raymond McNiven, retired stock inspector	
	(Lot 27 DP 238594 – CTVol 11250 Fol 16)	
04 Feb 1970	Allan Raymond McNiven, stock inspector	
	(Lot 12 DP 534995 – CTVol 11056 Fol 239)	
27 May 1969	Allan Raymond McNiven, stock inspector	
	(Lot 11 DP 530207 – CTVol 10874 Fol 177)	
03 Sep 1968	Allan Raymond McNiven, stock inspector	
	(Lot 9 DP 222120 – CTVol 9803 Fol 196)	
09 Sep 1964	Allan Raymond McNiven, stock inspector	
	(Lot 3 DP 209192 – CTVol 9312 Fol 46)	
14 Nov 1962	Allan Raymond McNiven, stock inspector	
	(Portion 280 Parish Arakoon – Area 276 Acres – CTVol 7831 Fol 166)	
05 Feb 1960	Allan Raymond McNiven, stock inspector	G
	(Portion 280 Parish Arakoon – Area 276 Acres)	
Prior- 05 Feb 1960	Crown Land	
(1957 – 1960)	*(Conditional Purchase 1957/4 Kempsey to Allan Raymond McNiven)*	
(1939 – 1960)	*(Part of Bird & Animal Sanctuary proclaimed Government Gazette 27th Jan 1939)*	
(1910 – 1957)	*(Crown Lease 10/17 Kempsey to John Henry Dennis)*	

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