FOUNDATION EARTH SCIENCES

PRELIMINARY SITE INVESTIGATION (PSI)

Property Address

2-12 Middleton Avenue, 16-20 Carrington Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue, Castle Hill NSW

Prepared for

Arada

Date

May 2025

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ABBREVIATIONS

AIP	*Australian Institute of Petroleum Ltd*	**QA/QC**	*Quality Assurance, Quality Control*
ANZECC	*Australian and New Zealand Environment and Conservation Council*	**RAC**	*Remediation Acceptance Criteria*
AST	*Aboveground Storage Tank*	**RAP**	*Remediation Action Plan*
BGL	*Below Ground Level*	**RPD**	*Relative Percentage Difference*
BTEX	*Benzene, Toluene, Ethyl benzene and Xylene*	**SAC**	*Site Assessment Criteria*
COC	*Chain of Custody*	**SVC**	*Site Validation Criteria*
DA	*Development Approval*	**SWL**	*Standing Water Level*
DP	*Deposited Plan*	**TCLP**	*Toxicity Characteristics Leaching Procedure*
DQOs	*Data Quality Objectives*	**TPH**	*Total Petroleum Hydrocarbons*
EPA	*Environment Protection Authority*	**UCL**	*Upper Confidence Limit*
ESA	*Environmental Site Assessment*	**UST**	*Underground Storage Tank*
HIL	*Health-Based Soil Investigation Level*	**VHC**	*Volatile Halogenated Compounds*
LGA	*Local Government Area*	**VOC**	*Volatile Organic Compounds*
NEHF	*National Environmental Health Forum*	**DPI**	Department of Primary Industries
NEPC	*National Environmental Protection Council*		
NHMRC	*National Health and Medical Research Council*		
OCP	*Organochlorine Pesticides*		
OPP	*Organophosphate Pesticides*		
PAH	*Polycyclic Aromatic Hydrocarbon*		
PCB	*Polychlorinated Biphenyl*		
PID	*Photo Ionisation Detector*		
PQL	*Practical Quantitation Limit*		

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EXECUTIVE SUMMARY

Foundation Earth Sciences was appointed by Arada to undertake a Preliminary Site Investigation (PSI) for the property situated at 2-12 Middleton Avenue, 16-20 Carrington Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue, Castle Hill NSW ("the site").

The proposed development includes the demolition of the existing structures and the construction of a mixed use commercial and residential flat building with two level basement, lower ground floor and associated landscaping areas.

Soils sampled across the Site were assessed against the Site Acceptance Criteria (SAC) provided by the National Environment Protection (Assessment of Site Contamination) Measure (NEPM 2013) Table 1A - Residential B.

The soil data concluded the following:

- The soil laboratory results were below the adopted detection limits and/or the relevant guideline criteria.
- No identified asbestos was detected in the soil samples analysed. No fibro cement fragments were observed in the fill material located within the borehole locations at the time of the site inspection.

Based on the historical review, environmental information, proposed development and laboratory results of the investigation, the site is ***suitable*** for the proposed development, subject to the following:

- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).

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- An unexpected finds protocol has been identified in **Appendix L** and should be followed during the excavation phase of the development.
- An asbestos clearance including site surface sampling is recommended to be completed once all building debris and soil stockpiles have been cleared from the site surfaces.

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1.0 INTRODUCTION

Foundation Earth Sciences was appointed by Arada to undertake a Preliminary Site Investigation (PSI) for the property situated at 2-12 Middleton Avenue, 16-20 Carrington Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue, Castle Hill NSW ("the site").

This PSI has been requested to determine the potential for onsite contamination arising from any areas of concern located within the site and its surrounding area. This report shall provide a preliminary assessment of any site contamination and, if required, provide a basis for a more detailed investigation.

A site visit was undertaken on the 20TH May 2025. Fieldwork and reporting were conducted in general accordance with the Foundation Earth Sciences proposal and with reference to relevant regulatory criteria and Foundation Earth Sciences fieldwork protocols.

The format of this report closely follows that recommended in the NSW Environment Protection Authority (EPA), "*Consultants Reporting on Contaminated Land*" – 2020.

2.0 OBJECTIVE

The objective of this PSI was to assess the potential for the soils at the site to have been impacted by previous and current activities undertaken at or adjacent to the site and to assess the site suitability for the continued rural residential use.

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This report may also recommend additional investigations and / or remediation works and possible strategies for the management of the site.

3.0 SCOPE OF WORKS

The scope of works for this PSI included:

- Research and review of the information available, including previous environmental investigations, past and current titles, aerial photographs, EPA records and anecdotal evidence, site survey, site records on waste management practices;
- Site walkover, including research of the location of sewers, drains, holding tanks and pits, spills, patches of discoloured vegetation, etc;
- Quality Assurance/Quality Control (QA/QC): work will be undertaken in accordance with relevant regulations and are consistent with industry standards; and
- Preliminary Soil Sampling.

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4.0 SITE IDENTIFICATION

4.1 Site identification

The site is identified as follows:

Table 1: Site Identification Review

Site Identifier	Site Details	
Site Location	2-12 Middleton Avenue, 16-20 Carrington Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue, Castle Hill NSW	
Lot/DP	Lot 2 in DP 1257535; Lot 26 in DP247890; lot 27 in DP247890; Lot 28 in DP253774; Lot 2 of DP253774; lot 19 in DP247890; lot 30 in DP247890; lot 31 in DP247890; lot 32 in DP247890; lot 20 in DP247890; Lot 21 in DP247890; lot 22 in DP247890; lot 23 in DP247890; lot 24 in DP247890; lot 1 in DP243774	
Site Coordinates #	NW Corner: Latitude: -33.727876811493154, Longitude: 150.98827245605818	
Parish	Castle Hill	
County	Cumberland	
Site Area	Approximately 1.4 ha	
Local Government Area (LGA)#	The Hills Shire Council	
Zoning##	R4 – High Density Residential	
Surrounding Land Uses	*North*	residential
	South	residential
	East	residential
	West	residential

Notes:

Refer to NSW LPI "Six Maps" https://maps.six.nsw.gov.au/

https://www.planningportal.nsw.gov.au/find-a-property

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5.0 SITE HISTORY

5.1 Underground Services

'Dial Before You Dig' plans were requested and reviewed for the Site. Plans were provided by Endeavour Energy, Jemena Gas North, Metro Trains Sydney Pty Ltd, NBN Co NswAct, Nextgen, Optus and/or Uecomm, Sydney Metro, Sydney Water, Telstra NSW Central, The Hills Shire Council & Transport for NSW. The plans did not indicate the presence of any major underground services or utility easements at the site, apart from Endeavour Energy, Jemena Gas North, Sydney Water and Telstra.

The plans provided by Endeavour Energy indicated asbestos and mains lines along the northern, western and southern boundaries of the site. The Jemena Gas plans indicated connection points along Sexton Ave that run within the site. NBN plans indicated two connection points that run within the site, along Carrington Ave. The plans provided by Sydney Water indicated a sewer mains line that runs through the centre of the site (north to south), along the western boundary and in the north-eastern corner of the site. The Telstra plans indicated multiple connection points throughout the site, including a pillar structure. It is noted that these underground services are considered potential preferential pathways.

Refer to **Appendix A** – BYDA Plans.

5.2 Review of Aerial Photographs

Several aerial photographs were obtained from the Land and Property Information Spatial Information Exchange website. The results of this review are presented in the following table:

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Table 2 Review of Aerial Photographs

Year	Site		Surrounding areas
1947	Rural Residential and Agricultural	The site appeared to be part of a larger rural residential/agricultural property, with storage structures present in the south-western and north-eastern corner, a road running through the centre of the site, and agricultural practices observed in the south-eastern corner.	N: Road then agricultural land S: Agricultural land E: Rural residential then market gardening practices, and agricultural land W: Agricultural land
1970	Rural Residential and Agricultural	The storage structures to the south-western and north-eastern corners of the site appeared to be redeveloped into residential houses. Market gardening practices appeared to be established on the majority of the site.	N: Recreational space (sporting fields) have been established S: Market gardening practices E: Some of the agricultural practices have been removed W: Rural residential dwellings have been developed.

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1978	Residential	The site has been subdivided into fourteen (14) properties, most of which had residential dwellings, with associated infrastructure (driveways and garages). On property appeared to be vacant.	N: The recreational spaces appeared to be expanded, with more sports fields and dwellings being constructed. S: Residential developments have been constructed to the south, as well as a road long the southern boundary of the site. E: A new road has been developed, along with a number of residential properties. Some properties also appeared to be vacant. W: A new road, along the western boundary of the site, has been developed. The rural residential properties appeared to be subdivided into a number of residential properties.
1986	Residential	The vacant land, and the north-east corner of the site which was previously vacant appeared to have residential properties developed. Some additional features, such as pools and external storage features have been added to other properties.	N: A sealed car park has been developed near the recreational area. S: More residential properties have been developed. E: The vacant properties appeared to have residential dwellings constructed. W: Some residential properties have been redeveloped, and new properties constructed.
1991	Residential	No major changes, other than one of the properties (to the south-west) appeared to be redeveloped.	No major changes, other than the development of a large recreational structure to the north of the site, as well as some additional residential dwellings to the north-east.
1998	Residential	No major changes	No major changes
2005	Residential	No major changes	No major changes

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2013	Residential	Some of the residential properties appeared to be redeveloped.	No major changes other than a construction site observed to the north.
Current	Residential	Same as per inspection (Section 7.2)	No major changes, other than development of a Metro train station, vacant properties to the north, and a construction site to the south.

Prior to 1947, the site appeared to be used as a rural residential and agricultural property. By 1970, the two rural residential dwellings appeared to be developed on the site, in addition to expanded market gardening practices. By 1978, the site appeared to be subdivided into fourteen (14) properties, most of which were used for residential dwellings. By 1986, the vacant lots within the site had been developed into residential properties, with the lot boundaries being those observed today. Other features, such as storage structures and pools, had also been developed within the site. Between 1991 and the present time, no major changes were observed other than some of the residential dwellings appearing to be redeveloped.

Between 1947 and 1970, the surrounding areas appeared to be used for rural residential and agricultural purposes (including market gardening), except for properties to the north which appeared to be redeveloped into recreational areas (sporting fields). By 1978, several residential properties appeared to be developed to the south, east and west of the site, as well as new roads. This development continued into the 1980s, with vacant properties being developed into residential lots, and some properties being redeveloped. A sealed carpark was also constructed in the recreational area to the north. From 1991 to the present time, no major changes were observed in the areas south, west and east of the site. To the north, in 1991, it was observed a large recreational structure was developed. This property was later observed to be under construction, and at the present time, vacant land and a Metro station had been developed.

Refer to **Appendix B** – Historical Aerial Photographs.

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5.3 Title search

A review of historical documents held at the NSW Department of Lands offices was undertaken to characterise the previous land use and occupiers of the site.

Table 3a Historical land title data

Lot 1 in DP 253774 (16-20 Carrington Road, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
3/03/2010	Grant Perry & Sharon Perry	
20/10/1998	Grant Perry & Sharon Dawson	
31/08/1995	Anthony Horwick & Mira Horwick	
26/06/1992	Peter Mcloughlin & Beverly Ann McLoughlin	
21/11/1985	Susane Laurice Kentwell	
15/02/1980	John Miller & Margaret Miller	
2/03/1978	Laurance Desmond Thomas	
17/05/1977	La Grange Pty Ltd	
13/09/1819	Michael Hancey	

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Table 3b Historical land title data

Lot 27 in DP 247890 (16-20 Carrington Rd, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
24/02/2010	Grant Perry & Sharon perry	
4/12/2001	Mark Churcher & Julie Churcher	
31/10/1988	Vivienne Andrews	
14/05/1985	Keith Slater & Barbara Slater	
8/11/1979	Glen Hollis & Rodney Hollis	
22/02/1977	Laurence Ariansen & Helen Ariansen	
14/12/1976	Coachwood Homes Pty Ltd	
31/10/1974	E Long Co Pty Ltd	
13/09/1819	Michael Hancey	

Table 3c Historical land title data

Lot 26 in DP 247890 (16-20 Carrington Rd, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
13/11/2014	Carla Knox	
6/03/1987	Christopher Knox & Carla Knox	
15/02/1977	Brian Ross & Helen Ross	

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14/12/1976	Coachwood Homes Pty Ltd	
31/10/1974	E Long Co Pty Ltd	
13/09/1819	Michael Hancey	

Table 3d Historical land title data

Lot 32 in DP 247890 (4-6 Fishburn Cres , Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
2/06/2023	AA Investments	
6/07/2018	Dawn Esme Rees	
3/06/1977	Barry Rees & Dawn Esme Rees	
19/03/1976	Werner Kenzack & Marita Kenzack	
31/10/1974	E Long Co Pty Ltd	
13/09/1819	Michael Hancey	

Table 3e Historical land title data

Lot 31 in DP 247890 (4-6 Fishburn Cres, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
31/01/2012	Craig Hopkinson & Vanessa Hopkinson	

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1/07/1999	Colin Crabtree & Robyn Crabtree	
24/09/1987	David Persoll	
2/03/1984	David Persoll & Helen Persoll	
9/03/1979	Clive Chaloner & Nela Chaloner	
19/08/1975	William Simpson & Janice Simpson	
31/10/1974	E Long Co Pty Ltd	
13/09/1819	Michael Hancey	

Table 3f Historical land title data

Lot 2 in DP 1257353 (2-12 Middleton Ave, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
5/05/2022	Change Room Life Pty Ltd	
???	Brooke Erin Rose	
9/07/1987	Stan Baronski	
1/02/1978	Heinrich Ohlig & Eileen Ohligh	
4/03/1976	Zatta Homes Pty Ltd	
31/10/1974	E Long Co Pty Ltd	
13/09/1819	Michael Hancey	

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Table 3g Historical land title data

Lot 24 in DP 247890 (2-12 Middleton Ave, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
4/12/2002	Dustyne Gay Cooke & Scott Andrew Tavnes	
24/08/1988	Kennith Playford & Frances Playford	
19/08/1977	David Wai Ng & Robin Anne Ng	
4/03/1976	Zatta Homes Pty Ltd	
31/10/1974	E. Long Co Pty Ltd	
13/09/1819	Michael Hancey	

Table 3h Historical land title data

Lot 23 in DP 247890 (2-12 Middleton Ave , Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
27/02/2004	Anhar Hindi	
20/03/1987	Samir Hindi & Anhar Hindi	
12/02/1980	Coachwood Homes Pty Ltd	
1/01/1980	Ming Sin Lau & Mai Ping Lau	
?	Ming Sun Lau & Elenny Yuet Lau	

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13/09/1819	Michael Hancey	

Table 3i Historical land title data

Lot 22 in DP 247890 (2-12 Middleton Ave, Castle Hill NSW		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
5/09/2006	Phary So	
30/07/2002	Phary So & Quang Sohan	
15/03/2000	Craig Dunning	
14/11/1996	Tommy Hughs	
2/05/1990	Auit Singh & Veena Singh	
10/08/1976	Laurel Mahnouri	
21/08/1975	Michael Mahnouri & Laurel Mahnouri	
31/10/1974	E Long Co Pty Ltd	
13/09/1819	Michael Hancey	

Table 3j Historical land title data

Lot 21 in DP 247890 (2-12 Middleton Ave, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
1/2/2004	Mavph Pty Ltd	
11/11/2002	Wenshi Chai & Yongqin Zhu	

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29/09/1998	Brett Dewhirst & Susan Dewhirst	
18/08/1993	Grame Ferguson & Linda Ferguson	
?	Grame Ferguson &Nicholas Tamp	
30/10/1985	Ivy Alice Maurer	
1/12/1975	Stewart Mckern & Olga Ann Mckern	
31/10/1974	E Long Co Pty Ltd	
13/09/1819	Michael Hancey	

Table 3k Historical land title data

Lot 20 in DP 247890 (2-12 Middleton Ave, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
8/04/1987	John Campell Duff Tytler & Marina Duff Tytler	
21/06/1977	Abdur Khan & Janice Khan	
31/10/1974	E. Long Co Pty Ltd	
13/09/1819	Michael Hancey	

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Table 3l Historical land title data

Lot 2 in DP 253774 (25-31 Sexton Ave, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
11/06/2008	Andrew Mcartney & Kim Mcartney	
16/11/1983	Martin Webb & Elizabeth Webb	
22/01/1981	Annette Wyllie	
15/05/1979	H&H Constructions Pty Ltd	
2/03/1978	Laurance Thomas	
17/05/1977	La Grange Pty Ltd	
13/09/1819	Michael Hancey	

Table 3m Historical land title data

Lot 28 in DP 247890 (25-31 Sexton Ave, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
5/05/1977	Derek Warren Heiler & Diane Heiler	
3/10/1974	E. Long Co Pty ltd	
13/09/1819	Michael Hancey	

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Table 3n Historical land title data

Lot 29 in DP 247890 (25-31 Sexton Ave , Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
11/04/2011	Daniel Whittle & Amanda Whittle	
15/04/1998	Gerlad Mackin & Juliana Mackin	
17/03/1995	Gary Steinberg	
21/03/1980	William Harding & Margaret Harding	
14/01/1977	Anthony Milauskas & Annette Milauskas	
3/10/1974	E. Long Co Pty ltd	
13/09/1819	Michael Hancey	

Table 3o Historical land title data

Lot 30 in DP 247890 (25-31 Sexton Ave, Castle Hill NSW)		
Year	**Proprietor**	**Company/ Personal occupation/ other**
27/02/2024 - Current	Carrington Road Developments Pty Ltd	
18/12/1998	Eyman Ahmed & Elizabeth Ann Doyle	
9/05/1977	Peter Barden & Christine Barden	

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3/10/1974	E. Long Co Pty ltd	
13/09/1819	Michael Hancey	

In summary, the land titles have indicated the following:

- In 1819, the site was owned by a private entity (Michael Hancey).
- In 1974, it was noted that most of the properties were owned by a commercial entity (E Long Co Pty Ltd). From this time until 2024, the site was owned by several private and commercial entities.
- In 2024, the site became owned by Carrington Road Developments Pty Ltd, a commercial entity.

Refer to **Appendix C** – Land Title Information.

5.4 NSW EPA Contaminated Land Records, List of Notified Sites and POEO Records

5.4.1 NSW EPA Contaminated Land 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 within the vicinity of the site with current notices. 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.

Refer to **Appendix D** – NSW EPA Records.

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5.4.2 NSW EPA POEO Register

A search of the POEO Register revealed the subject site is not listed on the register.

Refer to **Appendix D** – NSW EPA Records.

5.4.3 NSW EPA List of Notified 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 23rd of May 2025. The search indicated the site was not listed.

Refer to **Appendix D** – NSW EPA Records.

5.5 Preliminary PFAS 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.

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Table 4 PFAS Investigation Screening

Preliminary Screen	Risk of Occurrence
Any past or present site activity listed in NEMP 2020 as being activity associated with PFAS contamination? No	L
Any past or present off-site activity up-gradient/adjacent to the site listed in NEMP 2020 as being activity associated with PFAS contamination?	L
Did fire training involving the use of suppressants occur from 1970 to 2010?	L
Have fuel fires ever occurred on site from 1970 to 2010?	L
Have PFAS been used in manufacturing or stored on site?	L
Could PFAS have been imported to the site in fill material from a site activity listed in NEMP 2020?	L
Could PFAS contaminated groundwater or run-off migrated to the site?	Not Suspected
Is the site or adjacent site listed in the NSW EPA PFAS Investigation Program?	No
If the risk is medium or high in any of the above, does the inclusion of preliminary sampling/testing of PFAS in soil (including ASLP) and water need to be included?	No

- Note 1
  - Risk: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale),
  - M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale);
  - H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale); r
  - Risk, N/A – not applicable (or "-")].
  - No /Yes

- Note 2 Activities listed in Appendix B of the NEMP (2020).
- Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.
- Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, ScotchguardTM and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam.
- Note 5 https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program

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The potential for PFAS to be present on-site was considered low and thus subsequent preliminary PFAS sampling / analysis of soil is considered unwarranted.

Refer to **Appendix D** – NSW EPA Records.

5.6 Previous Reports

No previous relevant environmental investigation reports were provided or identified at the time of writing this report.

5.7 SafeWork NSW

Foundation Earth Sciences inspected the site on the 20th May 2025 and there were no visual indicator of USTs and/or related infrastructure in accessible areas. Therefore, based on the weight of evidence above, no SafeWork NSW search was undertaken for this site.

5.8 Anecdotal evidence

Anecdotal evidence was not found for this site.

5.9 Integrity Assessment

The information found in the historical sources has been found to be in general concurrence. It is therefore considered that accuracy of this data is acceptable for this investigation.

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6.0 SITE CONDITION AND SURROUNDING ENVIRONMENT

Table 5: Site Condition and Surrounding Environment Review

Site Information	Descriptions					
Sensitive Receivers	The nearest sensitive human receptors are the current and future users of the site, construction workers during the site redevelopment and the public. The nearest downgradient waterbody is Cattai Creek, located 325m to the west of the site.					
Soil Landscape *Review of NSW Soil and Land Information website ESPADE.*	The Soil Landscape Map viewed on NSW ESPADE indicates that the site is located within the Glenorie Landscape Area, comprising of: undulating to rolling low hills on Wianamatta Group shales. Local relief 50-80m, slopes 5-20%. Narrow ridges, hillcrests and valleys. Extensively cleared tall open-forest (wet schlerophyll forests).					
Topography *Review of NSW Soil and Land Information website ESAPDE.*	Low rolling and steep hills. Local relief 50-120m, slopes 5-20%. Convex narrow (20-300m) ridges and hillcrests grade into moderately inclined sideslopes with narrow concave drainage lines. Moderately inclined slopes of 10-15% are the dominant landform elements.					
Geological Profile	The Geological Map of Penrith (Geological Series Sheet 9030, Scale 1:100,000, Edition 1, 1991) published by the Department of Minerals and Energy indicates the residual soils within the site to be underlain by Triassic Age Shale of the Wianamatta Group, comprising dark grey to black claystone, siltstone and fine sandstone-siltstone laminite.					
Presence of Acid Sulphate Soils	A review of the "NSW eSPADE" map indicated that the site is in an area of "no known occurrence" of acid sulphate materials within the ground soil profile.					
Localised Hydrogeology Review of DPI (Office of Water) Database.	**Number**	**Location from Site**	**Depth (m BGL)**	**SWL (m BGL)**	**Use**	**Water Bearing Zones**

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Site Information	Descriptions					
Appendix H – DPI (Office of Water) Database Records.	GW107601	521m NW	35.34	-	Monitoring Bore	-
	GW100981	680m NE	102.00	8.00	Domestic	16.50-17.00, 79.50-80.00 & 94.50-85.00
	GW111751	1.6km SE	19.70	-	Monitoring Bore	-
Nearest Surface Water Body	The nearest downgradient waterbody is Cattai Creek, located 325m to the west of the site.					
Local Meteorology (Bureau of Meteorology BOM website) **Appendix I** – BOM Data.	The monthly rainfall of the local surrounding area is represented by the data collected from the BOM rainfall gauge located in North Rocks (Muirfield Golf Club), located approximately 4.2km from Castle Hill. The records indicate that the annual mean rainfall recorded for the month of May (date of fieldwork) was 58.9mm.					
Nearest Active Service Station & Dry Cleaner (Google Maps Search)	Service station is 1.8km south-east of the site. Dry cleaners are 600m west of the site.					

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7.0 PROPOSED DEVELOPMENT

The proposed development includes the demolition of the existing structures and the construction of a mixed use commercial and residential flat building with two level basement, lower ground floor and associated landscaping areas.

Refer to **Appendix K** – Proposed Development Plans.

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8.0 SITE INSPECTION

8.1 Site observations

The site was visited on the 20th of May 2025 to inspect the site for any potential sources of contamination. The following observations were made:

Table 6: Site Inspection Review

Factors Considered	Description of Sites
Buildings & Structures on Site	The site appeared to be cleared of all previous features and structures. Several stockpiles of building debris and /or soil were observed across the site. Some areas were noted as having the grass and topsoil have been stripped.
Percentage Hard-standing surface	Approximate 5-10%
Concrete Condition	N/A
Chemical Storage	Chemical storage areas were not noted at the time of the site inspection in accessible areas.
Above and Underground Storage Tanks	No ASTs or USTs were noted at the time of the site inspection in accessible areas.
Septic Pit	No septic tank was identified on site
Nearby Electrical Transformers	No electrical transformers are located within the site.
Asbestos	No fibro cement fragments were identified within the borehole locations.
Site Vegetation	Appeared healthy.
Soil Staining and Odours	No odours were identified within the property. No significant soil staining was noted during the inspection.
Stormwater and Sewer	Stormwater appeared to be connected to the local utilities.

Refer to **Figure 1** - Site Locality and **Figure 2** - Site Features and Borehole Location Plan.

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9.0 CONCEPTUAL SITE MODEL (CSM)

Based on the above information, site history and site walkover, the areas of potential concern and associated contaminants for the site CSM were identified. These are summarised in the following table.

Table 7: Areas and Contaminants of Concern

Known and potential contamination source	Associated Contaminants
Historical Site Uses (Agricultural, Rural Residential, Residential)	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
Surrounding Land Uses (Agricultural, Residential, Recreational, Train Line)	Heavy Metals, TRH, BTEX, PAH, OCP, PCB & Asbestos
Potential Pesticides Use	OCP
Car parking Areas	TRH, BTEX, PAH
Building degradation/ Demolition	Heavy Metals and Asbestos

Table 8: Potentially Contaminated Media

Known and potential contamination source	Associated Contaminants
Fill Material	There is the potential for contamination to be present in the upper fill material.
Groundwater	There is the potential for the leaching of contaminants into groundwater onsite and migration of the contaminants.

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Potential for Migration

Contaminants generally migrate from site via a combination of windblown dusts, rainwater infiltration, groundwater migration and surface water runoff. The potential for contaminants to migrate is a combination of:

- The nature of the contaminants (solid/liquid and mobility characteristics);
- The extent of the contaminants (isolated or widespread);
- The location of the contaminants (surface soils or at depth); and
- The site topography, geology, hydrology and hydrogeology.

The potential contaminants identified as part of the site history review & site inspection are present in solid (e.g. impacted fill, asbestos) & liquid (e.g. dissolved in water) forms.

Aerial photography has indicated that there were several unsealed ground surfaces and therefore there is the potential for migration of contaminants via wind-blown dust.

Rainfall infiltration at the site is expected to occur in unsealed areas. There is therefore the potential that soil contamination could result in impacts to shallow groundwater.

Potential Exposure Pathways

Potential exposure pathways include:

- Dermal;
- Ingestion; and
- Inhalation.

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Due to the presence of exposed potentially impacted soil/fill on ground surfaces, dermal exposure is considered a potential exposure pathway.

There is low risk potential for vapour to be present in the underlying profile within the site based on the sampling results.

The potential for ingestion of soil is considered as a potential exposure pathway.

Dermal and inhalation exposure pathways by potentially contaminated groundwater and/or vapour are considered as a low concern based on historical land use.

Receptors

Potential receptors of environmental impact present within the site which will be required to be addressed with respect to the suitability of the site for the proposed use include:

- Excavation/construction/maintenance workers conducting activities at the site, who may potentially be exposed to COPCs through direct contact with impacted soils, Vapour Intrusion and/or groundwater present within excavations and/or inhalation of dusts/fibres associated with impacted soils.
- Future occupants/users of the site may potentially be exposed to COPCs through direct contact with impacted soils and/or ingestion of impacted soils and/or inhalation of dusts/fibres associated with impacted soils and/or exposure to vapour; and/or
- Offsite sensitive receptors of groundwater.
- Flora species to be established on vegetated areas of the site.
- Cattai Creek

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Preferential Pathways

For the purpose of this assessment, preferential pathways have been identified as natural and/or man-made pathways that result in the preferential migration of COPCs as either liquids or gases.

Man-made preferential pathways are present throughout the site, generally associated with fill materials and services present beneath existing ground surface. Fill materials and service lines are anticipated to have a higher permeability than the underlying natural soil and/or bedrock.

'Dial Before You Dig' plans were requested and reviewed for the Site. Plans were provided by Endeavour Energy, Jemena Gas North, Metro Trains Sydney Pty Ltd, NBN Co NswAct, Nextgen, Optus and/or Uecomm, Sydney Metro, Sydney Water, Telstra NSW Central, The Hills Shire Council & Transport for NSW. The plans did not indicate the presence of any major underground services or utility easements at the site, apart from Endeavour Energy, Jemena Gas North, Sydney Water and Telstra.

The plans provided by Endeavour Energy indicated asbestos and mains lines along the northern, western and southern boundaries of the site. The Jemena Gas plans indicated connection points along Sexton Ave that run within the site. NBN plans indicated two connection points that run within the site, along Carrington Ave. The plans provided by Sydney Water indicated a sewer mains line that runs through the centre of the site (north to south), along the western boundary and in the north-eastern corner of the site. The Telstra plans indicated multiple connection points throughout the site, including a pillar structure. It is noted that these underground services are considered potential preferential pathways.

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10.0 REVIEW OF DATA QUALITY OBJECTIVES

The DQOs were also prepared using Appendix IV of the Site Auditor Guidelines. These require 7 steps. The steps being

a. State the problem
b. Identify the decisions
c. Identify inputs to decision
d. Define the study boundaries
e. Develop a decision rule
f. Specify limits on decision errors
g. Optimise the design for obtaining data

10.1 State the Problem

The site requires to be confirmed suitable for the continued mixed commercial and residential use. The site has some areas of potential concern, those being impacts from historical & current uses (Agricultural / Residential), imported fill of unknown origin, potential pesticide use, degradation of the building materials and leakages from vehicles on site.

Technically defensible evidence needs to be provided so that the identified Site does not present an unacceptable risk to human health or the environment and is suitable for the intended land use.

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10.2 Identify the Decisions

The decisions to be made on the contamination and the new environmental data required includes considering relevant site contamination criteria for each medium (fill, soil and sediment). A proposed use of the 95% UCL on the mean concentrations for all soil chemicals of potential concern must be less than the site criteria identified for the relevant land use suitability.

The decisions made in completing this assessment are as follows:

- Does the site or is the site likely to present a risk of harm to humans or the environment
- Is the site currently suitable for the proposed high density residential land use?
- Is there a potential for soil and groundwater contamination?
- Is there a potential for offsite migration issues?
- Do the sampling results meet the site criteria proposed?
- If not, does the site require remediation works

10.3 Identify Inputs to Decision

This step requires the identification of the environmental variables/characteristics that need measuring, identification of which media (fill, soil etc.) need to be collected, identification of the site criteria for each medium of concern and appropriate analytical testing. Inputs include:

- Existing site information

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- Site history
- Regional geology, topography and hydrogeology
- Potential contaminants
- Proposed Land Use
- Site assessment criteria
- Results as measured against criteria

10.4 Define the Study Boundaries

Specific spatial and temporal aspects must be provided to identify the boundaries of the investigation and to identify any restrictions that may hinder the assessment process. The site is located at 2-12 Middleton Avenue, 16-20 Carrington Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue, Castle Hill NSW. The site is approximately 1.4ha in area.

9.5 Develop a Decision Rule

The information obtained through this assessment will be used to characterise the soils on the site in terms of contamination issues and risks to human health and the environment. The decision rule in characterising the site will be as follows:

- Laboratory test results will be measured against the criteria provided within this report
- The site will be deemed suitable for the proposed use if the following criteria are fulfilled:
    - Soil and groundwater concentrations are within background levels.
    - QA/QC shows data can be relied upon.
    - Results generally meet regulatory criteria.
    - Results are from NATA accredited laboratories.
    - Detection limits are below assessment criteria.
    - Results can be shown to be of minimal concern.

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9.6 Specify Limits on Decision Errors

The limits on decision errors for this assessment are as follows:

- The assessment criteria adopted from the guidelines within this report have risk probabilities already incorporated.
- The acceptable limits for inter/intra laboratory duplicate sample comparisons are laid out within our protocols.
- The acceptable limits for laboratory QA/QC parameters are based upon the laboratory reported acceptable limits and those stated within the NEPM 1999 Guidelines (2013 Amendment).

9.7 Optimise the Design for Obtaining Data

A resource-effective sampling and analysis design was undertaken for data collection that satisfies the DQO's. The sampling and analytical plan is designed to avoid Type 1 and Type 2 errors and includes defining minimum sample numbers required to detect contamination as determined with procedures provided in the NSW EPA (2022) "Sampling Design Guidelines Part 1: Application". NSW Environmental Protection Authority. NSW EPA (2022) "Sampling Design Guidelines Part 2: Interpretation". NSW Environmental Protection Authority.

Furthermore, only laboratories accredited by NATA for the analysis undertaken were used. The laboratory data was assessed from quality data calculated during this assessment. Field QA/QC protocols adopted and incorporate traceable documentation of procedures used in the sampling and analytical program and in data verification procedures.

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11.0 PRELIMINARY SOIL INVESTIGATION

The preliminary soil investigation took place on the 20th May 2025 and was designed to meet the Data Quality Objectives.

10.1 Soil Assessment

Eight (8) soil samples were recovered from eight (8) boreholes labelled S1-S8. These locations were selected to detect any contamination that may have originated from past and present activities, and due to potential excavation and future development in these areas.

Table 9: Sampling Information – Soil

Analyte / Analyte Group / Sample	Depth (m)	SAMPLING DATE	HEAVY METALS (8)	TRH	BTEX	PAH	OCP / PCB / OPP	Asbestos ID
FES PSI 2025								
S1	0.0-0.1	20.05.2025	X	X	X	X	X	X
S2	0.0-0.1	20.05.2025	X	X	X	X	X	X
S3	0.1-0.2	20.05.2025	X	X	X	X	X	X
S4	0.1-0.2	20.05.2025	X	X	X	X	X	X
S5	0.0-0.1	20.05.2025	X	X	X	X	X	X
S6	0.1-0.2	20.05.2025	X	X	X	X	X	X
S7	0.1-0.2	20.05.2025	X	X	X	X	X	X
S8	0.1-0.2	20.05.2025	X	X	X	X	X	X
D1	-	20.05.2025	X	X	X	X	X	
SS1	-	20.05.2025	X	X	X	X	X	

The locations of the boreholes are shown in **Figure 2** and details of the borehole logs are presented in **Appendix E** –Borehole Logs.

Based on information from the surface and sub-surface profile across the site is generalised as follows:

- Fill: Silty Clay, Clayey Silt,

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10.2Sampling Density and Rationale

The NSW EPA "Sampling Design Guidelines" (2022) requires a minimum sampling density of twenty-five (25) sampling points for a site area of 1.4 hectares.

Eight (8) soil samples were recovered from eight (8) boreholes labelled S1-S8. The locations were drilled by adopting a systematic grid-based sampling pattern across the site and to provide general site coverage with consideration given to accessibility and limitations in relation to underground services & access. Sampling was preliminary in nature and not designed to meet the above guidelines but target any potential areas of concern within the former building pad areas.

10.3 Sampling Methodology

In summary:

- Soil samples were collected using a hand auger, to collect undisturbed samples.
- Samples were transferred directly into appropriately labelled clean laboratory supplied containers;
- Samples were transferred into chilled eskies for sample preservation;
- A Chain of Custody was completed and forwarded to the laboratory. Sampling analysis was based on field observations and was in accordance with the schedule outlined in Table 9.
- Soil samples were submitted to their respective laboratories as specified in Section 11.

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11.0 QUALITY ASSURANCE / QUALITY CONTROL

11.1 General QA/QC

The frequency required for each field quality assurance / quality control (QA/QC) sample is presented in the table below.

Table 10: QA/QCs Frequencies

	Intra Lab	Inter Lab	Rinsate
Sampling Frequency	1 in 20	1 in 20	1/day

During the contamination assessment the integrity of data collected is considered vital. With the assessment of the site, a number of measures were taken to ensure the quality of the data. These are as follows:

11.2 Sample Containers

Soil samples collected during subsequent investigations are to be placed immediately into laboratory prepared glass jars with Teflon lid inserts. Standard identification labels are to be adhered to each individual container and labelled according to depth, date, sampling team and media collected.

11.3 Decontamination

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All equipment used in the sampling program is to be decontaminated prior to use and between samples to prevent cross contamination. Decontamination of equipment involved the following procedures:

- Cleaning equipment in potable water to remove gross contamination;
- Cleaning in a solution of Decon 90;
- Rinsing in clean demineralised water then wiping with clean lint free cloths;

Foundation Earth Sciences will also adopt a sampling gradient of lowest to highest potential contamination to minimise the impact of cross contamination. This gradient is determined from the historical review and the on-site inspection to be carried out prior to sampling.

Although Foundation Earth Sciences maintains consistent sampling procedures, a rinsate sample is obtained to ensure false positive samples are not generated and that decontamination procedures are effective in preventing cross contamination. The Rinsate water is collected after being in contact generally with the trowel used for sampling. Analytical results that target the contaminants of concern are compared to a blank sample, which is taken directly from the rinsate water container supplied by the laboratory.

A rinsate sample was not collected as the samples were taken either directly from the push tube / split spoon sampler or U50 tube and therefore the chance for cross-contamination was minimal.

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11.4 Sample Tracking, Identification and Holding Times

All samples are to be forwarded to Envirolab and SGS Australia under recognised chain of custodies with clear identification outlining the date, location, sampler and sample ID. All samples are to be recorded by the laboratory as meeting their respective holding times. The sample tracking system is considered adequate for the purposes of sample collection.

11.5 Sample Transport

All samples are to be packed into an esky with ice from the time of collection. A trip blank and trip spike are collected where appropriate. These were transported under chain of custody from the site to Envirolab Pty Ltd and SGS Australia, NATA registered laboratories. Samples were kept below 4°C at all times, soil samples submitted for asbestos analysis are not required to be kept below 4°C.

11.6 Field Duplicate Samples

The table below list the duplicate soil samples collected with their corresponding primary samples.

Table 11: Soil Field Duplicate Samples

Primary Sample	Sample Depth (m BGL)	Intra Duplicate	Inter Duplicate	Date Sampled
S1	0.0-0.1	D1	SS1	20.05.2025

Field duplicate samples for soil were prepared in the field through the following process:

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- A larger than normal quantity of soil is recovered from the sample location selected for duplication.

- Two Portions of the sub-sample are immediately transferred, one for an intra-laboratory duplicate and another as a sample.

- Samples are placed into a labelled, laboratory supplied 250ml glass jar and sealed with an airtight, Teflon screw top lid. The fully filled jars are labelled as the sample and duplicate and immediately placed in a chilled esky.

Soil Inter-Laboratory duplicate samples were sent to Envirolab while Intra-Laboratory duplicate samples were sent to SGS Australia.

A summary of the test results with the Relative Percentage Difference (RPD) is presented in the following tables.

The comparisons between the duplicates and original samples indicate acceptable RPDs when they comply with criteria which are commonly set at:

- less than 30% for inorganics and 50% for organics
- greater than five (5) times the laboratory limit of recording (LOR)
- greater than 50% of the relevant health investigation level (HIL) concentration.

The tables, below, give details of intra laboratory and inter laboratory duplicates.

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Table 12: Intra-lab Soil Sample D1 RPDs

ANALYTE	S1 0.0-0.1 mg/kg	SGS D1 mg/kg	RELATIVE PERCENTAGE DIFFERENCE %
HEAVY METALS			
Arsenic	8	7	13
Cadmium	<0.3	<0.3	-
Chromium	21	21	0
Copper	31	27	14
Lead	35	43	21
Mercury	0.19	0.16	17
Nickel	3.9	3.2	20
Zinc	100	110	10
TRH			
F1	<25	<25	-
F2	27	<25	-
BTEX			
Benzene	<0.1	<0.1	-
Toulene	<0.1	<0.1	-
Ethylbenzene	<0.1	<0.1	-
Xylenes - Total	<0.3	<0.3	-
POLYCYCLIC HYDROCARBONS (PAH)			
Benzo(a)pyrene	<0.1	<0.1	-
Total PAH	<0.8	<0.8	-
ORGANOCHLORINE PESTICIDES			
Heptachlor	<0.1	<0.1	-
Aldrin	<0.1	<0.1	-
Dieldrin	<0.1	<0.1	-
DDD	<0.1	<0.1	-
DDE	<0.1	<0.1	-
DDT	<0.1	<0.1	-
Chlordane (trans & cis)	0.2	0.2	0
POLYCHLORINATED BIPHENYLS			
Total PCB	<0.1	<0.1	-

The comparisons between the intra-laboratory duplicates and corresponding original samples for soil indicated generally acceptable RPD.

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Table 13: Inter-lab Soil Sample SS1 RPDs

ANALYTE	S1 0.0-0.1 mg/kg	ENVIROLAB SS1 mg/kg	RELATIVE PERCENTAGE DIFFERENCE %
HEAVY METALS			
Arsenic	8	7	13
Cadmium	<0.3	<0.4	-
Chromium	21	20	5
Copper	31	30	3
Lead	35	43	21
Mercury	0.19	0.2	5
Nickel	3.9	4	3
Zinc	100	85	16
TRH			
F1	<25	<25	-
F2	27	<50	-
BTEX			
Benzene	<0.1	<0.2	-
Toulene	<0.1	<0.5	-
Ethylbenzene	<0.1	<1	-
Xylenes - Total	<0.3	<1	-
POLYCYCLIC HYDROCARBONS (PAH)			
Benzo(a)pyrene	<0.1	<0.05	-
Total PAH	<0.8	<0.05	-
ORGANOCHLORINE PESTICIDES			
Heptachlor	<0.1	<0.1	-
Aldrin	<0.1	<0.1	-
Dieldrin	<0.1	<0.1	-
DDD	<0.1	<0.1	-
DDE	<0.1	<0.1	-
DDT	<0.1	<0.1	-
Chlordane (trans & cis)	0.2	0.2	0
POLYCHLORINATED BIPHENYLS			
Total PCB	<0.1	<0.1	-

The comparison between the inter-laboratory duplicates and corresponding original samples for soil indicated generally acceptable RPD.

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11.7 Laboratory QA/QC

The integrity of analytical data provides the second step in the QA/QC process for total data compliance. The data validation techniques adopted by Foundation Earth Sciences are based upon techniques published by the US EPA and in line with methods and guidelines adopted by the NSW EPA and outlined in the NEPM, 2013.

Descriptions are provided of the specific mechanisms used in the assessment of accuracy, precision and useability of analytical data within the project.

11.8 QA/QC Results

The QA/QC results for soil collected at the site are summarised in the table below:

Table 14: QA/QC Results Summary

Data Quality Indicator	Results	DQI Met
Completeness		
Soil		
Data from critical samples is considered valid	Data is considered valid	Yes
Satisfactory frequency / result for QC samples	The QC results are considered adequate for the purpose of the investigation.	Yes
Field documentation completed	Field records are complete	Yes
Boreholes logs & COCs completed and holding times complied with	Logs, COCs and holding times have been completed and complied with	Yes
Comparability		
Soil		
Standard operating procedures used	Yes	Yes

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Consistent field conditions, sampling staff and laboratory analysis	Sampling was conducted by one Foundation Earth Sciences scientist operating under the SOPs. The laboratories remained consistent throughout the investigation	Yes
Same analytical methods used	All analytical methods used between laboratories were based on the USEPA/APHA methods.	Yes
Limit of reporting appropriate and consistent	The LORs were the same within each laboratory but differed between the primary and secondary laboratories. The LORs were considered appropriate based on the results.	Yes
Representativeness		
Soil		
Sampling appropriate for media and analytes	All sampling was conducted in accordance with Foundation Earth Sciences SOPs.	Yes
Samples adequately preserved	Most samples collected were received by laboratories at the correct temperature. Where relevant, samples were stored in acid-preserved containers supplied by laboratories.	Yes
Precision		
Soil		
SOPs appropriate and complied with in relation to field duplicates	RPDs of the field duplicates were within control limits the DQOs for this project.	Yes
RPDs of the laboratory duplicates within control limits	Laboratory duplicates were generally within control limit.	Yes
Accuracy		
Soil		
laboratory blanks free of contaminants	Laboratory blank were free of contaminants.	Yes

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Surrogate spikes within control limits	Surrogate spikes were within control limits.	Yes
Laboratory control spikes within control limits	Laboratory Control Spike recoveries were within control limits.	Yes
Matrix Spike recoveries within control limits	Matrix Spike recoveries within control limit apart from the following: - In SGS laboratory certificate SE283231, TRH C15-C28 recovery failed acceptance criteria due to sample heterogeneity.	Yes
Trip Spike recoveries within control limits	NA	NA

It is therefore considered that the data is sufficiently reliable and that the results can be used for the purpose of this project.

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12.0 SITE ASSESSMENT CRITERIA

12.1 SOILS

12.1.1 Health Investigation Levels (HILs)

To assess the contamination status of soils at a site, the NSW EPA refers to the document entitled National Environmental Protection (Assessment of Site Contamination) Measure (NEPM) (Amendment 2013).

During any future soil investigations, the site will be assessed against the NEPM exposure scenario 'Residential B' Health Investigation Levels of the above-mentioned guidelines and specifically refers to the following:

HIL 'B' Residential with minimal opportunities for soil access; includes dwellings with fully and permanently paved yard space such as high-rise buildings and apartments.

The soil regulatory guidelines are presented in the table below.

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Table 15: Health Investigation Levels (HIL) Criteria for Soil Contaminants

FOUNDATION EARTH SCIENCES	Residential B	Reference
Heavy Metals		
Arsenic	500	NEPM 2013 - Table 1(A)1 HILs
Beryllium	90	NEPM 2013 - Table 1(A)1 HILs
Boron	40000	NEPM 2013 - Table 1(A)1 HILs
Cadmium	150	NEPM 2013 - Table 1(A)1 HILs
Chromium (VI)	500	NEPM 2013 - Table 1(A)1 HILs
Cobalt	600	NEPM 2013 - Table 1(A)1 HILs
Copper	30000	NEPM 2013 - Table 1(A)1 HILs
Lead	1200	NEPM 2013 - Table 1(A)1 HILs
Manganese	14000	NEPM 2013 - Table 1(A)1 HILs
Mercury (Inorganic)	120	NEPM 2013 - Table 1(A)1 HILs
Methyl Mercury	30	NEPM 2013 - Table 1(A)1 HILs
Nickel	1200	NEPM 2013 - Table 1(A)1 HILs
Selenium	1400	NEPM 2013 - Table 1(A)1 HILs
Zinc	60000	NEPM 2013 - Table 1(A)1 HILs
Cyanide (Free)	300	NEPM 2013 - Table 1(A)1 HILs
Polycyclic Aromatic Hydrocarbons (PAHs)		
Carcinogenic PAHs (as Bap TEQ)	4	NEPM 2013 - Table 1(A)1 HILs
Total PAHs	400	NEPM 2013 - Table 1(A)1 HILs
Organochlorine Pesticides		
DDT + DDE + DDD	600	NEPM 2013 - Table 1(A)1 HILs
Aldrin + Dieldrin	10	NEPM 2013 - Table 1(A)1 HILs
Chlordane	90	NEPM 2013 - Table 1(A)1 HILs
Endosulfan	400	NEPM 2013 - Table 1(A)1 HILs
Heptachlor	10	NEPM 2013 - Table 1(A)1 HILs
HCB	15	NEPM 2013 - Table 1(A)1 HILs
Phenols		
Phenols	45000	NEPM 2013 - Table 1(A)1 HILs
Pentachlorophenol	130	NEPM 2013 - Table 1(A)1 HILs
Cresols	4700	NEPM 2013 - Table 1(A)1 HILs
Polychlorinated Biphenyls (PCBs)		
PCBs	1	NEPM 2013 - Table 1(A)1 HILs
Other Pesticides		
Atrazine	470	NEPM 2013 - Table 1(A)1 HILs
Chlorpyrifos	340	NEPM 2013 - Table 1(A)1 HILs
Bifenthrin	840	NEPM 2013 - Table 1(A)1 HILs
Herbicides		
2,4,5-T	900	NEPM 2013 - Table 1(A)1 HILs
2,4-D	1600	NEPM 2013 - Table 1(A)1 HILs
MCPA	900	NEPM 2013 - Table 1(A)1 HILs
MCPB	900	NEPM 2013 - Table 1(A)1 HILs
Mecoprop	900	NEPM 2013 - Table 1(A)1 HILs
Picloram	6600	NEPM 2013 - Table 1(A)1 HILs
Other Organics		
PDBE (Br1-Br9)	2	NEPM 2013 - Table 1(A)1 HILs

Note - All values are in mg/kg

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12.1.2 Health Screening Levels (HSLs)

The HSLs are applicable to generic land uses such as residential, commercial/industrial or recreational/public open space and different soil types between the ground surface and soils >4 metres below ground level. The HILs have been applied to assess human health risks via the inhalation and direct contact pathways of exposure.

It should be noted that HSL D can be used in lieu of HSL B for buildings that comprise car parks or commercial properties on the ground floor. For selection of the health screening criteria an assessment of the in-situ soil profile should be undertaken.

Table 16: Health Screening Levels (HSL) Criteria

FOUNDATION EARTH SCIENCES	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	HSL A & HSL B	Soil Saturation Concentration (Csat)	Reference
	0m to <1m	1m to <2m	2m to <4m	4m+		
SAND						
Toluene	160	220	310	540	560	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	55	NL	NL	NL	64	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	40	60	95	170	300	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	3	NL	NL	NL	9	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.5	0.5	0.5	0.5	360	NEPM 2013 - Table 1(A) 3 HSLs
F1	45	70	110	200	950	NEPM 2013 - Table 1(A) 3 HSLs
F2	110	240	440	NL	560	NEPM 2013 - Table 1(A) 3 HSLs
SILT						
Toluene	480	NL	NL	NL	640	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	69	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	440	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	910	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	570	NEPM 2013 - Table 1(A) 3 HSLs
CLAY						
Toluene	480	NL	NL	NL	630	NEPM 2013 - Table 1(A) 3 HSLs
Ethylbenzene	NL	NL	NL	NL	68	NEPM 2013 - Table 1(A) 3 HSLs
Xylenes	110	310	NL	NL	330	NEPM 2013 - Table 1(A) 3 HSLs
Naphthalene	5	NL	NL	NL	10	NEPM 2013 - Table 1(A) 3 HSLs
Benzene	0.7	1	2	3	430	NEPM 2013 - Table 1(A) 3 HSLs
F1	50	90	150	290	850	NEPM 2013 - Table 1(A) 3 HSLs
F2	280	NL	NL	NL	560	NEPM 2013 - Table 1(A) 3 HSLs

Note - All values are in mg/kg

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12.2 (EILs) and (ESLs)

Ecological Investigation Levels (EILs) -

The NEPM 2013 states that "Ecological Investigation Levels" (EILs) for the protection of terrestrial ecosystems have been derived for common contaminants in soil based on a species sensitivity distribution (SSD) model developed for Australian conditions. EILs have been derived for As, Cu, CrIII, DDT, naphthalene, Ni, Pb and Zn.

Insufficient data was available to derive ACLs for arsenic (As), DDT, lead (Pb) and naphthalene. As a result, the derived EILs are generic to all soils and are presented as total soil contaminant concentrations in Tables 1B (4) and 1B (5) within the NEPM 2013.

For the purposes of EIL derivation, a contaminant incorporated in soil for at least two years is considered to be aged for the purpose of EIL derivation. The majority of contaminated sites are likely to be affected by aged contamination. Fresh contamination is usually associated with current industrial activity and chemical spills.

The following process describes the method for calculation of site specific EILs.

A. EILs for Ni, Cr III, Cu, Zn and Pb aged contamination (>2 years)

Steps 1–4 below describe the process for deriving site-specific EILs for the above elements using Tables 1B (1) – 1B (4), which can be found at the end of the NEPM 2013.

1. Measure or analyse the soil properties relevant to the potential contaminant of concern (pH, CEC, organic carbon, clay content). Sufficient samples need to be taken for these determinations to obtain representative values for each soil type in which the contaminant occurs.

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2. Establish the sample ACL for the appropriate land use and with consideration of the soil-specific pH, clay content or CEC. The ACL for Cu may be determined by pH or CEC and the lower of the determined values should be selected for EIL calculation. Note that the ACL for Pb is taken directly from Table 1(B) 4.
3. Calculate the contaminant ABC in soil for the particular contaminant and location from a suitable reference site measurement or other appropriate method.
4. Calculate the EIL by summing the ACL and ABC:

$$EIL = ABC + ACL$$

Site derived EILs were obtained and Testpit TP5 was the adopted location.

B. EILs for As, DDT and naphthalene

EILs for aged contamination for DDT and naphthalene are not available and the adopted EIL is based on fresh contamination taken directly from Table 1B (5). The EILs for As, DDT and naphthalene are generic i.e. they are not dependent on soil type and are taken directly from Table 1B (5). Only EILs for fresh contamination are available for As, DDT and naphthalene due to the absence of suitable data for aged contaminants.

Ecological Screening Levels (ESLs) -

Ecological screening levels (ESLs) are presented based on a review of Canadian guidance for petroleum hydrocarbons in soil and application of the Australian methodology (Schedule B5b) to derive Tier 1 ESLs for BTEX, benzo(a)pyrene and F1 and F2 (Warne 2010a, 2010b).

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The Canadian Council of the Ministers of the Environment (CCME) has adopted risk-based TPH standards for human health and ecological aspects for various land uses in the *Canada-wide standard for petroleum hydrocarbons (PHC) in soil* (CCME 2008) (CWS PHC). The standards established soil values including ecologically based criteria for sites affected by TPH contamination for coarse- and fine-grained soil types.

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Table 17: Ecological Investigation Levels (EIL) and Ecological Screening Levels (ESL)Criteria

FOUNDATION EARTH SCIENCES	Contaminant Age/Soil Texture	National parks and areas of high conservation value	Urban residential and open public spaces	Commercial and industrial	Reference
Ecological Investigation Levels (EILs)					
Heavy Metals					
Arsenic	Fresh	20	50	80	NEPM 2013 - Table 1(E) 1-5 EILs
	Aged	40	100	160	NEPM 2013 - Table 1(E) 1-5 EILs
Chromium (III)	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(E) 1-5 EILs
	Aged				NEPM 2013 - Table 1(E) 1-5 EILs
Copper	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(E) 1-5 EILs
	Aged				NEPM 2013 - Table 1(E) 1-5 EILs
Lead	Fresh	110	270	440	NEPM 2013 - Table 1(E) 1-5 EILs
	Aged	470	1100	1800	NEPM 2013 - Table 1(E) 1-5 EILs
Nickel	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(E) 1-5 EILs
	Aged				NEPM 2013 - Table 1(E) 1-5 EILs
Zinc	Fresh	Site Specific Calculation Required			NEPM 2013 - Table 1(E) 1-5 EILs
	Aged				NEPM 2013 - Table 1(E) 1-5 EILs
Polycyclic Aromatic Hydrocarbons (PAHs)					
Naphthalene	Fresh	10	170	370	NEPM 2013 - Table 1(E) 1-5 EILs
	Aged	10	170	370	NEPM 2013 - Table 1(E) 1-5 EILs
Organochlorine Pesticides					
Ecological Screening Levels (ESLs) and Management Limits					
F1 (C_6-C_{10})	Coarse				NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	125*	180*	215*	NEPM 2013 - Table 1(E) 6-7 EILs
F1 (C_6-C_{10}) *(Management Limits)*	Coarse		700	700	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	-	800	800	NEPM 2013 - Table 1(E) 6-7 EILs
F2 (>C_{10}-C_{16})	Coarse				NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	25*	120*	170*	NEPM 2013 - Table 1(E) 6-7 EILs
F2 (>C_{10}-C_{16}) *(Management Limits)*	Coarse		1000	1000	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	-	1000	1000	NEPM 2013 - Table 1(E) 6-7 EILs
F3 (>C_{16}-C_{34})	Coarse	-	300	1700	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	-	1300	2500	NEPM 2013 - Table 1(E) 6-7 EILs
F3 (>C_{16}-C_{34}) *(Management Limits)*	Coarse		2500	3500	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	-	3500	5000	NEPM 2013 - Table 1(E) 6-7 EILs
F4 (>C_{34}-C_{40})	Coarse	-	2800	3300	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	-	5600	6600	NEPM 2013 - Table 1(E) 6-7 EILs
F4 (>C_{34}-C_{40}) *(Management Limits)*	Coarse		10000	10000	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	-	10000	10000	NEPM 2013 - Table 1(E) 6-7 EILs
Benzene	Coarse	10	50	75	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	10	65	95	NEPM 2013 - Table 1(E) 6-7 EILs
Toluene	Coarse	10	85	135	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	65	105	135	NEPM 2013 - Table 1(E) 6-7 EILs
Ethylbenzene	Coarse	1.5	70	165	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	40	125	185	NEPM 2013 - Table 1(E) 6-7 EILs
Xylenes	Coarse	10	105	180	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	1.6	45	95	NEPM 2013 - Table 1(E) 6-7 EILs
Benzo(a)pyrene	Coarse	0.7	0.7	0.7	NEPM 2013 - Table 1(E) 6-7 EILs
	Fine	0.7	0.7	0.7	NEPM 2013 - Table 1(E) 6-7 EILs

Notes

1 Urban residential/public open space is broadly equivalent to the HIL-A, HIL-B and HIL-C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.

2 Aged values are applicable to arsenic contamination present in soil for at least two years. For fresh contamination refer to Schedule B5c.

3 Insufficient data was available to calculate aged values for DDT and naphthalene, consequently the values for fresh contaminations hould be used

4 Insufficient data was available to calculate ACLs for As, DDT and naphthalene. The EILs hould be taken directly from Table 1 B(5).

5 ESLs are of low reliability except where indicated by * which indicates that the ESL is of moderate reliability.

6 '-' indicates that insufficient data was available to derive a value.

7 To obtain F1, subtract the sum of BTEX concentrations from C6-C10 fraction and subtract naphthalene from >C10-C16 to obtain F2.

8 Management limits are applied after consideration of relevant ESLs and HSLs

9 Separate management limits for BTEX and naphthalene are not available hence these should not be subtracted from the relevant fractions to obtain F1 and F2.

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12.3 Asbestos

Table 18: Health Screening Levels for Asbestos

	Health Screening Levels (w/w)			
Form of Asbestos	**Residential A**	**Residential B**	**Recreational C**	**Commercial/Industrial D**
Bonded ACM	0.01%	**0.04%**	0.02%	0.05%
FA and AF (Friable Asbestos)	**0.001%**			
All forms of asbestos	**No visible asbestos for surface soil**			

12.4 Aesthetic Considerations

Schedule B1 in NEPC (2013) requires the consideration of aesthetic issues arising from soils and groundwater within the site. The following assessment criteria are to be adopted when considering aesthetics:

- no persistently malodourous soils or extracted groundwater;
- no persistent hydrocarbon sheen on surface water;
- no staining or discolouration in soils, taking into consideration the natural state of the soil; and
- no large or frequently occurring anthropogenic materials present (to the extent practicable).

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13.0 SOIL RESULTs

The laboratory certificates are presented in **Appendix G** – NATA Accredited Laboratory Certificates. A summary of the results together with the assessment criteria adopted are provided in **Appendix F** – Summary Tables.

13.1 HEAVY METALS

13.1.1 Heath Investigation Levels

As indicated in Table F1, the concentrations of metals were below the HIL B for a residential development.

13.1.2 Ecological Investigation Levels

As indicated in Table F1 all the heavy metals were below the EILs.

13.2TRH, BTEX, NAPHTHALENE &/OR BENZO (A) PYRENE

13.2.2 Heath Screening Levels & Management Limits

As indicated in Table F1, the F1 (C_6-C_{10}), F2 (>C_{10}-C_{16}), benzene, toluene, ethyl benzene, xylenes and naphthalene concentrations were below the HSL 'A & B' for a Clay soil profile with a source depth of "0m to <1m", and a Silt soil profile with a source depth of "0m to <1m".

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As shown in Table F1, the F1 (C_6-C_{10}), F2 (>C_{10}-C_{16}), F3 (C_{16}-C_{34}), F4 (C_{34}-C_{40}), concentrations were below the Management Limits for fine-grained soil for a residential development.

13.2.3 Ecological Screening Levels

As indicated in Table F1, the F1 (C_6-C_{10}), F2 (>C_{10}-C_{16}), F3 (C_{16}-C_{34}), F4 (C_{34}-C_{40}), benzene, toluene, ethyl benzene, xylenes and benzo(a)pyrene concentrations were below the ESL criteria for a fine-grained soil texture in an urban residential and open space development.

13.3 PAH, OCP & PCB

13.3.2 Heath Investigation Levels

As indicated in Table F1, the concentrations of the benzo(a)pyrene (as TEQ), PAH, OCP & PCB were below the Health Investigation Level (HIL B) and/or LOR for a residential development.

13.3.3 EILs & ESLs

As indicated in Table F1, the concentrations of arsenic, naphthalene and DDT were below the adopted EILs & ESLs site criteria.

13.4 Asbestos

As shown in Table F1, no asbestos detected within the samples tested.

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14.0 PRELIMINARY SOIL CLASSIFICATION

A preliminary soil classification on the sampling completed during the PSI has been completed by FES. This preliminary soil classification refers to Eight (8) boreholes from the FES PSI designated as S1-S8.

With reference to a site walkover, the attached site plans, following the laboratory analysis and with reference to NSW EPA guidelines, the in-situ soil fill materials found within the site have been classified as follows.

- Soil fill material located within the eight (8) borehole locations from the FES PSI designated as S1 to S8 are classified as ***General Solid Waste (non-putrescible)***.

As a result of these classifications the material can be disposed of to an appropriately licensed landfill facility that can accept these materials.

Refer to **Appendix F** – Summary Tables (F2).

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15.0 DISCUSSION

15.1 SOILS

The soil data concluded the following:

- The soil laboratory results were below the adopted detection limits and/or the relevant guideline criteria.
- No identified asbestos was detected in the soil samples analysed. No fibro cement fragments were observed in the fill material located within the borehole locations at the time of the site inspection.

15.2 DUTY TO REPORT

Under Section 60 of the Contaminated Land Management Act 1997, the owner of the land is required to notify contamination in circumstances as indicated in the NSW EPA (2015) Guidelines on Duty to Report Contamination under the Contaminated Land Management Act 1997.

Sites that are significantly impacted by soil, groundwater and ground gases are likely to require notification to the NSW EPA under section 60 of the CLM Act. A decision process for use by site owners or responsible persons considering reporting contamination under section 60 is provided in Appendix 1 (Figure 1) of the aforementioned guidelines.

No notification to NSW EPA is recommended based on the sampling and investigation to date.

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16.0 CONCLUSION AND RECOMMENDATION

Based on the historical review, environmental information, proposed development and laboratory results of the investigation, the site is ***suitable*** for the proposed development, subject to the following:

- Any soil requiring removal from the site, as part of future site works, should be classified in accordance with the "Waste Classification Guidelines, Part 1: Classifying Waste" NSW EPA (2014).
- An unexpected finds protocol has been identified in **Appendix L** and should be followed during the excavation phase of the development.
- An asbestos clearance including site surface sampling is recommended to be completed once all building debris and soil stockpiles have been cleared from the site surfaces.

Thank you for the opportunity of undertaking this work. We would be pleased to provide further information on any aspects of this report.

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17.0 LIMITATIONS

To the best of our knowledge information contained in this report is accurate at the date of issue, however, subsurface conditions, including groundwater levels and contaminant concentrations, can change in a limited time. This should be borne in mind if the report is used after a protracted delay.

There is always some disparity in subsurface conditions across a site that cannot be fully defined by investigation. Hence it is unlikely that measurements and values obtained from sampling and testing during environmental works carried out at a site will characterise the extremes of conditions that exist within the site.

There is no investigation that is thorough enough to preclude the presence of material that presently or in the future, may be considered hazardous at the site. Since regulatory criteria are constantly changing, concentrations of contaminants presently considered low may, in the future, fall under different regulatory standards that require remediation.

Opinions expressed herein are judgements and are based on our understanding and interpretation of current regulatory standards and should not be construed as legal opinions.

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REFERENCES

- HEPA 2020, 'PFAS National Environmental Management Plan', Version 2, 2020.
- National Environmental Protection Council (NEPC) (1999) – *National Environmental Protection (Assessment of Site Contamination) Measure. Amendment 2013*
- NSW EPA (2014) "*Technical Note: Investigation of Service Station Sites*".
- NSW EPA (2009) "*Guidelines on Significant Risk of Harm from contaminated land and the duty to report*".
- NSW EPA "Consultants Reporting on Contaminated Land" (2020). NSW Environment Protection Authority, Parramatta, April 2020.
- NSW DEC, "Guidelines for the Assessment and Management of Groundwater Contamination" (March 2007).
- NSW DEC "Guidelines for the NSW Site Auditor Scheme" (2006, 2nd edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – "Waste Classification Guidelines, Part 1: Classifying Waste";
- NSW EPA (2014) "Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997";
- NSW EPA "Sampling Design Guidelines – Part 1: Application" (2022). NSW Environment Protection Authority, Sydney.
- NSW EPA "Sampling Design Guidelines – Part 2: Interpretation" (2022). NSW Environment Protection Authority, Sydney.

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FIGURE 1: SITE LOCATION PLAN

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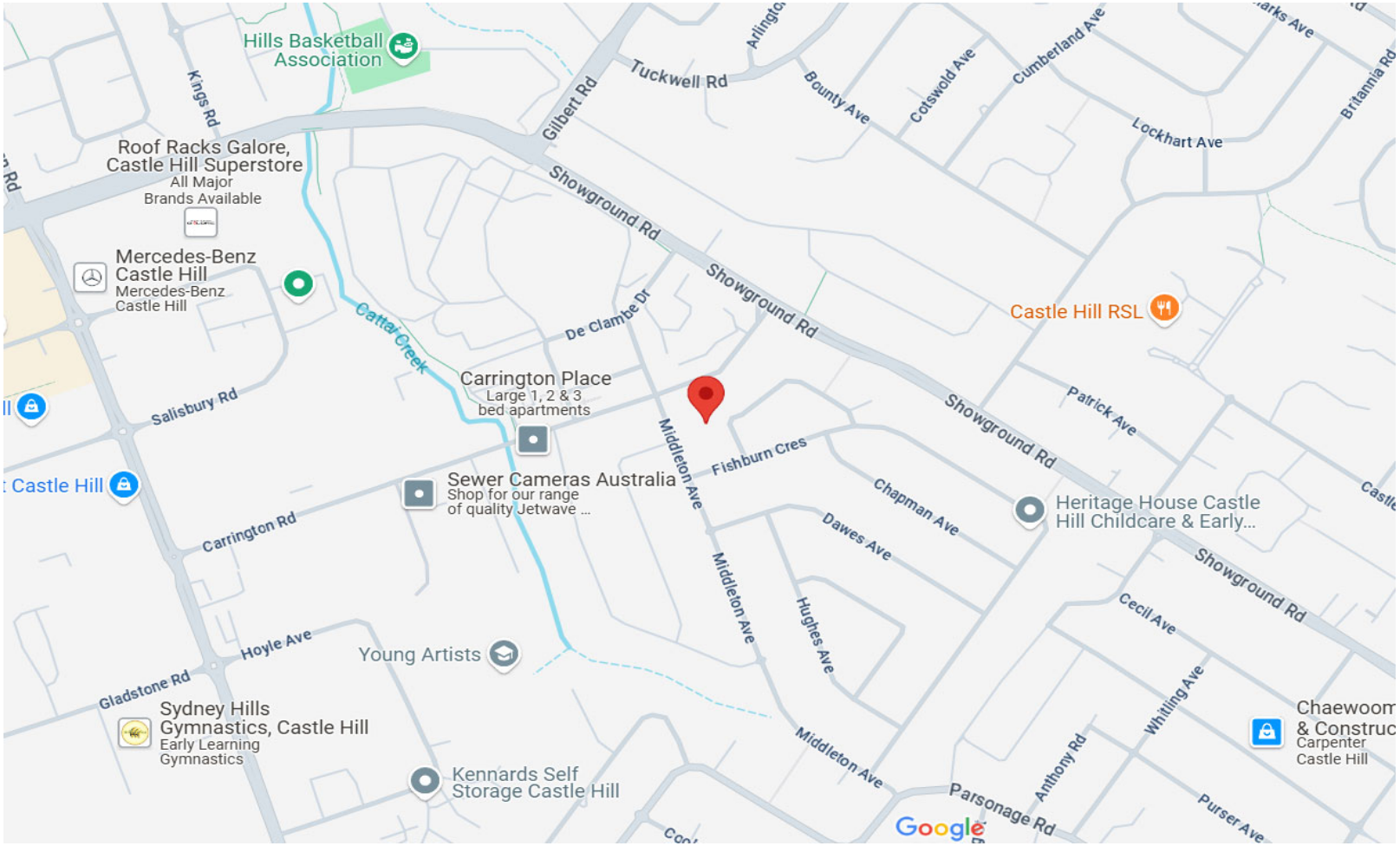

Key Site Location	FOUNDATION EARTH SCIENCES	**DRAWN** AB	**Site Location Plan**
		Figure 1	PSI
		E3347	2-12 Middleton Avenue, 16-20 Carrington Avenue, 4-6 Fishburn Crescent, 25-31 Sexton Avenue, Castle Hill NSW

FIGURE 2: SITE FEATURES AND BOREHOLE LOCATION PLAN

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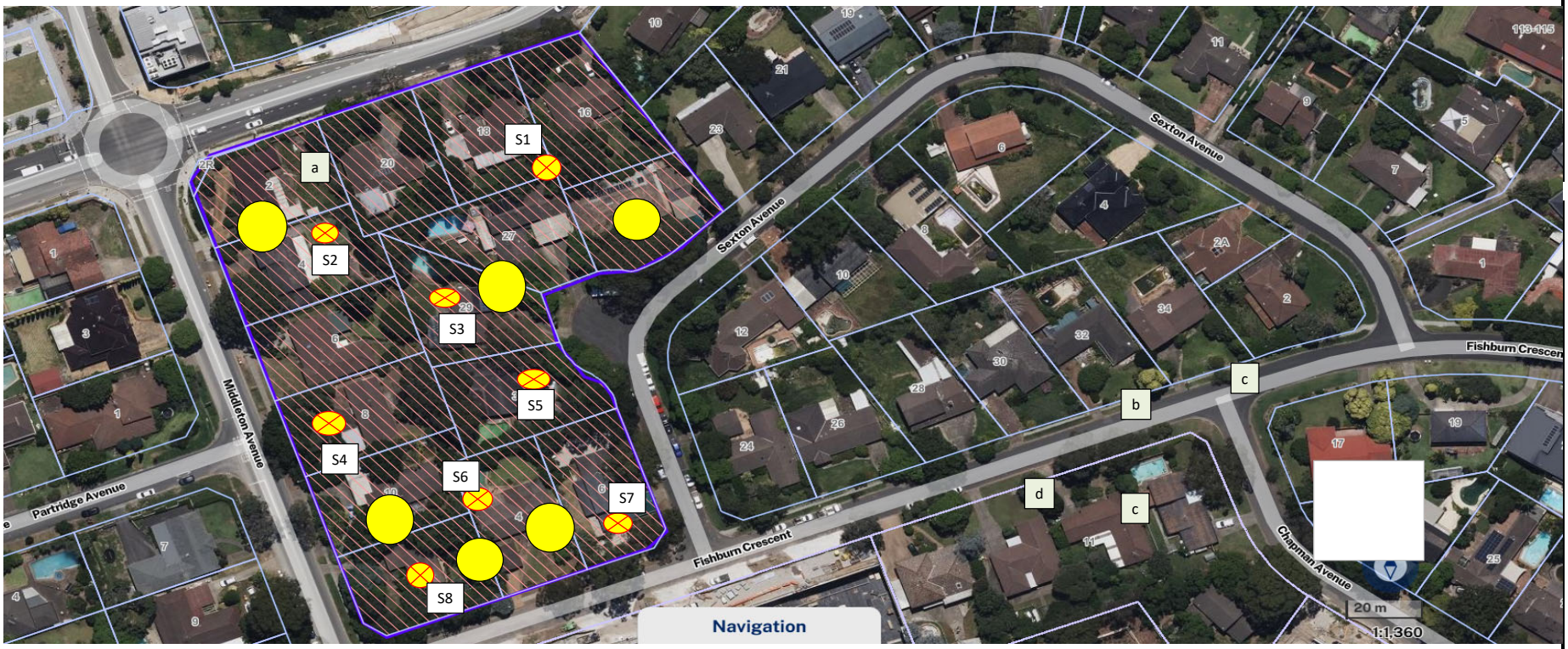

* Image taken before the site features had been cleared

No.	Site Features
a	Site Office

Key

Site Boundary & Location
FES Boreholes 2025
Stockpile

FOUNDATION EARTH SCIENCES

DRAWN MS	**Site Features and Boreholes Location Plan**
Figure 2	PSI
E3302	2-12 Middleton Avenue, 16-20 Carrington Avenue, 4-6 Fishburn Crescent, 25-31 Sexton Avenue, Castle Hill NSW

APPENDIX A: BYDA PLANS

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Job ID 50251225

29 Sexton Avenue

Review responses online

Received 11 of 11 responses

All responses received

29 Sexton Avenue, Castle Hill NSW 2154

Job dates
24/05/2025 → 26/05/2025

These plans expire on
19 Jun 2025

Lodged by
Megan Trethewy

Authority	Status	Page
BYDA Confirmation		2
Endeavour Energy	Received	4
Jemena Gas North	Received	12
Metro Trains Sydney Pty Ltd	Received	20
NBN Co NswAct	Received	23
Nextgen NCC - NSW	Received	34
Optus and or Uecomm Nsw	Received	44
Sydney Metro	Received	62
Sydney Water	Received	110
Telstra NSW Central	Received	118
The Hills Shire Council	Received	127
Transport for NSW	Received	132

Job No 50251225

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Contact Details

Contact	Contact number	Company	Enquirer ID
Megan Trethewy	0409 620 828	Foundation Earth Sciences	3102600

Email
megan@foundationes.com.au

Address
Unit 119 14 Loyalty Road
North Rocks NSW 2151

Job Site and Enquiry Details

WARNING: The map below only displays the location of the proposed job site and does not display any asset owners' pipe or cables. The area highlighted has been used only to identify the participating asset owners, who will send information to you directly.

Enquiry date	Start date	End date	On behalf of	Job purpose	Locations	Onsite activities
23/05/2025	24/05/2025	26/05/2025	Private	Excavation	Private	Vertical Boring

Check that the location of the job site is correct. If not, you must submit a new enquiry.

If the scope of works change or plan validity dates expire, you must submit a new enquiry.

Do NOT dig without plans. Safe excavation is your responsibility. If you don't understand the plans or how to proceed safely, please contact the relevant asset owners.

User Reference	Address	Notes/description
29 Sexton Avenue	29 Sexton Avenue Castle Hill NSW 2154	-

Your Responsibility and Duty of Care

- **Lodging an enquiry does not authorise project commencement.** Before starting work, you must obtain all necessary information from all affected asset owners.
- If you don't receive plans within 2 business days, contact the asset owner & quote their sequence number.
- Always follow the 5Ps of Safe Excavation (page 2), and locate assets before commencing work.
- Ensure you comply with State legislative requirements for Duty of Care and safe digging.
- If you damage an underground asset, you MUST advise the asset owner immediately.
- By using the BYDA service, you agree to the Privacy Policy and Term of Use.
- For more information on safe digging practices, visit www.byda.com.au

Asset Owner Details

Below is a list of asset owners with underground infrastructure in and around your job site. It is your responsibility to identify the presence of these assets. Plans issued by Members are indicative only unless specified otherwise. Note: not all asset owners are registered with BYDA. You must contact asset owners not listed here directly.

Referral ID (Seq. no)	Authority Name	Phone	Status
255441490	Endeavour Energy	(02) 9853 4161	NOTIFIED
255441494	Jemena Gas North	1300 880 906	NOTIFIED
255441498	Metro Trains Sydney Pty Ltd	0437 574 675	NOTIFIED
255441488	NBN Co NswAct	1800 687 626	NOTIFIED
255441493	Nextgen NCC - NSW	1800 262 663	NOTIFIED
255441495	Optus and or Uecomm Nsw	1800 505 777	NOTIFIED
255441489	Sydney Metro	(02) 8265 9400	NOTIFIED
255441497	Sydney Water	13 20 92	NOTIFIED
255441496	Telstra NSW Central	1800 653 935	NOTIFIED
255441492	The Hills Shire Council	(02) 9843 0555	NOTIFIED
255441491	Transport for NSW	(02) 9983 3030	NOTIFIED

END OF UTILITIES LIST

The 5Ps of Safe Excavation

Plan

Plan your job. Use the BYDA service at least one day before your job is due to begin, and ensure you have the correct plans and information required to carry out a safe project.

Prepare

Prepare by communicating with asset owners if you need assistance. Look for clues onsite. Engage a skilled Locator.

Pothole

Potholing is physically sighting the asset by hand digging or hydro vacuum extraction.

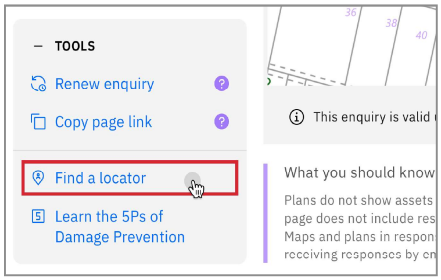
Protect

Protecting and supporting the exposed infrastructure is the responsibility of the excavator. Always erect safety barriers in areas of risk and enforce exclusion zones.

Proceed

Only proceed with your excavation work after planning, preparing, potholing (unless prohibited), and having protective measures in place.

Engage a skilled Locator



When you lodge an enquiry you will see skilled Locators to contact

Visit the Certified Locator website directly and search for a locator near you

certloc.com.au/locators

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APPENDIX B: HISTORICAL AERIAL PHOTOGRAPHS

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Historical Aerial Photographs

2-12 Middleton Ave, 16-20 Carrington Ave, 4-6 Fishburn Cres & 25-31 Sexton Ave, Castle Hill NSW

E3347

1947:

1970:

1978:

1986:

1991:

1998:

2005:

2013:

Current (SIX Maps):

APPENDIX C: LAND TITLE INFORMATION

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LAND REGISTRY SERVICES

Direct Info
Quick and easy online

Title Search NSW

22/05/2025 11:09 AM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/253774

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	11:08 AM	9	12/11/2024

LAND

LOT 1 IN DEPOSITED PLAN 253774
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP253774

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU577929)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 Q562802 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 11:10 AM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 11:09AM

FOLIO: 1/253774

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

Prior Title(s): VOL 13320 FOL 54

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
15/7/1992	E607737	TRANSFER	
15/7/1992	E607738	MORTGAGE	EDITION 1
31/8/1995	O497937	DISCHARGE OF MORTGAGE	
31/8/1995	O497938	TRANSFER	
31/8/1995	O497939	MORTGAGE	EDITION 2
2/11/1998	5367067	DISCHARGE OF MORTGAGE	
2/11/1998	5367068	TRANSFER	
2/11/1998	5367069	MORTGAGE	EDITION 3
3/3/2010	AF348363	DISCHARGE OF MORTGAGE	
3/3/2010	AF348364	CHANGE OF NAME	
3/3/2010	AF348367	MORTGAGE	EDITION 4
12/12/2017	AM963912	CAVEAT	
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
28/9/2022	AS430054	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 6
28/8/2023	AT383173	CAVEAT	EDITION 7
28/11/2023	AT639167	DISCHARGE OF MORTGAGE	EDITION 8

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R306205 /Doc:CT 13320-054 CT /Rev:03-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:21 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

13320054

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Appln. No.10680

Vol. 13320 Fol. 54

Prior Title Vol.13252 Fol.134

EDITION ISSUED

17 5 1977

(Page 1) Vol. 13320 Fol. 54

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

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

REFERENCE TO P.M.'S.

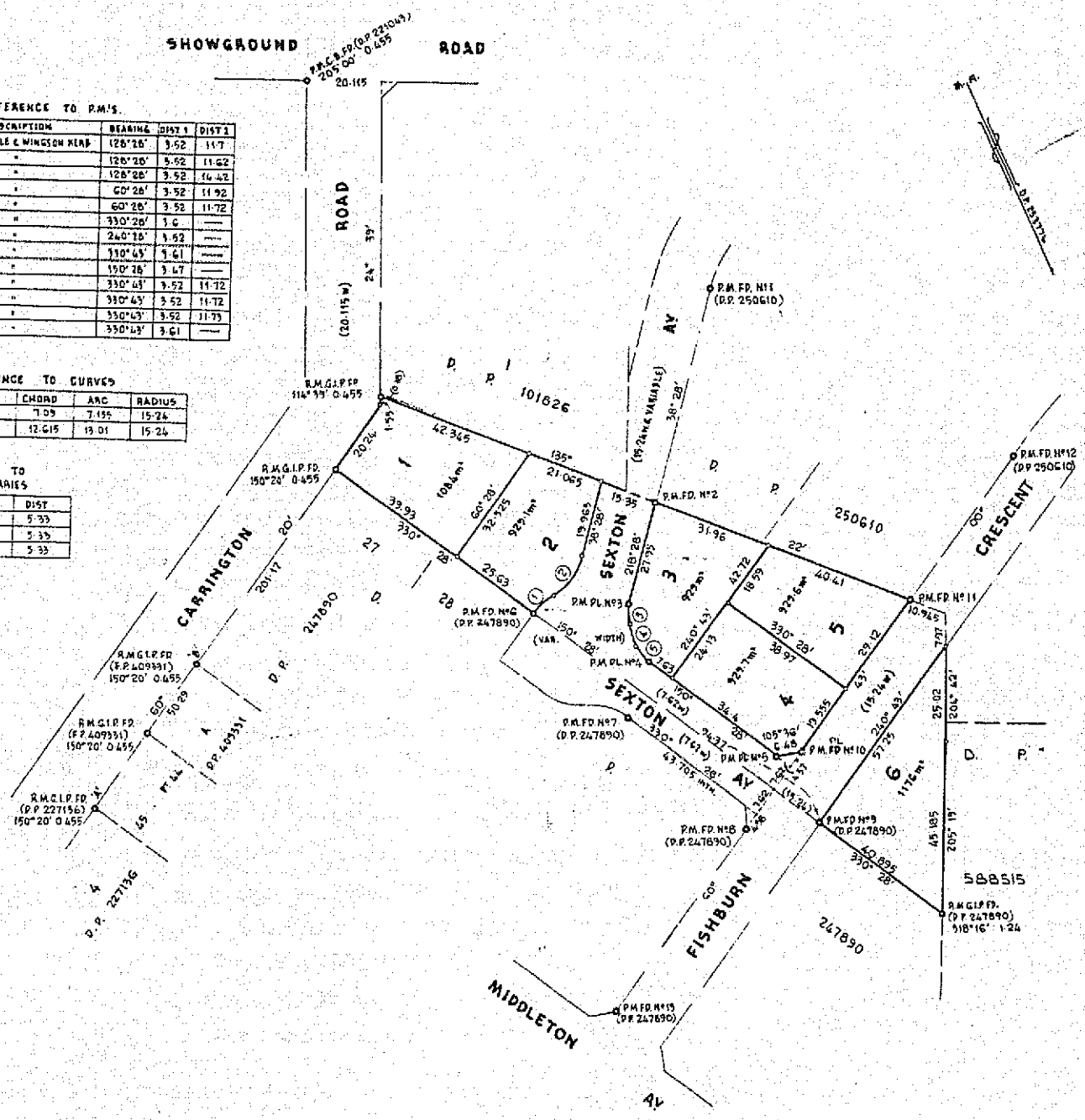
Nº	DESCRIPTION	BEARING	DIST 1	DIST 2
1	DRILL HOLE & WINGSON KERB	128°26'	3.52	11.7
2	"	128°26'	3.52	11.62
3	"	128°26'	3.52	14.42
4	"	60°26'	3.52	11.92
5	"	60°26'	3.52	11.72
6	"	330°26'	3.6	—
7	"	240°26'	3.52	—
8	"	330°43'	3.61	—
9	"	150°26'	3.47	—
10	"	330°43'	3.52	11.72
11	"	330°43'	3.52	11.72
12	"	330°43'	3.52	11.73
13	"	330°43'	3.61	—

REFERENCE TO CURVES

Nº	BEARING	CHORD	ARC	RADIUS
1	73°55'	7.09	7.155	15.24
2	62°55'	12.615	13.01	15.24

REFERENCE TO SMALL BOUNDARIES

Nº	BEARING	DIST
3	207°06'	5.33
4	184°28'	5.33
5	161°48'	5.33



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 253774 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~LA GRANGE PTY. LIMITED~~.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~P130693 Mortgage to The Commercial Banking Company of Sydney Limited~~. Discharged Q562800

PGRY

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

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

RG 2/62 NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Vol. 13320 Fol. 54

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Laurence Desmond Thomson, of Penrith, Insurance Representative.~~	~~Transfer~~	~~Q562802~~	------	~~2-3-1978~~	
~~John William Keith Miller of Castle Hill, Representative and Mary Anne Margaret Miller his wife as joint tenants~~	Transfer	R575515	------	15-2-1980	
Susan Laurice Kentwell by Transfer W44745. Registered 21.11.1985.					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Covenant	Q562802	------	Created by Transfer No. Q562802	2-3-1978				
~~Caveat~~	~~Q723092~~	------	~~by Kenneth Roy McQueeney~~	~~15-6-1978~~		Withdrawn	R575514	
~~Mortgage~~	~~R736874~~	------	~~to N.S.W. Permanent Building Society Limited~~	~~31-3-1980~~		Discharged	W44744	
~~S716812 Mortgage to Bank of New South Wales. Registered 17.11.1981.~~						Discharged	W44743	

(Page 2 of 2 pages)

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

Q562802 — 8yr
Q723092
R575514 — 5yr
R736874
C.T. 8,9
S716812
W44743

Req:R306205 /Doc:CT 13320-054 CT /Rev:03-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:21 /Seq:2 of 2
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Req:R306210 /Doc:DL E607737 /Rev:26-May-2010 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:22 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

RP13

TRANSFER
Real Property Act, 1900

E 607737 K

Office o

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Volume 13320 Folio 54

NOW BEING [illegible] OF LAND COMPRISED IN FOLIO 1/253774

(B) **LODGED BY**

L.T.O. Box: 48A

Name, Address or DX and Telephone:
NATIONAL AUSTRALIA BANK LIMITED
National Australia Bank Limited
~~255~~ George Street, Sydney
237-1111 FAX 237-1284 ICG6902

Reference (max. 16 characters):

(C) **TRANSFEROR** SUSAN LAURICE KENTWELL

(D) acknowledges receipt of the consideration of $215,000.00

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

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

(F) **TRANSFEREE**

(G) T

PETER THADDEUS McLOUGHLIN and BEVERLY ANN McLOUGHLIN

as joint tenants/~~tenants in common~~

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

DATE OF EXECUTION 26th June 1992

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

Signature of Witness

J A HEATHER

Name of Witness (BLOCK LETTERS)

CASTLE HILL SOLICITOR

Address of Witness

S L Kentwell

Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

Signature of Transferee's Solicitor

(P.W. McNamara)

CHECKED BY (office use only)

Reg 10 Em

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

Req:R306213 /Doc:DL 5367068 /Rev:05-Nov-1998 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:22 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

TRANSFER

Real Property Act,1900

Office of State Revenue use only

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title

Folio Identifier 1/253774

(B) **LODGED BY**

L.T.O.	
1074M	MAKHOUL SYMOND Solicitors Level 4, 35 Smith Street Parramatta 2150 REFERENCE (max.15 characters) MHP DX 8283 Parramatta Tel: 9689 2911 Fax: 9689 2644

(C) **TRANSFEROR** ANTHONY DENIS HORWICK and MIRA REGINA HORWICK

(D) acknowledges receipt of the consideration of $294,000.00
and as regards the land specified above tranfers to the transferee an estate in fee simple

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

(F) **TRANSFEREE** T GRANT NEIL PERRY and SHARON JUNE DAWSON

(G) **TENANCY:** joint tenants

(H) We certify this dealing correct for the purposes of the Real Property Act,1900. **DATE** 20.10.98
Signed in my presence by the transferor who is personally known to me.

Signature of Witness

Name of Witness(BLOCK LETTERS) ALEX DELOCHI

Address of Witness 1/26 NORTON STREET, LEICHHARDT 2040

X ADH X MRH

Signature of Transferor

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

Signature of Witness

Name of Witness(BLOCK LETTERS) Marc Thomas Hardman

Address of Witness Solicitor Parramatta

Signature of Transferee

CHECKED BY (office use only)

Req:R306219 /Doc:DL AU577929 /Rev:12-Nov-2024 /NSW LRS /Prt:22-May-2025 13:23 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 2841037372
ELN NOS ID: 2841037374

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AU577929

Stamp Duty: 10735538-005

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

LODGED BY:

Responsible Subscriber:	BIRCHGROVE LEGAL CONSULTANTS ABN 93647609407
Address:	SHOP 2, 142 Elizabeth ST Sydney 2000
Email:	ha@birchgrovelegal.com.au
ELNO Subscriber Number:	2404752
Customer Account Number:	507749K
Document Collection Box:	1W
Client Reference:	23-2956

LAND TITLE REFERENCE

1/253774

TRANSFEROR

GRANT NEIL PERRY

SHARON JUNE PERRY

TRANSFEREE

CARRINGTON ROAD DEVELOPMENTS PTY LTD ACN 664338032
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $4,700,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

GRANT NEIL PERRY
SHARON JUNE PERRY

Signed By: Timothy James Unsworth
ELNO Signer Number: 48790
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: UNSWORTH LEGAL PTY LIMITED ABN 45042923450

UNSWORTH LEGAL

Req:R306219 /Doc:DL AU577929 /Rev:12-Nov-2024 /NSW LRS /Prt:22-May-2025 13:23 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 21564 **Customer Account Number:** 502330
Date: 12/11/2024

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CARRINGTON ROAD DEVELOPMENTS PTY LTD

Signed By: Hamza Alameddine **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 7289186 **Digital Signing Certificate Number:**

Signed for Subscriber: BG LEGAL CONSULTANTS PTY LTD ABN 93647609407

BIRCHGROVE LEGAL CONSULTANTS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2404752 **Customer Account Number:** 507749
Date: 12/11/2024

Title Search NSW

22/05/2025 11:12 AM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 27/247890

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	11:11 AM	9	12/11/2024

LAND

LOT 27 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU577933)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND
P926713 VARIATION

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 11:12 AM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 11:11AM

FOLIO: 27/247890

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

Prior Title(s): VOL 12598 FOL 30

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
7/11/1988	X967799	TRANSFER	
7/11/1988	X967800	MORTGAGE	EDITION 1
4/12/2001	8169174	DISCHARGE OF MORTGAGE	
4/12/2001	8169175	TRANSFER	
4/12/2001	8169176	MORTGAGE	EDITION 2
12/1/2005	AB218343	DISCHARGE OF MORTGAGE	
12/1/2005	AB218344	CHANGE OF NAME	
12/1/2005	AB218345	MORTGAGE	EDITION 3
3/3/2010	AF348365	DISCHARGE OF MORTGAGE	
3/3/2010	AF348366	TRANSFER	
3/3/2010	AF348367	MORTGAGE	EDITION 4
12/12/2017	AM963920	CAVEAT	
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
28/9/2022	AS430055	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 6
28/8/2023	AT383172	CAVEAT	EDITION 7
28/11/2023	AT639167	DISCHARGE OF MORTGAGE	EDITION 8

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R306350 /Doc:CT 12598-030 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:34 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598030

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 12598 Fol. 30

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

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.

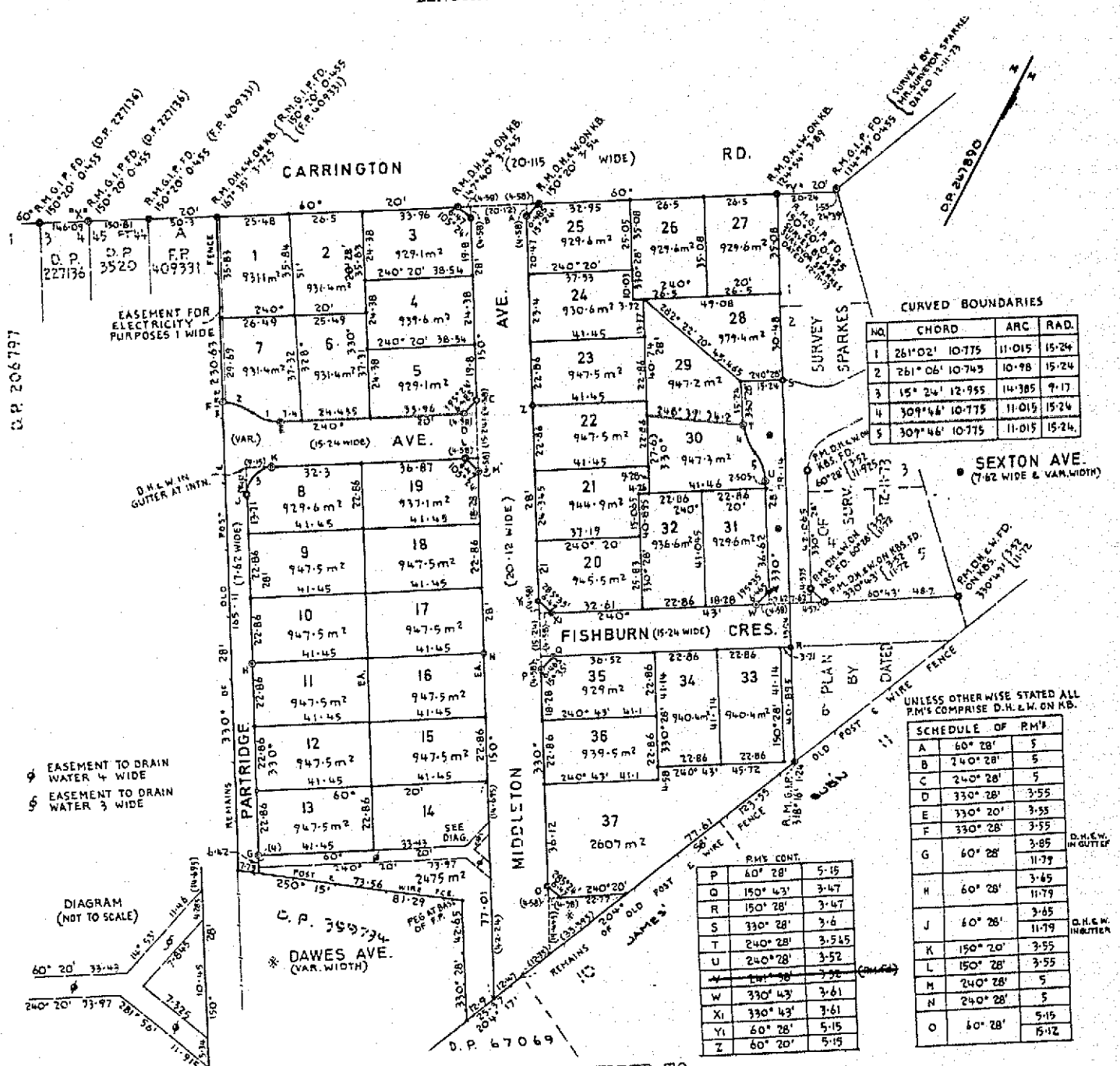
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261°06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24

SCHEDULE OF P.M'S		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 D.H.&W. IN GUTTER 11·79
H	60° 28'	3·65 11·79
J	60° 28'	3·65 D.H.&W. IN GUTTER 11·79
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15 15·12

P.M'S CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·545
U	240° 28'	3·52
V	[redacted]	[redacted]
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 27 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N96787 to Beneficial Fiannce Corporation Limited. Entered 21-2-1973.~~ Discharged P926711
3. Restriction as to user created by the registration of Deposited Plan 247890 See P31711

(Page 1) Vol. 12598 Fol. 30

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

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

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

Vol. 12598 Fol. 30

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Coachwood Homes Pty Limited~~	Transfer	P926715	——	~~14-12-1976~~	
~~Laurence Victor Ariansen of Allawah, Sales Representative and Helen Joy Ariansen his wife as joint tenants~~					
Glen Richard Hollis of Castle Hill, Hairdresser and Rodney John Hollis of Castle Hill, Shop Fitter in ½ share, tenancy in common in ½ share	Transfer	Q82644	------	22-2-1977	
	Transfer	R515295	——	~~8-11-1979~~	
Keith Alexander Slater and Barbara Helen Slater as joint tenants by Transfer V694502 Registered 14-5-1985					

P900404 V/W
P926711 D/m
—— 15 T
—— 13 Rep
—— 16 m
12
Q82643 D/m
4 Te
5 m
R515294 D/
— 95 Te
— 96 m
V146062 D/m
V694502 T

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
V(RU) Variation	P926713	——	of the Restriction as to user created by the registration of D.P. 247890 (See P31711) by Deed dated 28-9-1976	14-12-1976				
~~Mortgage~~	~~P926716~~	——	~~to Hercules Credits Limited~~	~~14-12-1976~~		Discharged	Q82643	
~~Mortgage~~	~~Q82645~~		~~to St. George Building Society Ltd.~~	~~22-2-1977~~		Discharged	R515294	
Mortgage	R515296	-----	to Bank of New South Wales	8-11-1979		Discharged	V146062	

(Page 2 of 2 pages)

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

Req:R306350 /Doc:CT 12598-030 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:34 /Seq:2 of 2
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Req:R306359 /Doc:DL X967799 /Rev:06-Sep-2010 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:35 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

OFFICE USE ONLY

X967799

IDP 19

STAMP DUTY
OFFICE OF STATE REVENUE
(NEW SOUTH WALES)
1988/00 55
$1:00

TRANSFER

REAL PROPERTY ACT, 1900

T 2 of 2+
$ 42

R 1/2

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
VOLUME 12598 FOLIO 30 NOW BEING Whole OF LAND COMPRISED IN FOLIO 27/247890	WHOLE	COUNTY OF CUMBERLAND PARISH OF CASTLE HILL

DESCRIPTION OF LAND
Note (ii)

TRANSFEROR
Note (b)

KEITH ALEXANDER SLATER and BARBARA HELEN SLATER

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $ 212,500-00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

VIVIENNE DOROTHY ANDREWS, Managing Director,
18 Carrington Road, Castle Hill

OFFICE USE ONLY
S

TENANCY
Note (a)

~~as joint tenants/tenants in common~~

PRIOR ENCUMBRANCES
Note (l)

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

DATE 21 October, 1988

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

EXECUTION
Note (g)

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

..... Signature of Witness

Vanessa Tait
Name of Witness (BLOCK LETTERS)

6 Old Castle Hill Rd Castle Hill
Address and occupation of Witness

Secretary

x B. H. Slater.
Signature of Transferor

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

Note (g)

..... Signature of Witness

403 ..... Name of Witness (BLOCK LETTERS)

..... Address and occupation of Witness

Solicitor for xxxxxxxxxx Transferee
A. GIURISSEVICH

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

LODGED BY

M. J. ARMSTRONG
LAW STATIONER
127 KING ST., SYDNEY
PHONE 231 2011 DX 550 SYDNEY
DELIVERY BOX NO. 4SX
FAX (02) 233 7347

Delivery Box Number

LOCATION OF DOCUMENTS	CT	OTHER
Herewith.	✓	
In L.T.O. with		
Produced by		

OFFICE USE ONLY

Checked	Passed	REGISTERED - -19	Secondary Directions	
EA/lb CP				
Signed	Extra Fee	- 7 NOV 1988	Delivery Directions	

484 A

Req:R306368 /Doc:DL AF348366 /Rev:18-Mar-2010 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:36 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Form: 01T
Release: 3.4
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AF348366L

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 1411509 1272
Duty: 10 Trans No: S162450
Asst details:
24/2/10

(A) **FOLIO OF THE REGISTER** 27/247890

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and LLPN if any	CODES
28L	LLPN: 23835G CSB 63 8 3/2007	T TW (Sheriff)
	Reference:	

(C) **TRANSFEROR** MARK RICHARD CHURCHER and JULIE CHURCHER

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 565,000.00 and as regards

(E) **ESTATE** the above folio of the Register transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** GRANT NEIL PERRY and SHARON JUNE PERRY

(I) **TENANCY:** Joint Tenants

DATE 24/2/2010

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

Signature of witness: Josip Lukacevic

FULL Name of witness: Josip Lukacevic
Address of witness: 42 Barina Ave
Lake Heights 2502
full name, over 18 years.

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

FOR FURTHER EXECUTION SEE ANNEXURE A

Signature of transferor:

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

Signature:

Signatory's name: RENEE ODELL
Signatory's capacity: transferee's licensed conveyancer

Req:R306368 /Doc:DL AF348366 /Rev:18-Mar-2010 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:36 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

ANNEXURE A

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

Signature of witness: X

FULL Name of witness: X GAVIN NUSS

Address of witness: X 15/2 MOORGATE ST CHIPPENDALE NSW 2008

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

Signature of transferor: M.A.C. X M. Chall

Full name of witness, over 18 years old.

Title Search NSW

22/05/2025 11:13 AM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 26/247890

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	11:12 AM	10	14/2/2025

LAND

LOT 26 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU827908)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND
P926713 VARIATION

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 11:13 AM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 11:13AM

FOLIO: 26/247890

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

Prior Title(s): VOL 12598 FOL 29

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/6/1992	E557525	MORTGAGE	EDITION 1
7/1/1999	5513570	DISCHARGE OF MORTGAGE	
7/1/1999	5513571	DISCHARGE OF MORTGAGE	
7/1/1999	5513572	MORTGAGE	EDITION 2
5/3/2002	8406637	DISCHARGE OF MORTGAGE	EDITION 3
13/11/2014	AJ34831	NOTICE OF DEATH	EDITION 4
21/9/2017	AM743488	CAVEAT	
29/11/2021	AR527585	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 5
25/11/2022	AS667274	TRANSFER	EDITION 6
18/10/2023	AT528977	PRIORITY NOTICE	EDITION 7
18/10/2023	AT529446	MORTGAGE	EDITION 8
6/11/2024	AU559374	DISCHARGE OF MORTGAGE	EDITION 9
14/2/2025	AU827908	TRANSFER	EDITION 10

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R306457 /Doc:CT 12598-029 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:45 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598029

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Vol. 12598 Fol. 29

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

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.

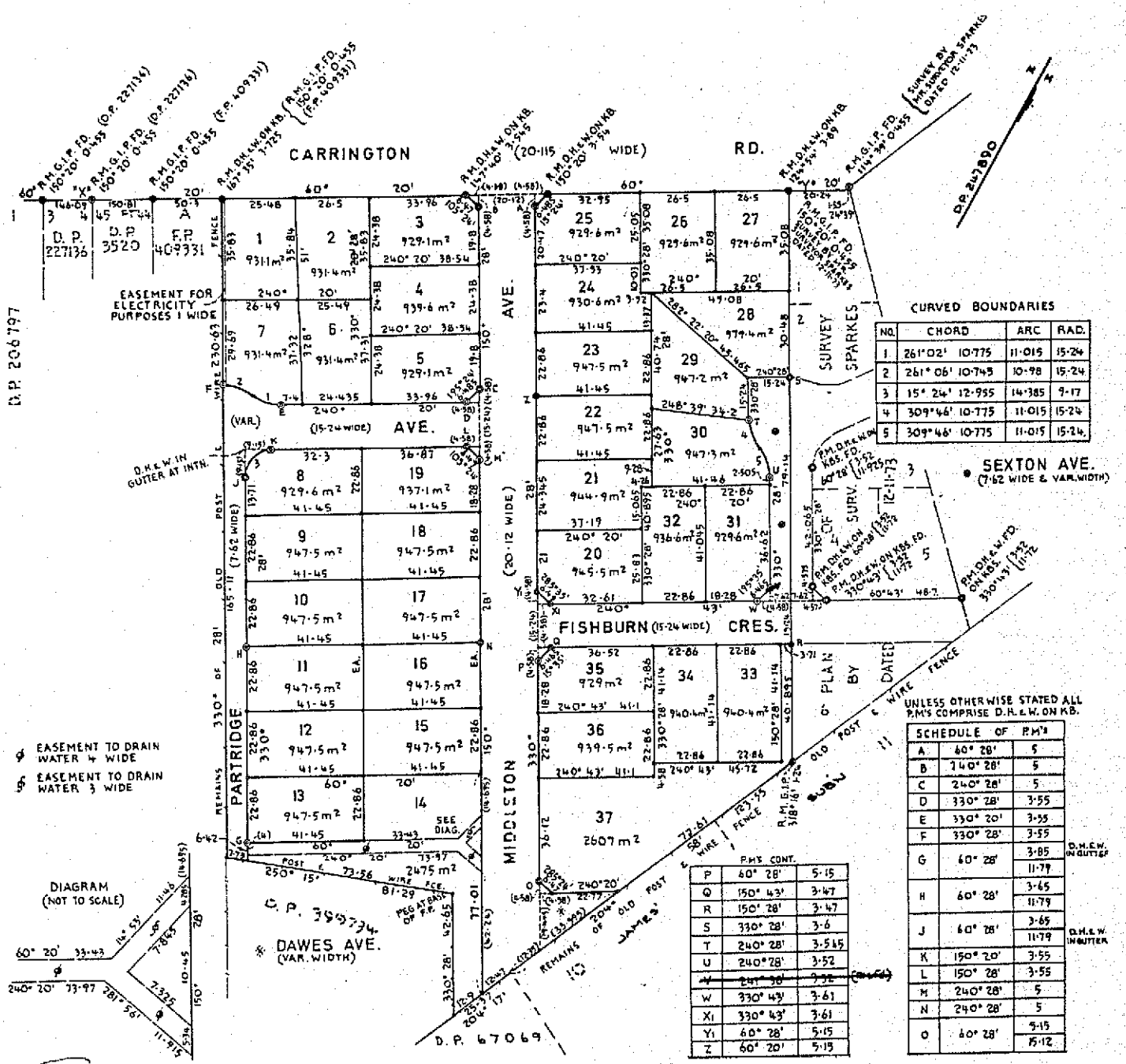
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261° 06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24

SCHEDULE OF		P.M.'s
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 D.H.&W. IN GUTTER
		11·79
H	60° 28'	3·65
		11·79
J	60° 28'	3·65
		11·79 D.H.&W. IN GUTTER
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15
		15·12

P.M.'S CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·545
U	240° 28'	3·52
~~V~~	~~240° 28'~~	~~3·52~~
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 26 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. PTY. LIMITED.~~

SECOND SCHEDULE

GRY RW

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N96787 to Beneficial Fiannce Corporation Limited. Entered 21-2-1973.~~ P926711
3. Restriction as to user created by the registration of Deposited Plan 247890. See P31711.

(Page 1) Vol. 12598 Fol. 29

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

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

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

Vol. 12598 Fol. 29

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Coachwood Homes Pty Limited~~	Transfer	P926712	——	~~14-12-1976~~	
~~Brian William Ross of Castle Hill, School Teacher and Helen Ann Ross~~ [redacted] ~~wife as joint tenants~~	~~Transfer~~	Q45970	——	~~15-2-1977~~	
Christopher Anthony Knox and Carla Knox as joint tenants by Transfer W777212.	Registered	6-3-1987			

P900404 V/M
P926711 D/M
— 12 T
— 13 Reg
— 14 M
R
D 45969 D/M
70 T
71 M
L07772
12

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
U(RU) Variation	P926713	——	of the Restriction as to user created by the registration of D. P. 247890 (See P31711) by Deed dated 28-9-1876					
~~Mortgage~~	~~P926711~~	——	~~to Mercantile Credits Limited~~	14-12-1976				
~~Mortgage~~	~~Q45971~~	——	~~to Bank of New South Wales Savings Bank Limited~~	14-12-1976		Discharged	Q45969	
M W777213	Mortgage to	Commonwealth	Savings Bank of Australia. Registered 6-3-1987	15-2-1977		Discharged	W777211	

(Page 2 of 2 pages)

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

Req:R306457 /Doc:CT 12598-029 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:45 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R306460 /Doc:DL AS667274 /Rev:25-Nov-2022 /NSW LRS /Prt:22-May-2025 13:46 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 1616178597
ELN NOS ID: 1616178599

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AS667274

Stamp Duty: 10542915-001

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

LODGED BY:

Responsible Subscriber: BIRCHGROVE LEGAL PTY LTD ABN 83161158532
Address: Hyde Park Towers
SHOP 2, 148A Elizabeth ST
Sydney 2000
Email: hamza.alameddine@birchgrovelegal.com.au
ELNO Subscriber Number: 2091
Customer Account Number: 500434A
Document Collection Box: 1W
Client Reference: 22-2857

LAND TITLE REFERENCE

26/247890

TRANSFEROR

CARLA KNOX

TRANSFEREE

CARRINGTON ROAD PROPERTY HOLDINGS PTY LTD ACN 664051469
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $4,000,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CARLA KNOX

Signed By: My Ngoc Lam
ELNO Signer Number: 3934771
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: TANIA FERIZIS ABN 95962030961

TANIA FERIZIS
A PLUS LEGAL

Req:R306460 /Doc:DL AS667274 /Rev:25-Nov-2022 /NSW LRS /Prt:22-May-2025 13:46 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2565 **Customer Account Number:** 500580
Date: 25/11/2022

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CARRINGTON ROAD PROPERTY HOLDINGS PTY LTD

Signed By: Hamza Alameddine **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 3822 **Digital Signing Certificate Number:**

Signed for Subscriber: BIRCHGROVE LEGAL PTY LTD ABN 83161158532

BIRCHGROVE LEGAL PTY LTD

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2091 **Customer Account Number:** 500434
Date: 25/11/2022

Title Search NSW

22/05/2025 01:54 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 32/247890

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	1:54 PM	9	14/2/2025

LAND

LOT 32 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU827932)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 01:55 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 1:55PM

FOLIO: 32/247890

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

Prior Title(s): VOL 12598 FOL 35

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/9/2013	AI52197	MORTGAGE	EDITION 1
28/3/2014	AI475811	DEPARTMENTAL DEALING	
9/1/2017	AM41352	CAVEAT	
12/6/2018	AN409736	DISCHARGE OF MORTGAGE	EDITION 2
6/7/2018	AN448950	NOTICE OF DEATH	EDITION 3
15/12/2021	AR622715	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 4
2/6/2023	AT143261	TRANSFER	EDITION 5
18/10/2023	AT528883	PRIORITY NOTICE	EDITION 6
20/10/2023	AT529444	MORTGAGE	EDITION 7
6/11/2024	AU559352	DISCHARGE OF MORTGAGE	EDITION 8
14/2/2025	AU827932	TRANSFER	EDITION 9

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R306591 /Doc:CT 12598-035 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:58 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 12598 Fol. 35

Appln.No. 10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

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.

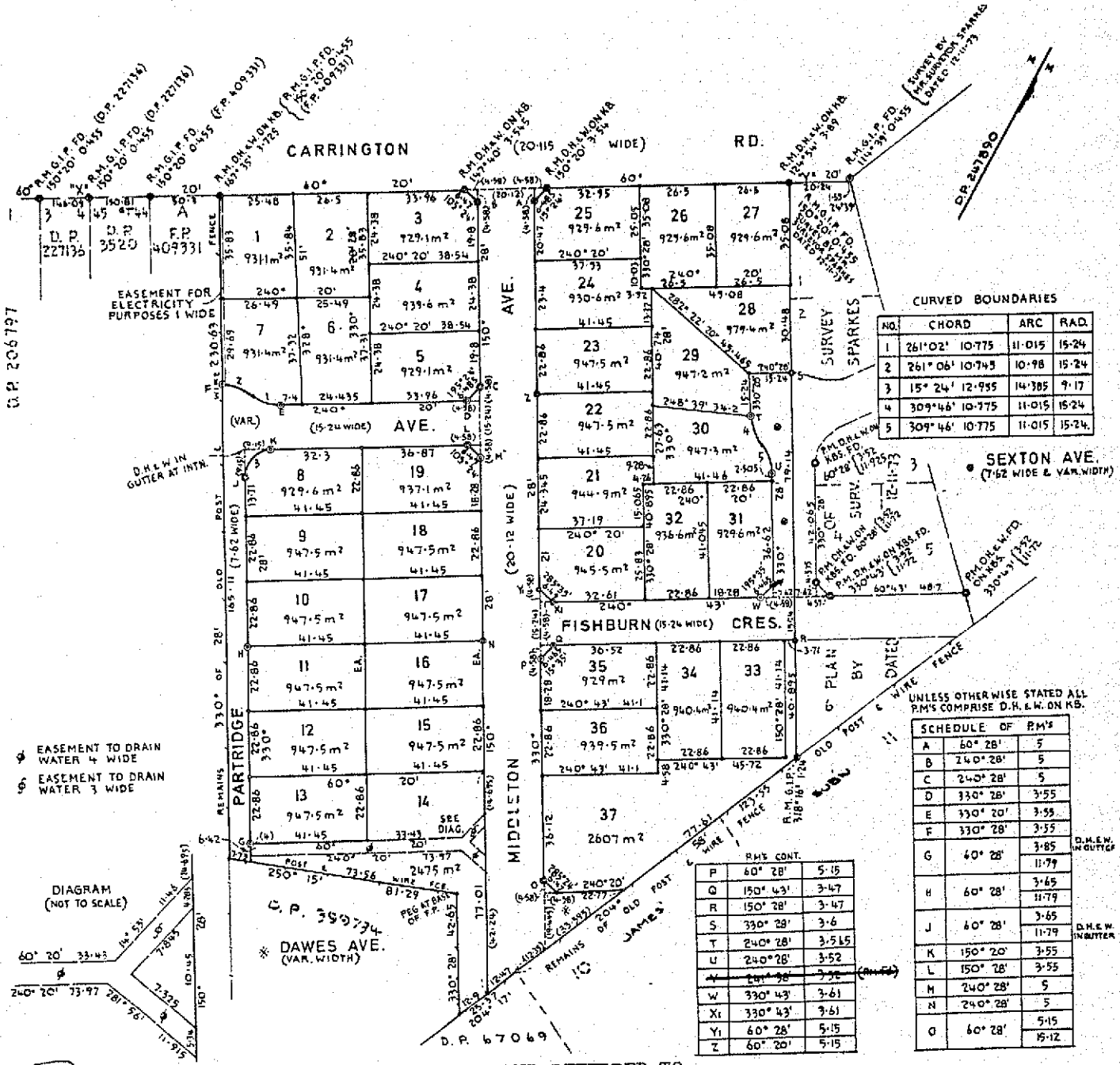
CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



CURVED BOUNDARIES			
NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261° 06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309° 46' 10·775	11·015	15·24.

P.M.'S CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·515
U	240° 28'	3·52
V	~~240° 28'~~	~~3·52~~
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

SCHEDULE OF P.M.'S		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 D.H.E.W. IN GUTTER; 11·79
H	60° 28'	3·65; 11·79
J	60° 28'	3·65; 11·79 D.H.E.W. IN GUTTER
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
Q	60° 28'	5·15; 15·12

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 32 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. PTY. LIMITED.~~

SECOND SCHEDULE

GRY RW

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
~~2. Mortgage No.N96787 to Beneficial Finance Corporation Limited. Entered 21-2-1973.~~ Discharged P642319
3. Restriction as to user created by the registration of Deposited Plan 247890 See P31711.

RG 2/67

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

(Page 1) Vol. 12598 Fol. 35

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

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

Vol. 12598 Fol. 35

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Werner Klaus Konzack of Mortdale, Panel Beater and Marita Konzack his wife, as joint tena~~	Transfer	P642320	------	~~19-3-1976~~	
Barry Charles Rees of North Rocks, Marketing Manager and Dawn Esme Rees his wife as joint tenants	Transfer	Q221700	------	3-6-1977	

P642314-M
- 20 -T.
- 21 -M.
Q221699-M
-700 T
Q383248-M.
CT 28/3/78
Q648596 ~
C.T. 9.3.81
S378209T
W707592P

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~P642321~~	~~------~~	~~to United Permanent Building Society Ltd.~~	~~19-3-1976~~		Discharged	Q221699	
Mortgage	Q383248	------	to Australia and New Zealand Savings Bank Limited	26-9-1977				
~~Mortgage~~	~~Q648596~~	~~------~~	~~to Tasman U.E.B. Industries Limited~~	~~21-4-1978~~		Discharged	W707592	
~~Mortgage~~	~~Q648596~~	~~------~~	~~Mortgagee James Hardie Containers Limited by Transfer of Mortgage S378209.~~	~~1-4-1981~~		Cancelled	W707592	

(Page 2 of 2 pages)

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

Req:R306591 /Doc:CT 12598-035 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 13:58 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R306595 /Doc:DL AT143261 /Rev:02-Jun-2023 /NSW LRS /Prt:22-May-2025 13:59 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 1868285191
ELN NOS ID: 1868285193

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AT143261

Stamp Duty: 10646956-001

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

LODGED BY:

Responsible Subscriber:	BIRCHGROVE LEGAL CONSULTANTS ABN 93647609407
Address:	SHOP 2, 142 Elizabeth ST Sydney 2000
Email:	ha@birchgrovelegal.com.au
ELNO Subscriber Number:	2404752
Customer Account Number:	507749K
Document Collection Box:	1W
Client Reference:	23-2957

LAND TITLE REFERENCE

32/247890

TRANSFEROR

DAWN ESME REES

TRANSFEREE

AA INVESTMENTS 2 PTY LTD ACN 666041685
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $3,200,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

DAWN ESME REES

Signed By: Cheryl Cherie Alt
ELNO Signer Number: 8117
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: ALTERNATIVE CONVEYANCING PTY LIMITED ABN 56129596863

ALTERNATIVE CONVEYANCING

Req:R306595 /Doc:DL AT143261 /Rev:02-Jun-2023 /NSW LRS /Prt:22-May-2025 13:59 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 4038 **Customer Account Number:** 500850
Date: 02/06/2023

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

AA INVESTMENTS 2 PTY LTD

Signed By: Hamza Alameddine **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 7289186 **Digital Signing Certificate Number:**

Signed for Subscriber: BG LEGAL CONSULTANTS PTY LTD ABN 93647609407

BIRCHGROVE LEGAL CONSULTANTS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2404752 **Customer Account Number:** 507749
Date: 02/06/2023

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

Title Search NSW

22/05/2025 01:56 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 31/247890

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	1:55 PM	10	13/1/2025

LAND

LOT 31 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU742393)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 01:56 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 1:55PM

FOLIO: 31/247890

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

Prior Title(s): VOL 12598 FOL 34

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
11/12/1990	Z386114	MORTGAGE	
11/12/1990	Z386115	MORTGAGE	EDITION 1
8/12/1998	5451266	DISCHARGE OF MORTGAGE	
8/12/1998	5451267	DISCHARGE OF MORTGAGE	EDITION 2
1/7/1999	5950633	TRANSFER	
1/7/1999	5950634	MORTGAGE	EDITION 3
27/7/2001	7809844	DISCHARGE OF MORTGAGE	
27/7/2001	7809845	MORTGAGE	EDITION 4
8/6/2005	AB538418	DISCHARGE OF MORTGAGE	
8/6/2005	AB538419	MORTGAGE	EDITION 5
31/1/2012	AG775988	DISCHARGE OF MORTGAGE	
31/1/2012	AG775989	TRANSFER	
31/1/2012	AG775990	MORTGAGE	EDITION 6
9/1/2017	AM41343	CAVEAT	
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
6/5/2022	AS28332	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 8

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

18/12/2024 AU693862 DISCHARGE OF MORTGAGE EDITION 9

13/1/2025 AU742393 TRANSFER EDITION 10

*** END OF SEARCH ***

DI-E3347 PRINTED ON 22/5/2025

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Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R306755 /Doc:CT 12598-034 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:08 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598034

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Vol. 12598 Fol. 34

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

(Page 1) Vol. 12598 Fol. 34

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.

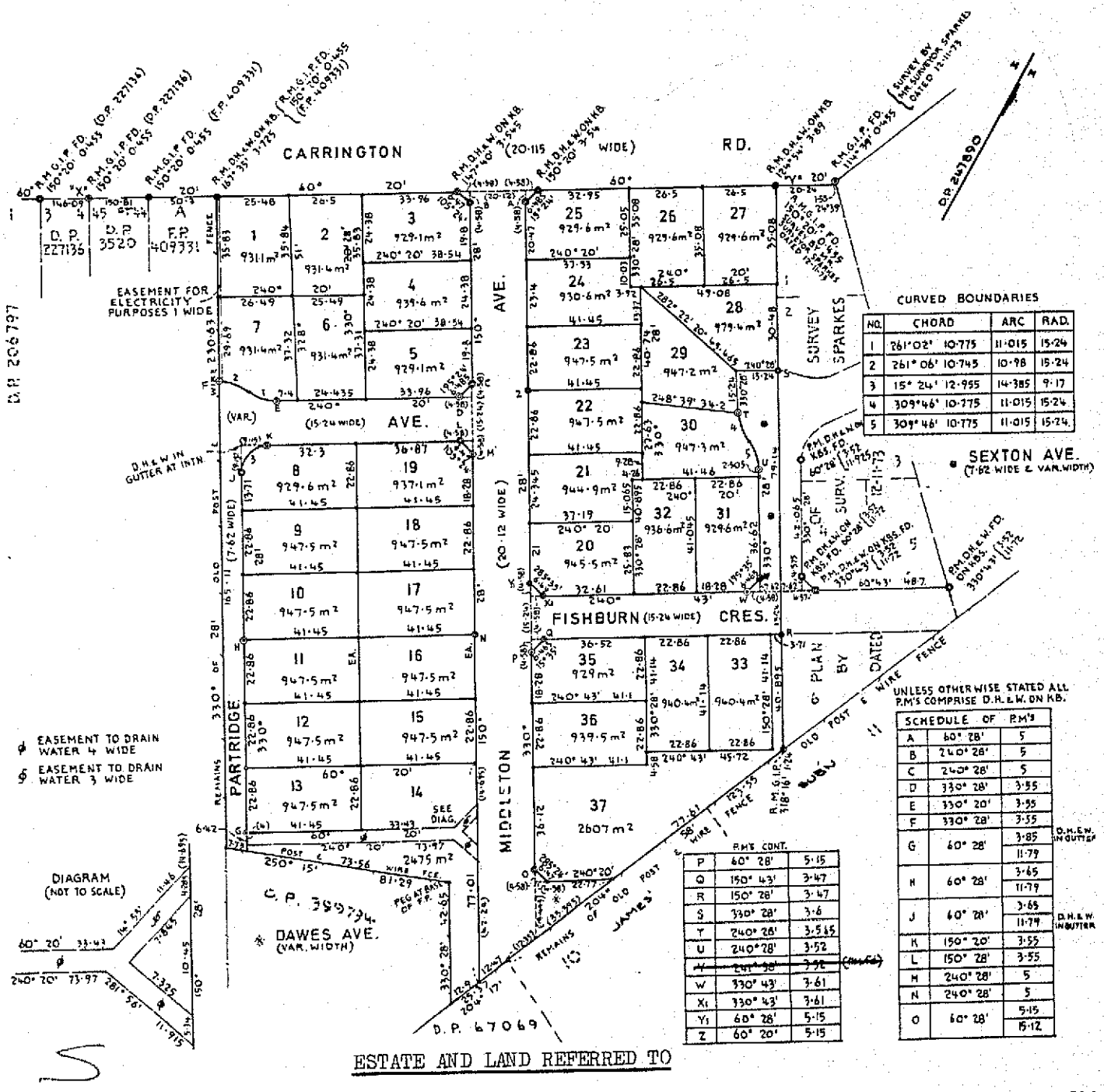
CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261°06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24

SCHEDULE OF P.M'S		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 D.H.&W. IN GUTTER
		11·79
H	60° 28'	3·65
		11·79
J	60° 28'	3·65
		11·79 D.H.&W. IN GUTTER
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15
		15·12

P.M'S CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·515
U	240° 28'	3·52
~~V~~	~~241° 58'~~	~~3·96~~ (Cancelled)
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 31 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. PTY. LIMITED~~.

SECOND SCHEDULE

GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
RW 2. ~~Mortgage No.N96787 to Beneficial Financce Corporation Limited. Entered 21-2-1973.~~ Discharged P374079
3. Restriction as to user created by the registration of Deposited Plan 247890. See P31711.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Vol. 12598 Fol. 34

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~William Michael Simpson, Chief Estimator and Janice Dorothy Simpson, Housewife, both of Bonnyrigg, as joint tenants,~~					
~~Clive Chaloner of Castlecrag, Sales Manager and Nola Chaloner his wife as joint tenants~~	Transfer	P374080	———	19-8-1975.	
~~David Leslie Pearsall and Helen Frances Pearsall as joint tenants~~ by Transfer T995108, Registered 2-3-1984	Transfer	R116469	———	9-3-1979	
David Leslie Pearsall by Notice of Death X99060 Registered 24-9-1987					

P374079 DK TE & M
R116468 DM -69 TE
T995108
X990COND R

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	P374081	———	~~to Commonwealth Savings Bank of Australia.~~	19-8-1975.		Discharged	R116468	

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

Req:R306755 /Doc:CT 12598-034 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:08 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R306763 /Doc:DL AG775989 /Rev:02-Feb-2012 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:08 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Form: 01T
Release: 6·0

TRANSFER

New South Wales
Real Property Act 1900

AG775989N

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

STAMP DUTY Office of State Revenue use only

NSW Treasury
Client No: 2809048 1899
Duty: $10- Trans No: 6546290
Asst details:

(A) **TORRENS TITLE** Folio Identifier 31/247890

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
127X	Perpetual LMS GPO Box 4172, Sydney 2001 LLPN: 123064J Reference: MH:0F7321 Hopkinson	T TW

(C) **TRANSFEROR** COLIN CAMERON CRABTREE AND ROBYN MYRA CRABTREE

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 701,500.00 and as regards

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

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** CRAIG STEVEN HOPKINSON AND VANESSA ANN TUNBRIDGE

(I) **TENANCY:** Joint Tenants

DATE _____

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

Signature of witness:

Name of witness: JANET McGILLIVRAY
Address of witness: 28/15-17 TERMINUS ST.
CASTLE HILL. NSW

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

Signature of transferor:

R M Crabtree

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

Signature:

Signatory's name: IAN EDWARD DUFFIELD
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 213097 Full name: IAN EDWARD DUFFIELD Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1111

Title Search NSW

19/05/2025 04:52 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/1257535

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2025	4:52 PM	4	27/2/2024

LAND

LOT 2 IN DEPOSITED PLAN 1257535
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1257535

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AT863134)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

19/05/2025 04:53 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 4:53PM

FOLIO: 2/1257535

First Title(s): OLD SYSTEM

Prior Title(s): 25/247890

Recorded	Number	Type of Instrument	C.T. Issue
21/2/2020	DP1257535	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
11/6/2021	AQ994244	RESUMPTION APPLICATION	FOLIO CREATED CT NOT ISSUED
12/10/2021	AR505799	DEPARTMENTAL DEALING	
10/1/2022	AR666100	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 1
7/5/2022	AS102160	TRANSFER	
7/5/2022	AS102161	MORTGAGE	EDITION 2
6/4/2023	AS990525	DISCHARGE OF MORTGAGE	
6/4/2023	AS990526	MORTGAGE	EDITION 3
27/2/2024	AT863133	DISCHARGE OF MORTGAGE	
27/2/2024	AT863134	TRANSFER	EDITION 4

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

19/05/2025 05:11 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 5:10PM

FOLIO: 25/247890

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

Prior Title(s): VOL 12598 FOL 28

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/2/1994	U56102	CAVEAT	
6/2/1995	U991705	WITHDRAWAL OF CAVEAT	
2/6/2016	AK481009	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 1
21/6/2017	AM497044	CAVEAT	
21/2/2020	DP1257535	DEPOSITED PLAN	
6/2/2021	AQ728991	REQUEST	
11/6/2021	AQ994244	RESUMPTION APPLICATION	FOLIO CANCELLED
17/9/2021	AR437888	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R286381 /Doc:CT 12598-028 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:12 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598028

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 12598 Fol. 28

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

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.

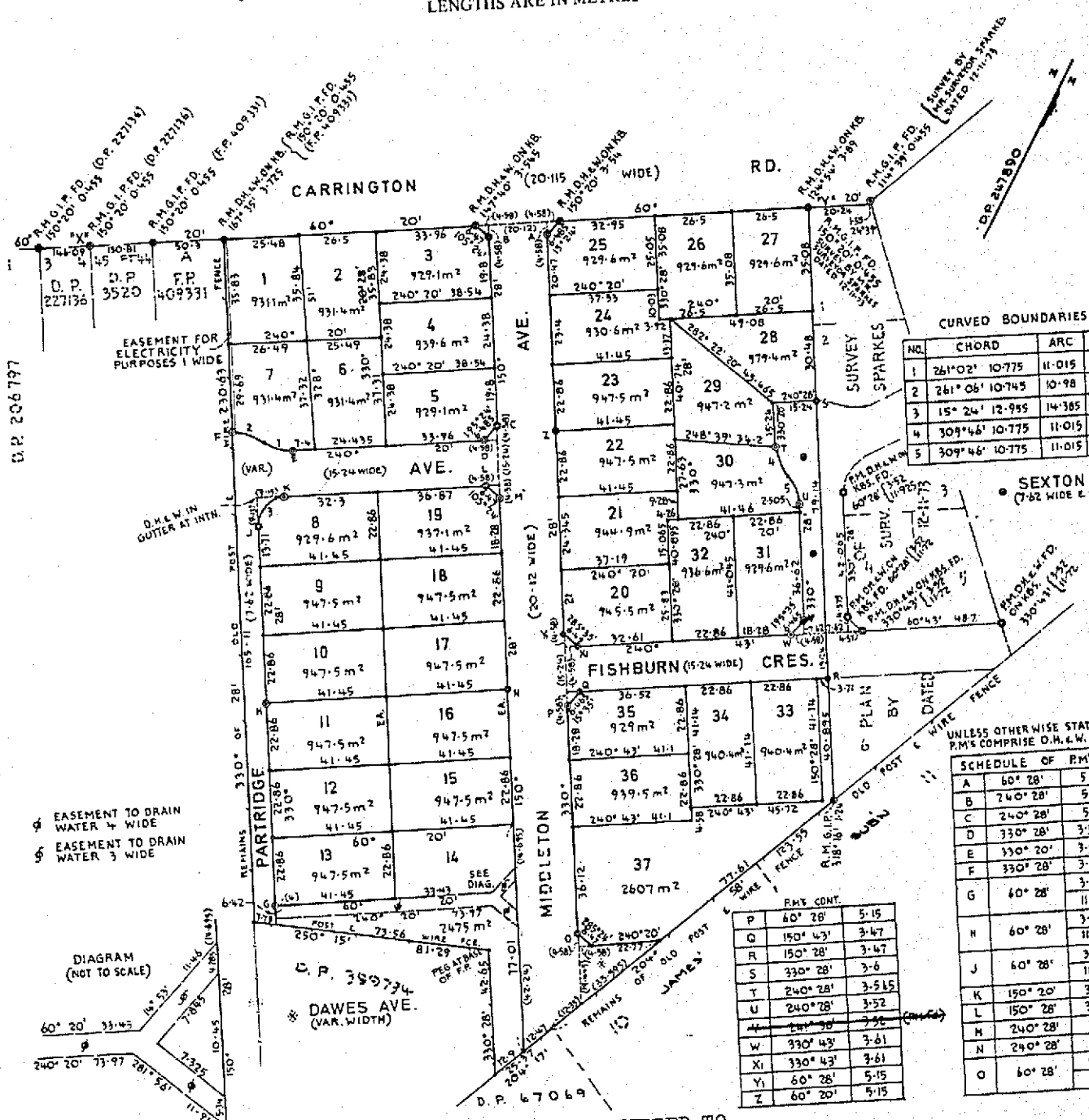
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261° 06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24

SCHEDULE OF P.M.'S		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 D.H.&W. IN GUTTER
		11·79
H	60° 28'	3·65
		11·79
J	60° 28'	3·65
		11·79 D.H.&W. IN GUTTER
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15
		15·12

P.M.'S CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·545
U	240° 28'	3·52
~~V~~	~~240° 28'~~	~~3·56~~
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 25 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N96787 to Beneficial Finance Corporation Limited. Entered 21-2-1973.~~ Discharged P621304
3. Restriction as to user created by the registration of Deposited Plan 247890 See P31711.

GRY RW

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

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

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

Vol. 12598 Fol. 28

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Zatta Homes Pty. Limited~~	~~Transfer~~	~~P621305~~	~~------~~	~~4-3-1976~~	
~~Heinrich Ohlig of Castle Hill, Cook and Elizabeth Ohlig his wife, as joint tenants~~	~~Transfer~~	~~Q538100~~	~~------~~	~~1-2-1978~~	
Stan Baranski by Transfer W957199 Registered 9-7-1987					

P621304 P/Y R
P621305 Te R

Q538100 Te
Q — 1 M
R150045
W957195 A
1991

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~Q538101~~	~~------~~	~~to Australia and New Zealand Savings Bank Limited~~	~~1-2-1978~~		Discharged	R150045	
~~Mortgage~~	~~R150046~~	~~------~~	~~to Australia and New Zealand Banking Group Limited~~	~~28-3-1979~~		Discharged	W957198	

(Page 2 of 2 pages)

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

Req:R286381 /Doc:CT 12598-028 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:12 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R286386 /Doc:DL AS102160 /Rev:09-May-2022 /NSW LRS /Prt:19-May-2025 17:13 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 1183045847
ELN NOS ID: 1183045849

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AS102160

Stamp Duty: 10392276-001

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

LODGED BY:

Responsible Subscriber: SETTLEIT PTY LTD ABN 59619493355
Address: North Tower
L 14, 135 King ST
Sydney 2000
Email: sarah.afiouni@infotrack.com.au
ELNO Subscriber Number: 23726
Customer Account Number: 503123C
Document Collection Box: 1W
Client Reference: 213034 - Change

LAND TITLE REFERENCE

2/1257535

TRANSFEROR

BROOKE-ERIN ROSE

TRANSFEREE

CHANGE ROOM LIFE PTY LTD ACN 642456602
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $4,000,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.

Party Represented by Subscriber:

BROOKE-ERIN ROSE

Signed By: Luke Mitchell
ELNO Signer Number: 3885240
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: COLEMAN GREIG LAWYERS PTY LTD ABN 73125176230

COLEMAN GREIG LAWYERS

Req:R286386 /Doc:DL AS102160 /Rev:09-May-2022 /NSW LRS /Prt:19-May-2025 17:13 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 4245 **Customer Account Number:** 500930
Date: 05/05/2022

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
2. The Certifier has retained the evidence supporting this Registry Instrument or Document.
3. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.

Party Represented by Subscriber:

CHANGE ROOM LIFE PTY LTD

Signed By: Robert Bounassif **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 51214 **Digital Signing Certificate Number:**

Signed for Subscriber: PARAMONTE LEGAL PTY LTD ABN 49139119985

PARAMONTE LEGAL

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 22548 **Customer Account Number:** 502511
Date: 05/05/2022

Req:R286389 /Doc:DL AT863134 /Rev:27-Feb-2024 /NSW LRS /Prt:19-May-2025 17:13 /Seq:1 of 2
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System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 2350958044
ELN NOS ID: 2350958046

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AT863134

Stamp Duty: 10826264-001

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

LODGED BY:

Responsible Subscriber:	BIRCHGROVE LEGAL CONSULTANTS ABN 93647609407
Address:	SHOP 2, 142 Elizabeth ST Sydney 2000
Email:	ha@birchgrovelegal.com.au
ELNO Subscriber Number:	2404752
Customer Account Number:	507749K
Document Collection Box:	1W
Client Reference:	23-3055

LAND TITLE REFERENCE

2/1257535

TRANSFEROR

CHANGE ROOM LIFE PTY LTD ACN 624456602
Registered company

TRANSFEREE

CARRINGTON ROAD DEVELOPMENTS PTY LTD ACN 664338032
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $5,146,545.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CHANGE ROOM LIFE PTY LTD

Signed By: Amanda Leanne Harris
Signer Capacity: Practitioner Certifier
ELNO Signer Number: 3907623
Digital Signing Certificate Number:

Signed for Subscriber: PARAMONTE LEGAL PTY LTD ABN 49139119985

PARAMONTE LEGAL

Req:R286389 /Doc:DL AT863134 /Rev:27-Feb-2024 /NSW LRS /Prt:19-May-2025 17:13 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 22548 **Customer Account Number:** 502511
Date: 27/02/2024

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CARRINGTON ROAD DEVELOPMENTS PTY LTD

Signed By: Hamza Alameddine **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 7289186 **Digital Signing Certificate Number:**

Signed for Subscriber: BG LEGAL CONSULTANTS PTY LTD ABN 93647609407

BIRCHGROVE LEGAL CONSULTANTS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2404752 **Customer Account Number:** 507749
Date: 27/02/2024

Title Search NSW

19/05/2025 05:02 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 24/247890

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2025	5:01 PM	7	27/2/2024

LAND

LOT 24 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AT863467)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

19/05/2025 05:02 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 5:02PM

FOLIO: 24/247890

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

Prior Title(s): VOL 12598 FOL 27

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/9/1988	X818849	TRANSFER	EDITION 1
18/5/1989	Y359927	MORTGAGE	EDITION 2
19/2/1997	2845979	DISCHARGE OF MORTGAGE	EDITION 3
4/12/2002	9154617	TRANSFER	
4/12/2002	9154618	MORTGAGE	EDITION 4
20/9/2017	AM743481	CAVEAT	
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
3/12/2021	AR540036	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 6
27/2/2024	AT863466	DISCHARGE OF MORTGAGE	
27/2/2024	AT863467	TRANSFER	EDITION 7

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R286486 /Doc:CT 12598-027 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:26 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

[redacted]

ICATE OF TITLE

NEW SOUTH WALES

L PROPERTY ACT, 1900

12598-027

Vol. 12598 Fol. 27

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

(Page 1) Vol. 12598 Fol. 27

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.

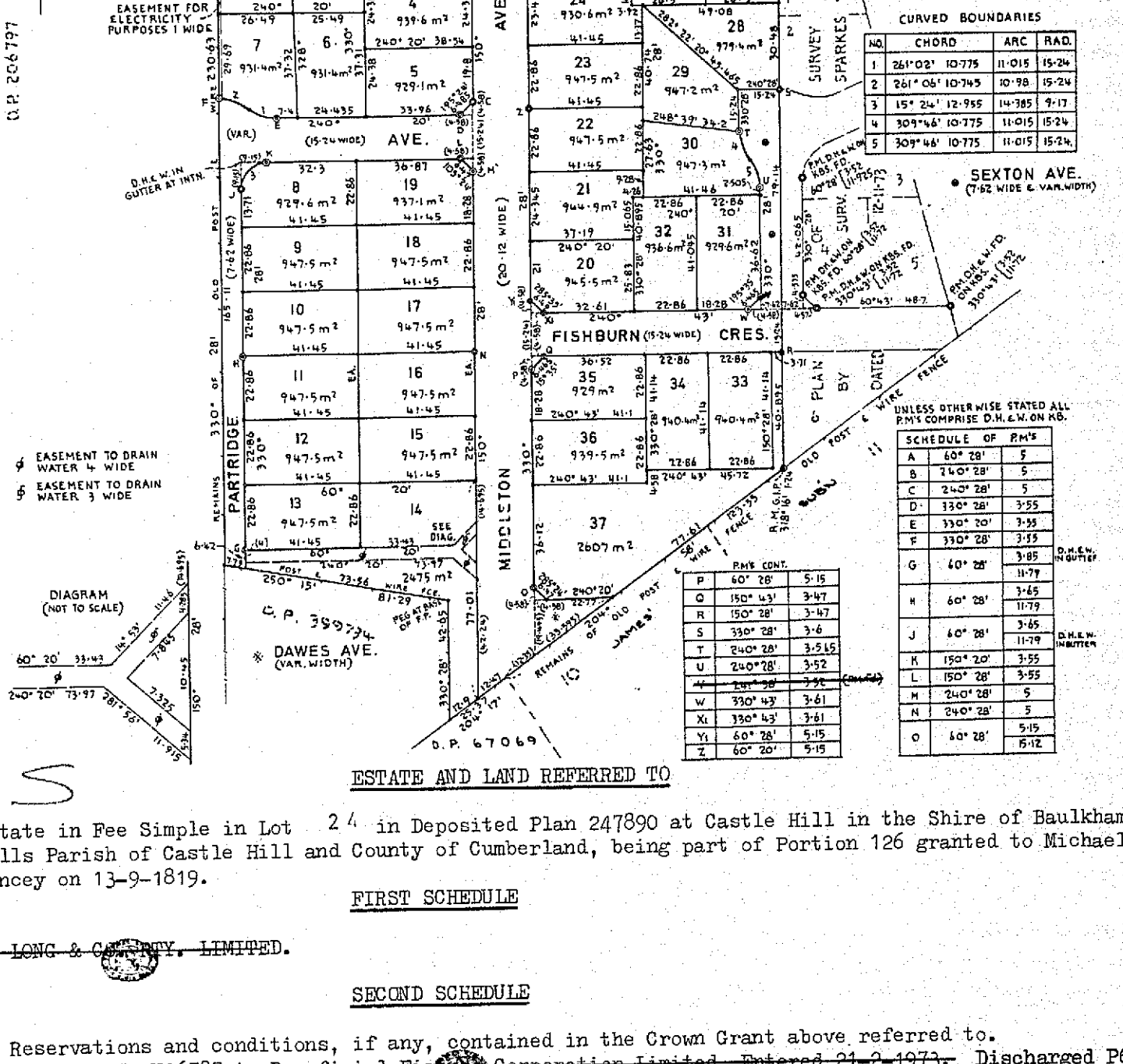
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261°06' 10·745	10·98	15·24
3	15°24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24.

SCHEDULE OF P.M's		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 D.H.&W. IN GUTTER
		11·79
H	60° 28'	3·65
		11·79
J	60° 28'	3·65
		11·79 D.H.&W. IN BUTTER
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15
		15·12

P.M's CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·515
U	240° 28'	3·52
~~V~~	~~240° 28'~~	~~3·52~~ (cancelled)
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 24 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. PTY. LIMITED.~~

SECOND SCHEDULE

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

2. ~~Mortgage No.N96787 to Beneficial Finance Corporation Limited. Entered 21-2-1973.~~ Discharged P621303

RV 3. Restriction as to user created by the registration of Deposited Plan 247890 /See P31711.

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

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

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

Vol. 12598 Fol. 27

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Zatte Homes Pty. Limited~~	~~Transfer~~	~~P621305~~	~~------~~	~~4-3-1976~~	
David Wai Ng of Castle Hill, Medical Practitioner and Robyn Anne Ng, his wife, as Joint Tenants	Transfer	Q331736	-------	19-8-1977	

P621303 Mtg.
P621305 Tfr
Q331736 Tfr — TM.
X646890M

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~Q331737~~	~~------~~	~~to Commonwealth Savings Bank of Australia~~	~~19-8-1977~~		Discharged	X64689	

(Page 2 of 2 pages)

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

Req:R286486 /Doc:CT 12598-027 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:26 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R286488 /Doc:DL X818849 /Rev:02-Sep-2010 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:27 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

1985

STAMP DUTY

X818849

TRANSFER

REAL PROPERTY ACT, 1900

T

C/B | 1 of 1 | +

$ 42.50

R 1/1.

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	FOLIO IDENTIFIER 24/247890	WHOLE	CASTLE HILL

TRANSFEROR Note (b)

DAVID WAI NG and ROBYN ANNE NG

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $ 280,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE Note (d)

KENNETH HARRY PLAYFORD of 4 Middleton Avenue, Castle Hill and FRANCES ~~ALEXINA~~ PLAYFORD of the same address, his wife as joint tenants.

OFFICE USE ONLY

JTz

TENANCY Note (e)

as joint tenants/~~tenants in common~~

PRIOR ENCUMBRANCES Note (f)

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

DATE 26.8.88

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

EXECUTION Note (g)

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

Signature of Witness

Gary C. CLUFF

Name of Witness (BLOCK LETTERS)

Westmead Solicitor

Address and occupation of Witness

D. R. NG

Signature of Transferor

Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferee

C.P. Maley (Solicitor for)

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

LODGED BY

Westpac Banking Corporation
THE BANKING HOUSE 228 PITT STREET,
SYDNEY. 2000 PHONE: 226-2611
DELIVERY BOX No. 37Y

Delivery Box Number

LOCATION OF DOCUMENTS	CT	OTHER	
	✓		Herewith.
			In L.T.O. with
			Produced by

OFFICE USE ONLY

Checked	Passed	REGISTERED - -19
EC 8/9		0 SEP 1988
Signed	Extra Fee	

Secondary Directions		
Delivery Directions	CT	37Y

Req:R286491 /Doc:DL 9154617 /Rev:06-Dec-2002 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:27 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Form: 01T
Licence: 01-05-025
Licensee: Takchi & Associates

(1)

TRANSFER

New South Wales
Real Property Act 1900

9154617S

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
10-09-2002 0001107685-001
SECTION 18(2)
DUTY $ ***********2.00

(A) TORRENS TITLE

If appropriate, specify the part transferred
24/247890

(B) LODGED BY

Delivery Box	Name, Address or DX and Telephone	CODES
	LEGALCO TEL: 9283 5111 26.E Reference (optional): Tavner/Cooke	T TW (Sheriff)

(C) TRANSFEROR

KENNETH HARRY PLAYFORD & FRANCES ALEXINA PLAYFORD

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of $580,000.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable) 1. 2. 3.

(H) TRANSFEREE

DUSTYNE GAY COOKE & SCOTT ANDREW TAVNER

(I)

TENANCY: Tenants in Common In Equal Shares

DATE

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

Signature of witness:

Name of witness: MARGARET HANDLEY

Address of witness: 8 OLD SACKVILLE RD WILBERFORCE

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

Signature of transferor:

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

Signature:

Signatory's name: Laurence Treanor
Signatory's capacity: Solicitor

RELODGED
- 3 DEC 2002
TIME: 3.00

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

NOS SENT

Req:R286492 /Doc:DL AT863467 /Rev:27-Feb-2024 /NSW LRS /Prt:19-May-2025 17:29 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 2365387346
ELN NOS ID: 2365387348

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AT863467

Stamp Duty: 10845414-001

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

LODGED BY:

Responsible Subscriber:	BIRCHGROVE LEGAL CONSULTANTS ABN 93647609407
Address:	SHOP 2, 142 Elizabeth ST Sydney 2000
Email:	ha@birchgrovelegal.com.au
ELNO Subscriber Number:	2404752
Customer Account Number:	507749K
Document Collection Box:	1W
Client Reference:	23-3056

LAND TITLE REFERENCE

24/247890

TRANSFEROR

DUSTYNE GAY COOKE

SCOTT ANDREW TAVNER

TRANSFEREE

CARRINGTON ROAD DEVELOPMENTS PTY LTD ACN 664338032
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $4,862,065.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

DUSTYNE GAY COOKE
SCOTT ANDREW TAVNER

Signed By: Cheryl Cherie Alt
ELNO Signer Number: 8117
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: ALTERNATIVE CONVEYANCING PTY LIMITED ABN 56129596863

ALTERNATIVE CONVEYANCING

Req:R286492 /Doc:DL AT863467 /Rev:27-Feb-2024 /NSW LRS /Prt:19-May-2025 17:29 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 4038 **Customer Account Number:** 500850
Date: 27/02/2024

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CARRINGTON ROAD DEVELOPMENTS PTY LTD

Signed By: Hamza Alameddine **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 7289186 **Digital Signing Certificate Number:**

Signed for Subscriber: BG LEGAL CONSULTANTS PTY LTD ABN 93647609407

BIRCHGROVE LEGAL CONSULTANTS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2404752 **Customer Account Number:** 507749
Date: 27/02/2024

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

Title Search NSW
19/05/2025 05:03 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 23/247890

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2025	5:02 PM	2	27/2/2024

LAND

LOT 23 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AT862833)

SECOND SCHEDULE (2 NOTIFICATIONS)
---
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

19/05/2025 05:03 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 5:03PM

FOLIO: 23/247890

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

Prior Title(s): VOL 12598 FOL 26

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/6/1989	Y396758	DISCHARGE OF MORTGAGE	EDITION 1
9/1/2017	AM41372	CAVEAT	
12/10/2020	AQ462522	WITHDRAWAL OF CAVEAT	
27/2/2024	AT862833	TRANSFER	EDITION 2

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R286538 /Doc:CT 12598-026 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:39 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598026

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 12598 Fol. 26

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

(Page 1) Vol. 12598 Fol. 26

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.

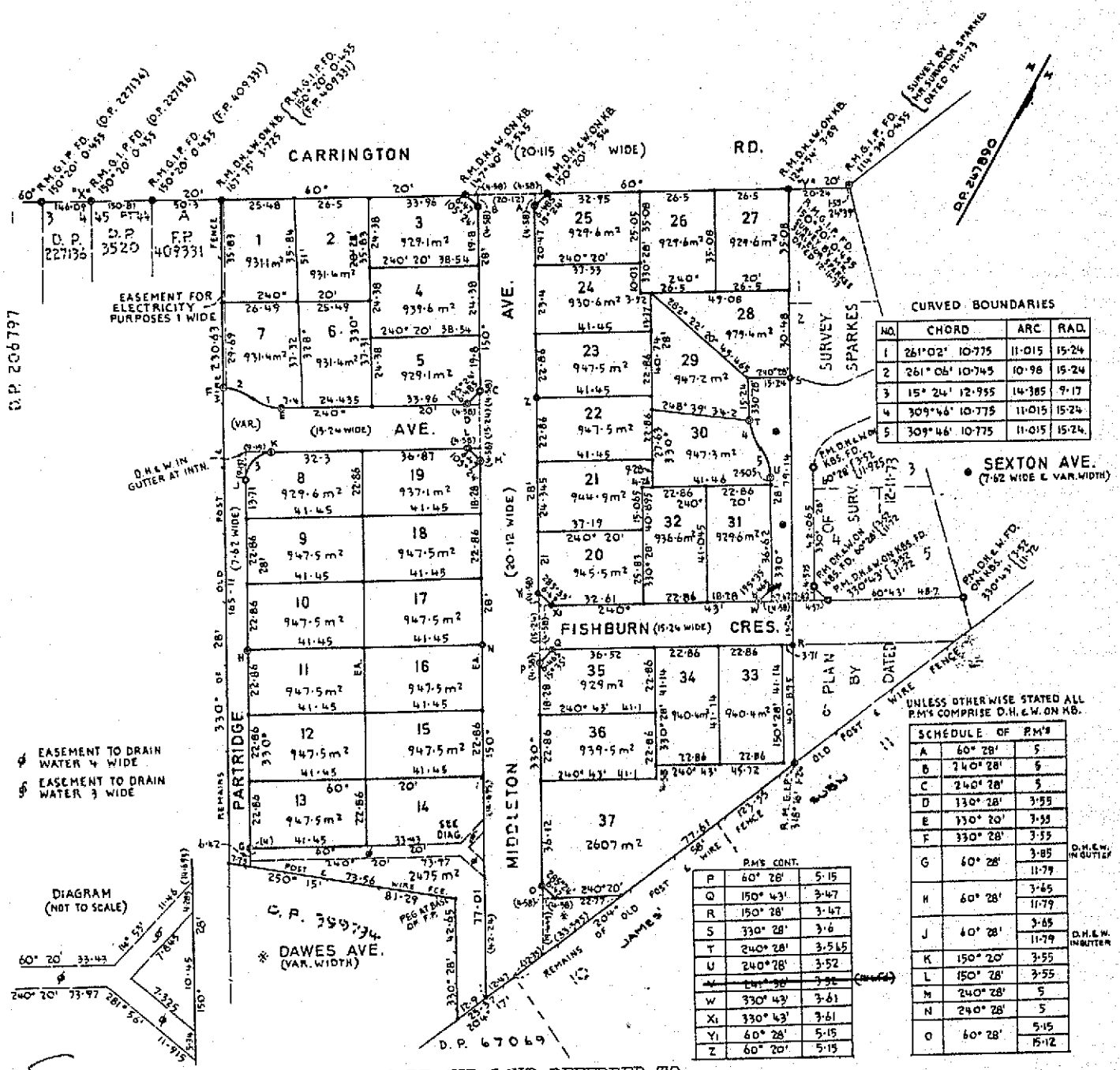
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261° 06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24

SCHEDULE OF	P.M's
A 60° 28'	5
B 240° 28'	5
C 240° 28'	5
D 330° 28'	3·55
E 330° 20'	3·55
F 330° 28'	3·55
G 60° 28'	3·85 D.H.&W. IN GUTTER
	11·79
H 60° 28'	3·65
	11·79
J 60° 28'	3·65
	11·79 D.H.&W. IN GUTTER
K 150° 20'	3·55
L 150° 28'	3·55
M 240° 28'	5
N 240° 28'	5
O 60° 28'	5·15
	15·12

P.M's CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·545
U	240°28'	3·52
~~V~~	~~240° 28'~~	~~3·55~~
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 23 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO[redacted]Y. LIMITED.~~

SECOND SCHEDULE

GRY 1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N967[redacted]e Beneficial Fiannce Corporation Limited. Entered 21-2-1973. Discharged R548330~~
RW 3. Restriction as to user created by the registration of Deposited Plan 247890 P See P31711.

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

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

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

Vol. 12598 Fol. 26

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Ming Sum Lau of Artarmon, Medical Practitioner and Flenny Yuet Sim Lau his wife, in 1/3 share and~~ as joint tenants					
~~Ming Sin Lau of Artarmon, Engineer and Mai Ping Lau his wife as jointtenants in 2/3 share~~					
~~tenancy in common~~	Transfer	~~R548331~~	~~----------~~	~~1-1-1980~~	
~~Coachwood Homes Pty. Limited~~	Transfer	R655441	~~-------~~	12-2-1980	
~~Samir Hindi of Castle Hill, School Teacher and Anhar Hindi his wife as joint tenants~~	Transfer	S49482	~~-----~~	19-9-1980	
Anhar Hindi by Transfer W796278. Registered 20-3-1987.					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~R655442~~	~~-------~~	~~to Beneficial Finance Corporation Limited~~	~~12-2-1980~~		Discharged	S49481	
~~Mortgage~~	~~S49483~~		~~to Commonwealth Savings Bank of Australia~~	~~19-9-1980~~		Discharged	W796277	
W796279. Mortgage to Commonwealth Savings Bank of Australia. Registered 20-3-1987.								

(Page 2 of 2 pages)

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

R548330 31/12

R655441 2M

S 49481 Dm R 2 TE 3 M

W796277 Dm 78 T 79 M

Req:R286538 /Doc:CT 12598-026 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:39 /Seq:2 of 2
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Req:R286548 /Doc:DL AT862833 /Rev:27-Feb-2024 /NSW LRS /Prt:19-May-2025 17:40 /Seq:1 of 2
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System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 2345552192
ELN NOS ID: 2345552194

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AT862833

Stamp Duty: 10842834-001

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

LODGED BY:

Responsible Subscriber:	BIRCHGROVE LEGAL CONSULTANTS ABN 93647609407
Address:	SHOP 2, 142 Elizabeth ST Sydney 2000
Email:	ha@birchgrovelegal.com.au
ELNO Subscriber Number:	2404752
Customer Account Number:	507749K
Document Collection Box:	1W
Client Reference:	23-3058

LAND TITLE REFERENCE

23/247890

TRANSFEROR

ANHAR HINDI

TRANSFEREE

CARRINGTON ROAD DEVELOPMENTS PTY LTD ACN 664338032
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $4,846,463.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

ANHAR HINDI

Signed By: Anthony Yousif
ELNO Signer Number: 8671890
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: FAIRMONT LEGAL PTY LTD ABN 83657209919

FAIRMONT LEGAL PTY LTD

Req:R286548 /Doc:DL AT862833 /Rev:27-Feb-2024 /NSW LRS /Prt:19-May-2025 17:40 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 1999200 **Customer Account Number:** 507338
Date: 27/02/2024

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CARRINGTON ROAD DEVELOPMENTS PTY LTD

Signed By: Hamza Alameddine **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 7289186 **Digital Signing Certificate Number:**

Signed for Subscriber: BG LEGAL CONSULTANTS PTY LTD ABN 93647609407

BIRCHGROVE LEGAL CONSULTANTS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2404752 **Customer Account Number:** 507749
Date: 27/02/2024

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

Title Search NSW
19/05/2025 05:04 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 22/247890

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2025	5:03 PM	13	17/1/2025

LAND

LOT 22 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU755662)

SECOND SCHEDULE (2 NOTIFICATIONS)
---
1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

19/05/2025 05:04 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 5:04PM

FOLIO: 22/247890

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

Prior Title(s): VOL 12598 FOL 25

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/6/1990	Z10234	TRANSFER	
1/6/1990	Z10235	MORTGAGE	EDITION 1
26/11/1992	E930274	DISCHARGE OF MORTGAGE	
26/11/1992	E930275	MORTGAGE	EDITION 2
14/11/1996	2611001	DISCHARGE OF MORTGAGE	
14/11/1996	2611002	TRANSFER	
14/11/1996	2611003	MORTGAGE	EDITION 3
31/3/2000	6682963	DISCHARGE OF MORTGAGE	
31/3/2000	6682964	TRANSFER	
31/3/2000	6682965	MORTGAGE	EDITION 4
30/7/2002	8820946	DISCHARGE OF MORTGAGE	
30/7/2002	8820947	TRANSFER	
30/7/2002	8820948	MORTGAGE	EDITION 5
13/3/2003	9448546	DISCHARGE OF MORTGAGE	
13/3/2003	9448547	TRANSFER	
13/3/2003	9448548	MORTGAGE	EDITION 6
5/9/2006	AC573923	DISCHARGE OF MORTGAGE	
5/9/2006	AC573924	TRANSFER	
5/9/2006	AC573925	MORTGAGE	EDITION 7

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

19/10/2009 AF53618 DISCHARGE OF MORTGAGE
19/10/2009 AF53619 MORTGAGE EDITION 8

22/11/2012 AH386131 DISCHARGE OF MORTGAGE
22/11/2012 AH386132 MORTGAGE EDITION 9

9/1/2017 AM41393 CAVEAT

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 5:04PM

Recorded	Number	Type of Instrument	C.T. Issue
2/9/2018	AN678864	DEPARTMENTAL DEALING CORD ISSUED	EDITION 10
14/5/2020	AQ98906	DISCHARGE OF MORTGAGE	EDITION 11
6/12/2021	AR532704	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 12
17/1/2025	AU755662	TRANSFER	EDITION 13

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R286621 /Doc:CT 12598-025 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:54 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598025

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Vol. 12598 Fol. 25

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

(Page 1) Vol. 12598 Fol. 25

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.

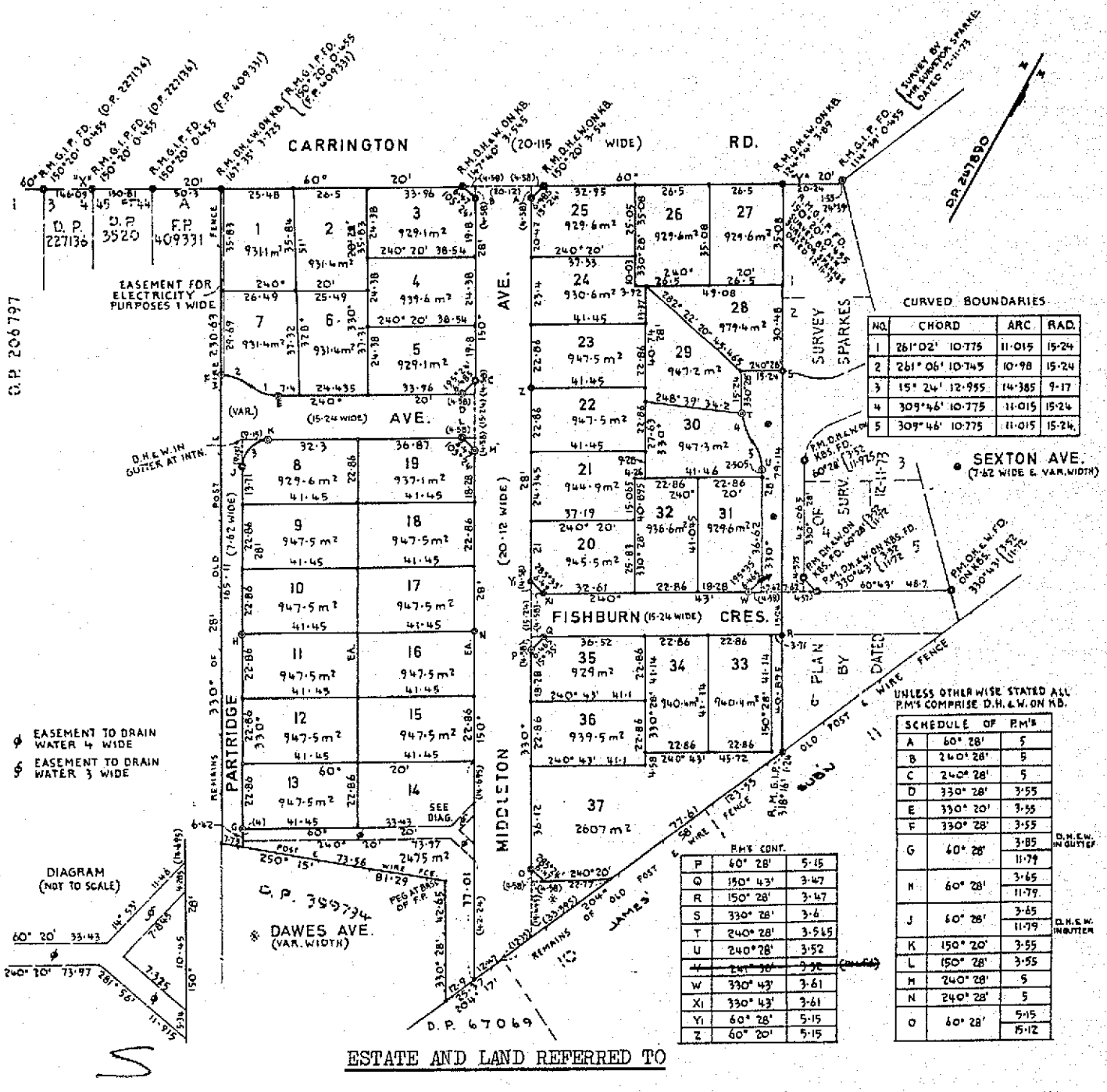
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



CURVED BOUNDARIES			
NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261°06' 10·745	10·98	15·24
3	15°24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24

SCHEDULE OF P.M's	
A	60° 28' 5
B	240° 28' 5
C	240° 28' 5
D	330° 28' 3·55
E	330° 20' 3·55
F	330° 28' 3·55
G	60° 28' 3·85 D.H.E.W. IN GUTTER; 11·79
H	60° 28' 3·65; 11·79
J	60° 28' 3·65; 11·79 D.H.E.W. IN GUTTER
K	150° 20' 3·55
L	150° 28' 3·55
M	240° 28' 5
N	240° 28' 5
O	60° 28' 5·15; 15·12

P.M's CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·4
T	240° 28'	3·545
U	240° 28'	3·52
V	~~241° 30'~~	~~3·52~~
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 22 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. LIMITED.~~

SECOND SCHEDULE

GRY RV

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N96787 to Beneficial Fiannce Corporation Limited. Entered 21-2-1973.~~ Discharged P377851
3. Restriction as to user created by the registration of Deposited Plan 247890 See P31711.

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

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

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

P377851 TR — 2Tel
P 820028 TR — C/Name
V658639 DM R

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
Michel Mahnaoui of Epping, School Teacher and Laurel Mahnaoui his wife as joint tenants	Transfer	P377852	———	21-8-1975	
The name of the female registered proprietor is Laurel Frances Mahnaoui	Change of Name	P820028	-------	10-8-1976	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Mortgage	P820028	-------	to St. George Permanent Building Society Ltd.	10-8-1976		Discharged	V658639	

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

Vol. 12090 Fol. 25

Req:R286621 /Doc:CT 12598-025 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:54 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R286622 /Doc:DL Z010234 /Rev:09-Aug-2010 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:55 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

RP 13
1985

STAMP DUTY [redacted]

(1)

OFFICE USE ONLY

Z
010234

RELODGED
30 MAY 1990
11.25

TRANSFER

REAL PROPERTY ACT, 1900

T

CB | 1 of 2 | X
$ 44

R1/2

DESCRIPTION OF LAND Note (a)	Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	Folio Identifier: 22/247890	WHOLE	8 Middleton Avenue CASTLE HILL

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1990/91 ALTERATION NOTED

TRANSFEROR Note (b)

MAURICE *
MICHEL ~~MAURICE~~ and LAUREL FRANCES MAURICE of 8 Middleton Avenue, Castle Hill

D

ESTATE Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $213,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

OFFICE OF STATE REVENUE (N.S.W. TREASURY) 1990/91 $40 ALTERATION NOTED

TRANSFEREE Note (d)

JEENA
AJIT SINGH and ~~JEENA~~ SINGH of 1 Jarvis Place, Blackett

OFFICE USE ONLY
J12

TENANCY Note (e)

as joint tenants/~~tenants in common~~

PRIOR ENCUMBRANCES Note (f)

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

DATE 2-5-90

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

EXECUTION Note (g)

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

Signature of Witness

A. J. BAINE
SOLICITOR, SYDNEY
Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Laurel Frances Maurice by her Attorney Michel Maurice pursuant to Power of Attorney registered Book 3805 No.958.

Signature of Transferor

A. J. BAINE
SOLICITOR, SYDNEY

Note (g)

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

B Mulholland
Signature of Witness

Bevellie MULHOLLAND
Name of Witness (BLOCK LETTERS)

32 Flushcombe Rd. Blacktown
Address and occupation of Witness

Conveyancing Clerk

Signature of Transferee

1990 2111 04 400147803

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

LODGED BY NICHOLAS ~~WINKLER & TURNER~~ ~~SOLICITORS~~ ~~SUITE 1, 32 FLUSHCOMBE ROAD~~ BLACKTOWN ~~NSW~~ 2148 ~~DX 8150 BLACKTOWN~~ WILLIS & BOWDEN 918P ~~273L~~

Delivery Box Number OUR ~~REF~~:BM:SC:3900281

LOCATION OF DOCUMENTS

CT	OTHER	
1	Stat. Dec.	Herewith.
		In L.T.O. with
		Produced by

OFFICE USE ONLY

Checked	Passed	REGISTERED - -19
ECT		1 JUN 1990
Signed	Extra Fee	

Secondary Directions

Delivery Directions

$4.00

* Evidence of C/N's Lease lodged

Req:R286639 /Doc:DL 6682964 /Rev:06-Apr-2000 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:56 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

6682964X

97-01T LTO Licence No 912C/0151/95

TRANSFER

Real Property Act, 1900

464-0779913-86

OFFICE OF STATE REV

CLIENT No. 3397130 STAMP No. 535

STAMP DUTY EXEMPT SIGNATURE

TRANSACTION No. 001202 DATE 13.3.2000

ASSESSMENT DETAILS: s.68

(A) **LAND TRANSFERRED**

Folio Identifier 22/247890

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
25G	TMC REFERENCE (max 15 characters):

(C) **TRANSFEROR** Tammy Louise Hughes

(D) acknowledge receipt of the consideration of $82,000.00
and as regards the land specified above transfers to the Transferee an estate in fee simple pursuant to Family Court Order made in proceedings SY2814/2000 dated 28 February 2000

(E) subject to the following **ENCUMBRANCES** NIL

(F) **TRANSFEREE**

T	CRAIG JOHN DUNNING
(G)	**TENANCY:**

DATED 15/3/2000

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

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

.....
Signature of Witness

JOSEPH J. FRANCIS
Name of Witness (BLOCK LETTERS)

3/45-47 Hunter St HORNSBY.
Address of Witness

.....
Signature of Transferor

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

.....
Solicitor for Transferee
Con Georgas

CHECKED BY (office use only) [ ]

Req:R286641 /Doc:DL 9448547 /Rev:17-Mar-2003 /NSW LRS /Pgs:ALL /Prt:19-May-2025 17:57 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

9448547Y

PRIVACY NOTE: this information is legally required and will b

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
17-02-2003 0001286660-001
TRANSFER- TRANSFER
DUTIABLE AMOUNT $ ********240,000.00
DUTY $ **********6,890.00

(A) **TORRENS TITLE** 22/247890

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
208X	St George Bank Limited DX 11139 KOGARAH Phone: (02) 9236 9580 Reference: REFERENCE 211 040525-00	T TW (Sheriff)

(C) **TRANSFEROR** PHARY SO & DOUANG SAMONE SRIRATANAKOUL

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 1.00 and as regards

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

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** PHARY SO & QUANG SOHAN

(I) **TENANCY:** Tenants in Common in Equal Shares

(J) **DATE**

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

Signature of witness:

Name of witness: Chantha PAO
Address of witness: 2 Bangool St. Chester Hill 2162

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

Signature of transferor:

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

Signature of witness:

Name of witness: HANSAVORUNG SO
Address of witness: 2 BANGOOL St Chester Hill NSW 2162

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

Signature of transferee:

All handwriting must be in block capitals.

Req:R286643 /Doc:DL AU755662 /Rev:17-Jan-2025 /NSW LRS /Prt:19-May-2025 17:58 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 2415618657
ELN NOS ID: 2415618660

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AU755662

Stamp Duty: 10971835-001

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

LODGED BY:

Responsible Subscriber:	BIRCHGROVE LEGAL CONSULTANTS ABN 93647609407
Address:	SHOP 2, 142 Elizabeth ST Sydney 2000
Email:	ha@birchgrovelegal.com.au
ELNO Subscriber Number:	2404752
Customer Account Number:	507749K
Document Collection Box:	1W
Client Reference:	23-3180

LAND TITLE REFERENCE

22/247890

TRANSFEROR

PHARY SO

TRANSFEREE

CARRINGTON ROAD DEVELOPMENTS PTY LTD ACN 664338032
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $3,800,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

PHARY SO

Signed By: Yee Man Chu
ELNO Signer Number: 50649
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: SUN LAWYERS PTY. LTD. ABN 53159403522

SUN LAWYERS

Req:R286643 /Doc:DL AU755662 /Rev:17-Jan-2025 /NSW LRS /Prt:19-May-2025 17:58 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 22467 **Customer Account Number:** 502468
Date: 17/01/2025

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CARRINGTON ROAD DEVELOPMENTS PTY LTD

Signed By: Hamza Alameddine **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 7289186 **Digital Signing Certificate Number:**

Signed for Subscriber: BG LEGAL CONSULTANTS PTY LTD ABN 93647609407

BIRCHGROVE LEGAL CONSULTANTS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2404752 **Customer Account Number:** 507749
Date: 17/01/2025

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

Title Search NSW

19/05/2025 05:05 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 21/247890

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2025	5:04 PM	14	8/11/2024

LAND

LOT 21 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (TZ AU570468)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

19/05/2025 05:05 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 5:05PM

FOLIO: 21/247890

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

Prior Title(s): VOL 12598 FOL 24

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/12/1992	E940939	TRANSMISSION APPLICATION	EDITION 1
26/8/1993	I597598	TRANSFER	EDITION 2
15/7/1998	5126640	MORTGAGE	EDITION 3
29/9/1998	5300255	DISCHARGE OF MORTGAGE	
29/9/1998	5300256	TRANSFER	
29/9/1998	5300257	MORTGAGE	EDITION 4
11/11/2002	9115296	DISCHARGE OF MORTGAGE	
11/11/2002	9115297	TRANSFER	
11/11/2002	9115298	MORTGAGE	EDITION 5
11/2/2004	AA410216	DISCHARGE OF MORTGAGE	
11/2/2004	AA410217	MORTGAGE	EDITION 6
1/12/2004	AB132280	DISCHARGE OF MORTGAGE	
1/12/2004	AB132281	TRANSFER	
1/12/2004	AB132282	MORTGAGE	EDITION 7
15/4/2010	AF436458	DISCHARGE OF MORTGAGE	
15/4/2010	AF436459	MORTGAGE	EDITION 8
9/1/2017	AM41383	CAVEAT	

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

8/9/2018 AN695391 DEPARTMENTAL DEALING EDITION 9
CORD ISSUED

1/10/2021 AR302260 APPLICATION FOR PREPARATION
OF LAPSING NOTICE

12/10/2021 AR514050 DISCHARGE OF MORTGAGE
12/10/2021 AR514051 MORTGAGE EDITION 10

END OF PAGE 1 - CONTINUED OVER

DI-E3347 PRINTED ON 19/5/2025

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 5:05PM

FOLIO: 21/247890 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
18/10/2023	AT528354	PRIORITY NOTICE	EDITION 11
18/10/2023	AT528949	DISCHARGE OF MORTGAGE	
18/10/2023	AT528950	TRANSFER	
18/10/2023	AT528951	MORTGAGE	EDITION 12
6/11/2024	AU559354	DISCHARGE OF MORTGAGE	EDITION 13
8/11/2024	AU570468	TRANSFER WITHOUT MONETARY CONSIDERATION	EDITION 14

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R286700 /Doc:CT 12598-024 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 18:13 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598024

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Vol. 12598 Fol. 24

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

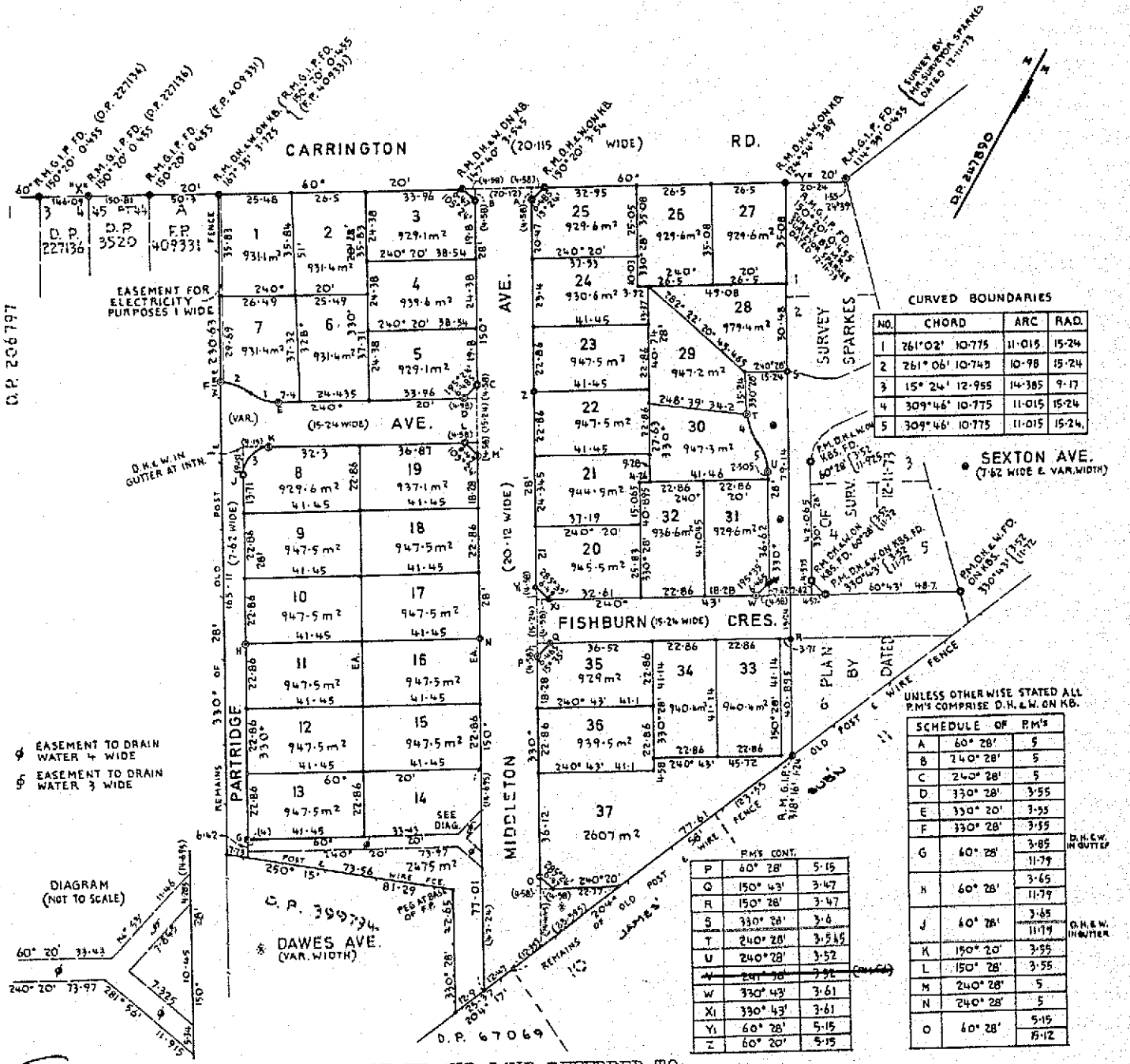
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO

LENGTHS ARE IN METRES



NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261° 06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24

SCHEDULE OF P.M's		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 D.H.&W. IN GUTTER; 11·79
H	60° 28'	3·65; 11·79
J	60° 28'	3·65; 11·79 D.H.&W. IN GUTTER
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15; 15·12

P.M's CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·4
T	240° 28'	3·545
U	240° 28'	3·52
V	240° 28'	3·95
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 21 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N96787 to Beneficial Finance Corporation Limited. Entered 21-2-1973.~~ Discharged P493160
3. Restriction as to user created by the registration of Deposited Plan 247890 See P31711.

(Page 1) Vol. 12598 Fol. 24

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

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

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

Vol. 12598 Fol. 24

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	~~Signature of~~ Registrar General
~~Stewart Hessell McKern of Pennant Hills, Train Driver and Olga Ann McKern his wife as joint tenants~~ Transfer		P493161		1-12-1975	
Ivy Alice Maurer by Transfer W12267. Registered 30-10-1985					

P493160 of 1 Te
W122677

SECOND SCHEDULE (continued)

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

(Page 2 of 2 pages)

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

Req:R286700 /Doc:CT 12598-024 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 18:13 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R286706 /Doc:DL I597598 /Rev:23-Apr-2010 /NSW LRS /Pgs:ALL /Prt:19-May-2025 18:13 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

RP13

TRANSFER
Real Property Act, 1900

I
597598 V

Office of State Revenue use only

$2.00 $2 — 18089 0131 12 20063537/03

B

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

FOLIO IDENTIFIER 21/247890

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
7950	SLY AND WEIGALL LAWYERS GOLDFIELDS HOUSE CIRCULAR QUAY TEL 330 8000 SYDNEY Reference (max. 15 characters): AFW

(C) **TRANSFEROR** GRAEME GORDON FERGUSON and NICHOLAS TAMP

(D) acknowledges receipt of the consideration of pursuant to Deed of Appointment of New Trustee dated 18 August 1993
and as regards the land specified above transfers to the transferee an estate in fee simple

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

(F) **TRANSFEREE** T GRAEME GORDON FERGUSON and LINDA DIANE FERGUSON

(G) as joint tenants ~~XXXXXXXXXXXXXXX~~

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

DATE 18 August 1993

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

FOR EXECUTION SEE ANNEXURE "A" HERETO

~~Signature of Transferor~~

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

FOR EXECUTION SEE ANNEXURE "A" HERETO

~~Signature of Transferee~~

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

CHECKED BY (office use only)

H. C. MARTYN & SONS (AUST.) PTY. LTD. PH: (02) 699 2499

Req:R286706 /Doc:DL I597598 /Rev:23-Apr-2010 /NSW LRS /Pgs:ALL /Prt:19-May-2025 18:13 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

FILM WITH I597598

"A"

B

THIS IS THE ANNEXURE "A" MENTIONED AND REFERRED TO IN THE MEMORANDUM OF TRANSFER BETWEEN GRAEME GORDON FERGUSON and NICHOLAS TAMP (TRANSFERORS) and GRAEME GORDON FERGUSON and LINDA DIANE FERGUSON (TRANSFEREES) DATED DO NOT DATE **1993**

Signed in my presence by the Transferor GRAEME GORDON FERGUSON who is personally known to me

x R.T. Buckney
Signature of Witness

ROONEY BUCKNEY
Name of Witness (BLOCK LETTERS)

3 Fullarton St Dundas
Address of Witness

GGF

x G.G. Ferguson
Signature of Transferor

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

x Tamp
Signature of Witness

ANNE TAMP
Name of Witness (BLOCK LETTERS)

7 GLENELG ST SUTHERLAND
Address of Witness

NT

x Nicholas Tamp
Signature of Transferor

Signed in my presence by the Transferee GRAEME GORDON FERGUSON who is personally known to me

x R.T. Buckney
Signature of Witness

ROONEY BUCKNEY
Name of Witness (BLOCK LETTERS)

3 Fullarton St Dundas
Address of Witness

GGF

x G.G. Ferguson
Signature of Transferee

Signed in my presence by the Transferor LINDA DIANE FERGUSON who is personally known to me

R.T. Buckney
Signature of Witness

ROONEY BUCKNEY
Name of Witness (BLOCK LETTERS)

3 Fullarton St Dundas
Address of Witness

LDF

Linda Ferguson
Signature of Transferee

G.G.F.

Req:R286708 /Doc:DL 9115297 /Rev:14-Nov-2002 /NSW LRS /Pgs:ALL /Prt:19-May-2025 18:14 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Form: 01T
Licence: 98M111
Edition: 0011

TRANSFER

New South Wales
Real Property Act 1900

9115297E

PRIVACY NOTE: this information is legally required and will

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY
23-10-2002 0001155210-001
SECTION 18(2)
DUTY $ ***********2.00

(A) **TORRENS TITLE**

If appropriate, specify the part transferred
21 / 247890

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
127X	WIGNALLS Lenders Mortgage Services PO Box 484, Sydney 2001 Reference (optional): ZHOU:NM	T TW (Sheriff)

(C) **TRANSFEROR**

BRETT JOHN DEWHIRST & SUSAN MARGARET DEWHIRST

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 539,000.00 and as regards

(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple.

(F) **SHARE TRANSFERRED** .....

.....

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

(H) **TRANSFEREE**

WENSHI CHAI & YONGQIN ZHOU

(I) **TENANCY:** Joint

DATE 06 / 11 / 2002
dd mm yyyy

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

Signature of witness: [signature]

Name of witness: ANDREW FISHER

Address of witness: 205 CONCORD RD
NORTH STRATHFIELD

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

Signature of witness:

Name of witness:

Address of witness:

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

Signature of transferor: [signature]

[signature]

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

Signature of transferee:

[signature]

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

MICHAEL LEE
SOLICITOR

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Page 1 of 1 number additional pages sequentially

A set of notes on this form (01T-2) is available from Land and Property Information NSW.

Req:R286710 /Doc:DL AT528950 /Rev:18-Oct-2023 /NSW LRS /Prt:19-May-2025 18:14 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 2119534346
ELN NOS ID: 2120329845

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AT528950

Stamp Duty: 10735235-001

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

LODGED BY:

Responsible Subscriber: SUMMER LAWYERS ABN 15161361931
Address: L 10, 131 York ST
Sydney 2000
Email: info@summerlawyers.com.au
ELNO Subscriber Number: 1554
Customer Account Number: 500252G
Document Collection Box: 1W
Client Reference: 18514:NC - AS (

LAND TITLE REFERENCE

21/247890

TRANSFEROR

YONGQIN ZHOU

TRANSFEREE

MAVPH PTY LTD ACN 670076203
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $3,350,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

YONGQIN ZHOU

Signed By: Yee Man Chu
ELNO Signer Number: 50649
Signer Capacity: Practitioner Certifier
Digital Signing Certificate Number:

Signed for Subscriber: SUN LAWYERS PTY. LTD. ABN 53159403522

SUN LAWYERS

Req:R286710 /Doc:DL AT528950 /Rev:18-Oct-2023 /NSW LRS /Prt:19-May-2025 18:14 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 22467 **Customer Account Number:** 502468
Date: 18/10/2023

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

MAVPH PTY LTD

Signed By: Theo Casimatis **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 37102 **Digital Signing Certificate Number:**

Signed for Subscriber: PARTNERS OF SPARKE HELMORE ABN 78848387938

SPARKE HELMORE LAWYERS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 14960 **Customer Account Number:** 501746
Date: 18/10/2023

Title Search NSW

19/05/2025 05:06 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 20/247890

SEARCH DATE	TIME	EDITION NO	DATE
19/5/2025	5:05 PM	4	24/10/2024

LAND

LOT 20 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU524730)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

19/05/2025 05:06 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

19/5/2025 5:05PM

FOLIO: 20/247890

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

Prior Title(s): VOL 12598 FOL 23

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/12/1994	U866147	MORTGAGE	EDITION 1
7/11/2013	AI146844	DEPARTMENTAL DEALING	
29/7/2015	AJ692381	DISCHARGE OF MORTGAGE	EDITION 2
9/1/2017	AM41387	CAVEAT	
6/12/2021	AR587727	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 3
24/10/2024	AU524730	TRANSFER	EDITION 4

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R286758 /Doc:CT 12598-023 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 18:29 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598023

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 12598 Fol. 23

Appln.No. 10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

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.

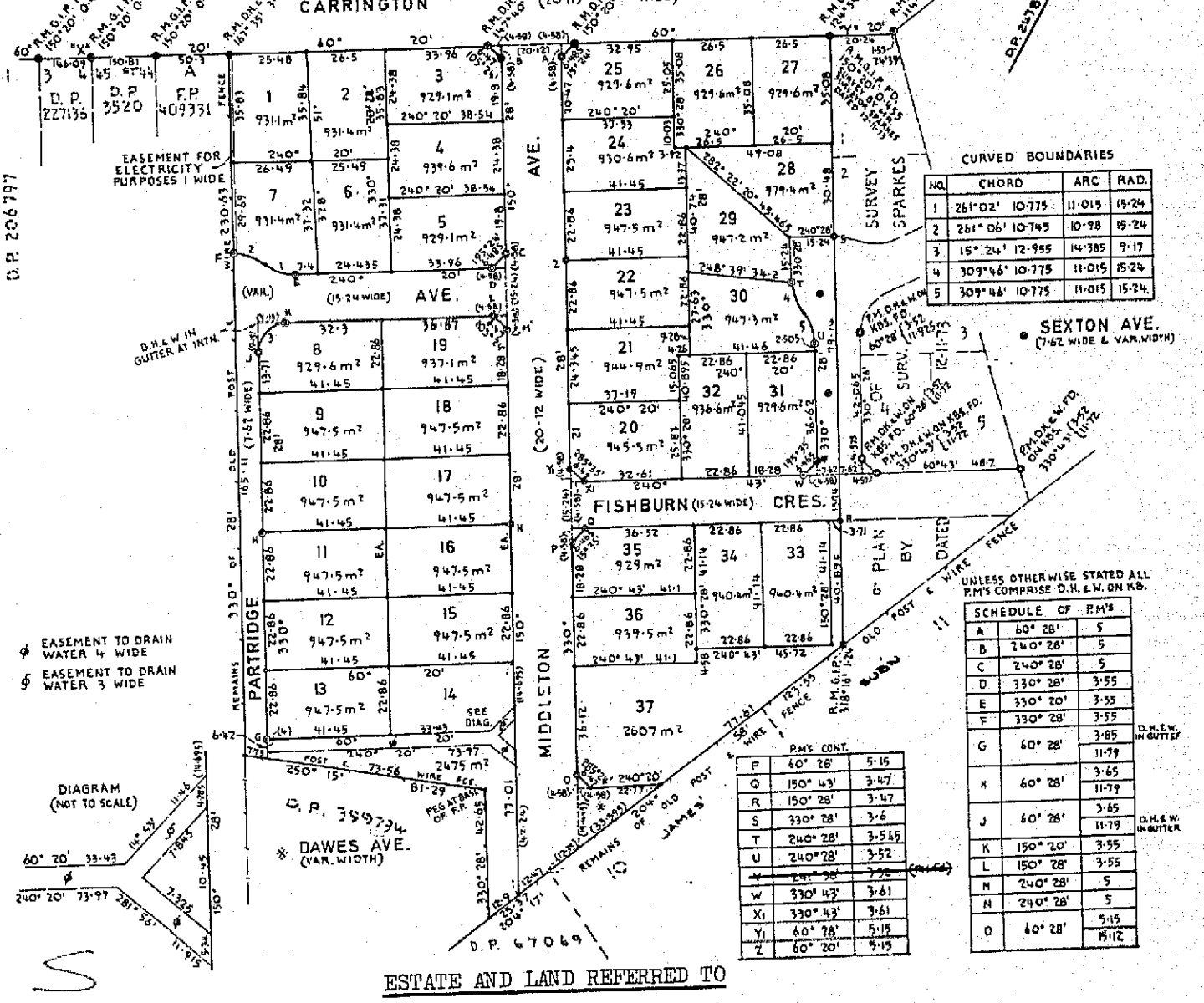
CANCELLED

Registrar General.

SEE AUTO FOLIO

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 20 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & COMPANY, LIMITED~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
~~2. Mortgage No.N96[illegible] to Beneficial Finance Corporation Limited. Entered 21-2-1973.~~ Discharged P716504
3. Restriction as to user created by the registration of Deposited Plan 247890 See P31711.

(Page 1) Vol. 12598 Fol. 23

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

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

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

Vol. 12598 Fol. 23

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Abdur Raoof Khan of Castle Hill, Accountant and Janice Catherine Khan his wife as joint tenants~~ John Campbell Duff-Tytler and Marina Patricia Duff-Tytler as joint tenants by Transfer W827303. Registered 8.4.1987.	Transfer	Q247173		~~21-6-1977~~	

P716504O/TR
P751869TR
P247172-DM.
- 3-T.
- 4-M. } R.
W30737DM
W827303TR

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~P751869~~	~~—~~	~~to Christopher Calvert Gough of Parramatta, Solicitor~~	~~8-6-1976~~		Discharged	Q247172	
~~Mortgage~~	~~Q247174~~	~~—~~	~~to Bank of New South Wales Savings Bank Limited~~	~~21-6-1977~~		Discharged	W30737	

(Page 2 of 2 pages)

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

Req:R286758 /Doc:CT 12598-023 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:19-May-2025 18:29 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R286765 /Doc:DL AU524730 /Rev:24-Oct-2024 /NSW LRS /Prt:19-May-2025 18:33 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

System Document Identification

Form Number: 01T-e
Template Number: t_nsw18
ELN Document ID: 2833274362
ELN NOS ID: 2833274364

TRANSFER

New South Wales
Real Property Act 1900

Land Registry Document Identification

AU524730

Stamp Duty: 10971861-001

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

LODGED BY:

Responsible Subscriber:	BIRCHGROVE LEGAL CONSULTANTS ABN 93647609407
Address:	SHOP 2, 142 Elizabeth ST Sydney 2000
Email:	ha@birchgrovelegal.com.au
ELNO Subscriber Number:	2404752
Customer Account Number:	507749K
Document Collection Box:	1W
Client Reference:	23-3179

LAND TITLE REFERENCE

20/247890

TRANSFEROR

JOHN CAMPBELL DUFF-TYTLER

MARINA PATRICIA DUFF-TYTLER

TRANSFEREE

CARRINGTON ROAD DEVELOPMENTS PTY LTD ACN 664338032
Registered company

Tenancy: Sole Proprietor

CONSIDERATION

The transferor acknowledges receipt of the consideration of $3,800,000.00

ESTATE TRANSFERRED

FEE SIMPLE

The Transferor transfers to the Transferee the Estate specified in this Instrument and acknowledges receipt of any Consideration shown.

SIGNING FOR TRANSFEROR

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

JOHN CAMPBELL DUFF-TYTLER
MARINA PATRICIA DUFF-TYTLER

Signed By: Kylie Daisley
Signer Capacity: Practitioner Certifier
ELNO Signer Number: 62120
Digital Signing Certificate Number:

Signed for Subscriber: TOLWILLOW PTY. LIMITED ABN 84003569855

LAWAGENTS

Req:R286765 /Doc:DL AU524730 /Rev:24-Oct-2024 /NSW LRS /Prt:19-May-2025 18:33 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 24443 **Customer Account Number:** 503641
Date: 24/10/2024

SIGNING FOR TRANSFEREE

I certify that:

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Party Represented by Subscriber:

CARRINGTON ROAD DEVELOPMENTS PTY LTD

Signed By: Hamza Alameddine **Signer Capacity:** Practitioner Certifier
ELNO Signer Number: 7289186 **Digital Signing Certificate Number:**

Signed for Subscriber: BG LEGAL CONSULTANTS PTY LTD ABN 93647609407

BIRCHGROVE LEGAL CONSULTANTS

Subscriber Capacity: Representative Subscriber
ELNO Subscriber Number: 2404752 **Customer Account Number:** 507749
Date: 24/10/2024

LAND REGISTRY SERVICES

Direct Info
Quick and easy online

Title Search NSW

22/05/2025 02:23 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 2/253774

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	2:22 PM	8	11/11/2024

LAND

LOT 2 IN DEPOSITED PLAN 253774
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP253774

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU572957)

SECOND SCHEDULE (3 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP253774 RESTRICTION(S) ON THE USE OF LAND
3 Q562802 COVENANT

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 02:24 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 2:23PM

FOLIO: 2/253774

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

Prior Title(s): VOL 13320 FOL 55

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
22/10/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
24/3/1988	X453521	DISCHARGE OF MORTGAGE	
24/3/1988	X453522	MORTGAGE	EDITION 1
17/8/1994	U538832	DISCHARGE OF MORTGAGE	
17/8/1994	U538833	MORTGAGE	EDITION 2
1/2/1999	5558437	DISCHARGE OF MORTGAGE	EDITION 3
11/6/2008	AE12531	TRANSFER	
11/6/2008	AE12532	MORTGAGE	EDITION 4
12/12/2017	AM963937	CAVEAT	
22/9/2018	AN730174	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
5/11/2019	AP655851	WITHDRAWAL OF CAVEAT	
3/12/2019	AP726971	CAVEAT	
7/10/2022	AS437987	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 6
28/8/2023	AT383174	CAVEAT	EDITION 7
11/11/2024	AU572955	WITHDRAWAL OF CAVEAT	

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R307252 /Doc:CT 13320-055 CT /Rev:03-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:38 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

[redacted]ICATE OF TITLE

NEW SOUTH WALES

PROPERTY ACT, 1900

13320055

Appln. No.10680

Vol. 13320 Fol. 55

Prior Title Vol.13252 Fol.134

EDITION ISSUED

17 5 1977

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.

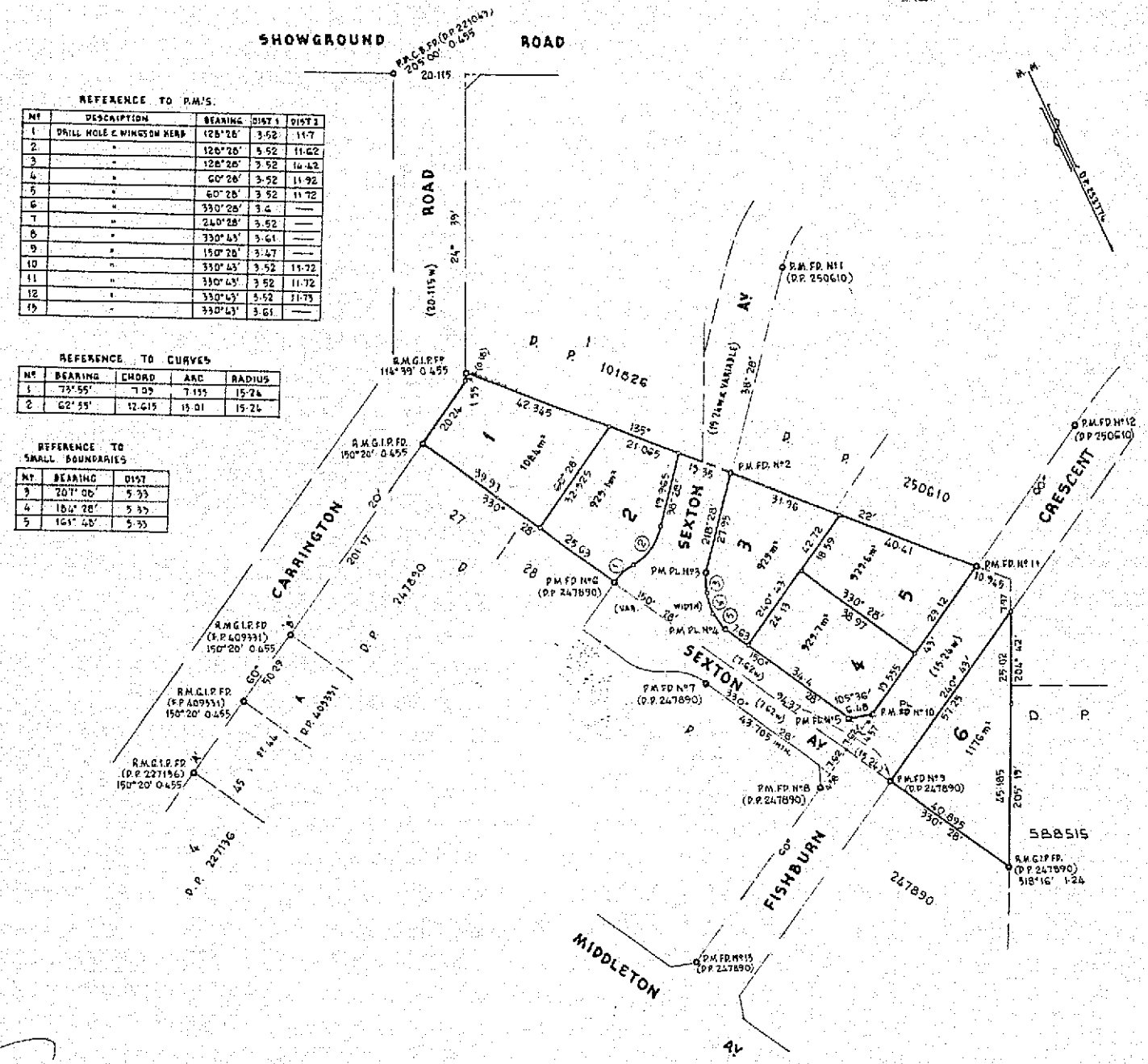
CANCELLED

Registrar General

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 2 in Deposited Plan 253774 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~LA GRANGE PTY. LIMITED~~.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~P130693 Mortgage to The Commercial Banking Company of Sydney Limited.~~ Discharged Q562801
3. Restriction as to user created by the registration of Deposited Plan 253774. See Q139009.

(Page 1) Vol. 13320 Fol. 55

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

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

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

Vol. 13320 Fol. 55

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Laurence Desmond Thomson~~, of ~~Penrith~~, ~~Insurance Representative.~~	Transfer	Q562802	------	~~2-3-1978~~	
~~H. v H. Constructions Pty. Limited~~	Transfer	R223367	——	~~18-5-1979~~	
~~Annette Paula Wyllie of Castle Hill, Married Woman~~	Transfer	S261256	——	~~22-1-1981~~	
Martin James Webb and Elizabeth Helen Webb as joint tenants by Transfer T832252. Registered 16-11-1983					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Covenant	Q562802	------	~~to~~ Created by Transfer No. Q562802	2-3-1978				
~~Caveat~~	~~Q723092~~	~~------~~	~~by Kenneth Roy McQueeney~~	~~15-6-1978~~		Withdrawn	R223366	
~~Mortgage~~	~~R542226~~	~~------~~	~~to Giusto Cesca of Marayong, Retired Boilermaker.~~	~~29-11-1979~~		Discharged	S261255	
~~Mortgage~~	~~S261257~~	~~------~~	~~to United Permanent Building Society Ltd.~~	~~22-1-1981~~		Discharged	T832250	
~~T766563 Mortgage to Alliance Acceptance Co. Limited. Registered 6-10-1983.~~						Discharged	T832251	
T832253 Mortgage to Legal and General Life of Australia Limited. Registered 16-11-1983								
V392373 Mortgage to Legal and General Life of Australia Limited. Registered 30-10-1984								

(Page 2 of 2 pages)

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

Q562802
— 8
Q423025
R223366 w/d
— Tfe
R542226 M
S261255 D
— 1 DM
— 2 Te
— 3 M
V392373

Req:R307252 /Doc:CT 13320-055 CT /Rev:03-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:38 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DT-E3347

Req:R307255 /Doc:DL AE012531 /Rev:12-Jun-2008 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:38 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

(1)

Form: 01T
Release: 2.1
www.lpi.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AE12531X

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 3144262 1338
Duty: $ 2 Trans No: 4983416
Asst distrib:
19.05.08

(A) **TORRENS TITLE** Folio Identifier 2/253774

(B) **LODGED BY**

Delivery Box	Name, Address or DX and Telephone	CODES
975B	NSW TEACHERS CREDIT UNION PO BOX 7501 SILVERWATER NSW 2128 Reference: 141441	T TW (Sheriff)

(C) **TRANSFEROR** MARTIN JAMES WEBB and ELIZABETH HELEN WEBB

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 665,000.00 and as regards

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

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** ANDREW JOHN McARTNEY and KIM ALEXANDRA McARTNEY

(I) **TENANCY:** Joint Tenants

(J) **DATE** 00 NOV 2008

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

Signature of witness: X

Name of witness: X ANNE MUNDY

Address of witness: X 14/2 GOODWIN ST
KANGAROO POINT
QLD 4169

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

Signature of transferor:

X

X

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

Signature:

Signatory's name: John Michael Malone
Signatory's capacity: transferee's solicitor

All handwriting must be in block capitals.

Title Search NSW

22/05/2025 02:31 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 28/247890

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	2:30 PM	6	11/11/2024

LAND

LOT 28 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU573092)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 02:31 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 2:31PM

FOLIO: 28/247890

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

Prior Title(s): VOL 12598 FOL 31

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
18/12/1991	E136573	MORTGAGE	EDITION 1
26/11/2001	8144082	MORTGAGE	EDITION 2
10/8/2005	AB686447	DISCHARGE OF MORTGAGE	
10/8/2005	AB686448	DISCHARGE OF MORTGAGE	
10/8/2005	AB686451	MORTGAGE	
10/8/2005	AB686452	MORTGAGE	EDITION 3
12/12/2017	AM963905	CAVEAT	
4/10/2022	AS437994	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 4
28/8/2023	AT383175	CAVEAT	EDITION 5
11/11/2024	AU573090	WITHDRAWAL OF CAVEAT	
11/11/2024	AU573091	DISCHARGE OF MORTGAGE	
11/11/2024	AU573092	TRANSFER	EDITION 6

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R307399 /Doc:CT 12598-031 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:45 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598031

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 12598 Fol. 31

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

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.

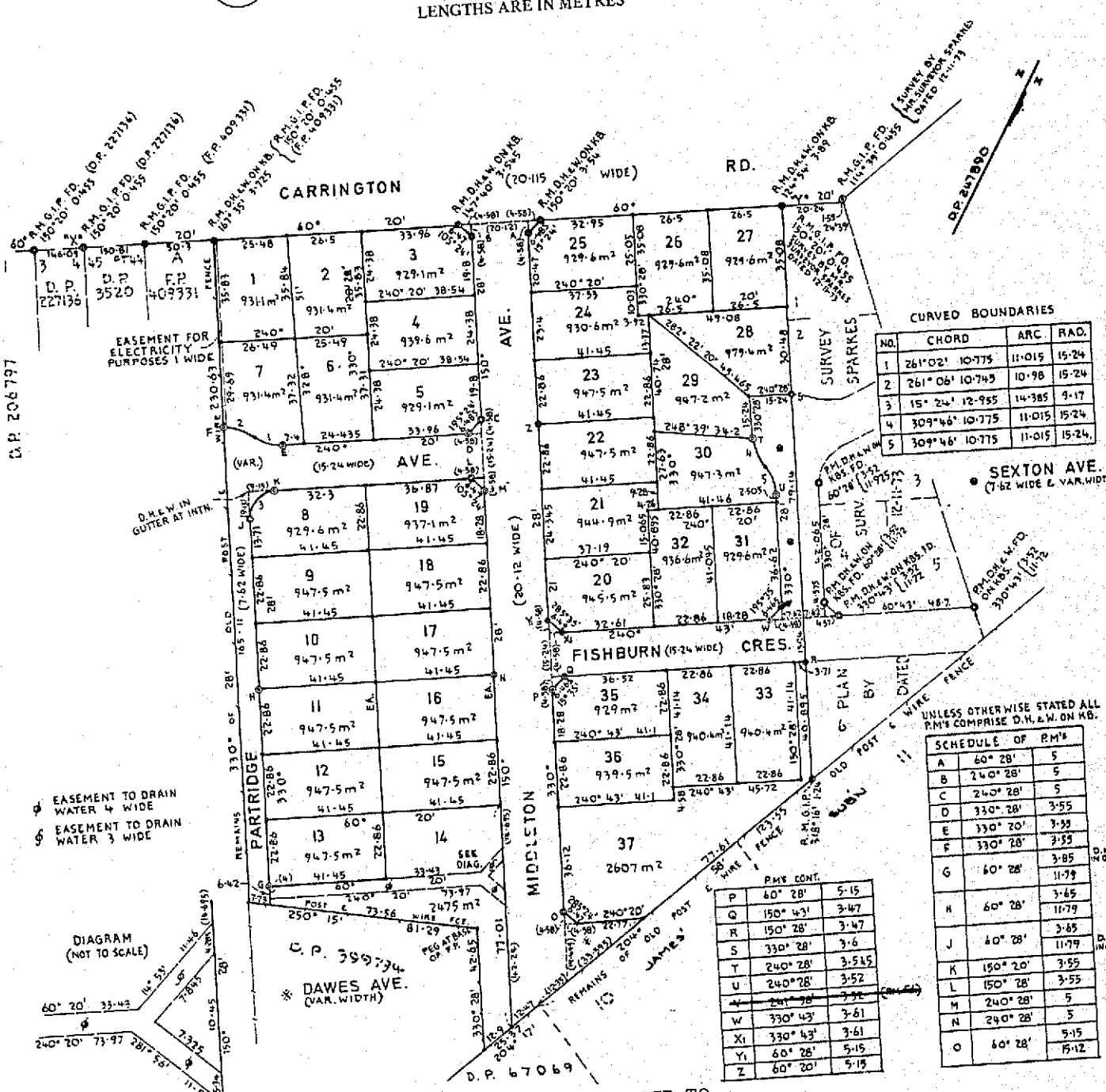
CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO

LENGTHS ARE IN METRES



NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261° 06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24

SCHEDULE OF P.M's		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·59
F	330° 28'	3·55
G	60° 28'	3·85
		11·79
H	60° 28'	3·45
		11·79
J	60° 28'	3·85
		11·79
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15
		15·12

P.M's CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·545
U	240° 28'	3·52
~~V~~	~~240° 28'~~	~~3·52~~
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 28 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & [redacted]TY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Mortgage No.N96787 to Beneficial Fiannce Corporation Limited. Entered 21-2-1973.~~ Discharged P943793
3. Restriction as to user created by the registration of Deposited Plan 247890. See P31711.

GR Y
RW

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

(Page 1) Vol. 12598 Fol. 31

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

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

Vol. 12598 Fol. 31

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
Derek Warren Heiler, of Castle Hill, Technician and Diane Joy Heiler, his wife, as joint tenants.	Transfer	Q178363	-------	5-5-1977	

P900 Reg v/m
P943 P93 o/m
Q 178363 Te
Q245920 W/d
12
Q411503 w/d

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Caveat~~	~~Q245920~~	~~-------~~	~~by Edmund Long and Leslie William Lumby~~	~~23-6-1977~~		Withdrawn	Q411503	

(Page 2 of 2 pages)

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

© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347 /Req:R307399 /Doc:CT 12598-031 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:45 /Seq:2 of 2

Title Search NSW

22/05/2025 02:32 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 29/247890

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	2:31 PM	7	27/2/2024

LAND

LOT 29 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AT863481)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 02:32 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 2:32PM

FOLIO: 29/247890

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

Prior Title(s): VOL 12598 FOL 32

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
4/4/1995	O135905	TRANSFER	
4/4/1995	O135906	MORTGAGE	EDITION 1
15/4/1998	3916606	DISCHARGE OF MORTGAGE	
15/4/1998	3916607	TRANSFER	EDITION 2
15/9/1998	5268503	MORTGAGE	EDITION 3
24/3/2011	AG139292	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 4
11/4/2011	AG169232	DISCHARGE OF MORTGAGE	
11/4/2011	AG169233	TRANSFER	
11/4/2011	AG169234	MORTGAGE	EDITION 5
9/1/2017	AM41361	CAVEAT	
22/9/2018	AN730170	DEPARTMENTAL DEALING CORD ISSUED	EDITION 6
12/10/2020	AQ462531	WITHDRAWAL OF CAVEAT	
27/2/2024	AT863480	DISCHARGE OF MORTGAGE	
27/2/2024	AT863481	TRANSFER	EDITION 7

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Req:R307487 /Doc:CT 12598-032 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:52 /Seq:1 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

12598032

[redacted]FICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 12598 Fol. 32

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

(Page 1) Vol. 12598 Fol. 32

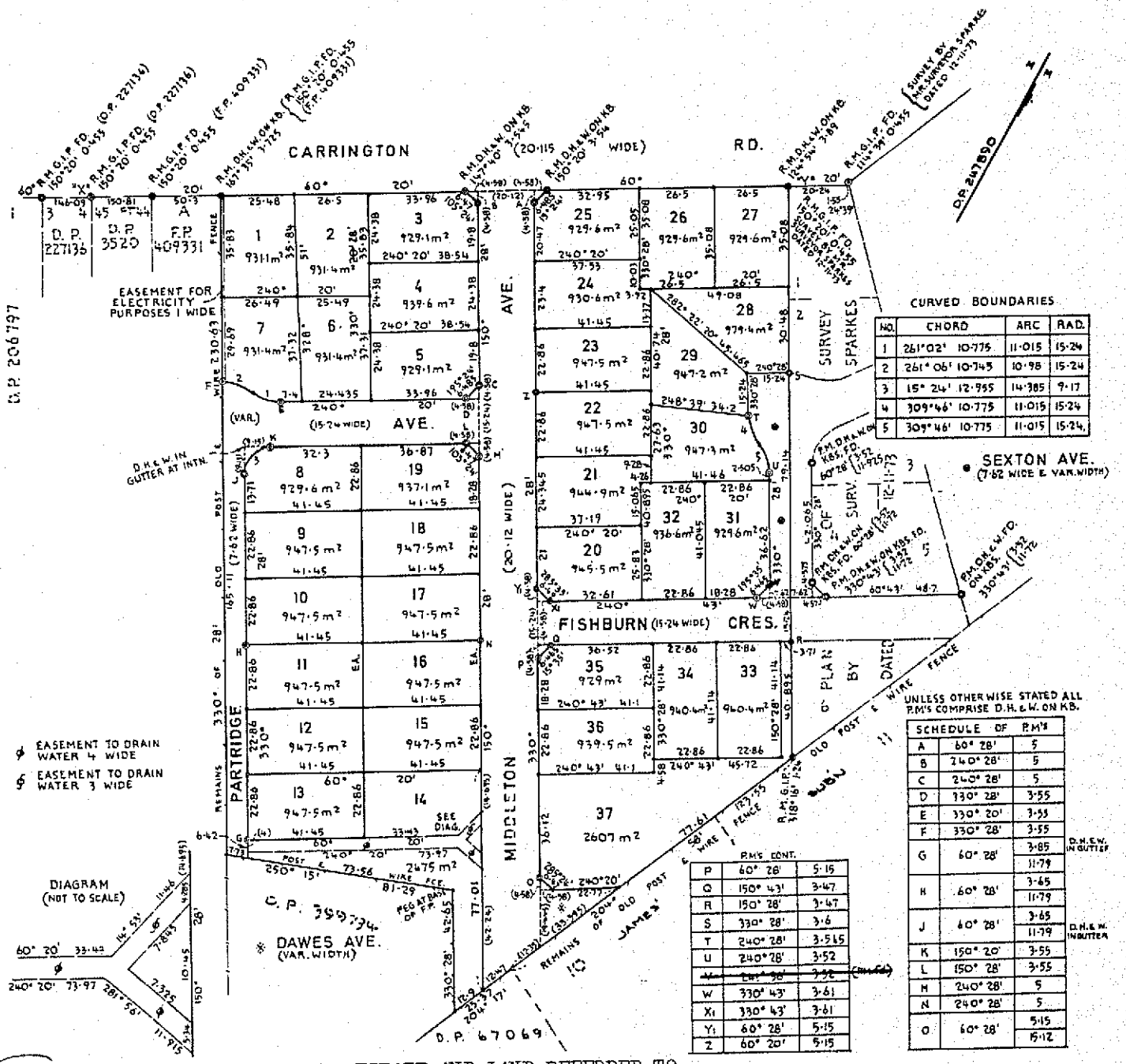
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED

Registrar General.

PLAN SHOWING LOCATION OF LAND SEE AUTO FOLIO

LENGTHS ARE IN METRES



No.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261° 06' 10·745	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24,

SCHEDULE OF P.M.'s		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 D.H.&W. IN GUTTER; 11·79
H	60° 28'	3·65; 11·79
J	60° 28'	3·65; 11·79 D.H.&W. IN GUTTER
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15; 15·12

P.M.'S CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·565
U	240° 28'	3·52
~~V~~	~~240° 28'~~	~~3·52~~
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 29 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. (PTY.) LIMITED.~~

SECOND SCHEDULE

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

~~2. Mortgage No.N96787 to Beneficial Finance Corporation Limited. Entered 21-2-1973.~~ Discharged P716504

RV 3. Restriction as to user created by the registration of Deposited Plan 247890 P. See P31711.

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

Vol. 12598 Fol. 32

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~Anthony Ramunas Miliauskas of Bankstown, Insurance Officer and Marrionne Annette Miliauskas his wife as joint tenants~~					
William John Harding of Castle Hill, Sales Manager and Margaret Beverley Harding his wife as joint tenants	~~Transfer~~	~~Q37020~~	~~------~~	14-1-1977	
	Transfer	R714308	------	21-3-1980	

P716504 9pm
P751870 MR
Q37019 9pm
-20 Te
Q48431 M
R714307 of
8Te
9m
T748303 D

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~P751870~~	~~------~~	~~to David Ronald Lewarne of Parramatta, Solicitor~~	~~8-6-1976~~		Discharged	Q37019	
~~Mortgage~~	~~Q48431~~	~~------~~	~~to GRE Insurance Limited~~	~~28-1-1977~~		Discharged	R714307	
~~Mortgage~~	~~R714309~~	~~------~~	~~to Australia and New Zealand Savings Bank Limited~~	~~21-3-1980~~		Discharged	T748303	

(Page 2 of 2 pages)

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

Req:R307487 /Doc:CT 12598-032 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:52 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R307492 /Doc:DL O135905 /Rev:09-Mar-2010 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:52 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

97-01T

[redacted]

TRANSFER

Real Property Act, 1900

O 135905 U

Office of State Revenue use only

$2.00 100395 9604 04 40140859003

(A) **LAND TRANSFERRED**

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

VOLUME 12598 FOLIO 32 now being
FOLIO IDENTIFIER 29/247890

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone
45A	NATIONAL AUSTRALIA BANK LIMITED National Australia Bank House 255 George Street, Sydney 237-1111 FAX 237-1284 REFERENCE (max. 15 characters): EK3301

(C) **TRANSFEROR** WILLIAM JOHN HARDING AND MARGARET BEVERLEY HARDING

(D) acknowledges receipt of the consideration of .....

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

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

(F) **TRANSFEREE**

T GARRY HAROLD STEINBERG

(G) **TENANCY:**

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 17 March 1995

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

[signature]
Signature of Witness

NGAIRE BURNETT
Name of Witness (BLOCK LETTERS)

267 Old Northern Rd,
CASTLE HILL
Address of Witness

[signature]
Signature of Transferor

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

[signature]
Signature of Witness

HELEN SMITH
Name of Witness (BLOCK LETTERS)

161 GEORGE ST, LIVERPOOL
Address of Witness
LEGAL SECRETARY

[signature]
Signature of Transferee

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

CHECKED BY (office use only) SE

Ausdoc Commercial and Law Stationers 1991

Req:R307494 /Doc:DL AG169233 /Rev:12-Apr-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 14:53 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347 19

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: NorWest Conveyancing

(1)

TRANSFER

New South Wales
Real Property Act 1900

AG169233D

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 87389885 1207
Duty: $10.00 Trans No: 6219357
Asst details: 5/4/4

(A) **TORRENS TITLE** If appropriate, specify the part transferred
29/247890

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and LLPN if any	CODES
1042B	LLPN 123860H ESPREON DX 885 SYDNEY 9283 5111 Reference (optional): 20238634 whittle	T JT TJ TW

(C) **TRANSFEROR** Gerald Mackin and Juliana Mackin

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $715,000.00 and as regards
(E) **ESTATE** the land specified above transfers to the transferee an estate in fee simple.
(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** Daniel Adam Whittle and Amanda June Whittle

(I) **TENANCY:** Joint Tenants

DATE / /
dd mm yyyy

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

Signature of witness:

Name of witness: DIANE HEILER
Address of witness: 27 SEXTON AVE
CASTLE HILL NSW
2154

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

Signature of transferor:

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

Signature:

Signatory's name: Sarah Katrina Kelly
Signatory's capacity: Licensed Conveyancer for the Transferee

(K) The transferee's agent certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 105744 Full name: Sarah Katrina Kelly Signature:

Title Search NSW

22/05/2025 02:34 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 30/247890

SEARCH DATE	TIME	EDITION NO	DATE
22/5/2025	2:33 PM	9	17/10/2024

LAND

LOT 30 IN DEPOSITED PLAN 247890
AT CASTLE HILL
LOCAL GOVERNMENT AREA THE HILLS SHIRE
PARISH OF CASTLE HILL COUNTY OF CUMBERLAND
TITLE DIAGRAM DP247890

FIRST SCHEDULE

CARRINGTON ROAD DEVELOPMENTS PTY LTD (T AU506446)

SECOND SCHEDULE (2 NOTIFICATIONS)

---

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 DP247890 RESTRICTION(S) ON THE USE OF LAND

NOTATIONS

UNREGISTERED DEALINGS: PP DP1316896.

*** END OF SEARCH ***

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Historical Title Search NSW

22/05/2025 02:34 PM

Client Reference: DI-E3347

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

22/5/2025 2:34PM

FOLIO: 30/247890

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

Prior Title(s): VOL 12598 FOL 33

Recorded	Number	Type of Instrument	C.T. Issue
5/6/1987		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1987		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
14/3/1988	X433052	DISCHARGE OF MORTGAGE	
14/3/1988	X433053	MORTGAGE	EDITION 1
20/4/1995	O172003	DISCHARGE OF MORTGAGE	EDITION 2
18/12/1998	5475073	TRANSFER	
18/12/1998	5475074	MORTGAGE	EDITION 3
10/4/2001	7535110	DISCHARGE OF MORTGAGE	
10/4/2001	7535111	CHANGE OF NAME	
10/4/2001	7535112	MORTGAGE	EDITION 4
22/5/2003	9628518	MORTGAGE	EDITION 5
20/9/2007	AD427246	DISCHARGE OF MORTGAGE	
20/9/2007	AD427247	MORTGAGE	EDITION 6
9/1/2017	AM41377	CAVEAT	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
23/4/2024	AT876224	APPLICATION FOR PREPARATION OF LAPSING NOTICE	EDITION 8
17/10/2024	AU506445	DISCHARGE OF MORTGAGE	

Direct Info Pty Ltd - ABN 25 160 378 263 an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar-General in accordance with Section 96B (2) of the Real Property Act, 1900.

Req:R307567 /Doc:CT 12598-033 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 15:00 /Seq:1 of 2
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12598033

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted]L PROPERTY ACT, 1900

Vol. 12598 Fol. 33

Appln.No.10680

Prior Title Vol.11279 Fol.72

Edition issued 31-10-1974

(Page 1) Vol. 12598 Fol. 33

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

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

NO.	CHORD	ARC	RAD.
1	261°02' 10·775	11·015	15·24
2	261° 06' 10·749	10·98	15·24
3	15° 24' 12·955	14·385	9·17
4	309°46' 10·775	11·015	15·24
5	309°46' 10·775	11·015	15·24,

SCHEDULE OF P.M's		
A	60° 28'	5
B	240° 28'	5
C	240° 28'	5
D	330° 28'	3·55
E	330° 20'	3·55
F	330° 28'	3·55
G	60° 28'	3·85 O.H.E.W. IN GUTTER
		11·79
H	60° 28'	3·65
		11·79
J	60° 28'	3·65 O.H.E.W. IN GUTTER
		11·79
K	150° 20'	3·55
L	150° 28'	3·55
M	240° 28'	5
N	240° 28'	5
O	60° 28'	5·15
		15·12

P.M's CONT.		
P	60° 28'	5·15
Q	150° 43'	3·47
R	150° 28'	3·47
S	330° 28'	3·6
T	240° 28'	3·545
U	240° 28'	3·52
~~V~~	~~240° 28'~~	~~3·55~~
W	330° 43'	3·61
X1	330° 43'	3·61
Y1	60° 28'	5·15
Z	60° 20'	5·15

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 30 in Deposited Plan 247890 at Castle Hill in the Shire of Baulkham Hills Parish of Castle Hill and County of Cumberland, being part of Portion 126 granted to Michael Hancey on 13-9-1819.

FIRST SCHEDULE

~~E. LONG & CO. PTY. LIMITED.~~

SECOND SCHEDULE

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

~~2. Mortgage No.N96787 to Beneficial Fiannce Corporation Limited. Entered 21-2-1973.~~ Discharged P707550

RW 3. Restriction as to user created by the registration of Deposited Plan 247890 P See P31711.

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

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

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

Vol. 12598 Fol. 33

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
Peter Stanley Barden of Castle Hill, Panel Beater and Christine Barden his wife as joint tenants	Transfer	Q185036	-----	9-5-1977	

P 707550 d/m A
P 751871 M
Q185035
67
717
S445936 caveat
S464905 d
6 m
CT. 10.5.8
T76472 V/M
C.T. 20.6.
T627528 V/M
(S464906)
CT 24 JUL 1
V303190 V/M
W 39410 DM

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~P751871~~	~~-----~~	~~to Russell John Goldsmith of Parramatta, Solicitor~~	~~8-6-1976~~		Discharged	Q185035	
Mortgage	Q185037	-----	to Commonwealth Savings Bank of Australia	9-5-1977				
~~S445936~~	~~Caveat~~	~~by~~	~~Alfred Moss Investments Pty. Limited. Registered 25-5-1981.~~			Withdrawn	S464905	
~~S464906~~	~~Mortgage to Alfred Moss Investments Pty. Limited. Registered 25-5-1981.~~					Discharged	W39410	
~~S464906~~	~~Mortgage T76472 Variation. Registered 4-6-1982~~					Cancelled	W39410	
~~S464906~~	~~Mortgage. T627528 Variation. registered 11-7-1983~~					Cancelled	W39410	
~~S464906~~	~~Mortgage. V303190 Variation. Registered 3-9-1984.~~					Cancelled	W39410	

(Page 2 of 2 pages)

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

Req:R307567 /Doc:CT 12598-033 CT /Rev:01-Mar-2011 /NSW LRS /Pgs:ALL /Prt:22-May-2025 15:00 /Seq:2 of 2
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Req:R307571 /Doc:DL 5475073 /Rev:22-Dec-1998 /NSW LRS /Pgs:ALL /Prt:22-May-2025 15:01 /Seq:1 of 1
© Office of the Registrar-General /Src:DirectInfo /Ref:DI-E3347

Form: 97-01T
Licence: MID/0734/97

TRANSFER

New South Wales
Real Property Act 1900

5475073R

Office of State Revenue use only

N.S.W. STAMP DUTY
131098 2121 04 20150812Z/03 $2.00

(A) **LAND TRANSFERRED**

If appropriate, specify the share or part transferred.

FOLIO IDENTIFIER 30/247890

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
205.	AN2.
	Reference (15 character max): Ahmed. 9065

(C) **TRANSFEROR** **PETER STANLEY BARDEN and CHRISTINE BARDEN**

(D) acknowledges receipt of the consideration of $360,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

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

(F) **TRANSFEREE**

T
TS (s713 LGA)
TW (Sheriff)

EYMAN AHMED and ELIZABETH ANNE DOYLE

(G) **TENANCY:** Joint Tenants

(H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 3-11-98.

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

Carol Orr
Signature of Witness

CAROL ORR
Name of Witness (BLOCK LETTERS)

3/39 LEIGHTON PLC HORNSBY
Address of Witness

C. Barden
Signature of Transferor

Signature of ANTONIO ANGELO MARGIOTTA
Solicitor for the Transferee

Checked by (LTO use) ..3.....

APPENDIX D: NSW EPA RECORDS

© Foundation Earth Sciences 2025

Suburb	SiteName	Address	ContaminationActivityType	ManagementClass	Latitude	Longitude
CARRINGTON	NAT vacant land	Bourke STREET	Unclassified	Regulation under CLM Act not required	-32.91276029	151.7685894
CARRINGTON	Dyke Point Containment Cell	Dyke ROAD	Other Industry	Regulation under CLM Act not required	-32.91763422	151.7727101
CARRINGTON	Carrington Coal Tar Pavements	Bourke Street to Dyke ROAD	Other Industry	Regulation under CLM Act not required	-32.91441348	151.770271
CARRINGTON	Pasminco Ship Loader	Dyke Berth 2 (off Bourke Street) OTHER	Metal Industry	Regulation under CLM Act not required	-32.9148698	151.7716837
CARSS PARK	Vacant Property	334 Princes HIGHWAY	Other Industry	Regulation under CLM Act not required	-33.98628486	151.1133908
CARSS PARK	Kogarah War Memorial Pool	78 Carwar AVENUE	Other Industry	Regulation under CLM Act not required	-33.9889195	151.1178227
CARWELL	Cement Australia Carwell Creek Quarries	Quarry ROAD	Other Industry	Regulation under CLM Act not required	-32.85570277	149.9170908
CASINO	Ampol Casino Fuel Depot (Ampol Site ID: 11703) - formerly Caltex Service Station and Depot Casino	32 Dyraaba STREET	Service Station	Under assessment	-28.85488567	153.044806
CASINO	Caltex Service Station	96 Centre STREET	Service Station	Regulation under CLM Act not required	-28.86539567	153.0450654
CASINO	Former Gasworks	134-136 North STREET	Gasworks	Regulation under CLM Act not required	-28.86080712	153.0526043
CASINO	Woolworths Service Station Casino	130 Canterbury STREET	Service Station	Regulation under CLM Act not required	-28.86231341	153.0464642
CASINO	18 Beith Street, Casino	18 Beith STREET	Unclassified	Regulation under CLM Act not required	-28.84951426	153.0446585
CASINO	Corner Store	30 Barker STREET	Service Station	Regulation under CLM Act not required	-28.86316792	153.0389124
CASINO	Casino Roadhouse	86 Johnston STREET	Service Station	Contamination formerly regulated under the CLM Act	-28.85960698	153.0562429
CASINO	Casino Roundhouse	5A Bent STREET	Other Industry	Under assessment	-28.853905	153.044083
CASULA	Caltex Casula Service Station	646 Hume HIGHWAY	Service Station	Regulation under CLM Act not required	-33.95641262	150.8934783
CATHERINE HILL BAY	Catherine Hill Bay Coal Handling and Preparation Plant	1A Keene STREET	Other Industry	Regulation under CLM Act not required	-33.16120556	151.6302456
CESSNOCK	Caltex Cessnock Service Station	103-105 Wollombi (Cnr James Street) ROAD	Service Station	Regulation under CLM Act not required	-32.83936243	151.3430078
CESSNOCK	Former Mobil Service Station	102 Wollombi ROAD	Service Station	Regulation under CLM Act not required	-32.83844074	151.3436022
CESSNOCK	Former Service Station	2-4 Allandale ROAD	Service Station	Regulation under CLM Act not required	-32.83118911	151.3560677

Search results

Your search for: Suburb: CASTLE HILL

Search Again Refine Search

did not find any records in our database.

Search TIP

To search for a specific site, search by LGA (local government area) and carefully review all sites listed.

... more search tips

If a site does not appear on the record it may still be affected by contamination. For example:

- Contamination may be present but the site has not been regulated by the EPA under the Contaminated Land Management Act 1997 or the Environmentally Hazardous Chemicals Act 1985.
- The EPA may be regulating contamination at the site through a licence or notice under the Protection of the Environment Operations Act 1997 (POEO Act).
- Contamination at the site may be being managed under the planning process.

More information about particular sites may be available from:

- The POEO public register
- The appropriate planning authority: for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act.

See What's in the record and What's not in the record.

If you want to know whether a specific site has been the subject of notices issued by the EPA under the CLM Act, we suggest that you search by Local Government Area only and carefully review the sites that are listed.
This public record provides information about sites regulated by the EPA under the Contaminated Land Management Act 1997, including sites currently and previously regulated under the Environmentally Hazardous Chemicals Act 1985. Your inquiry using the above search criteria has not matched any record of current or former regulation. You should consider searching again using different criteria. The fact that a site does not appear on the record does not necessarily mean that it is not affected by contamination. The site may have been notified to the EPA but not yet assessed, or contamination may be present but the site is not yet being regulated by the EPA. Further information about particular sites may be available from the appropriate planning authority, for example, on a planning certificate issued by the local council under section 149 of the Environmental Planning and Assessment Act. In addition the EPA may be regulating contamination at the site through a licence under the Protection of the Environment Operations Act 1997. You may wish to search the POEO public register.POEO public register

23 May 2025

Your search for: **General Search** with the following criteria

Suburb - CASTLE HILL

returned 58 results

Export to excel

1 of 3 Pages

Search Again

Number	Name	Location	Type	Status	Issued date
11895	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	POEO licence	Issued	23 May 2003
1050943	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	02 Sep 2005
1095155	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	23 Jun 2009
1526962	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	28 Apr 2015
1534373	CRC INDUSTRIES (AUST) PTY LIMITED	9 GLADSTONE ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	06 Oct 2015
6735	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	POEO licence	No longer in force	09 Aug 2000
1002798	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.91 Clean Up Notice	Issued	17 Nov 2000
1002799	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	20 Nov 2000
1002832	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.91 Clean Up Notice	Issued	20 Nov 2000
1018151	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	19 Jun 2002
1027226	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	19 May 2003
1034230	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	29 Jan 2004
1049632	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	28 Jul 2005
1051833	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	12 Sep 2005
1076458	ECOLAB PTY LTD	6 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	08 Nov 2007
5968	HOBSON ENGINEERING CO PTY LTD	14 VICTORIA AVE, CASTLE HILL, NSW 2154	POEO licence	No longer in force	04 Feb 2000
1044241	HOBSON ENGINEERING CO PTY LTD	14 VICTORIA AVE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	03 Feb 2005
2872	HOLT LLOYD AUSTRALASIA PTY LTD	15 HUDSON AVE, CASTLE HILL, NSW 2154	POEO licence	Surrendered	24 May 2000
1024463	HOLT LLOYD AUSTRALASIA PTY LTD	15 HUDSON AVE, CASTLE HILL, NSW 2154	s.80 Surrender of a Licence	Issued	24 Jan 2003
2847	PARKER HANNIFIN (AUSTRALIA) PTY. LIMITED	9 CARRINGTON ROAD, CASTLE HILL, NSW 2154	POEO licence	Surrendered	01 May 2000

1 2 3

23 May 2025

Number	Name	Location	Type	Status	Issued date
1044239	PARKER HANNIFIN (AUSTRALIA) PTY. LIMITED	9 CARRINGTON ROAD, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	06 Feb 2005
1073465	PARKER HANNIFIN (AUSTRALIA) PTY. LIMITED	9 CARRINGTON ROAD, CASTLE HILL, NSW 2154	s.80 Surrender of a Licence	Issued	23 May 2007
12202	SIGMA-ALDRICH PTY. LIMITED	12 ANELLA AVENUE, CASTLE HILL, NSW 1765	POEO licence	Surrendered	23 Nov 2004
1074288	SIGMA-ALDRICH PTY. LIMITED	12 ANELLA AVENUE, CASTLE HILL, NSW 1765	s.58 Licence Variation	Issued	06 Nov 2007
1121925	SIGMA-ALDRICH PTY. LIMITED	12 ANELLA AVENUE, CASTLE HILL, NSW 1765	s.80 Surrender of a Licence	Issued	03 Dec 2010
6701	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	POEO licence	Issued	19 May 2000
1046359	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	11 Apr 2005
1096759	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	22 Jan 2009
1097956	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	14 May 2009
1109342	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	16 Dec 2009
1529568	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	01 Jun 2015
1576491	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	11 Mar 2019
1648769	SMC CORPORATION (AUSTRALIA) PTY LTD	14-18 HUDSON AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	15 May 2025
20319	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	POEO licence	Surrendered	30 Sep 2013
1517520	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	11 Nov 2013
1518596	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	29 Nov 2013
1519019	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	19 Dec 2013
1519320	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	09 Jan 2014
1521159	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	31 Mar 2014
1521476	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	14 Apr 2014

Your search for: **General Search** with the following criteria

Suburb - CASTLE HILL

returned 58 results

Export to excel

Search Again

Number	Name	Location	Type	Status	Issued date
1521774	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	09 May 2014
1522873	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	20 Jun 2014
1523337	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	14 Jul 2014
1523570	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	21 Jul 2014
1525214	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	30 Sep 2014
1525680	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	17 Oct 2014
1526354	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	17 Nov 2014
1529472	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	27 Mar 2015
1530676	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	15 May 2015
1531229	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	10 Jun 2015
1531910	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	06 Jul 2015
1532871	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	13 Aug 2015
1533757	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	07 Sep 2015
1534633	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	16 Oct 2015
1535892	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	23 Nov 2015
1541770	THIESS PTY LTD	Between Balmoral Road Bella Vista and Epping Railway Station, CASTLE HILL, NSW 2154	s.80 Surrender of a Licence	Issued	12 Jul 2016
11782	WALTER SCHELLANDER	40/5 ANELLA AVENUE, CASTLE HILL, NSW 2154	POEO licence	No longer in force	04 Nov 2002
1048341	WALTER SCHELLANDER	40/5 ANELLA AVENUE, CASTLE HILL, NSW 2154	s.58 Licence Variation	Issued	31 May 2005

The NSW Government PFAS Investigation Program

View a map of the sites in NSW that may be contaminated with PFAS, learn how to reduce your exposure to these dangerous chemicals, and read about our investigation of the issue.

The EPA is leading an investigation program to assess the legacy of PFAS use across NSW. With the assistance of the NSW PFAS Technical Advisory Group, which includes NSW Health, Department of Primary Industries and the Office of Environment and Heritage, we provide impacted residents with tailored, precautionary dietary advice to help them reduce any exposure to PFAS.

Current investigations are focused on sites where it is likely that large quantities of PFAS have been used. The EPA is currently investigating PFAS at these sites:

Search by Postcode

2154

Organisation Select filter

Search

Map view List view

There are no results matching your query.

Sampling and analysis

The EPA is collecting samples of soils and/or waters for analysis for PFAS. The EPA is also looking for exposure pathways that may increase people's contact with the chemicals, such as bore and surface water usage.

APPENDIX E: BOREHOLE LOGS

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FOUNDATION EARTH SCIENCES

BOREHOLE : S1

CLIENT NAME: Arada Pty Ltd **JOB NUMBER:** E3347

SITE ADDRESS: Castle Hill NSW **PROJECT:** PSI

Date Started : 20/05/2025 **Completed :** 20/05/2025 **Logged By :** HP **Checked By :** MS

Borehole Location : Refer to Site Plan **Surface RL :** --- **Datum :** m AHD

Equipment : Hand Auger **Borehole Size :** 60mm **Slope :** -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					FILL, Silty Clay, low to medium plasticity, brown, traces of inert building waste	M	S	0.0-0.1	Fill No HC odours, no staining or fibro fragments observed. D1/SS1	
			0.20			Borehole S1 terminated at 0.20m					
			0.5								0.5
			1.0								1.0

Comments:

D - Dry, M - Moist, W - Wet

VS - Very Soft, S - Soft, F - Firm, St - Stiff, VSt - Very Stiff, H - Hard

VL - Very Loose, L - Loose, MD - Medium Dense, D - Dense, VD - Very Dense

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FOUNDATION EARTH SCIENCES

BOREHOLE : S2

CLIENT NAME: Arada Pty Ltd **JOB NUMBER:** E3347

SITE ADDRESS: Castle Hill NSW **PROJECT:** PSI

Date Started : 20/05/2025 **Completed :** 20/05/2025 **Logged By :** HP **Checked By :** MS

Borehole Location : Refer to Site Plan **Surface RL :** --- **Datum :** m AHD

Equipment : Hand Auger **Borehole Size :** 60mm **Slope :** -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					FILL, Silty Clay, medium to high plasticity, brown and red, traces of gravel and rocks	M	F	0.1-0.2	Fill No HC odours, no staining or fibro fragments observed.	
			0.20			Borehole S2 terminated at 0.20m					
			0.5								0.5
			1.0								1.0

Comments:

D - Dry
M - Moist
W - Wet

VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard

VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

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FOUNDATION EARTH SCIENCES

BOREHOLE : S3

CLIENT NAME: Arada Pty Ltd **JOB NUMBER:** E3347

SITE ADDRESS: Castle Hill NSW **PROJECT:** PSI

Date Started : 20/05/2025 **Completed :** 20/05/2025 **Logged By :** HP **Checked By :** MS

Borehole Location : Refer to Site Plan **Surface RL :** --- **Datum :** m AHD

Equipment : Hand Auger **Borehole Size :** 60mm **Slope :** -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					FILL, Silty Clay, medium to high plasticity, brown and red, traces of gravel and rocks	M	F		Fill	
									0.1-0.2	No HC odours, no staining or fibro fragments observed.	
			0.20			Borehole S3 terminated at 0.20m					
			0.5								0.5
			1.0								1.0

Comments:

D - Dry, M - Moist, W - Wet

VS - Very Soft, S - Soft, F - Firm, St - Stiff, VSt - Very Stiff, H - Hard

VL - Very Loose, L - Loose, MD - Medium Dense, D - Dense, VD - Very Dense

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FOUNDATION EARTH SCIENCES

BOREHOLE : S4

CLIENT NAME: Arada Pty Ltd **JOB NUMBER:** E3347

SITE ADDRESS: Castle Hill NSW **PROJECT:** PSI

Date Started : 20/05/2025 **Completed :** 20/05/2025 **Logged By :** HP **Checked By :** MS

Borehole Location : Refer to Site Plan **Surface RL :** --- **Datum :** m AHD

Equipment : Hand Auger **Borehole Size :** 60mm **Slope :** -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					FILL, Silty Clay, medium to high plasticity, brown and red, traces of gravel and rocks	M	F		Fill	
			0.10			medium plasticity, brown to dark brown	M	S	0.1-0.2	No HC odours, no staining or fibro fragments observed.	
			0.30			Borehole S4 terminated at 0.30m					
			0.5								0.5
			1.0								1.0

Comments:

D - Dry, M - Moist, W - Wet

VS - Very Soft, S - Soft, F - Firm, St - Stiff, VSt - Very Stiff, H - Hard

VL - Very Loose, L - Loose, MD - Medium Dense, D - Dense, VD - Very Dense

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FOUNDATION EARTH SCIENCES

BOREHOLE : S5

CLIENT NAME: Arada Pty Ltd **JOB NUMBER:** E3347

SITE ADDRESS: Castle Hill NSW **PROJECT:** PSI

Date Started : 20/05/2025 **Completed :** 20/05/2025 **Logged By :** HP **Checked By :** MS

Borehole Location : Refer to Site Plan **Surface RL :** --- **Datum :** m AHD

Equipment : Hand Auger **Borehole Size :** 60mm **Slope :** -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					FILL, Silty Clay, low to medium plasticity, brown, traces of inert building waste	M	S	0.0-0.1	Fill No HC odours, no staining or fibro fragments observed.	
			0.20			Borehole S5 terminated at 0.20m					
			0.5								0.5
			1.0								1.0

Comments:

D - Dry
M - Moist
W - Wet

VS - Very Soft
S - Soft
F - Firm
St - Stiff
VSt - Very Stiff
H - Hard

VL - Very Loose
L - Loose
MD - Medium Dense
D - Dense
VD - Very Dense

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FOUNDATION EARTH SCIENCES

BOREHOLE : S6

CLIENT NAME: Arada Pty Ltd **JOB NUMBER:** E3347

SITE ADDRESS: Castle Hill NSW **PROJECT:** PSI

Date Started : 20/05/2025 **Completed :** 20/05/2025 **Logged By :** HP **Checked By :** MS

Borehole Location : Refer to Site Plan **Surface RL :** --- **Datum :** m AHD

Equipment : Hand Auger **Borehole Size :** 60mm **Slope :** -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					FILL, Silty Clay, medium plasticity, brown to dark brown, traces of small rocks	M	S		Fill	
									0.1-0.2	No HC odours, no staining or fibro fragments observed.	
			0.20			Borehole S6 terminated at 0.20m					
			0.5								0.5
			1.0								1.0

Comments:

D - Dry, M - Moist, W - Wet

VS - Very Soft, S - Soft, F - Firm, St - Stiff, VSt - Very Stiff, H - Hard

VL - Very Loose, L - Loose, MD - Medium Dense, D - Dense, VD - Very Dense

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FOUNDATION EARTH SCIENCES

BOREHOLE : S7

CLIENT NAME: Arada Pty Ltd **JOB NUMBER:** E3347

SITE ADDRESS: Castle Hill NSW **PROJECT:** PSI

Date Started : 20/05/2025 **Completed :** 20/05/2025 **Logged By :** HP **Checked By :** MS

Borehole Location : Refer to Site Plan **Surface RL :** --- **Datum :** m AHD

Equipment : Hand Auger **Borehole Size :** 60mm **Slope :** -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encountered					FILL, Silty Clay, medium plasticity, brown to dark brown	M	S	0.1-0.2	Fill No HC odours, no staining or fibro fragments observed.	
			0.20			Borehole S7 terminated at 0.20m					
			0.5								0.5
			1.0								1.0

Comments:

D - Dry, M - Moist, W - Wet

VS - Very Soft, S - Soft, F - Firm, St - Stiff, VSt - Very Stiff, H - Hard

VL - Very Loose, L - Loose, MD - Medium Dense, D - Dense, VD - Very Dense

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FOUNDATION EARTH SCIENCES

BOREHOLE : S8

CLIENT NAME: Arada Pty Ltd **JOB NUMBER:** E3347

SITE ADDRESS: Castle Hill NSW **PROJECT:** PSI

Date Started : 20/05/2025 **Completed :** 20/05/2025 **Logged By :** HP **Checked By :** MS

Borehole Location : Refer to Site Plan **Surface RL :** --- **Datum :** m AHD

Equipment : Hand Auger **Borehole Size :** 60mm **Slope :** -90°

Method	Water	RL (m)	Depth (m)	Graphic Log	Classification Symbol	Material Description	Moisture	Consistence	Samples Tests Remarks	Additional Observations	Depth (m)
HA	Not Encoutered					FILL, Clayey Silt, low to medium plasticity, brown and tan, traces of small rocks	M	F		Fill	
									0.1-0.2	No HC odours, no staining or fibro fragments observed.	
			0.20			Borehole S8 terminated at 0.20m					
			0.5								0.5
			1.0								1.0

Comments:

D - Dry, M - Moist, W - Wet

VS - Very Soft, S - Soft, F - Firm, St - Stiff, VSt - Very Stiff, H - Hard

VL - Very Loose, L - Loose, MD - Medium Dense, D - Dense, VD - Very Dense

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APPENDIX F: SUMMARY TABLES

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Table F1

Sample Information				Heavy Metals (mg/kg)								TRH (mg/kg)						BTEX (mg/kg)					PAH (mg/kg)				OCP (mg/kg)									OPP (mg/kg)	TOTAL PCB (mg/kg)	ASBESTOS ID (Presence / Absense)
Label	Depth (m BGL)	Date	Soil Type	ARSENIC	CADMIUM	CHROMIUM	COPPER	LEAD	MERCURY	NICKEL	ZINC	F1 (C_6-C_{10}) [2]	F2 (>C_{10}-C_{16}) [3]	F1 (C_6-C_{10})	F2 (>C_{10}-C_{16})	F3 (C_{16}-C_{34})	F4 (C_{34}-C_{40})	BENZENE	TOLUENE	ETHYL BENZENE	TOTAL XYLENES	NAPHTHALENE	BENZO(A)PYRENE	CARINOGENIC PAHs (as Bap TEQ)	TOTAL PAH	NAPHTHALENE	DDT + DDD + DDE	ALDRIN + DIELDRIN	CHLORDANE	ENDOSULFAN	ENDRIN	HEPTACHLOR	HCB	METHOXYCHLOR	DDT	CHLORPYIPHOS (OPP)		
PSI																																						
S1	0.0-0.1	20.05.2025	F- Silty Clay	8	<0.3	21	31	35	0.19	3.9	100	<25	27	<25	27	250	<120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	<0.1	<0.1	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<1.7	<0.1	ND
S2	0.0-0.1	20.05.2025	F- Silty Clay	8	<0.3	26	36	28	0.06	6.7	50	<25	<25	<25	<25	340	140	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<1.7	<0.1	ND
S3	0.1-0.2	20.05.2025	F- Silty Clay	6	<0.3	22	26	24	<0.05	4.5	36	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<1.7	<0.1	ND
S4	0.1-0.2	20.05.2025	F- Silty Clay	6	<0.3	43	140	22	<0.05	2.3	18	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.6	<1.7	<0.1	ND
S5	0.0-0.1	20.05.2025	F- Silty Clay	8	<0.3	26	38	33	<0.05	3.4	93	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	0.5	<0.1	0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.2	3.7	<0.1	ND
S6	0.1-0.2	20.05.2025	F- Silty Clay	7	<0.3	18	26	29	<0.05	4	65	<25	<25	<25	<25	99	<120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<1.7	<0.1	ND
S7	0.1-0.2	20.05.2025	F- Silty Clay	9	<0.3	67	87	29	<0.05	3.6	41	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	0.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	0.2	<1.7	<0.1	ND
S8	0.1-0.2	20.05.2025	F- Silty Clay	8	<0.3	28	21	33	<0.05	2.7	49	<25	<25	<25	<25	<90	<120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<1.7	<0.1	ND
D1	-	20.05.2025	F- Silty Clay	7	<0.3	21	27	43	0.16	3.2	110	<25	<25	<25	<25	200	<120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.1	<0.3	<0.8	<0.1	0.1	<0.1	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<1.7	<0.1	-
SS1	-	20.05.2025	F- Clayey Silt	7	<0.4	20	30	43	0.2	4	85	<25	<50	<25	<50	290	240	<0.2	<0.5	<1	<1	<1	<0.05	<0.5	<0.05	<0.1	0.1	<0.1	0.2	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	-
Limit of Resolution (LOR)				4	0.4	1	1	1	0.1	1	1	25	50	25	50	100	100	0.2	0.5	1	1	1	0.05	0.5	0.05	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	
NEPM (2013) HIL B				**500**	**150**	**500**	**30,000**	**1,200**	**120**	**1,200**	**60,000**													**4**	**400**		**600**	**10**	**90**	**400**	**20**	**10**	**15**	**500**		**340**	**1**	
NEPM (2013) EIL & ESLs [1]				100																					170								180			
NEPM (2013) ESLs - (Fine Grain Soil - Clay / Silt) [1]												180	120			1,300	5,600	65	105	125	45		0.7													
NEPM (2013) HSL B (SILT)																																				
0 to < 1m												40	230					0.6	390	NL	95	4														
Soil Saturation Concentration (Csat												910	570					440	640	69	330	10														
NEPM (2013) HSL B (CLAY)																																				
0 to < 1m												50	280					0.7	480	NL	110	5														
Soil Saturation Concentration (Csat												850	560					430	630	68	330	10														
NEPM (2013) Management Limit (Fine Grain Soil)														800	1,000	3,500	10,000																			
NEPM (2013) HSL - Asbestos																																				
Asbestos ID																																				**Detected**

Notes

1	Urban residential / public open space is broadly equivalent to the HIL-A, HIL-B and HIL-C land use scenarios in Table 1A(1) Footnote 1 and as described in Schedule B7.
2	To obtain F1 subtract the sum of BTEX concentrations from the C6-C10 fraction.
3	To obtain F2 subtract naphthalene from the >C_{10}-C_{16} fraction.
NL	Calculated HSL is Non Limiting per NEPM (2013)
ND	Not detected

Table F2

	Heavy Metals (mg/kg)								TRH (mg/kg)					BTEX (mg/kg)				PAH (mg/kg)		OCP (mg/kg)		PCB (mg/kg)	
FOUNDATION EARTH SCIENCES	ARSENIC	CADMIUM	CHROMIUM	COPPER	LEAD	MERCURY	NICKEL	ZINC	C6-C9	C10-C14	C15-C28	C29-C36	C10-C36 [a]	BENZENE	TOLUENE	ETHYL BENZENE	TOTAL XYLENES	BENZO(a)PYRENE	TOTAL PAH	Other OCPs	TOTAL ENDOSULFAN[11]	TOTAL PCB	ASBESTOS ID (Presence / Absence)
NSW EPA Waste Criteria (No Leachates)																							
CT1	100	20	100	-	100	4	40	-	NA	-	-	-	NA	10	288	600	1000	0.8	200	<50	60	<50	Detected
CT2	400	80	400	-	400	16	160	-	NA	-	-	-	NA	40	1152	2400	4000	3.2	800	<50	240	<50	
NSW EPA Waste Criteria (With Leachates)																							
SCC1	500	100	1900	-	1500	50	1050	-	650	-	-	-	10000	18	518	1080	1800	10	200	Total = <50**	108	<50**	
SCC2	2000	400	7600	-	6000	200	4200	-	2600	-	-	-	40000	72	2073	4320	7200	23	800	Total = <50**	432	<50**	
Limit of Resolution (LOR)	4	0.4	5	5	5	0.10	5	5	25	50	100	100	NA	0.2	0.5	1	3	0.05	0.05	0.1	0.1	0.1	
Sample ID	**Date Sampled**	**Depth**																					
FES PSI 2025																							
S1	20.05.2025	0.0-0.1	8	<0.3	21	31	35	0.19	3.9	100	<20	23	130	160	310	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	0.2	<0.1	<0.1	ND
S2	20.05.2025	0.0-0.1	8	<0.3	26	36	28	0.06	6.7	50	<20	<20	160	220	380	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	ND
S3	20.05.2025	0.1-0.2	6	<0.3	22	26	24	<0.05	4.5	36	<20	<20	<45	<45	<110	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	ND
S4	20.05.2025	0.1-0.2	6	<0.3	43	140	22	<0.05	2.3	18	<20	<20	<45	<45	<110	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	ND
S5	20.05.2025	0.0-0.1	8	<0.3	26	38	33	<0.05	3.4	93	<20	<20	46	54	<110	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	0.1	<0.1	<0.1	ND
S6	20.05.2025	0.1-0.2	7	<0.3	18	26	29	<0.05	4	65	<20	<20	54	62	120	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	ND
S7	20.05.2025	0.1-0.2	9	<0.3	67	87	29	<0.05	3.6	41	<20	<20	<45	<45	<110	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	ND
S8	20.05.2025	0.1-0.2	8	<0.3	28	21	33	<0.05	2.7	49	<20	<20	<45	<45	<110	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	<0.1	<0.1	<0.1	ND
D1	20.05.2025	-	7	<0.3	21	27	43	0.16	3.2	110	<20	<20	110	120	230	<0.1	<0.1	<0.1	<0.3	<0.1	<0.8	0.2	<0.1	<0.1	-
SS1	20.05.2025	-	7	<0.4	20	30	43	0.2	4	85	<25	<50	110	270	380	<0.2	<0.5	<1	<1	<0.05	<0.05	0.2	<0.1	<0.1	-

Notes

1 CT1, CT2 : Total concentrations used for defining General Solid Waste and Restricted Solid Waste respectively (without TCLP)
2 SCC1, SCC2 : Total Concentration used for defining General Solid Waste and Restricted Solid Waste respectively (in conjunction with TCLP)
3 Concentrations in GREEN exceed the CT1 criteria
4 Concentrations in RED exceed the CT2 criteria
5 Concentrations in BLUE exceed the SCC1 criteria
6 Concentrations in ORANGE exceed the SCC2 criteria
7 Concentrations in YELLOW indicate the presence of Asbestos
8 NA = Not Applicable
9 " - " Not Tested
10 *** Indicates Retest Result
11 Total Endosulfan = Endosulfan I, Endosulfan II and Endosulfan Sulphate

APPENDIX G: NATA ACCREDITED LABORATORY RESULTS

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CERTIFICATE OF ANALYSIS 381225

Client Details

Client	Foundation Earth Sciences Pty Ltd
Attention	Ben Buckley
Address	PO Box 4405, East Gosford, NSW, 2250

Sample Details

Your Reference	**E3347 Castle Hill**
Number of Samples	1 Soil
Date samples received	21/05/2025
Date completed instructions received	21/05/2025

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	28/05/2025
Date of Issue	26/05/2025

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

Results Approved By
Giovanni Agosti, Group Technical Manager
Jack Wallis, Senior Chemist
Steven Luong, Senior Chemist
Timothy Toll, Senior Chemist

Authorised By
Nancy Zhang, Laboratory Manager

vTRH(C6-C10)/BTEXN in Soil		
Our Reference		381225-1
Your Reference	UNITS	SS1
Date Sampled		20/05/2025
Type of sample		Soil
Date extracted	-	22/05/2025
Date analysed	-	26/05/2025
TRH C_6 - C_9	mg/kg	<25
TRH C_6 - C_{10}	mg/kg	<25
vTRH C_6 - C_{10} less BTEX (F1)	mg/kg	<25
Benzene	mg/kg	<0.2
Toluene	mg/kg	<0.5
Ethylbenzene	mg/kg	<1
m+p-xylene	mg/kg	<2
o-Xylene	mg/kg	<1
Naphthalene	mg/kg	<1
Total +ve Xylenes	mg/kg	<1
Surrogate aaa-Trifluorotoluene	%	98

svTRH (C10-C40) in Soil		
Our Reference		381225-1
Your Reference	UNITS	SS1
Date Sampled		20/05/2025
Type of sample		Soil
Date extracted	-	22/05/2025
Date analysed	-	23/05/2025
TRH C_{10} - C_{14}	mg/kg	<50
TRH C_{15} - C_{28}	mg/kg	110
TRH C_{29} - C_{36}	mg/kg	270
Total +ve TRH (C10-C36)	mg/kg	380
TRH >C_{10} -C_{16}	mg/kg	<50
TRH >C_{10} -C_{16} less Naphthalene (F2)	mg/kg	<50
TRH >C_{16} -C_{34}	mg/kg	290
TRH >C_{34} -C_{40}	mg/kg	240
Total +ve TRH (>C10-C40)	mg/kg	530
Surrogate o-Terphenyl	%	94

PAHs in Soil		
Our Reference		381225-1
Your Reference	UNITS	SS1
Date Sampled		20/05/2025
Type of sample		Soil
Date extracted	-	22/05/2025
Date analysed	-	23/05/2025
Naphthalene	mg/kg	<0.1
Acenaphthylene	mg/kg	<0.1
Acenaphthene	mg/kg	<0.1
Fluorene	mg/kg	<0.1
Phenanthrene	mg/kg	<0.1
Anthracene	mg/kg	<0.1
Fluoranthene	mg/kg	<0.1
Pyrene	mg/kg	<0.1
Benzo(a)anthracene	mg/kg	<0.1
Chrysene	mg/kg	<0.1
Benzo(b,j+k)fluoranthene	mg/kg	<0.2
Benzo(a)pyrene	mg/kg	<0.05
Indeno(1,2,3-c,d)pyrene	mg/kg	<0.1
Dibenzo(a,h)anthracene	mg/kg	<0.1
Benzo(g,h,i)perylene	mg/kg	<0.1
Total +ve PAH's	mg/kg	<0.05
Benzo(a)pyrene TEQ calc (zero)	mg/kg	<0.5
Benzo(a)pyrene TEQ calc(half)	mg/kg	<0.5
Benzo(a)pyrene TEQ calc(PQL)	mg/kg	<0.5
Surrogate p-Terphenyl-d14	%	121

Organochlorine Pesticides in soil		
Our Reference		381225-1
Your Reference	UNITS	SS1
Date Sampled		20/05/2025
Type of sample		Soil
Date extracted	-	22/05/2025
Date analysed	-	23/05/2025
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	0.2
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
Total Positive Aldrin+Dieldrin	mg/kg	<0.1
Surrogate 4-Chloro-3-NBTF	%	115

Organophosphorus Pesticides in Soil		
Our Reference		381225-1
Your Reference	UNITS	SS1
Date Sampled		20/05/2025
Type of sample		Soil
Date extracted	-	22/05/2025
Date analysed	-	23/05/2025
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	%	115

PCBs in Soil		
Our Reference		381225-1
Your Reference	UNITS	SS1
Date Sampled		20/05/2025
Type of sample		Soil
Date extracted	-	22/05/2025
Date analysed	-	23/05/2025
Aroclor 1016	mg/kg	<0.1
Aroclor 1221	mg/kg	<0.1
Aroclor 1232	mg/kg	<0.1
Aroclor 1242	mg/kg	<0.1
Aroclor 1248	mg/kg	<0.1
Aroclor 1254	mg/kg	<0.1
Aroclor 1260	mg/kg	<0.1
Total +ve PCBs (1016-1260)	mg/kg	<0.1
Surrogate 2-Fluorobiphenyl	%	109

Acid Extractable metals in soil		
Our Reference		381225-1
Your Reference	UNITS	SS1
Date Sampled		20/05/2025
Type of sample		Soil
Date prepared	-	22/05/2025
Date analysed	-	23/05/2025
Arsenic	mg/kg	7
Cadmium	mg/kg	<0.4
Chromium	mg/kg	20
Copper	mg/kg	30
Lead	mg/kg	43
Mercury	mg/kg	0.2
Nickel	mg/kg	4
Zinc	mg/kg	85

Moisture		
Our Reference		381225-1
Your Reference	UNITS	SS1
Date Sampled		20/05/2025
Type of sample		Soil
Date prepared	-	22/05/2025
Date analysed	-	23/05/2025
Moisture	%	22

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. Total Phosphate determined stochiometrically from Phosphorus (assumed to be present as Phosphate). Where salts (oxides, chlorides etc.) are calculated from the element concentration stoichiometrically there is no guarantee that the salt form is completely soluble in the acids used in the preparation.
Metals-021	Determination of Mercury by Cold Vapour AAS.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis.
Org-020	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-FID. F2 = (>C10-C16)-Naphthalene as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater (HSLs Tables 1A (3, 4)). Note Naphthalene is determined from the VOC analysis. Note, the Total +ve TRH PQL is reflective of the lowest individual PQL and is therefore "Total +ve TRH" is simply a sum of the positive individual TRH fractions (>C10-C40).
Org-021/022/025	Soil samples are extracted with dichloromethane/acetone and waters with dichloromethane and analysed by GC-ECD and/or GC-MS/GC-MSMS. Note, the Total +ve PCBs PQL is reflective of the lowest individual PQL and is therefore" Total +ve PCBs" is simply a sum of the positive individual PCBs.
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.

Method ID	Methodology Summary
Org-022/025	Soil samples are extracted with Dichloromethane/Acetone and waters with Dichloromethane and analysed by GC-MS and/or GC-MS/MS. Benzo(a)pyrene TEQ as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater - 2013. For soil results:- 1. 'EQ PQL'values are assuming all contributing PAHs reported as <PQL are actually at the PQL. This is the most conservative approach and can give false positive TEQs given that PAHs that contribute to the TEQ calculation may not be present. 2. 'EQ zero'values are assuming all contributing PAHs reported as <PQL are zero. This is the least conservative approach and is more susceptible to false negative TEQs when PAHs that contribute to the TEQ calculation are present but below PQL. 3. 'EQ half PQL'values are assuming all contributing PAHs reported as <PQL are half the stipulated PQL. Hence a mid-point between the most and least conservative approaches above. Note, the Total +ve PAHs PQL is reflective of the lowest individual PQL and is therefore "Total +ve PAHs" is simply a sum of the positive individual PAHs.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater.
Org-023	Soil samples are extracted with methanol and spiked into water prior to analysing by purge and trap GC-MS. Water samples are analysed directly by purge and trap GC-MS. F1 = (C6-C10)-BTEX as per NEPM B1 Guideline on Investigation Levels for Soil and Groundwater. Note, the Total +ve Xylene PQL is reflective of the lowest individual PQL and is therefore "Total +ve Xylenes" is simply a sum of the positive individual Xylenes.

QUALITY CONTROL: vTRH(C6-C10)/BTEXN in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			22/05/2025	[NT]	[NT]	[NT]	[NT]	22/05/2025	[NT]
Date analysed	-			26/05/2025	[NT]	[NT]	[NT]	[NT]	26/05/2025	[NT]
TRH C_6 - C_9	mg/kg	25	Org-023	<25	[NT]	[NT]	[NT]	[NT]	103	[NT]
TRH C_6 - C_{10}	mg/kg	25	Org-023	<25	[NT]	[NT]	[NT]	[NT]	103	[NT]
Benzene	mg/kg	0.2	Org-023	<0.2	[NT]	[NT]	[NT]	[NT]	111	[NT]
Toluene	mg/kg	0.5	Org-023	<0.5	[NT]	[NT]	[NT]	[NT]	107	[NT]
Ethylbenzene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	99	[NT]
m+p-xylene	mg/kg	2	Org-023	<2	[NT]	[NT]	[NT]	[NT]	99	[NT]
o-Xylene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Naphthalene	mg/kg	1	Org-023	<1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate aaa-Trifluorotoluene	%		Org-023	107	[NT]	[NT]	[NT]	[NT]	103	[NT]

QUALITY CONTROL: svTRH (C10-C40) in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			22/05/2025	[NT]	[NT]	[NT]	[NT]	22/05/2025	[NT]
Date analysed	-			23/05/2025	[NT]	[NT]	[NT]	[NT]	23/05/2025	[NT]
TRH C_{10} - C_{14}	mg/kg	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	84	[NT]
TRH C_{15} - C_{28}	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	90	[NT]
TRH C_{29} - C_{36}	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	114	[NT]
TRH >C_{10} -C_{16}	mg/kg	50	Org-020	<50	[NT]	[NT]	[NT]	[NT]	84	[NT]
TRH >C_{16} -C_{34}	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	90	[NT]
TRH >C_{34} -C_{40}	mg/kg	100	Org-020	<100	[NT]	[NT]	[NT]	[NT]	114	[NT]
Surrogate o-Terphenyl	%		Org-020	92	[NT]	[NT]	[NT]	[NT]	92	[NT]

QUALITY CONTROL: PAHs in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			22/05/2025	[NT]	[NT]	[NT]	[NT]	22/05/2025	[NT]
Date analysed	-			23/05/2025	[NT]	[NT]	[NT]	[NT]	23/05/2025	[NT]
Naphthalene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	102	[NT]
Acenaphthylene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Acenaphthene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	105	[NT]
Fluorene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	100	[NT]
Phenanthrene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	105	[NT]
Anthracene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Fluoranthene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	112	[NT]
Pyrene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	111	[NT]
Benzo(a)anthracene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Chrysene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	89	[NT]
Benzo(b,j+k)fluoranthene	mg/kg	0.2	Org-022/025	<0.2	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzo(a)pyrene	mg/kg	0.05	Org-022/025	<0.05	[NT]	[NT]	[NT]	[NT]	98	[NT]
Indeno(1,2,3-c,d)pyrene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Dibenzo(a,h)anthracene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Benzo(g,h,i)perylene	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate p-Terphenyl-d14	%		Org-022/025	119	[NT]	[NT]	[NT]	[NT]	128	[NT]

QUALITY CONTROL: Organochlorine Pesticides in soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			22/05/2025	[NT]	[NT]	[NT]	[NT]	22/05/2025	[NT]
Date analysed	-			23/05/2025	[NT]	[NT]	[NT]	[NT]	23/05/2025	[NT]
alpha-BHC	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	105	[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]	98	[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]	115	[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]	90	[NT]
Heptachlor Epoxide	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	115	[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]	106	[NT]
Dieldrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	121	[NT]
Endrin	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	101	[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]	112	[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]	105	[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	130	[NT]	[NT]	[NT]	[NT]	130	[NT]

QUALITY CONTROL: Organophosphorus Pesticides in Soil					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			22/05/2025	[NT]	[NT]	[NT]	[NT]	22/05/2025	[NT]
Date analysed	-			23/05/2025	[NT]	[NT]	[NT]	[NT]	23/05/2025	[NT]
Dichlorvos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	130	[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]	110	[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]	129	[NT]
Chlorpyriphos	mg/kg	0.1	Org-022/025	<0.1	[NT]	[NT]	[NT]	[NT]	110	[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]	110	[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]	117	[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	130	[NT]	[NT]	[NT]	[NT]	130	[NT]

QUALITY CONTROL: PCBs in Soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date extracted	-			22/05/2025	[NT]	[NT]	[NT]	[NT]	22/05/2025	[NT]
Date analysed	-			23/05/2025	[NT]	[NT]	[NT]	[NT]	23/05/2025	[NT]
Aroclor 1016	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1221	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1232	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1242	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1248	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Aroclor 1254	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	92	[NT]
Aroclor 1260	mg/kg	0.1	Org-021/022/025	<0.1	[NT]	[NT]	[NT]	[NT]	[NT]	[NT]
Surrogate 2-Fluorobiphenyl	%		Org-021/022/025	116	[NT]	[NT]	[NT]	[NT]	121	[NT]

QUALITY CONTROL: Acid Extractable metals in soil						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date prepared	-			22/05/2025	[NT]	[NT]	[NT]	[NT]	22/05/2025	[NT]
Date analysed	-			23/05/2025	[NT]	[NT]	[NT]	[NT]	23/05/2025	[NT]
Arsenic	mg/kg	4	Metals-020	<4	[NT]	[NT]	[NT]	[NT]	108	[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]	103	[NT]
Copper	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	107	[NT]
Lead	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	102	[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]	103	[NT]
Zinc	mg/kg	1	Metals-020	<1	[NT]	[NT]	[NT]	[NT]	101	[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.

Laboratory Acceptance Criteria

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

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

Spikes for Physical and Aggregate Tests are not applicable.

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

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

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

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

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

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

Measurement Uncertainty estimates are available for most tests upon request.

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

Air volumes are typically provided by customers (often as flow rate(s) and sampling time(s) and/or simply volumes) sampled or exposure times (determines 'volume' passive badges are exposed to)). Hence in such circumstances the volume measurement is inevitably not covered by Envirolab's NATA accreditation. An exception may occur where Envirolab Newcastle does the sampling where accreditation exists for certain types of sampling and hence volume determination(s). Note air volumes are often used to determine concentrations for dust and/or analyses on filters, sorbents and in impingers. For canister sampling, the air volume is covered by Envirolab's NATA accreditation.

Urine Analysis - The BEI values listed are taken from the 2022 edition of "TLVs and BEIs Threshold Limits" by ACGIH.

COC 20/5/25, 1656

FOUNDATION EARTH SCIENCES

Chain of Custody Record

Client Details:	Foundation Earth Sciences PO Box 4405, East Gosford NSW 2250 email: ben@foundationes.com.au, khy@foundationes.com.au michael@foundationes.com.au, andrew@foundationes.com.au ph: +61466 385 221	**Project Manager:** Ben Buckley **Sampled By:** HP **Purchase Order #:** N/A **Page #:** 1 of 1	**Project #:** E3347 **Project Name:** Castle Hill **Quote #:** **Turnaround:** Standard
Delivery Details:	Envirolab Pty Ltd 12 Ashley Street, Chatswood NSW 2067 email: ahie@envirolab.com.au ph: +612 9910 6200		

#	Sample ID	Depth	Date Sampled	Matrix	Analytes														Sample Comments
					ph	CEC	%CLAY	Heavy Metals (8)	TRH	BTEXN	PAH	OPP	VOC	Asbestos ID	Asbestos %w/w (NEPM /WA)	TRH C6-C10 & BTEXN	OCP PCB	Combo Suites	
1	SS1	-	20.5.25	Soil				X	X	X	X	X					X	Combo 6	Keep

Special Directions and Coments:

Relinquished by	Hayden Park	**Received By**	O.Williams OW
Signature	HP	**Signature**	
Date	20.5.25	**Date**	21/5/25 1135

ENVIROLAB GROUP

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

Job No: 381225

Date Received: 21/5/25
Time Received: 1135
Received By: OW
Temp: Cool/~~Ambient~~
Cooling: ~~Ice~~/Icepack
Security: Intact/~~Broken~~/None

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	Foundation Earth Sciences Pty Ltd
Attention	Ben Buckley

Sample Login Details

Your reference	E3347 Castle Hill
Envirolab Reference	381225
Date Sample Received	21/05/2025
Date Instructions Received	21/05/2025
Date Results Expected to be Reported	28/05/2025

Sample Condition

Samples received in appropriate condition for analysis	Yes
No. of Samples Provided	1 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	vTRH(C6-C10)/BTEXN in Soil	svTRH (C10-C40) in Soil	PAHs in Soil	Organochlorine Pesticides in soil	Organophosphorus Pesticides in Soil	PCBs in Soil	Acid Extractable metalsin soil
SS1	✓	✓	✓	✓	✓	✓	✓

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.

ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

Contact	Ben Buckley
Client	FOUNDATION EARTH SCIENCES PTY LTD
Address	UNIT 119/14 LOYALTY ROAD NORTH ROCKS NSW 2151
Telephone	(Not specified)
Facsimile	(Not specified)
Email	ben@foundationes.com.au
Project	**E3347 Castle Hill**
Order Number	**E3347**
Samples	9

LABORATORY DETAILS

Manager	Shane McDermott
Laboratory	SGS Alexandria Environmental
Address	Unit 16, 33 Maddox St Alexandria NSW 2015
Telephone	+61 2 8594 0400
Facsimile	+61 2 8594 0499
Email	au.environmental.sydney@sgs.com
SGS Reference	**SE283231 R0**
Date Received	20/5/2025
Date Reported	27/5/2025

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No respirable fibres detected in all soil samples using trace analysis technique.
Asbestos analysed by Approved Identifier Yusuf Kuthpudin

SIGNATORIES

Dong LIANG
Metals/Inorganics Team Leader

Ly Kim HA
Organic Section Head

Ravee SIVASUBRAMANIAM
Hygiene Team Leader

Shane MCDERMOTT
Laboratory Manager

Teresa NGUYEN
Organic Chemist

VOC's in Soil [AN433] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes*	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX*	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene (VOC)*	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
Benzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Toluene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Ethylbenzene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
m/p-xylene	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
o-xylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Total Xylenes*	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3
Total BTEX*	mg/kg	0.6	<0.6	<0.6	<0.6	<0.6
Naphthalene (VOC)*	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1

Volatile Petroleum Hydrocarbons in Soil [AN433] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
TRH C6-C9	mg/kg	20	<20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25	<25

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
TRH C6-C9	mg/kg	20	<20	<20	<20	<20
Benzene (F0)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
TRH C6-C10	mg/kg	25	<25	<25	<25	<25
TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	<25	<25

TRH (Total Recoverable Hydrocarbons) in Soil [AN403] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
TRH C10-C14	mg/kg	20	**23**	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	**130**	**160**	<45	<45	**46**
TRH C29-C36	mg/kg	45	**160**	**220**	<45	<45	**54**
TRH C37-C40	mg/kg	100	<100	**110**	<100	<100	<100
TRH >C10-C16	mg/kg	25	**27**	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	**27**	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	**250**	**340**	<90	<90	<90
TRH >C34-C40 (F4)	mg/kg	120	<120	**140**	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	**310**	**380**	<110	<110	<110
TRH >C10-C40 Total (F bands)	mg/kg	210	**280**	**480**	<210	<210	<210

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
TRH C10-C14	mg/kg	20	<20	<20	<20	<20
TRH C15-C28	mg/kg	45	**54**	<45	<45	**110**
TRH C29-C36	mg/kg	45	**62**	<45	<45	**120**
TRH C37-C40	mg/kg	100	<100	<100	<100	<100
TRH >C10-C16	mg/kg	25	<25	<25	<25	<25
TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	<25	<25
TRH >C16-C34 (F3)	mg/kg	90	**99**	<90	<90	**200**
TRH >C34-C40 (F4)	mg/kg	120	<120	<120	<120	<120
TRH C10-C36 Total	mg/kg	110	**120**	<110	<110	**230**
TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	<210	<210

PAH (Polynuclear Aromatic Hydrocarbons) in Soil [AN420] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
2-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Pyrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chrysene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(b&j)fluoranthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(k)fluoranthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)pyrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Dibenzo(ah)anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Benzo(ghi)perylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Carcinogenic PAHs, BaP TEQ <LOR=0*	TEQ (mg/kg)	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Carcinogenic PAHs, BaP TEQ <LOR=LOR*	TEQ (mg/kg)	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Carcinogenic PAHs, BaP TEQ <LOR=LOR/2*	TEQ (mg/kg)	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total PAH (18)	mg/kg	0.8	<0.8	<0.8	<0.8	<0.8	<0.8
Total PAH (NEPM/WHO 16)	mg/kg	0.8	<0.8	<0.8	<0.8	<0.8	<0.8

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
Naphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
2-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
1-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Acenaphthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Fluorene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Phenanthrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Fluoranthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Pyrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Chrysene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(b&j)fluoranthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(k)fluoranthene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(a)pyrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Dibenzo(ah)anthracene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Benzo(ghi)perylene	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Carcinogenic PAHs, BaP TEQ <LOR=0*	TEQ (mg/kg)	0.2	<0.2	<0.2	<0.2	<0.2
Carcinogenic PAHs, BaP TEQ <LOR=LOR*	TEQ (mg/kg)	0.3	<0.3	<0.3	<0.3	<0.3
Carcinogenic PAHs, BaP TEQ <LOR=LOR/2*	TEQ (mg/kg)	0.2	<0.2	<0.2	<0.2	<0.2
Total PAH (18)	mg/kg	0.8	<0.8	<0.8	<0.8	<0.8
Total PAH (NEPM/WHO 16)	mg/kg	0.8	<0.8	<0.8	<0.8	<0.8

OP Pesticides in Soil [AN420] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	**3.7**
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7	**3.7**

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
Dichlorvos	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5
Dimethoate	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5
Diazinon (Dimpylate)	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5
Fenitrothion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
Malathion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
Methidathion	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5
Ethion	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	<0.2	<0.2
Total OP Pesticides*	mg/kg	1.7	<1.7	<1.7	<1.7	<1.7

OC Pesticides in Soil [AN420] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Lindane (gamma BHC)	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Delta BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Aldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Gamma Chlordane	mg/kg	0.1	**0.1**	<0.1	<0.1	<0.1	**0.1**
Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Chlordane (alpha + gamma chlordane)	mg/kg	0.1	**0.2**	<0.1	<0.1	<0.1	**0.1**
Alpha Endosulfan	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	**0.1**	**0.1**	<0.1	**1.2**	**0.3**
Dieldrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endrin	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Beta Endosulfan	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDD	mg/kg	0.1	<0.1	<0.1	<0.1	**0.2**	<0.1
Endrin aldehyde	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	<0.1	<0.1	**0.6**	**0.2**
Endrin ketone	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Methoxychlor	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Mirex	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total OC Pesticides	mg/kg	0.1	**0.2**	**0.1**	<0.1	**2.0**	**0.6**
Total OC VIC EPA IWRG621	mg/kg	0.1	**0.2**	**0.1**	<0.1	**2.0**	**0.6**
Total Other OCP VIC EPA IWRG621	mg/kg	0.1	**0.1**	<0.1	<0.1	<0.1	**0.1**

OC Pesticides in Soil [AN420] Tested: 26/5/2025 (continued)

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
Alpha BHC	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Hexachlorobenzene (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
Lindane (gamma BHC)	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
Heptachlor	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
Chlordane (alpha + gamma chlordane)	mg/kg	0.1	<0.1	<0.1	<0.1	**0.2**
Alpha Endosulfan	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDE	mg/kg	0.1	<0.1	**0.6**	<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
Beta Endosulfan	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
p,p'-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
Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
p,p'-DDT	mg/kg	0.1	<0.1	**0.2**	<0.1	<0.1
Endrin ketone	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 OC Pesticides	mg/kg	0.1	<0.1	**0.8**	<0.1	**0.2**
Total OC VIC EPA IWRG621	mg/kg	0.1	<0.1	**0.8**	<0.1	**0.2**
Total Other OCP VIC EPA IWRG621	mg/kg	0.1	<0.1	<0.1	<0.1	**0.1**

PCBs in Soil [AN420] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
Arochlor 1016	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1221	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1232	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1242	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1248	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1254	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1260	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Total PCBs	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1	<0.1

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
Arochlor 1016	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1221	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1232	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1242	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1248	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1254	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Arochlor 1260	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1
Total PCBs	mg/kg	0.1	<0.1	<0.1	<0.1	<0.1

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
Arsenic, As	mg/kg	1	8	8	6	6	8
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	21	26	22	43	26
Copper, Cu	mg/kg	0.5	31	36	26	140	38
Lead, Pb	mg/kg	1	35	28	24	22	33
Nickel, Ni	mg/kg	0.5	3.9	6.7	4.5	2.3	3.4
Zinc, Zn	mg/kg	2	100	50	36	18	93

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
Arsenic, As	mg/kg	1	7	9	8	7
Cadmium, Cd	mg/kg	0.3	<0.3	<0.3	<0.3	<0.3
Chromium, Cr	mg/kg	0.5	18	67	28	21
Copper, Cu	mg/kg	0.5	26	87	21	27
Lead, Pb	mg/kg	1	29	29	33	43
Nickel, Ni	mg/kg	0.5	4.0	3.6	2.7	3.2
Zinc, Zn	mg/kg	2	65	41	49	110

Mercury in Soil [AN312] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
Mercury	mg/kg	0.05	**0.19**	**0.06**	<0.05	<0.05	<0.05

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	**0.16**

Moisture Content [AN002] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
% Moisture	%w/w	1	29.3	16.9	14.9	18.6	20.0

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008	D1 SOIL - 20/5/2025 SE283231.009
% Moisture	%w/w	1	22.1	18.4	19.2	20.6

Fibre Identification in soil [AS4964/AN602] Tested: 26/5/2025

PARAMETER	UOM	LOR	S1 0.0-0.1 SOIL - 20/5/2025 SE283231.001	S2 0.0-0.1 SOIL - 20/5/2025 SE283231.002	S3 0.1-0.2 SOIL - 20/5/2025 SE283231.003	S4 0.1-0.2 SOIL - 20/5/2025 SE283231.004	S5 0.0-0.1 SOIL - 20/5/2025 SE283231.005
Asbestos Detected	No unit	-	No	No	No	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Date Analysed*	No unit	-	27/05/2025 00:00	27/05/2025 00:00	27/05/2025 00:00	27/05/2025 00:00	27/05/2025 00:00

PARAMETER	UOM	LOR	S6 0.1-0.2 SOIL - 20/5/2025 SE283231.006	S7 0.1-0.2 SOIL - 20/5/2025 SE283231.007	S8 0.1-0.2 SOIL - 20/5/2025 SE283231.008
Asbestos Detected	No unit	-	No	No	No
Estimated Fibres*	%w/w	0.01	<0.01	<0.01	<0.01
Date Analysed*	No unit	-	27/05/2025 00:00	27/05/2025 00:00	27/05/2025 00:00

METHOD	METHODOLOGY SUMMARY
AN002	The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.
AN040/AN320	A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.
AN040	A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by AAS or ICP as per USEPA Method 200.8.
AN312	Mercury by Cold Vapour AAS in Soils: After digestion with nitric acid, hydrogen peroxide and hydrochloric acid , mercury ions are reduced by stannous chloride reagent in acidic solution to elemental mercury. This mercury vapour is purged by nitrogen into a cold cell in an atomic absorption spectrometer or mercury analyser . Quantification is made by comparing absorbances to those of the calibration standards. Reference APHA 3112/3500
AN403	Total Recoverable Hydrocarbons: Determination of Hydrocarbons by gas chromatography after a solvent extraction. Detection is by flame ionisation detector (FID) that produces an electronic signal in proportion to the combustible matter passing through it. Total Recoverable Hydrocarbons (TRH) are routinely reported as four alkane groupings based on the carbon chain length of the compounds: C6-C9, C10-C14, C15-C28 and C29-C36 and in recognition of the NEPM 1999 (2013), >C10-C16 (F2), >C16-C34 (F3) and >C34-C40 (F4). F2 is reported directly and also corrected by subtracting Naphthalene (from VOC method AN433) where available.
AN403	Additionally, the volatile C6-C9 fraction may be determined by a purge and trap technique and GC/MS because of the potential for volatiles loss. Total Recoverable Hydrocarbons - Silica (TRH-Si) follows the same method of analysis after silica gel cleanup of the solvent extract. Aliphatic/Aromatic Speciation follows the same method of analysis after fractionation of the solvent extract over silica with differential polarity of the eluent solvents .
AN403	The GC/FID method is not well suited to the analysis of refined high boiling point materials (ie lubricating oils or greases) but is particularly suited for measuring diesel, kerosene and petrol if care to control volatility is taken . This method will detect naturally occurring hydrocarbons, lipids, animal fats, phenols and PAHs if they are present at sufficient levels, dependent on the use of specific cleanup /fractionation techniques. Reference USEPA 3510B, 8015B.
AN420	(SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols (etc) in soils, sediments and waters are determined by GCMS/ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D). Total PAH calculated from individual analyte detections at or above the limit of reporting .
AN420	SVOC Compounds: Semi-Volatile Organic Compounds (SVOCs) including OC, OP, PCB, Herbicides, PAH, Phthalates and Speciated Phenols in soils, sediments and waters are determined by GCMS /ECD technique following appropriate solvent extraction process (Based on USEPA 3500C and 8270D).
AN433	VOCs and C6-C9 Hydrocarbons by GC-MS P&T: VOC`s are volatile organic compounds. The sample is presented to a gas chromatograph via a purge and trap (P&T) concentrator and autosampler and is detected with a Mass Spectrometer (MSD). Solid samples are initially extracted with methanol whilst liquid samples are processed directly. References: USEPA 5030B, 8020A, 8260.
AN602/AS4964	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602/AS4964	Fibres/material that cannot be unequivocably identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf) The fibres detected may or may not be asbestos fibres.
AN602/AS4964	AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples, Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection /reporting limit (RL) of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."

AN602/AS4964	The sample can be reported “no asbestos found at the reporting limit (RL) of 0.1 g/kg” (<0.01%w/w) where AN602 section 4.5 of this method has been followed, and if- (a) no trace asbestos fibres have been detected (i.e. no ‘respirable’ fibres): (b) the estimated weight of non-respirable asbestos fibre bundles and/or the estimated weight of asbestos in asbestos-containing materials are found to be less than 0.1g/kg: and (c) these non-respirable asbestos fibre bundles and/or the asbestos containing materials are only visible under stereo-microscope viewing conditions.

FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
		NVL	Not validated.	LOR	Limit of Reporting.
**	Indicative data, theoretical holding time exceeded.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
***	Indicates that both * and ** apply.	LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be 1.6 / 2 (0.8 mg/kg). Where only 2 analytes are being summed, the " Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the ± sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.
Note that in terms of units of radioactivity:

a. 1 Bq is equivalent to 27 pCi
b. 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety.

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STATEMENT OF QA/QC PERFORMANCE

SE283231 R0

CLIENT DETAILS

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Project	**E3347 Castle Hill**
Order Number	**E3347**
Samples	9

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SGS Reference	**SE283231 R0**
Date Received	20 May 2025
Date Reported	27 May 2025

COMMENTS

All the laboratory data for each environmental matrix was compared to SGS' stated Data Quality Objectives (DQO). Comments arising from the comparison were made and are reported below.

The data relating to sampling was taken from the Chain of Custody document.
This QA/QC Statement must be read in conjunction with the referenced Analytical Report.
The Statement and the Analytical Report must not be reproduced except in full.

All Data Quality Objectives were met with the exception of the following:

Matrix Spike	TRH (Total Recoverable Hydrocarbons) in Soil	1 item

SAMPLE SUMMARY

Sample counts by matrix	9 Soil	Date documentation received	20/5/2025
Samples received in good order	Yes	Samples received without headspace	Yes
Sample temperature upon receipt	3.2°C	Turnaround time requested	Standard
Sample cooling method	Ice Bricks		

HOLDING TIME SUMMARY

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SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the

Fibre Identification in soil

Method: ME-(AU)-[ENV]AS4964/AN602

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348310	20 May 2025	20 May 2025	20 May 2026	26 May 2025	20 May 2026	27 May 2025
S2 0.0-0.1	SE283231.002	LB348310	20 May 2025	20 May 2025	20 May 2026	26 May 2025	20 May 2026	27 May 2025
S3 0.1-0.2	SE283231.003	LB348310	20 May 2025	20 May 2025	20 May 2026	26 May 2025	20 May 2026	27 May 2025
S4 0.1-0.2	SE283231.004	LB348310	20 May 2025	20 May 2025	20 May 2026	26 May 2025	20 May 2026	27 May 2025
S5 0.0-0.1	SE283231.005	LB348310	20 May 2025	20 May 2025	20 May 2026	26 May 2025	20 May 2026	27 May 2025
S6 0.1-0.2	SE283231.006	LB348310	20 May 2025	20 May 2025	20 May 2026	26 May 2025	20 May 2026	27 May 2025
S7 0.1-0.2	SE283231.007	LB348310	20 May 2025	20 May 2025	20 May 2026	26 May 2025	20 May 2026	27 May 2025
S8 0.1-0.2	SE283231.008	LB348310	20 May 2025	20 May 2025	20 May 2026	26 May 2025	20 May 2026	27 May 2025

Mercury in Soil

Method: ME-(AU)-[ENV]AN312

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025
D1	SE283231.009	LB348334	20 May 2025	20 May 2025	17 Jun 2025	26 May 2025	17 Jun 2025	27 May 2025

Moisture Content

Method: ME-(AU)-[ENV]AN002

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025
D1	SE283231.009	LB348330	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	31 May 2025	27 May 2025

OC Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
D1	SE283231.009	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025

OP Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
D1	SE283231.009	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025

HOLDING TIME SUMMARY

SE283231 R0

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the

PAH (Polynuclear Aromatic Hydrocarbons) in Soil (continued)

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S4 0.1-0.2	SE283231.004	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
D1	SE283231.009	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025

PCBs in Soil

Method: ME-(AU)-[ENV]AN420

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
D1	SE283231.009	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025
D1	SE283231.009	LB348332	20 May 2025	20 May 2025	16 Nov 2025	26 May 2025	16 Nov 2025	27 May 2025

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025
D1	SE283231.009	LB348326	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	05 Jul 2025	27 May 2025

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S6 0.1-0.2	SE283231.006	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
D1	SE283231.009	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S1 0.0-0.1	SE283231.001	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S2 0.0-0.1	SE283231.002	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S3 0.1-0.2	SE283231.003	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S4 0.1-0.2	SE283231.004	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S5 0.0-0.1	SE283231.005	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025

HOLDING TIME SUMMARY

SE283231 R0

SGS holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the SGS "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the

Volatile Petroleum Hydrocarbons in Soil (continued) — **Method: ME-(AU)-[ENV]AN433**

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
S6 0.1-0.2	SE283231.006	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S7 0.1-0.2	SE283231.007	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
S8 0.1-0.2	SE283231.008	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025
D1	SE283231.009	LB348328	20 May 2025	20 May 2025	03 Jun 2025	26 May 2025	03 Jun 2025	27 May 2025

Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

OC Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Tetrachloro-m-xylene (TCMX) (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	88
	S2 0.0-0.1	SE283231.002	%	60 - 130%	87
	S3 0.1-0.2	SE283231.003	%	60 - 130%	87
	S4 0.1-0.2	SE283231.004	%	60 - 130%	87
	S5 0.0-0.1	SE283231.005	%	60 - 130%	88
	S6 0.1-0.2	SE283231.006	%	60 - 130%	84
	S7 0.1-0.2	SE283231.007	%	60 - 130%	86
	S8 0.1-0.2	SE283231.008	%	60 - 130%	86
	D1	SE283231.009	%	60 - 130%	89

OP Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
2-fluorobiphenyl (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	86
	S2 0.0-0.1	SE283231.002	%	60 - 130%	85
	S3 0.1-0.2	SE283231.003	%	60 - 130%	85
	S4 0.1-0.2	SE283231.004	%	60 - 130%	83
	S5 0.0-0.1	SE283231.005	%	60 - 130%	85
	S6 0.1-0.2	SE283231.006	%	60 - 130%	82
	S7 0.1-0.2	SE283231.007	%	60 - 130%	83
	S8 0.1-0.2	SE283231.008	%	60 - 130%	83
	D1	SE283231.009	%	60 - 130%	86
d14-p-terphenyl (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	84
	S2 0.0-0.1	SE283231.002	%	60 - 130%	85
	S3 0.1-0.2	SE283231.003	%	60 - 130%	86
	S4 0.1-0.2	SE283231.004	%	60 - 130%	86
	S5 0.0-0.1	SE283231.005	%	60 - 130%	87
	S6 0.1-0.2	SE283231.006	%	60 - 130%	82
	S7 0.1-0.2	SE283231.007	%	60 - 130%	86
	S8 0.1-0.2	SE283231.008	%	60 - 130%	84
	D1	SE283231.009	%	60 - 130%	84

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
2-fluorobiphenyl (Surrogate)	S1 0.0-0.1	SE283231.001	%	70 - 130%	86
	S2 0.0-0.1	SE283231.002	%	70 - 130%	85
	S3 0.1-0.2	SE283231.003	%	70 - 130%	85
	S4 0.1-0.2	SE283231.004	%	70 - 130%	83
	S5 0.0-0.1	SE283231.005	%	70 - 130%	85
	S6 0.1-0.2	SE283231.006	%	70 - 130%	82
	S7 0.1-0.2	SE283231.007	%	70 - 130%	83
	S8 0.1-0.2	SE283231.008	%	70 - 130%	83
	D1	SE283231.009	%	70 - 130%	86
d14-p-terphenyl (Surrogate)	S1 0.0-0.1	SE283231.001	%	70 - 130%	84
	S2 0.0-0.1	SE283231.002	%	70 - 130%	85
	S3 0.1-0.2	SE283231.003	%	70 - 130%	86
	S4 0.1-0.2	SE283231.004	%	70 - 130%	86
	S5 0.0-0.1	SE283231.005	%	70 - 130%	87
	S6 0.1-0.2	SE283231.006	%	70 - 130%	82
	S7 0.1-0.2	SE283231.007	%	70 - 130%	86
	S8 0.1-0.2	SE283231.008	%	70 - 130%	84
	D1	SE283231.009	%	70 - 130%	84
d5-nitrobenzene (Surrogate)	S1 0.0-0.1	SE283231.001	%	70 - 130%	92
	S2 0.0-0.1	SE283231.002	%	70 - 130%	93
	S3 0.1-0.2	SE283231.003	%	70 - 130%	95
	S4 0.1-0.2	SE283231.004	%	70 - 130%	99
	S5 0.0-0.1	SE283231.005	%	70 - 130%	95
	S6 0.1-0.2	SE283231.006	%	70 - 130%	92
	S7 0.1-0.2	SE283231.007	%	70 - 130%	95
	S8 0.1-0.2	SE283231.008	%	70 - 130%	91
	D1	SE283231.009	%	70 - 130%	94

Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

PCBs in Soil

Method: ME-(AU)-[ENV]AN420

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
TCMX (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	88
	S2 0.0-0.1	SE283231.002	%	60 - 130%	87
	S3 0.1-0.2	SE283231.003	%	60 - 130%	87
	S4 0.1-0.2	SE283231.004	%	60 - 130%	87
	S5 0.0-0.1	SE283231.005	%	60 - 130%	88
	S6 0.1-0.2	SE283231.006	%	60 - 130%	84
	S7 0.1-0.2	SE283231.007	%	60 - 130%	86
	S8 0.1-0.2	SE283231.008	%	60 - 130%	86
	D1	SE283231.009	%	60 - 130%	89

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Bromofluorobenzene (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	85
	S2 0.0-0.1	SE283231.002	%	60 - 130%	85
	S3 0.1-0.2	SE283231.003	%	60 - 130%	88
	S4 0.1-0.2	SE283231.004	%	60 - 130%	92
	S5 0.0-0.1	SE283231.005	%	60 - 130%	84
	S6 0.1-0.2	SE283231.006	%	60 - 130%	85
	S7 0.1-0.2	SE283231.007	%	60 - 130%	79
	S8 0.1-0.2	SE283231.008	%	60 - 130%	80
	D1	SE283231.009	%	60 - 130%	81
d4-1,2-dichloroethane (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	74
	S2 0.0-0.1	SE283231.002	%	60 - 130%	73
	S3 0.1-0.2	SE283231.003	%	60 - 130%	76
	S4 0.1-0.2	SE283231.004	%	60 - 130%	80
	S5 0.0-0.1	SE283231.005	%	60 - 130%	72
	S6 0.1-0.2	SE283231.006	%	60 - 130%	72
	S7 0.1-0.2	SE283231.007	%	60 - 130%	75
	S8 0.1-0.2	SE283231.008	%	60 - 130%	70
	D1	SE283231.009	%	60 - 130%	71
d8-toluene (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	76
	S2 0.0-0.1	SE283231.002	%	60 - 130%	77
	S3 0.1-0.2	SE283231.003	%	60 - 130%	79
	S4 0.1-0.2	SE283231.004	%	60 - 130%	82
	S5 0.0-0.1	SE283231.005	%	60 - 130%	76
	S6 0.1-0.2	SE283231.006	%	60 - 130%	75
	S7 0.1-0.2	SE283231.007	%	60 - 130%	76
	S8 0.1-0.2	SE283231.008	%	60 - 130%	72
	D1	SE283231.009	%	60 - 130%	74

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
Bromofluorobenzene (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	85
	S2 0.0-0.1	SE283231.002	%	60 - 130%	85
	S3 0.1-0.2	SE283231.003	%	60 - 130%	88
	S4 0.1-0.2	SE283231.004	%	60 - 130%	92
	S5 0.0-0.1	SE283231.005	%	60 - 130%	84
	S6 0.1-0.2	SE283231.006	%	60 - 130%	85
	S7 0.1-0.2	SE283231.007	%	60 - 130%	79
	S8 0.1-0.2	SE283231.008	%	60 - 130%	80
	D1	SE283231.009	%	60 - 130%	81
d4-1,2-dichloroethane (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	74
	S2 0.0-0.1	SE283231.002	%	60 - 130%	73
	S3 0.1-0.2	SE283231.003	%	60 - 130%	76
	S4 0.1-0.2	SE283231.004	%	60 - 130%	80
	S5 0.0-0.1	SE283231.005	%	60 - 130%	72
	S6 0.1-0.2	SE283231.006	%	60 - 130%	72
	S7 0.1-0.2	SE283231.007	%	60 - 130%	75
	S8 0.1-0.2	SE283231.008	%	60 - 130%	70
	D1	SE283231.009	%	60 - 130%	71
d8-toluene (Surrogate)	S1 0.0-0.1	SE283231.001	%	60 - 130%	76
	S2 0.0-0.1	SE283231.002	%	60 - 130%	77

Surrogate results are evaluated against upper and lower limit criteria established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for charted surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

Volatile Petroleum Hydrocarbons in Soil (continued) — **Method: ME-(AU)-[ENV]AN433**

Parameter	Sample Name	Sample Number	Units	Criteria	Recovery %
d8-toluene (Surrogate)	S3 0.1-0.2	SE283231.003	%	60 - 130%	79
	S4 0.1-0.2	SE283231.004	%	60 - 130%	82
	S5 0.0-0.1	SE283231.005	%	60 - 130%	76
	S6 0.1-0.2	SE283231.006	%	60 - 130%	75
	S7 0.1-0.2	SE283231.007	%	60 - 130%	76
	S8 0.1-0.2	SE283231.008	%	60 - 130%	72
	D1	SE283231.009	%	60 - 130%	74

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Mercury in Soil

Method: ME-(AU)-[ENV]AN312

Sample Number	Parameter	Units	LOR	Result
LB348334.001	Mercury	mg/kg	0.05	<0.05

OC Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Sample Number		Parameter	Units	LOR	Result
LB348326.001		Alpha BHC	mg/kg	0.1	<0.1
		Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1
		Beta BHC	mg/kg	0.1	<0.1
		Lindane (gamma BHC)	mg/kg	0.1	<0.1
		Delta BHC	mg/kg	0.1	<0.1
		Heptachlor	mg/kg	0.1	<0.1
		Aldrin	mg/kg	0.1	<0.1
		Heptachlor epoxide	mg/kg	0.1	<0.1
		Gamma Chlordane	mg/kg	0.1	<0.1
		Alpha Chlordane	mg/kg	0.1	<0.1
		Chlordane (alpha + gamma chlordane)	mg/kg	0.1	<0.1
		Alpha Endosulfan	mg/kg	0.1	<0.1
		p,p'-DDE	mg/kg	0.1	<0.1
		Dieldrin	mg/kg	0.1	<0.1
		Endrin	mg/kg	0.1	<0.1
		Beta Endosulfan	mg/kg	0.1	<0.1
		p,p'-DDD	mg/kg	0.1	<0.1
		Endrin aldehyde	mg/kg	0.1	<0.1
		Endosulfan sulphate	mg/kg	0.1	<0.1
		p,p'-DDT	mg/kg	0.1	<0.1
		Endrin ketone	mg/kg	0.1	<0.1
		Methoxychlor	mg/kg	0.1	<0.1
		Mirex	mg/kg	0.1	<0.1
	Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	%	-	90

OP Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Sample Number		Parameter	Units	LOR	Result
LB348326.001		Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2
		Bromophos Ethyl	mg/kg	0.2	<0.2
		Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	<0.2
		Diazinon (Dimpylate)	mg/kg	0.5	<0.5
		Dichlorvos	mg/kg	0.5	<0.5
		Dimethoate	mg/kg	0.5	<0.5
		Ethion	mg/kg	0.2	<0.2
		Fenitrothion	mg/kg	0.2	<0.2
		Malathion	mg/kg	0.2	<0.2
		Methidathion	mg/kg	0.5	<0.5
		Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2
	Surrogates	2-fluorobiphenyl (Surrogate)	%	-	88
		d14-p-terphenyl (Surrogate)	%	-	90

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

Sample Number	Parameter	Units	LOR	Result
LB348326.001	Naphthalene	mg/kg	0.1	<0.1
	2-methylnaphthalene	mg/kg	0.1	<0.1
	1-methylnaphthalene	mg/kg	0.1	<0.1
	Acenaphthylene	mg/kg	0.1	<0.1
	Acenaphthene	mg/kg	0.1	<0.1
	Fluorene	mg/kg	0.1	<0.1
	Phenanthrene	mg/kg	0.1	<0.1
	Anthracene	mg/kg	0.1	<0.1
	Fluoranthene	mg/kg	0.1	<0.1
	Pyrene	mg/kg	0.1	<0.1
	Benzo(a)anthracene	mg/kg	0.1	<0.1
	Chrysene	mg/kg	0.1	<0.1
	Benzo(a)pyrene	mg/kg	0.1	<0.1

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

PAH (Polynuclear Aromatic Hydrocarbons) in Soil (continued)

Method: ME-(AU)-[ENV]AN420

Sample Number		Parameter	Units	LOR	Result
LB348326.001		Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1
		Dibenzo(ah)anthracene	mg/kg	0.1	<0.1
		Benzo(ghi)perylene	mg/kg	0.1	<0.1
		Total PAH (18)	mg/kg	0.8	<0.8
	Surrogates	d5-nitrobenzene (Surrogate)	%	-	93
		2-fluorobiphenyl (Surrogate)	%	-	88
		d14-p-terphenyl (Surrogate)	%	-	90

PCBs in Soil

Method: ME-(AU)-[ENV]AN420

Sample Number		Parameter	Units	LOR	Result
LB348326.001		Arochlor 1016	mg/kg	0.1	<0.1
		Arochlor 1221	mg/kg	0.1	<0.1
		Arochlor 1232	mg/kg	0.1	<0.1
		Arochlor 1242	mg/kg	0.1	<0.1
		Arochlor 1248	mg/kg	0.1	<0.1
		Arochlor 1254	mg/kg	0.1	<0.1
		Arochlor 1260	mg/kg	0.1	<0.1
		Total PCBs	mg/kg	0.1	<0.1
	Surrogates	TCMX (Surrogate)	%	-	90

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

Sample Number		Parameter	Units	LOR	Result
LB348332.001		Arsenic, As	mg/kg	1	<1
		Cadmium, Cd	mg/kg	0.3	<0.3
		Chromium, Cr	mg/kg	0.5	<0.5
		Copper, Cu	mg/kg	0.5	<0.5
		Nickel, Ni	mg/kg	0.5	<0.5
		Lead, Pb	mg/kg	1	<1
		Zinc, Zn	mg/kg	2	<2.0

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

Sample Number		Parameter	Units	LOR	Result
LB348326.001		TRH C10-C14	mg/kg	20	<20
		TRH C15-C28	mg/kg	45	<45
		TRH C29-C36	mg/kg	45	<45
		TRH C37-C40	mg/kg	100	<100
		TRH C10-C36 Total	mg/kg	110	<110

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Sample Number		Parameter	Units	LOR	Result
LB348328.001	Monocyclic Aromatic	Benzene	mg/kg	0.1	<0.1
	Hydrocarbons	Toluene	mg/kg	0.1	<0.1
		Ethylbenzene	mg/kg	0.1	<0.1
		m/p-xylene	mg/kg	0.2	<0.2
		o-xylene	mg/kg	0.1	<0.1
	Polycyclic VOCs	Naphthalene (VOC)*	mg/kg	0.1	<0.1
	Surrogates	d4-1,2-dichloroethane (Surrogate)	%	-	84
		d8-toluene (Surrogate)	%	-	85
		Bromofluorobenzene (Surrogate)	%	-	95
	Totals	Total BTEX*	mg/kg	0.6	<0.6

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Sample Number		Parameter	Units	LOR	Result
LB348328.001		TRH C6-C9	mg/kg	20	<20
	Surrogates	d4-1,2-dichloroethane (Surrogate)	%	-	84

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula: RPD = | OriginalResult - ReplicateResult | x 100 / Mean

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: MAD = 100 x SDL / Mean + LR

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may

Mercury in Soil

Method: ME-(AU)-[ENV]AN312

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348334.014	Mercury	mg/kg	0.05	0.020129584	80.014024751	4 200	0
SE283252.009	LB348334.023	Mercury	mg/kg	0.05	0.018123222	20.011035925	0 200	0

Moisture Content

Method: ME-(AU)-[ENV]AN002

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348330.011	% Moisture	%w/w	1	19.3	19.8	35	2
SE283339.001	LB348330.021	% Moisture	%w/w	1	14.4	13.6	37	6

OC Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348326.014		Alpha BHC	mg/kg	0.1	7.173757487	25.191725702	200	0
			Hexachlorobenzene (HCB)	mg/kg	0.1	2.263660898	21.072031325	200	0
			Beta BHC	mg/kg	0.1	0.001595650	70.000967022	6 200	0
			Lindane (gamma BHC)	mg/kg	0.1	0.000514030	20.000392494	7 200	0
			Delta BHC	mg/kg	0.1	0.000516286	1 0	200	0
			Heptachlor	mg/kg	0.1	5.903616507	00.000173462	4 200	0
			Aldrin	mg/kg	0.1	0.000353301	20.000105799	9 200	0
			Heptachlor epoxide	mg/kg	0.1	7.947228396	13.301296746	8 200	0
			Gamma Chlordane	mg/kg	0.1	8.208938138	80.000138151	8 200	0
			Alpha Chlordane	mg/kg	0.1	7.906503036	80.000151176	4 200	0
			Chlordane (alpha + gamma chlordane)	mg/kg	0.1	0.000161154	40.000289328	3 200	0
			Alpha Endosulfan	mg/kg	0.1	0.026109621	70.007597847	4 200	0
			p,p'-DDE	mg/kg	0.1	8.194206812	05.243132179	4 200	0
			Dieldrin	mg/kg	0.1	0.000221125	66.371803154	6 200	0
			Endrin	mg/kg	0.1	9.365054661	17.035066732	6 200	0
			Beta Endosulfan	mg/kg	0.1	0.000233931	20.002839411	8 200	0
			p,p'-DDD	mg/kg	0.1	0.000172103	98.636581370	9 200	0
			Endrin aldehyde	mg/kg	0.1	0.000488974	70.000601480	9 200	0
			Endosulfan sulphate	mg/kg	0.1	0.000602780	10.000492175	6 200	0
			p,p'-DDT	mg/kg	0.1	0.000309703	90.000117540	1 200	0
			Endrin ketone	mg/kg	0.1	5.651775980	40.000432060	4 200	0
			Methoxychlor	mg/kg	0.1	0.001093547	00.000823659	7 200	0
			Mirex	mg/kg	0.1	0.000774176	00.000440730	3 200	0
			Total OC Pesticides	mg/kg	0.1	0	0	200	0
			Total OC VIC EPA IWRG621	mg/kg	0.1	0	0	200	0
			Total Other OCP VIC EPA IWRG621	mg/kg	0.1	0	0	200	0
		Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0.442092115	80.451991540	7 30	2
SE283252.008	LB348326.026		Alpha BHC	mg/kg	0.1	0	0.000135336	3 200	0
			Hexachlorobenzene (HCB)	mg/kg	0.1	0	4.303117924	7 200	0
			Beta BHC	mg/kg	0.1	7.731397536	45.183222042	3 200	0
			Lindane (gamma BHC)	mg/kg	0.1	7.966140484	75.189944257	0 200	0
			Delta BHC	mg/kg	0.1	0.000244763	30.000719418	1 200	0
			Heptachlor	mg/kg	0.1	4.445026215	84.756146034	9 200	0
			Aldrin	mg/kg	0.1	0.001422597	90.004534838	7 200	0
			Heptachlor epoxide	mg/kg	0.1	4.384120213	54.852570162	7 200	0
			Gamma Chlordane	mg/kg	0.1	0.000116943	30.000408702	3 200	0
			Alpha Chlordane	mg/kg	0.1	0.000140453	30.000417558	3 200	0
			Chlordane (alpha + gamma chlordane)	mg/kg	0.1	0.000257396	60.000826260	7 200	0
			Alpha Endosulfan	mg/kg	0.1	0.002037503	00.003642757	6 200	0
			p,p'-DDE	mg/kg	0.1	7.542697445	60.000198600	2 200	0
			Dieldrin	mg/kg	0.1	0	0.000307877	5 200	0
			Endrin	mg/kg	0.1	0.002364195	80.006974972	3 200	0
			Beta Endosulfan	mg/kg	0.1	0.010645495	70.005068932	8 200	0
			p,p'-DDD	mg/kg	0.1	0.000305556	80.000805020	7 200	0
			Endrin aldehyde	mg/kg	0.1	0.002160954	50.007028930	2 200	0
			Endosulfan sulphate	mg/kg	0.1	2.915421666	60.000103553	9 200	0
			p,p'-DDT	mg/kg	0.1	0	0	200	0
			Endrin ketone	mg/kg	0.1	0.000150643	29.240769290	0 200	0
			Methoxychlor	mg/kg	0.1	0.000900339	84.622363967	0 200	0

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula: RPD = | OriginalResult - ReplicateResult | x 100 / Mean

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: MAD = 100 x SDL / Mean + LR

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may

OC Pesticides in Soil (continued)

Method: ME-(AU)-[ENV]AN420

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.008	LB348326.026		Mirex	mg/kg	0.1	5.213198987	96.1073705585	200	0
			Total OC Pesticides	mg/kg	0.1	0	0	200	0
			Total OC VIC EPA IWRG621	mg/kg	0.1	0	0	200	0
			Total Other OCP VIC EPA IWRG621	mg/kg	0.1	0	0	200	0
		Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0.446750411	90.4428204508	30	1

OP Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348326.014		Azinphos-methyl (Guthion)	mg/kg	0.2	0	0.0001506146	200	0
			Bromophos Ethyl	mg/kg	0.2	0.001637838	60.0006587929	200	0
			Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	0	0.0006985990	200	0
			Diazinon (Dimpylate)	mg/kg	0.5	7.18474775	03.5648688252	200	0
			Dichlorvos	mg/kg	0.5	0.000215877	80.0452380838	200	0
			Dimethoate	mg/kg	0.5	0.002723935	90.0014966083	200	0
			Ethion	mg/kg	0.2	0.000116843	40.0008268565	200	0
			Fenitrothion	mg/kg	0.2	0.000510788	60.0002421291	200	0
			Malathion	mg/kg	0.2	0.000173053	16.7813307550	200	0
			Methidathion	mg/kg	0.5	4.890563532	60.0006903491	200	0
			Parathion-ethyl (Parathion)	mg/kg	0.2	8.483713112	10.0001214091	200	0
			Total OP Pesticides*	mg/kg	1.7	0	0	200	0
		Surrogates	2-fluorobiphenyl (Surrogate)	mg/kg	-	0.421053269	10.4321875724	30	3
			d14-p-terphenyl (Surrogate)	mg/kg	-	0.431069768	90.4343228862	30	1
SE283252.008	LB348326.026		Azinphos-methyl (Guthion)	mg/kg	0.2	0.000360571	78.6840603564	200	0
			Bromophos Ethyl	mg/kg	0.2	0.006665649	60.0188728309	200	0
			Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	0.000517546	10.0006612857	200	0
			Diazinon (Dimpylate)	mg/kg	0.5	3.930268294	89.8867749097	200	0
			Dichlorvos	mg/kg	0.5	0.000364517	00.0002638085	200	0
			Dimethoate	mg/kg	0.5	0.000223041	60.0002502171	200	0
			Ethion	mg/kg	0.2	0.000590471	75.0592204350	200	0
			Fenitrothion	mg/kg	0.2	0.000612961	00.0019936133	200	0
			Malathion	mg/kg	0.2	0.000778084	80.0003662499	200	0
			Methidathion	mg/kg	0.5	0.003428600	30.0095063436	200	0
			Parathion-ethyl (Parathion)	mg/kg	0.2	2.441361282	95.0306225516	200	0
			Total OP Pesticides*	mg/kg	1.7	0	0	200	0
		Surrogates	2-fluorobiphenyl (Surrogate)	mg/kg	-	0.430357844	20.4307528384	30	0
			d14-p-terphenyl (Surrogate)	mg/kg	-	0.429763956	40.4324315019	30	1

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348326.014		Naphthalene	mg/kg	0.1	0.000170864	80.0001933154	200	0
			2-methylnaphthalene	mg/kg	0.1	8.218956586	00.0001058009	200	0
			1-methylnaphthalene	mg/kg	0.1	0.000280711	70.0001189608	200	0
			Acenaphthylene	mg/kg	0.1	0.000137492	20.0001363370	200	0
			Acenaphthene	mg/kg	0.1	7.020241979	90.0001953319	200	0
			Fluorene	mg/kg	0.1	8.362832029	00.0001914172	200	0
			Phenanthrene	mg/kg	0.1	0.000817918	00.0002162901	200	0
			Anthracene	mg/kg	0.1	0.000145668	90.0002192941	200	0
			Fluoranthene	mg/kg	0.1	0.001123492	10.0001791003	200	0
			Pyrene	mg/kg	0.1	0.001078818	70.0001671291	200	0
			Benzo(a)anthracene	mg/kg	0.1	0.004348459	20.0042603815	200	0
			Chrysene	mg/kg	0.1	0.000936579	70.0037999062	200	0
			Benzo(b&j)fluoranthene	mg/kg	0.1	0.000833417	30.0001381167	200	0
			Benzo(k)fluoranthene	mg/kg	0.1	0.000632153	50.0001176850	200	0
			Benzo(a)pyrene	mg/kg	0.1	0.000774614	50.0001177789	200	0
			Indeno(1,2,3-cd)pyrene	mg/kg	0.1	0.000510572	60.0001150610	200	0
			Dibenzo(ah)anthracene	mg/kg	0.1	8.844253894	31.6780302092	200	0
			Benzo(ghi)perylene	mg/kg	0.1	0.000487868	50.0001635496	200	0
			Carcinogenic PAHs, BaP TEQ <LOR=0*	mg/kg	0.2	0	0	200	0
			Carcinogenic PAHs, BaP TEQ <LOR=LOR/2*	mg/kg	0.2	0.121	0.121	175	0
			Carcinogenic PAHs, BaP TEQ <LOR=LOR*	mg/kg	0.3	0.242	0.242	134	0
			Total PAH (18)	mg/kg	0.8	0	0	200	0
		Surrogates	d5-nitrobenzene (Surrogate)	mg/kg	-	0.475174215	60.4524480194	30	5

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula: RPD = | OriginalResult - ReplicateResult | x 100 / Mean

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: MAD = 100 x SDL / Mean + LR

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may

PAH (Polynuclear Aromatic Hydrocarbons) in Soil (continued)

Method: ME-(AU)-[ENV]AN420

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348326.014	Surrogates	2-fluorobiphenyl (Surrogate)	mg/kg	-	0.421053269	10.4321875724	30	3
			d14-p-terphenyl (Surrogate)	mg/kg	-	0.431069768	90.4343228862	30	1
SE283252.008	LB348326.026		Naphthalene	mg/kg	0.1	0.000322977	30.0003139374	200	0
			2-methylnaphthalene	mg/kg	0.1	0.000412207	322.8896443194	200	0
			1-methylnaphthalene	mg/kg	0.1	0.000437331	00.0009153748	200	0
			Acenaphthylene	mg/kg	0.1	7.37208079	226.1464761461	200	0
			Acenaphthene	mg/kg	0.1	0.000295510	67.9307464635	200	0
			Fluorene	mg/kg	0.1	4.189246734	11.3010764982	200	0
			Phenanthrene	mg/kg	0.1	0.000198054	60.0008805994	200	0
			Anthracene	mg/kg	0.1	0.000203835	50.0008923265	200	0
			Fluoranthene	mg/kg	0.1	0.000175775	60.0002988558	200	0
			Pyrene	mg/kg	0.1	0.000158552	40.0003331443	200	0
			Benzo(a)anthracene	mg/kg	0.1	0.004778893	90.0049257756	200	0
			Chrysene	mg/kg	0.1	0.004258384	60.0043836266	200	0
			Benzo(b&j)fluoranthene	mg/kg	0.1	0.005407718	10.0002404894	200	0
			Benzo(k)fluoranthene	mg/kg	0.1	0.004103267	10.0001824130	200	0
			Benzo(a)pyrene	mg/kg	0.1	0.004950087	96.7198181721	200	0
			Indeno(1,2,3-cd)pyrene	mg/kg	0.1	0.000176276	60.0002104738	200	0
			Dibenzo(ah)anthracene	mg/kg	0.1	3.491767032	23.6192574066	200	0
			Benzo(ghi)perylene	mg/kg	0.1	0.000202763	00.0002529013	200	0
			Carcinogenic PAHs, BaP TEQ <LOR=0*	mg/kg	0.2	0	0	200	0
			Carcinogenic PAHs, BaP TEQ <LOR=LOR/2*	mg/kg	0.2	0.121	0.121	175	0
			Carcinogenic PAHs, BaP TEQ <LOR=LOR*	mg/kg	0.3	0.242	0.242	134	0
			Total PAH (18)	mg/kg	0.8	0	0	200	0
		Surrogates	d5-nitrobenzene (Surrogate)	mg/kg	-	0.442086735	70.4316677618	30	2
			2-fluorobiphenyl (Surrogate)	mg/kg	-	0.430357844	20.4307528384	30	0
			d14-p-terphenyl (Surrogate)	mg/kg	-	0.429763956	40.4324315019	30	1

PCBs in Soil

Method: ME-(AU)-[ENV]AN420

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348326.014		Arochlor 1016	mg/kg	0.1	0	0	200	0
			Arochlor 1221	mg/kg	0.1	0	0	200	0
			Arochlor 1232	mg/kg	0.1	0	0	200	0
			Arochlor 1242	mg/kg	0.1	0	0	200	0
			Arochlor 1248	mg/kg	0.1	0	0	200	0
			Arochlor 1254	mg/kg	0.1	0	0	200	0
			Arochlor 1260	mg/kg	0.1	0	0	200	0
			Total PCBs	mg/kg	0.1	0	0	200	0
		Surrogates	TCMX (Surrogate)	mg/kg	-	0.442	0.452	30	2
SE283252.008	LB348326.026		Arochlor 1016	mg/kg	0.1	0	0	200	0
			Arochlor 1221	mg/kg	0.1	0	0	200	0
			Arochlor 1232	mg/kg	0.1	0	0	200	0
			Arochlor 1242	mg/kg	0.1	0	0	200	0
			Arochlor 1248	mg/kg	0.1	0	0	200	0
			Arochlor 1254	mg/kg	0.1	0	0	200	0
			Arochlor 1260	mg/kg	0.1	0	0	200	0
			Total PCBs	mg/kg	0.1	0	0	200	0
		Surrogates	TCMX (Surrogate)	mg/kg	-	0.447	0.443	30	1

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348332.014		Arsenic, As	mg/kg	1	9.582892126	28.9650971666	41	7
			Cadmium, Cd	mg/kg	0.3	0.066712015	50.0490714583	200	0
			Chromium, Cr	mg/kg	0.5	15.01755758	3833.922864083	33	8
			Copper, Cu	mg/kg	0.5	4.4728567919	4.698463	41	5
			Nickel, Ni	mg/kg	0.5	0.501653345	40.6467101666	117	25
			Lead, Pb	mg/kg	1	14.447616348	24.551495291	37	1
			Zinc, Zn	mg/kg	2	3.278344009	24.2175627083	83	25
SE283252.009	LB348332.023		Arsenic, As	mg/kg	1	9.190850432	77.5388851694	42	20
			Cadmium, Cd	mg/kg	0.3	0.042552665	60.0646341525	200	0
			Chromium, Cr	mg/kg	0.5	14.64284504	792.707498220	34	14
			Copper, Cu	mg/kg	0.5	4.968155046	74.7071675847	40	5

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula: RPD = | OriginalResult - ReplicateResult | x 100 / Mean

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: MAD = 100 x SDL / Mean + LR

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

NOTE: The RPD reported is calculated from the unrounded data for the original and replicate result. Manual calculation of the RPD from the rounded data reported may

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES (continued)

Method: ME-(AU)-[ENV]AN040/AN320

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.009	LB348332.023		Nickel, Ni	mg/kg	0.5	0.369840451	80.4794582627	148	0
			Lead, Pb	mg/kg	1	14.8366960801	3.658997711	37	8
			Zinc, Zn	mg/kg	2	2.59623794442	.4759648516	109	5

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348326.014		TRH C10-C14	mg/kg	20	<20	<20	200	0
			TRH C15-C28	mg/kg	45	<45	<45	200	0
			TRH C29-C36	mg/kg	45	<45	<45	200	0
			TRH C37-C40	mg/kg	100	<100	<100	200	0
			TRH C10-C36 Total	mg/kg	110	<110	<110	200	0
			TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	200	0
		TRH F Bands	TRH >C10-C16	mg/kg	25	<25	<25	200	0
			TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	200	0
			TRH >C16-C34 (F3)	mg/kg	90	<90	<90	200	0
			TRH >C34-C40 (F4)	mg/kg	120	<120	<120	200	0
SE283252.008	LB348326.026		TRH C10-C14	mg/kg	20	<20	<20	200	0
			TRH C15-C28	mg/kg	45	<45	<45	200	0
			TRH C29-C36	mg/kg	45	<45	<45	200	0
			TRH C37-C40	mg/kg	100	<100	<100	200	0
			TRH C10-C36 Total	mg/kg	110	<110	<110	200	0
			TRH >C10-C40 Total (F bands)	mg/kg	210	<210	<210	200	0
		TRH F Bands	TRH >C10-C16	mg/kg	25	<25	<25	200	0
			TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	<25	<25	200	0
			TRH >C16-C34 (F3)	mg/kg	90	<90	<90	200	0
			TRH >C34-C40 (F4)	mg/kg	120	<120	<120	200	0

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348328.014	Monocyclic	Benzene	mg/kg	0.1	0.001484360	80.0014070055	200	0
		Aromatic	Toluene	mg/kg	0.1	0.001553185	40.0013738282	200	0
			Ethylbenzene	mg/kg	0.1	0.001912661	90.0011544810	200	0
			m/p-xylene	mg/kg	0.2	0.004256019	70.0028975154	200	0
			o-xylene	mg/kg	0.1	0.001163645	70.0012401259	200	0
		Polycyclic	Naphthalene (VOC)*	mg/kg	0.1	0.002192173	50.0021920940	200	0
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	7.2042601043	7.0652779112	50	2
			d8-toluene (Surrogate)	mg/kg	-	7.4888933616	7.4252592070	50	1
			Bromofluorobenzene (Surrogate)	mg/kg	-	8.3598423792	8.0878715041	50	3
		Totals	Total BTEX*	mg/kg	0.6	0	0	200	0
			Total Xylenes*	mg/kg	0.3	0.005419665	50.0041376414	200	0

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Original	Duplicate		Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE283252.001	LB348328.014		TRH C6-C10	mg/kg	25	<25	<25	200	0
			TRH C6-C9	mg/kg	20	<20	<20	200	0
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	7.2	7.1	50	2
			d8-toluene (Surrogate)	mg/kg	-	7.5	7.4	50	1
			Bromofluorobenzene (Surrogate)	mg/kg	-	8.4	8.1	50	3
		VPH F Bands	Benzene (F0)	mg/kg	0.1	<0.1	<0.1	200	0
			TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	200	0
SE283339.001	LB348328.024		TRH C6-C10	mg/kg	25	<25	<25	200	0
			TRH C6-C9	mg/kg	20	<20	<20	200	0
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	7.1	8.4	50	18
			d8-toluene (Surrogate)	mg/kg	-	7.3	8.3	50	13
			Bromofluorobenzene (Surrogate)	mg/kg	-	8.0	8.9	50	11
		VPH F Bands	Benzene (F0)	mg/kg	0.1	<0.1	<0.1	200	0
			TRH C6-C10 minus BTEX (F1)	mg/kg	25	<25	<25	200	0

Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Mercury in Soil

Method: ME-(AU)-[ENV]AN312

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348334.002	Mercury	mg/kg	0.05	0.22	0.2	80 - 120	111

OC Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Sample Number		Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348326.002		Delta BHC	mg/kg	0.1	0.2	0.2	60 - 140	96
		Heptachlor	mg/kg	0.1	0.2	0.2	60 - 140	108
		Aldrin	mg/kg	0.1	0.2	0.2	60 - 140	86
		Dieldrin	mg/kg	0.1	0.2	0.2	60 - 140	95
		Endrin	mg/kg	0.1	0.2	0.2	60 - 140	91
		p,p'-DDT	mg/kg	0.1	0.2	0.2	60 - 140	79
	Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0.44	0.5	40 - 130	87

OP Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

Sample Number		Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348326.002		Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	1.9	2	60 - 140	96
		Diazinon (Dimpylate)	mg/kg	0.5	2.3	2	60 - 140	114
		Dichlorvos	mg/kg	0.5	1.7	2	60 - 140	84
		Ethion	mg/kg	0.2	2.2	2	60 - 140	110
	Surrogates	2-fluorobiphenyl (Surrogate)	mg/kg	-	0.4	0.5	70 - 130	86
		d14-p-terphenyl (Surrogate)	mg/kg	-	0.5	0.5	70 - 130	93

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

Sample Number		Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348326.002		Naphthalene	mg/kg	0.1	3.8	4	60 - 140	96
		Acenaphthylene	mg/kg	0.1	3.7	4	60 - 140	93
		Acenaphthene	mg/kg	0.1	3.9	4	60 - 140	97
		Phenanthrene	mg/kg	0.1	4.2	4	60 - 140	106
		Anthracene	mg/kg	0.1	4.2	4	60 - 140	104
		Fluoranthene	mg/kg	0.1	4.4	4	60 - 140	111
		Pyrene	mg/kg	0.1	4.6	4	60 - 140	116
		Benzo(a)pyrene	mg/kg	0.1	4.0	4	60 - 140	100
	Surrogates	d5-nitrobenzene (Surrogate)	mg/kg	-	0.4	0.5	70 - 130	88
		2-fluorobiphenyl (Surrogate)	mg/kg	-	0.4	0.5	70 - 130	86
		d14-p-terphenyl (Surrogate)	mg/kg	-	0.5	0.5	70 - 130	93

PCBs in Soil

Method: ME-(AU)-[ENV]AN420

Sample Number		Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348326.002		Arochlor 1260	mg/kg	0.1	0.3	0.4	60 - 140	83
	Surrogates	TCMX (Surrogate)	mg/kg	-	0.44	0.5	40 - 130	87

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348332.002	Arsenic, As	mg/kg	1	350	318.22	80 - 120	110
	Cadmium, Cd	mg/kg	0.3	3.8	4.81	70 - 130	79
	Chromium, Cr	mg/kg	0.5	38	38.31	80 - 120	99
	Copper, Cu	mg/kg	0.5	320	290	80 - 120	109
	Nickel, Ni	mg/kg	0.5	200	187	80 - 120	105
	Lead, Pb	mg/kg	1	96	89.9	80 - 120	106
	Zinc, Zn	mg/kg	2	290	273	80 - 120	107

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

Sample Number		Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348326.002		TRH C10-C14	mg/kg	20	48	40	60 - 140	121
		TRH C15-C28	mg/kg	45	46	40	60 - 140	116
		TRH C29-C36	mg/kg	45	<45	40	60 - 140	84
	TRH F Bands	TRH >C10-C16	mg/kg	25	48	40	60 - 140	121
		TRH >C16-C34 (F3)	mg/kg	90	<90	40	60 - 140	100
		TRH >C34-C40 (F4)	mg/kg	120	<120	20	60 - 140	86

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

Sample Number	Parameter	Units	LOR

Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

VOC's in Soil (continued)

Method: ME-(AU)-[ENV]AN433

Sample Number		Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348328.002	Monocyclic	Benzene	mg/kg	0.1	4.5	5	60 - 140	90
	Aromatic	Toluene	mg/kg	0.1	4.8	5	60 - 140	96
		Ethylbenzene	mg/kg	0.1	4.3	5	60 - 140	86
		m/p-xylene	mg/kg	0.2	8.6	10	60 - 140	86
		o-xylene	mg/kg	0.1	4.4	5	60 - 140	88

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

Sample Number		Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB348328.002		TRH C6-C10	mg/kg	25	88	92.5	60 - 140	95
		TRH C6-C9	mg/kg	20	80	80	60 - 140	100
	VPH F Bands	TRH C6-C10 minus BTEX (F1)	mg/kg	25	61	62.5	60 - 140	98

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub -sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

OC Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number		Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348326.004		Alpha BHC	mg/kg	0.1	<0.1	<0.1	-	-
			Hexachlorobenzene (HCB)	mg/kg	0.1	<0.1	<0.1	-	-
			Beta BHC	mg/kg	0.1	<0.1	<0.1	-	-
			Lindane (gamma BHC)	mg/kg	0.1	<0.1	<0.1	-	-
			Delta BHC	mg/kg	0.1	0.2	<0.1	0.2	103
			Heptachlor	mg/kg	0.1	0.3	<0.1	0.2	122
			Aldrin	mg/kg	0.1	0.2	<0.1	0.2	100
			Heptachlor epoxide	mg/kg	0.1	<0.1	<0.1	-	-
			Gamma Chlordane	mg/kg	0.1	<0.1	0.1	-	-
			Alpha Chlordane	mg/kg	0.1	<0.1	<0.1	-	-
			Chlordane (alpha + gamma chlordane)	mg/kg	0.1	<0.1	0.2	-	-
			Alpha Endosulfan	mg/kg	0.1	<0.1	<0.1	-	-
			p,p'-DDE	mg/kg	0.1	<0.1	0.1	-	-
			Dieldrin	mg/kg	0.1	0.2	<0.1	0.2	92
			Endrin	mg/kg	0.1	0.2	<0.1	0.2	112
			Beta Endosulfan	mg/kg	0.1	<0.1	<0.1	-	-
			p,p'-DDD	mg/kg	0.1	<0.1	<0.1	-	-
			Endrin aldehyde	mg/kg	0.1	<0.1	<0.1	-	-
			Endosulfan sulphate	mg/kg	0.1	<0.1	<0.1	-	-
			p,p'-DDT	mg/kg	0.1	0.2	<0.1	0.2	75
			Endrin ketone	mg/kg	0.1	<0.1	<0.1	-	-
			Methoxychlor	mg/kg	0.1	<0.1	<0.1	-	-
			Mirex	mg/kg	0.1	<0.1	<0.1	-	-
			Total OC Pesticides	mg/kg	0.1	1.3	0.2	-	-
			Total OC VIC EPA IWRG621	mg/kg	0.1	1.3	0.2	-	-
			Total Other OCP VIC EPA IWRG621	mg/kg	0.1	0.7	0.1	-	-
		Surrogates	Tetrachloro-m-xylene (TCMX) (Surrogate)	mg/kg	-	0.43	0.44	-	86

OP Pesticides in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number		Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348326.004		Azinphos-methyl (Guthion)	mg/kg	0.2	<0.2	<0.2	-	-
			Bromophos Ethyl	mg/kg	0.2	<0.2	<0.2	-	-
			Chlorpyrifos (Chlorpyrifos Ethyl)	mg/kg	0.2	2.2	<0.2	2	112
			Diazinon (Dimpylate)	mg/kg	0.5	2.4	<0.5	2	122
			Dichlorvos	mg/kg	0.5	2.1	<0.5	2	104
			Dimethoate	mg/kg	0.5	<0.5	<0.5	-	-
			Ethion	mg/kg	0.2	2.6	<0.2	2	132
			Fenitrothion	mg/kg	0.2	<0.2	<0.2	-	-
			Malathion	mg/kg	0.2	<0.2	<0.2	-	-
			Methidathion	mg/kg	0.5	<0.5	<0.5	-	-
			Parathion-ethyl (Parathion)	mg/kg	0.2	<0.2	<0.2	-	-
			Total OP Pesticides*	mg/kg	1.7	9.4	<1.7	-	-
		Surrogates	2-fluorobiphenyl (Surrogate)	mg/kg	-	0.4	0.4	-	85
			d14-p-terphenyl (Surrogate)	mg/kg	-	0.4	0.4	-	86

PAH (Polynuclear Aromatic Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348326.004	Naphthalene	mg/kg	0.1	4.0	<0.1	4	100
		2-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	-	-
		1-methylnaphthalene	mg/kg	0.1	<0.1	<0.1	-	-
		Acenaphthylene	mg/kg	0.1	3.8	<0.1	4	96
		Acenaphthene	mg/kg	0.1	3.8	<0.1	4	96
		Fluorene	mg/kg	0.1	<0.1	<0.1	-	-
		Phenanthrene	mg/kg	0.1	4.0	<0.1	4	101
		Anthracene	mg/kg	0.1	4.0	<0.1	4	101
		Fluoranthene	mg/kg	0.1	3.7	<0.1	4	92
		Pyrene	mg/kg	0.1	3.8	<0.1	4	94
		Benzo(a)anthracene	mg/kg	0.1	<0.1	<0.1	-	-
		Chrysene	mg/kg	0.1	<0.1	<0.1	-	-
		Benzo(b&j)fluoranthene	mg/kg	0.1	<0.1	<0.1	-	-
		Benzo(k)fluoranthene	mg/kg	0.1	<0.1	<0.1	-	-
		Benzo(a)pyrene	mg/kg	0.1	3.9	<0.1	4	96

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub -sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

PAH (Polynuclear Aromatic Hydrocarbons) in Soil (continued)

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number		Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348326.004		Indeno(1,2,3-cd)pyrene	mg/kg	0.1	<0.1	<0.1	-	-
			Dibenzo(ah)anthracene	mg/kg	0.1	<0.1	<0.1	-	-
			Benzo(ghi)perylene	mg/kg	0.1	<0.1	<0.1	-	-
			Carcinogenic PAHs, BaP TEQ <LOR=0*	TEQ (mg/kg)	0.2	3.9	<0.2	-	-
			Carcinogenic PAHs, BaP TEQ <LOR=LOR/2*	TEQ (mg/kg)	0.2	3.9	<0.2	-	-
			Carcinogenic PAHs, BaP TEQ <LOR=LOR*	TEQ (mg/kg)	0.3	4.0	<0.3	-	-
			Total PAH (18)	mg/kg	0.8	31	<0.8	-	-
		Surrogates	d5-nitrobenzene (Surrogate)	mg/kg	-	0.5	0.5	-	97
			2-fluorobiphenyl (Surrogate)	mg/kg	-	0.4	0.4	-	85
			d14-p-terphenyl (Surrogate)	mg/kg	-	0.4	0.4	-	86

PCBs in Soil

Method: ME-(AU)-[ENV]AN420

QC Sample	Sample Number		Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348326.004		Arochlor 1016	mg/kg	0.1	<0.1	<0.1	-	-
			Arochlor 1221	mg/kg	0.1	<0.1	<0.1	-	-
			Arochlor 1232	mg/kg	0.1	<0.1	<0.1	-	-
			Arochlor 1242	mg/kg	0.1	<0.1	<0.1	-	-
			Arochlor 1248	mg/kg	0.1	<0.1	<0.1	-	-
			Arochlor 1254	mg/kg	0.1	<0.1	<0.1	-	-
			Arochlor 1260	mg/kg	0.1	0.4	<0.1	0.4	105
			Total PCBs	mg/kg	0.1	0.4	<0.1	-	-
		Surrogates	TCMX (Surrogate)	mg/kg	-	0.43	0.44	-	86

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348332.004	Arsenic, As	mg/kg	1	60	8	50	104
		Cadmium, Cd	mg/kg	0.3	50	<0.3	50	99
		Chromium, Cr	mg/kg	0.5	66	21	50	89
		Copper, Cu	mg/kg	0.5	75	31	50	89
		Nickel, Ni	mg/kg	0.5	54	3.9	50	101
		Lead, Pb	mg/kg	1	80	35	50	89
		Zinc, Zn	mg/kg	2	150	100	50	91

TRH (Total Recoverable Hydrocarbons) in Soil

Method: ME-(AU)-[ENV]AN403

QC Sample	Sample Number		Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348326.004		TRH C10-C14	mg/kg	20	75	23	40	130
			TRH C15-C28	mg/kg	45	190	130	40	144 ⑨
			TRH C29-C36	mg/kg	45	190	160	40	91
			TRH C37-C40	mg/kg	100	<100	<100	-	-
			TRH C10-C36 Total	mg/kg	110	450	310	-	-
			TRH >C10-C40 Total (F bands)	mg/kg	210	380	280	-	-
		TRH F Bands	TRH >C10-C16	mg/kg	25	79	27	40	129
			TRH >C10-C16 - Naphthalene (F2)	mg/kg	25	79	27	-	-
			TRH >C16-C34 (F3)	mg/kg	90	300	250	40	127
			TRH >C34-C40 (F4)	mg/kg	120	<120	<120	-	-

VOC's in Soil

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number		Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348328.004	Monocyclic Aromatic	Benzene	mg/kg	0.1	4.2	<0.1	5	84
			Toluene	mg/kg	0.1	4.3	<0.1	5	85
			Ethylbenzene	mg/kg	0.1	4.1	<0.1	5	81
			m/p-xylene	mg/kg	0.2	8.2	<0.2	10	81
			o-xylene	mg/kg	0.1	4.1	<0.1	5	82
		Polycyclic	Naphthalene (VOC)*	mg/kg	0.1	<0.1	<0.1	-	-
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	8.6	7.4	-	86
			d8-toluene (Surrogate)	mg/kg	-	9.0	7.6	-	90
			Bromofluorobenzene (Surrogate)	mg/kg	-	8.0	8.5	-	80
		Totals	Total BTEX*	mg/kg	0.6	25	<0.6	-	-
			Total Xylenes*	mg/kg	0.3	12	<0.3	-	-

Volatile Petroleum Hydrocarbons in Soil

Method: ME-(AU)-[ENV]AN433

QC Sample	Sample Number	Parameter	Units	LOR

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub -sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the SGS QA/QC plan (ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

Volatile Petroleum Hydrocarbons in Soil (continued) — **Method: ME-(AU)-[ENV]AN433**

QC Sample	Sample Number		Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE283231.001	LB348328.004		TRH C6-C10	mg/kg	25	90	<25	92.5	95
			TRH C6-C9	mg/kg	20	78	<20	80	98
		Surrogates	d4-1,2-dichloroethane (Surrogate)	mg/kg	-	8.6	7.4	-	86
			d8-toluene (Surrogate)	mg/kg	-	9.0	7.6	-	90
			Bromofluorobenzene (Surrogate)	mg/kg	-	8.0	8.5	-	80
		VPH F	Benzene (F0)	mg/kg	0.1	4.2	<0.1	-	-
		Bands	TRH C6-C10 minus BTEX (F1)	mg/kg	25	65	<25	62.5	101

Matrix spike duplicates are calculated as Relative Percent Difference (RPD) using the formula: RPD = | OriginalResult - ReplicateResult | x 100 / Mean

The original result is the analyte concentration of the matrix spike. The Duplicate result is the analyte concentration of the matrix spike duplicate.

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula: MAD = 100 x SDL / Mean + LR

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifer when outside suggested criteria. Refer to the footnotes section at the

No matrix spike duplicates were required for this job.

Samples analysed as received.

Solid samples expressed on a dry weight basis.

QC criteria are subject to internal review according to the SGS QA/QC plan and may be provided on request or alternatively can be found here: https://www.sgs.com.au/~/media/Local/Australia/Documents/Technical Documents/MP-AU-ENV-QU-022 QA QC Plan.pdf

*	NATA accreditation does not cover the performance of this service.
**	Indicative data, theoretical holding time exceeded.
***	Indicates that both * and ** apply.
-	Sample not analysed for this analyte.
IS	Insufficient sample for analysis.
LNR	Sample listed, but not received.
LOR	Limit of reporting.
QFH	QC result is above the upper tolerance.
QFL	QC result is below the lower tolerance.
①	At least 2 of 3 surrogates are within acceptance criteria.
②	RPD failed acceptance criteria due to sample heterogeneity.
③	Results less than 5 times LOR preclude acceptance criteria for RPD.
④	Recovery failed acceptance criteria due to matrix interference.
⑤	Recovery failed acceptance criteria due to the presence of significant concentration of analyte (i.e. the concentration of analyte exceeds the spike level).
⑥	LOR was raised due to sample matrix interference.
⑦	LOR was raised due to dilution of significantly high concentration of analyte in sample.
⑧	Reanalysis of sample in duplicate confirmed sample heterogeneity and inconsistency of results.
⑨	Recovery failed acceptance criteria due to sample heterogeneity.
⑩	LOR was raised due to high conductivity of the sample (required dilution).
†	Refer to relevant report comments for further information.

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ANALYTICAL REPORT

Accreditation No. 2562

CLIENT DETAILS

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Telephone	(Not specified)
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Email	ben@foundationes.com.au
Project	**E3347 Castle Hill**
Order Number	**E3347**
Samples	8

LABORATORY DETAILS

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SGS Reference	**SE283231 R0**
Date Received	20 May 2025
Date Reported	27 May 2025

COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

No respirable fibres detected in all soil samples using trace analysis technique.
Asbestos analysed by Approved Identifier Yusuf Kuthpudin

SIGNATORIES

Ravee SIVASUBRAMANIAM
Hygiene Team Leader

RESULTS

Fibre Identification in soil — Method AN602

Laboratory Reference	Client Reference	Matrix	Sample Description	Date Sampled	Date Analysed	Fibre Identification	Est.%w/w*
SE283231.001	S1 0.0-0.1	Soil	15g Sand, Soil, Rocks, Plaster	20 May 2025	27 May 2025	No Asbestos Found at RL of 0.1g/kg Synthetic Mineral Fibres Detected Organic Fibres Detected	<0.01
SE283231.002	S2 0.0-0.1	Soil	26g Sand, Soil, Rocks	20 May 2025	27 May 2025	No Asbestos Found at RL of 0.1g/kg	<0.01
SE283231.003	S3 0.1-0.2	Soil	18g Sand, Soil, Rocks	20 May 2025	27 May 2025	No Asbestos Found at RL of 0.1g/kg	<0.01
SE283231.004	S4 0.1-0.2	Soil	13g Sand, Soil, Rocks	20 May 2025	27 May 2025	No Asbestos Found at RL of 0.1g/kg	<0.01
SE283231.005	S5 0.0-0.1	Soil	19g Sand, Soil, Rocks	20 May 2025	27 May 2025	No Asbestos Found at RL of 0.1g/kg	<0.01
SE283231.006	S6 0.1-0.2	Soil	14g Sand, Soil, Rocks	20 May 2025	27 May 2025	No Asbestos Found at RL of 0.1g/kg	<0.01
SE283231.007	S7 0.1-0.2	Soil	11g Sand, Soil, Rocks	20 May 2025	27 May 2025	No Asbestos Found at RL of 0.1g/kg	<0.01
SE283231.008	S8 0.1-0.2	Soil	32g Sand, Soil, Rocks	20 May 2025	27 May 2025	No Asbestos Found at RL of 0.1g/kg	<0.01

METHOD SUMMARY

SE283231 R0

METHOD	METHODOLOGY SUMMARY
AN602/AS4964	Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic `clues`, which provide a reasonable degree of certainty, dispersion staining is a mandatory `clue` for positive identification. If sufficient `clues` are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
AN602/AS4964	Fibres/material that cannot be unequivocably identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf) The fibres detected may or may not be asbestos fibres.
AN602/AS4964	AS4964.2004 Method for the Qualitative Identification of Asbestos in Bulk Samples , Section 8.4, Trace Analysis Criteria, Note 4 states:"Depending upon sample condition and fibre type, the detection/reporting limit (RL) of this technique has been found to lie generally in the range of 1 in 1,000 to 1 in 10,000 parts by weight, equivalent to 1 to 0.1 g/kg."
AN602/AS4964	The sample can be reported “no asbestos found at the reporting limit (RL) of 0.1 g/kg” (<0.01%w/w) where AN602 section 4.5 of this method has been followed, and if- (a) no trace asbestos fibres have been detected (i.e. no ‘respirable ’ fibres): (b) the estimated weight of non-respirable asbestos fibre bundles and/or the estimated weight of asbestos in asbestos-containing materials are found to be less than 0.1g/kg: and (c) these non-respirable asbestos fibre bundles and/or the asbestos containing materials are only visible under stereo-microscope viewing conditions.

FOOTNOTES

Amosite	-	Brown Asbestos	NA	-	Not Analysed
Chrysotile	-	White Asbestos	LNR	-	Listed, Not Required
Crocidolite	-	Blue Asbestos	*	-	NATA accreditation does not cover the performance of this service .
Amphiboles	-	Amosite and/or Crocidolite	**	-	Indicative data, theoretical holding time exceeded.
			***	-	Indicates that both * and ** apply.

(In reference to soil samples only) This report does not comply with the analytical reporting recommendations in the Western Australian Department of Health Guidelines for the Assessment and Remediation and Management of Asbestos Contaminated sites in Western Australia - May 2009.

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.

Where reported: 'Asbestos Detected': Asbestos detected by polarised light microscopy, including dispersion staining.
Where reported: 'No Asbestos Found': No Asbestos Found by polarised light microscopy , including dispersion staining.
Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarised light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

Even after disintegration it can be very difficult, or impossible, to detect the presence of asbestos in some asbestos -containing bulk materials using polarised light microscopy. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials.

The QC and MU criteria are subject to internal review according to the SGS QAQC plan and may be provided on request or alternatively can be found here: www.sgs.com.au/en-gb/environment-health-and-safety .

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FOUNDATION EARTH SCIENCES

Chain of Custody Record

Client Details:	Foundation Earth Sciences PO Box 4405, East Gosford NSW 2250 email: ben@foundationes.com.au, khy@foundationes.com.au michael@foundationes.com.au, andrew@foundationes.com.au ph: +61466 385 221	**Project Manager:** Ben Buckley **Sampled By:** HP **Purchase Order #:** N/A **Page #:** 1 of 1	**Project #:** E3347 **Project Name:** Castle Hill **Quote #:** **Turnaround:** Standard
Delivery Details:	**SGS Laboratories Pty Ltd** **Unit 16, 33 Maddox Street, Alexandria NSW 2015** **email: au.samplereceipt@sgs.com** **ph: +612 8594 0400**		

#	Sample ID	Depth	Date Sampled	Matrix	Analytes														Sample Comments
					ph	CEC	%CLAY	Heavy Metals (8)	TRH	BTEXN	PAH	OPP	VOC	Asbestos ID	Asbestos %w/w (NEPM /WA)	TRH C6-C10 & BTEXN	OCP PCB	Combo Suites	
1	S1	0.0-0.1	20.5.25	Soil				X	X	X	X	X		X			X	CL17	Keep
2	S2	0.0-0.1	20.5.25	Soil				X	X	X	X	X		X			X	CL17	Keep
3	S3	0.1-0.2	20.5.25	Soil				X	X	X	X	X		X			X	CL17	Keep
4	S4	0.1-0.2	20.5.25	Soil				X	X	X	X	X		X			X	CL17	Keep
5	S5	0.0-0.1	20.5.25	Soil				X	X	X	X	X		X			X	CL17	Keep
6	S6	0.1-0.2	20.5.25	Soil				X	X	X	X	X		X			X	CL17	Keep
7	S7	0.1-0.2	20.5.25	Soil				X	X	X	X	X		X			X	CL17	Keep
8	S8	0.1-0.2	20.5.25	Soil				X	X	X	X	X		X			X	CL17	Keep
9	D1	-	20.5.25	Soil				X	X	X	X	X					X	CL17	Keep

Special Directions and Coments:

Relinquished by	Hayden Park	**Received By**	SR
Signature	HP	**Signature**	
Date	20.5.25	**Date**	20/5/2025 5:40pm

CP 3.2°C.

SGS EHS Sydney COC

SE283231

SAMPLE RECEIPT ADVICE

SE283231

CLIENT DETAILS

Contact	Ben Buckley
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Address	UNIT 119/14 LOYALTY ROAD NORTH ROCKS NSW 2151
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Facsimile	(Not specified)
Email	ben@foundationes.com.au
Project	**E3347 Castle Hill**
Order Number	**E3347**
Samples	9

LABORATORY DETAILS

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Email	au.environmental.sydney@sgs.com
Samples Received	Tue 20/5/2025
Report Due	Tue 27/5/2025
SGS Reference	**SE283231**

SUBMISSION DETAILS

This is to confirm that 9 samples were received on Tuesday 20/5/2025. Results are expected to be ready by COB Tuesday 27/5/2025. Please quote SGS reference SE283231 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Sample counts by matrix	9 Soil	Date documentation received	20/5/2025
Samples received in good order	Yes	Samples received without headspace	Yes
Sample temperature upon receipt	3.2°C	Turnaround time requested	Standard
Sample cooling method	Ice Bricks		

Unless otherwise instructed, water and bulk samples will be held for one month from date of report, and soil samples will be held for two months.

COMMENTS

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SAMPLE RECEIPT ADVICE

SE283231

CLIENT DETAILS

Client FOUNDATION EARTH SCIENCES PTY LTD

Project E3347 Castle Hill

SUMMARY OF ANALYSIS

No.	Sample ID	OC Pesticides in Soil	OP Pesticides in Soil	PAH (Polynuclear Aromatic Hydrocarbons) in Soil	PCBs in Soil	Total Recoverable Elements in Soil/Waste	TRH (Total Recoverable Hydrocarbons) in Soil	VOC's in Soil	Volatile Petroleum Hydrocarbons in Soil
001	S1 0.0-0.1	27	14	26	9	7	10	11	7
002	S2 0.0-0.1	27	14	26	9	7	10	11	7
003	S3 0.1-0.2	27	14	26	9	7	10	11	7
004	S4 0.1-0.2	27	14	26	9	7	10	11	7
005	S5 0.0-0.1	27	14	26	9	7	10	11	7
006	S6 0.1-0.2	27	14	26	9	7	10	11	7
007	S7 0.1-0.2	27	14	26	9	7	10	11	7
008	S8 0.1-0.2	27	14	26	9	7	10	11	7
009	D1	27	14	26	9	7	10	11	7

CONTINUED OVERLEAF

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document.
The numbers shown in the table indicate the number of results requested in each package.
Please indicate as soon as possible should your request differ from these details .
Testing as per this table shall commence immediately unless the client intervenes with a correction .

SAMPLE RECEIPT ADVICE

SE283231

CLIENT DETAILS

Client FOUNDATION EARTH SCIENCES PTY LTD

Project E3347 Castle Hill

SUMMARY OF ANALYSIS

No.	Sample ID	Fibre Identification in soil	Mercury in Soil	Moisture Content
001	S1 0.0-0.1	3	1	1
002	S2 0.0-0.1	3	1	1
003	S3 0.1-0.2	3	1	1
004	S4 0.1-0.2	3	1	1
005	S5 0.0-0.1	3	1	1
006	S6 0.1-0.2	3	1	1
007	S7 0.1-0.2	3	1	1
008	S8 0.1-0.2	3	1	1
009	D1	-	1	1

The above table represents SGS' interpretation of the client-supplied Chain Of Custody document.
The numbers shown in the table indicate the number of results requested in each package.
Please indicate as soon as possible should your request differ from these details .
Testing as per this table shall commence immediately unless the client intervenes with a correction .

APPENDIX H: DPI (OFFICE OF WATER) DATABASE RECORDS

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WaterNSW
Work Summary

GW100981

Licence: 10WA108389 **Licence Status:** CURRENT

Authorised Purpose(s): DOMESTIC
Intended Purpose(s): DOMESTIC

Work Type: Bore
Work Status: Supply Obtained
Construct.Method: Rotary Air
Owner Type: Private

Commenced Date:
Completion Date: 11/01/1997
Final Depth: 102.00 m
Drilled Depth: 102.00 m

Contractor Name: JH ISELT PTY LTD
Driller: John Hans Iselt
Assistant Driller:

Property: THE HEALTH CENTRE 73 Britannia Rd CASTLE HILL 2154 NSW
GWMA:
GW Zone:
Standing Water Level (m): 8.000
Salinity Description: Fresh
Yield (L/s): 0.470

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	CASTLE HI	117//246101
Licensed:	CUMBERLA	CASTLEHI	Whole Lot 117//246101

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6266444.000
Easting: 314264.000
Latitude: 33°43'32.8"S
Longitude: 150°59'43.1"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	5.00	200			Rotary Air
1		Hole	Hole	5.00	102.00	0			Rotary Air
1	1	Casing	P.V.C.	-1.00	5.00	160	150		Driven into Hole

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
16.50	17.00	0.50	Unknown	15.00	30.00	0.03	30.00	00:30:00	
79.50	80.00	0.50	Unknown	10.00	85.00	0.19	85.00	01:00:00	
94.50	95.00	0.50	Unknown	8.00	102.00	0.25	102.00	01:00:00	

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	TOP SOIL	Topsoil	
1.00	2.50	1.50	CLAY, BROWN	Clay	

2.50	5.00	2.50	SANDSTONE, YELLOW	Sandstone	
5.00	16.50	11.50	SANDSTONE, WHITE	Sandstone	
16.50	17.00	0.50	SANDSTONE,WHITE W.B.	Sandstone	
17.00	79.50	62.50	SANDSTONE GREY	Sandstone	
79.50	80.00	0.50	SANDSTONE, GREY W.B.	Sandstone	
80.00	94.50	14.50	SANDSTONE, GREY	Sandstone	
94.50	95.00	0.50	SANDSTONE GREY W.B.	Sandstone	
95.00	100.00	5.00	SANDSTONE GREY	Sandstone	
100.00	102.00	2.00	SHALE	Shale	

Remarks

10/01/2013: Nat Carling, 10-Jan-2013; Added rock type codes to driller's log & added missing information (based on existing data).

***** End of GW100981 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW
Work Summary

GW107601

Licence: 10BL160929 **Licence Status:** ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status:
Construct.Method:
Owner Type:

Commenced Date:
Completion Date: 24/10/2002
Final Depth: 35.34 m
Drilled Depth: 35.34 m

Contractor Name: JEFFERY & KATAUSKAS PTY LTD
Driller: Yoon Fook Chin
Assistant Driller:

Property: CASTLE HILL SHOWGROUND NSW
GWMA:
GW Zone:
Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	CASTLE HI	199 752020
Licensed:	CUMBERLA	CASTLEHI	PART LOT 199//752020

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:
CMA Map:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6266332.000
Easting: 313192.000
Latitude: 33°43'35.8"S
Longitude: 150°59'01.4"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	35.34	70			Unknown
1	1	Casing	P.V.C.	0.00	35.34	50			Seated on Bottom, Glued
1	1	Opening	Slots - Horizontal	0.00	35.34	50		0	PVC, SL: 0.5mm

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	1.20	1.20	TOPSOIL	Topsoil	
1.20	35.34	34.14	SANDSTONE	Sandstone	

WaterNSW
Work Summary

GW111751

Licence: 10BL605043
Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE
Intended Purpose(s): MONITORING BORE

Work Type: Bore
Work Status: Equipped
Construct.Method: Auger - Solid
Owner Type: Local Govt

Commenced Date:
Completion Date: 01/10/2011
Final Depth: 19.70 m
Drilled Depth: 18.50 m

Contractor Name: (None)
Driller: Andre Gisby
Assistant Driller: Chris Gates

Property: TERMINUS STREET CAR PARK 20-26 Terminus Steet CASTLE HILL 2154 NSW
Standing Water Level (m):
GWMA:
GW Zone:
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

	County	Parish	Cadastre
Form A:	CUMBERLAND	FIELD OF	16//1153572
Licensed:	CUMBERLA	FIELDOFM	Whole Lot 1//1038969

Region: 10 - Sydney South Coast
CMA Map:
River Basin: - Unknown
Area/District:
Grid Zone:
Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown
Northing: 6265574.000
Easting: 315174.000
Latitude: 33°44'01.6"S
Longitude: 151°00'17.8"E

GS Map: -
MGA Zone: 56
Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	19.70	100			Auger - Solid Flight
1		Annulus	Bentonite/Grout	1.60	2.10				
1		Annulus	Waterworn/Rounded	2.10	19.70				Graded
1	1	Casing	Pvc Class 18	0.00	2.10	50			Screwed
1	1	Opening	Slots - Horizontal	2.10	19.70	50		0	Casing - Machine Slotted, PVC Class 18, Screwed

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments
0.00	0.10	0.10	ASPHALT	Fill	
0.10	0.50	0.40	FILL,SANDY GRAVELLY CLAY,DARK GREY	Fill	
0.50	1.65	1.15	SILTY CLAY,LIGHT GREY	Silty Clay	
1.65	18.50	16.85	SHALE,LIGHT GREY,DARK GREY,SANDSTONE	Shale	

APPENDIX I: BUREAU OF METEOROLOGY

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Monthly Rainfall (millimetres)

NORTH ROCKS (MUIRFIELD GOLF CLUB)

Station Number: 067112 · State: NSW · Opened: 1992 · Status: Open · Latitude: 33.77°S · Longitude: 151.02°E · Elevation: 40 m

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000												*78.0*	
2001	*145.0*	*161.5*	*33.5*	*56.5*	*112.5*	*19.0*	*69.5*	*0.0*	*8.0*	*43.0*	*53.5*	*30.0*	*732.0*
2002	*70.0*	*306.5*	*124.5*	*24.5*	*52.0*	*17.0*	*8.5*	*23.5*	*10.0*	*6.5*	*31.5*	*85.1*	*759.6*
2003	*11.5*	*90.5*	*106.5*	*103.5*	*241.5*	*32.5*	*29.0*	*35.5*	*4.0*	*73.5*	*83.0*	*79.0*	*890.0*
2004	*27.0*	*95.5*	*52.0*	*34.0*	*7.5*	*6.5*	*25.5*	*38.0*	*34.0*	*230.0*	*57.5*	*60.5*	*668.0*
2005	*73.5*	*115.5*	*60.5*	*175.0*	*32.5*	*62.0*	*28.5*	*12.5*	*47.0*	*114.0*	*122.0*	*26.5*	*869.5*
2006	*100.5*	*73.5*	*23.5*	*3.5*	*8.5*	*104.5*	*49.5*	*42.0*	*166.0*	*4.0*	*46.5*	*58.0*	*680.0*
2007	*39.0*	*202.5*	*33.5*	*296.5*			*32.0*	*18.5*	*25.5*	*7.5*	*146.5*	*174.0*	
2008	*36.5*	*14.5*								*26.5*	*30.0*	*45.0*	
2009	*32.0*	*145.0*	*69.0*	*76.5*	*119.0*	*71.5*	*42.5*	*7.0*	*29.0*	*221.5*	*14.5*	*95.5*	*923.0*
2010	*42.5*	*315.5*	*72.5*	*39.5*	*76.5*	*134.0*	*49.5*	*27.5*	*47.5*	*92.0*	*147.0*	*88.0*	*1132.0*
2011	*70.5*	*24.0*	*132.5*	*149.0*	*135.5*	*86.0*	*151.0*	*55.5*	*133.0*	*43.5*	*172.5*	*186.5*	*1339.5*
2012	*186.5*	*204.5*	*255.5*	*35.0*	*16.0*	*151.5*	*28.5*	*7.5*	*23.5*	*24.0*	*35.0*	*36.0*	*1003.5*
2013	*112.0*	*156.0*	*78.5*	*65.5*	*45.0*	*183.5*	*17.5*	*7.0*	*15.0*	*12.0*	*192.5*	*30.5*	*915.0*
2014	*23.0*	*69.0*	*135.5*	*46.5*	*6.0*	*30.0*	*13.0*	*186.0*	*48.5*	*71.5*	*36.5*	*216.5*	*882.0*
2015	*138.5*	*39.0*	*35.0*	*415.5*	*67.5*	*55.0*	*41.0*	*33.5*	*26.0*	*41.5*	*100.0*	*61.5*	*1054.0*
2016	*343.5*	*17.0*	*52.0*	*20.0*	*10.0*	*298.0*	*72.5*	*91.0*	*49.0*	*19.0*	*28.5*	*71.0*	*1071.5*
2017	*19.0*	*106.0*	*318.5*	*41.5*	*9.5*	*165.5*	*0.0*	*20.5*	*0.0*	*37.0*	*26.5*	*34.0*	*778.0*
2018	*23.0*	*97.5*	*79.0*	*22.0*	*6.5*	*66.5*	*3.0*	*10.0*	*38.0*	*213.0*	*97.0*	*96.0*	*751.5*
2019	*45.0*	*68.5*	*263.0*	*15.5*	*9.5*	*84.0*	*27.5*	*63.0*	*124.5*	*39.0*	*18.5*	*1.5*	*759.5*
2020	*61.0*	*371.5*	*99.5*	*31.0*	*81.0*	*28.5*	*132.0*	*67.0*	*21.5*	*96.0*	*66.0*		
2021	*63.0*	*104.5*	*313.5*	*3.5*	*55.5*	*39.5*	*18.0*	*57.5*	*16.5*	*53.5*	*172.5*	*71.0*	*968.5*
2022	*138.5*	*269.5*	*458.5*		*81.0*	*5.0*	*343.5*	*25.0*	*84.5*	*163.5*	*48.5*	*15.5*	
2023	*177.0*	*96.5*	*45.0*	*108.5*	*13.5*	*20.5*	*11.5*	*44.5*	*40.5*	*21.0*	*107.5*	*77.5*	*763.5*
2024	*232.5*	*76.0*	*20.5*	*182.0*	*109.0*	*179.0*	*47.0*	*10.0*	*45.0*	*26.5*	*54.5*	*37.5*	*1019.5*
2025	*135.5*	*58.5*	*117.5*	*65.0*									

Quality control: 12.3 Done & acceptable, *12.3* Not completed or unknown

Australian Government
Bureau of Meteorology

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Monthly Rainfall (millimetres)

NORTH ROCKS (MUIRFIELD GOLF CLUB)

Station Number: 067112 · State: NSW · Opened: 1992 · Status: Open · Latitude: 33.77°S · Longitude: 151.02°E · Elevation: 40 m

Statistics for this station calculated over all years of data

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	93.8	131.1	124.1	87.4	58.9	83.6	53.9	38.4	45.1	70.0	78.7	73.1	898.0
Lowest	11.5	14.5	20.5	3.5	6.0	5.0	0.0	0.0	0.0	4.0	14.5	1.5	668.0
5th percentile	19.8	18.4	25.0	4.7	6.6	7.0	3.5	7.0	4.4	6.7	19.7	17.1	679.4
10th percentile	23.0	30.0	33.5	16.4	7.6	17.2	9.1	7.1	8.4	8.9	27.1	27.5	726.8
Median	70.0	97.5	78.8	46.5	48.5	64.2	29.0	27.5	34.0	42.2	56.0	66.2	886.0
90th percentile	182.7	291.7	298.4	180.6	118.3	177.6	120.1	66.2	116.5	198.1	164.9	150.6	1077.6
95th percentile	223.3	313.7	317.8	285.0	134.7	183.3	149.1	88.6	132.1	220.2	172.5	184.6	1142.4
Highest	343.5	371.5	458.5	415.5	241.5	298.0	343.5	186.0	166.0	230.0	192.5	216.5	1339.5

1) Calculation of statistics

Summary statistics, other than the Highest and Lowest values, are only calculated if there are at least 20 years of data available.

2) Gaps and missing data

Gaps may be caused by a damaged instrument, a temporary change to the site operation, or due to the absence or illness of an observer.

3) Further information

http://www.bom.gov.au/climate/cdo/about/about-rain-data.shtml.

Product code: IDCJAC0001 reference: 0119053993 Created on Fri 23 May 2025 14:08:21 PM AEST

Australian Government
Bureau of Meteorology

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APPENDIX J: SITE PHOTOGRAPHS

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SITE PHOTOGRAPHS

Client:	Arada
Project:	PSI
Site Location:	2-12 Middleton Ave, 16-20 Carrington Ave, 4-6 Fishburn Cres & 25-31 Sexton Ave, Castle Hill NSW
Job No.:	e3347

FOUNDATION EARTH SCIENCES

Photo 1

View of the site surfaces
Inspected 20.05.2025

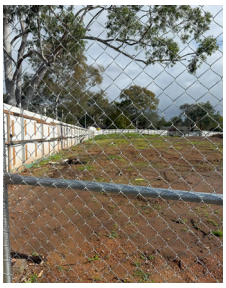
Photo 2

View of the site surfaces
Inspected 20.05.2025

Photo 3

View of the stripped area and stockpile of demolition waste
Inspected 20.05.2025

Photo 4



View of the site boundary and grassed areas
Inspected 20.05.2025

Photo 5

View of the stripped area and stockpile of demolition waste
Inspected 20.05.2025

Photo 6

View of the site
Inspected 20.05.2025

APPENDIX K: PROPOSED DEVELOPMENT PLANS

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SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

METRO SECOND RESERVE

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

MIDDLETON AVENUE

MINOR COLLECTOR (24M) + CYCLE WAY

NUE

N

BASEMENT 02

RL 32.800

258 SPACES INCLUDING:
244 RESIDENTIAL SPACES
(INCLUDING 2 TANDEM SPACES)
14 ACCESSIBLE SPACES

RESI STORAGE

RESI STORAGE

RESI STORAGE

RESI STORAGE

RAMP 1:5

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

SEXTON AVENUE

LOCAL STREET (17M)

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

FISHBURN CRESCENT

LOCAL STREET (17M)

NOTES

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 68 094 394 911

KEY PLAN

LEGEND

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BGS	Boom Gate System
BKR	Bicycle Rack
BKS	Bicycle Storage
BL	Bollard
BOH	Back of House
BY	Balcony
CLNR	Cleaner Store
COM	Commercial
COMS	Communications Services
CP	Carparking Space
CPD	Cupboard
CPE	Car Park Exhaust
CWB	Car Wash Bay
CWS	Cold Water Supply
CY	Courtyard
D	Dining
E	Entry
ELEC	Electrical Services
EN	Ensuite
(EX)	Existing
EXH	Exhaust
F	Fire Services
FCR	Fire Control Room
FEX	Fire Extinguisher
FFL	Finished Floor Level
FGL	Finished Ground Level
FH	Fire Hydrant
FIP	Fire Indicator Panel
FS_01, 02...	Fire Stair No.1, 2, etc.
GA_01, 02...	Grease Arrestor No.01, 02, etc.
GBC	Garbage Chute
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HL	Hold Line
HWS	Hot Water Service
HWU	Hot Water Unit
IL	Invert Level
(INT)	Integrated Assembly
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01, 02...	Lift No.1, 2, etc.
L	Living
LA	Landscape
LG	Lower Ground
LY	Laundry
M	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MGB	Mobile Garbage Bin
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Services incl. Main Distribution Board & Frame.
MTR	Meter
MV	Mechanical Vent
NGL	Natural Ground Level
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PDR	Powder Room
R	Robe
RES	Residential
RF	Refrigerator
RL	Relative Level to AHD
RTL	Retail
S	Storage
SA	Supply Air
SCN	Screen
SHR	Shower
SKL	Skylight
SP	Stair Pressurisation
SRV	Small Ridged Vehicle
SSL	Structural Slab Level
ST_01,02...	Stair No.1, 2, etc.
STY	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
TCE	Terrace
TD	Timber Deck
TOW	Top of Wall
TRA	Tenant Return Air
TSA	Tenant Supply Air
TS	Traffic Signal
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
UT	Utility Space
V	Void
VIS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_P	WC - Parents
WC_U	WC - Unisex
WIR	Walk in Robe
WM	Washing Machine
WS	Wheel Stop
End.	

Setback Line
Site Boundary
Livable Apartment (silver level)
Adaptable Apartment
Adaptable Parking Space
Accessible Parking Space
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
3 Bed Apartment
3 Bed+ Apartment
4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	25/2/2025	CM	For Coordination
C	28/02/2025	CM	For Coordination
D	5/6/2025	CM	For Coordination

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Basement 02

Scale: 1:200 @ A0
Project No.: 23104
Drawn by: JW,TL,AC,JS,HK
Status: For Coordination
Dwg No.: DA-110-005
Rev: D
North

TURNER
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SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

METRO SECOND RESERVE

EXISTING SITE BOUNDARY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

SEXTON AVENUE
LOCAL STREET (17M)

NEW SITE BOUNDARY 2M DEDICATION
EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

APPROX LOCATION OF SEWER RELOCATION

NEW SITE BOUNDARY 2M DEDICATION
EXISTING SITE BOUNDARY

APPROX LOCATION OF SEWER RELOCATION

NEW SITE BOUNDARY 2M DEDICATION
EXISTING SITE BOUNDARY

FISHBURN CRESCENT
LOCAL STREET (17M)

BASEMENT 01
RL 95.800

259 SPACES INCLUDING:
242 RESIDENTIAL SPACES
(INCLUDING 2 TANDEM SPACES)
17 ACCESSIBLE SPACES

RESI STORAGE

RESI STORAGE

RESI STORAGE

RESI STORAGE

RAMP 1:5

RAMP 1:5

RAMP 1:5

FRESH AIR

FIRE TANK

PS

SP

A2_01
RL 95.200

A1_01
RL 95.200

B1_01
RL 95.200

B2_01
RL 95.200

C1_01
RL 95.200

C2_01
RL 95.200

NOTES

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20470
Nominated Architect: Nicholas Turner 9695. ABN 88 096 094 911

KEY PLAN

LEGEND

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BGS	Boom Gate System
BKR	Bicycle Rack
BKS	Bicycle Storage
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COMS	Communications Services
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Setback Line
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Adaptable Apartment
Adaptable Parking Space
Accessible Parking Space
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
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3 Bed+ Apartment
4 Bed Apartment

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A	31/01/2025	CM	For Coordination
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Drawing Title:
CA Plans
Basement 01

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-006	E	

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

METRO SECOND RESERVE

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

SEXTON AVENUE
LOCAL STREET (17M)

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

FISHBURN CRESCENT
LOCAL STREET (17M)

LOWER GROUND
RL99.20 m²
154 SPACES INCLUDING:
69 RESIDENTIAL SPACES
+ 7 RESIDENTIAL ACCESSIBLE
78 VISITOR SPACES
(INCL. 1 VISITOR ACCESSIBLE)

CWB

POOL ABOVE

POOL PLANT

BALANCE TANK

FIRE TANK

CLEANERS' ROOM

LOADING ROOM

LOW HEADROOM

TURNING BAY

GARBAGE ROOM

SUBSTATION

GAS CONTROL ROOM

FIRE ISOLATED PASSAGEWAY

LIFT OVERRUN

VOID ABOVE

CAUTE ROOM A2

BIKE ROOM BLD B

Ramp 1:20

RAMP 1:5

RAMP 1:8

TPZ

TPZ

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470
Nominated Architect: Nicholas Turner 9695. ABN 88 096 099 911

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PD1	06/12/24		For Coordination
A	31/01/2025	CM	For Coordination
B	25/2/2025	CM	For Coordination
C	26/02/2025	CM	For Coordination
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CLIENT
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ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Lower Ground

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-007	F	

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

COURTYARD

POOL POSITION TO BE UPDATED BASED ON LATEST ARCADIA DESIGN

SEXTON AVENUE
LOCAL STREET (17M)

FISHBURN CRESCENT
LOCAL STREET (17M)

BUILDING B LOBBY

COMMUNAL

MAINTENANCE WORKSHOP

BIKE STORE

RESI STORAGE

OFFICE

INDOOR POOL

GYM

YOGA STUDIO

WELLNESS

CLICK & COLLECT

BIN HOLDING AREA

BULKY WASTE

RAMP 1:5

RAMP 1:20

A1_GF
A2_GF
A3_GF
B1_GF
B2_GF
C1_GF
C2_GF
C3_GF

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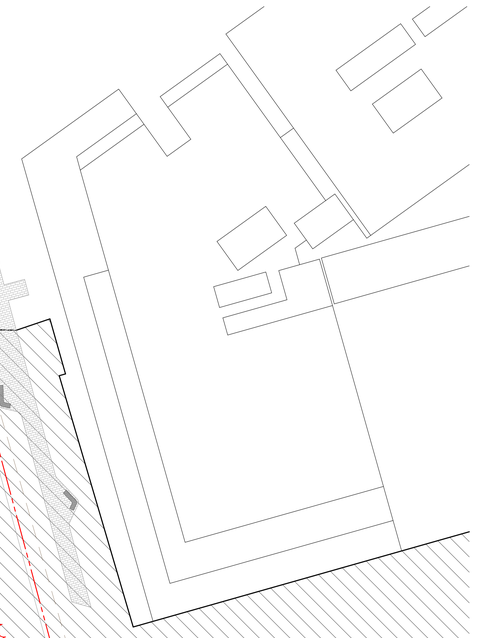
DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 58 096 099 911

KEY PLAN



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Drawing Title
GA Plans
Ground Level

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-008	E	

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5m LEP SETBACK

10m FRONT LEP SETBACK

9050

19072

B1_UG
RL 101.900

B2_UG
RL 101.900

BUILDING B
LOBBY BELOW

64.8

105.600

105.400

105.500

105.49

5m DCP SETBACK

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

SP2 Encroachment
15.96 m²
Equal to 7%

PUBLIC DOMAIN

LEP MAPPING HEIGHT + FSR SPLIT

TPZ

TPZ

105.20

105.42

105.67

105.30

105.04

105.71

105.386

105.279

105.267

105.289

105.186

105.141

105.094

104.992

104.84

104.90

105.0

105.3

1:14

1:12

1:19

1:23

1:30

5 steps

6 steps

19000

SUB 1

SUB 2

103.972

104.435

104.619

104.89

103.75

104.26

104.70

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

FISHBURN CRESCENT

LOCAL STREET (17M)

SEXTON AVENUE

LOCAL STREET (17M)

BUILDING B1

BUILDING B2

HRV

RAMP 1

RAMP 2

LAND DEDICATION

EASTERN BOUNDARY

2.5m SETBACK

G33 79m² 103m² 182m²

G32 93m² 46m² 139m²

62m² 90m² 92m²

G30 110m² 68m² 175m²

G29 78m² 21m² 99m²

LOBBY

LIFT

LIFT

STAIRS

ST

ST

ST

ST

ST

ST

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20470.
Nominated Architect: Nicholas Turner 9668, ABN 68 094 044 911

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5m LEP SETBACK

10m FRONT LEP SETBACK

9m ROOF SERVE SETBACK

7.5m ROOF SETBACK

10m FRONT LEP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

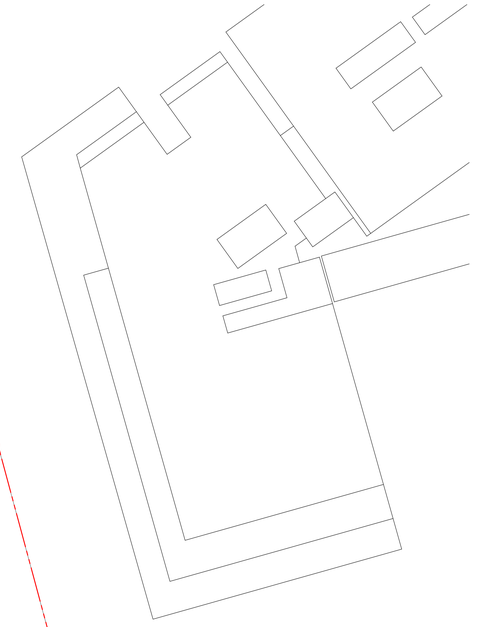
9050

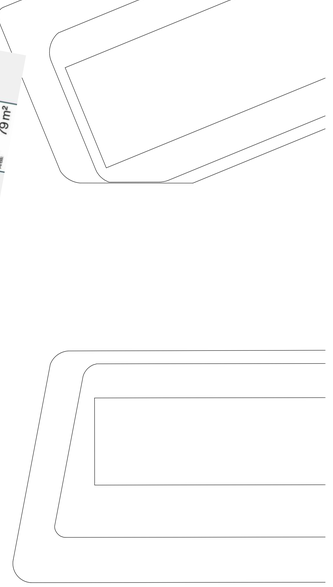
19000

9050

SEXTON AVENUE
LOCAL STREET (17M)

FISHBURN CRESCENT
LOCAL STREET (17M)





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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470.
Nominated Architect: Nicholas Turner 9695. ABN 38 094 099 911

KEY PLAN

LEGEND

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BGS	Boom Gate System
BKR	Bicycle Rack
BKS	Bicycle Storage
BL	Bollard
BOH	Back of House
BY	Balcony
CLNR	Cleaner Store
COM	Commercial
COMS	Communications Services
CP	Carparking Space
CPD	Cupboard
CPE	Car Park Exhaust
CWB	Car Wash Bay
CWS	Cold Water Supply
CY	Courtyard
D	Dining
E	Entry
ELEC	Electrical Services
EN	Ensuite
(EX)	Existing
EXH	Exhaust
F	Fire Services
FCR	Fire Control Room
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TYP	Typical
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UNO	Unless Noted Otherwise
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VIS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
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WC_U	WC - Unisex
WIR	Walk in Robe
WM	Washing Machine
WS	Wheel Stop
End.	

Setback Line
Site Boundary
Livable Apartment (silver level)
Adaptable Apartment
Adaptable Parking Space
Accessible Parking Space
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
3 Bed Apartment
3 Bed+ Apartment
4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	26/02/2025	CM	For Coordination
C	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
CA Plans
Level 01

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-010	C	

TURNER

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5m LEP SETBACK

10m FRONT LEP SETBACK

9m DCP SETBACK

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

LEP MAPPING HEIGHT + FSR SPLIT

9050

19000

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

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10m FRONT LEP SETBACK

7.5m DCP SETBACK

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

FISHBURN CRESCENT
LOCAL STREET (17M)

SEXTON AVENUE
LOCAL STREET (17M)

237 - 337 79m²

LOBBY

LIFT

LIFT

STAIRS

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470.
Nominated Architect: Nicholas Turner 9668, ABN 68 084 099 911

KEY PLAN

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LEGEND

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Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
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C	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title:
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title:
CA Plans
Level 02

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-011	C	

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SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5m LEP SETBACK

10m FRONT LEP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

12000

LEP MAPPING HEIGHT + FSR SPLIT

5th STOREY 4m (MIN) DCP SETBACK

7.5m DCP SETBACK

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

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10m FRONT LEP SETBACK

7.5m DCP SETBACK

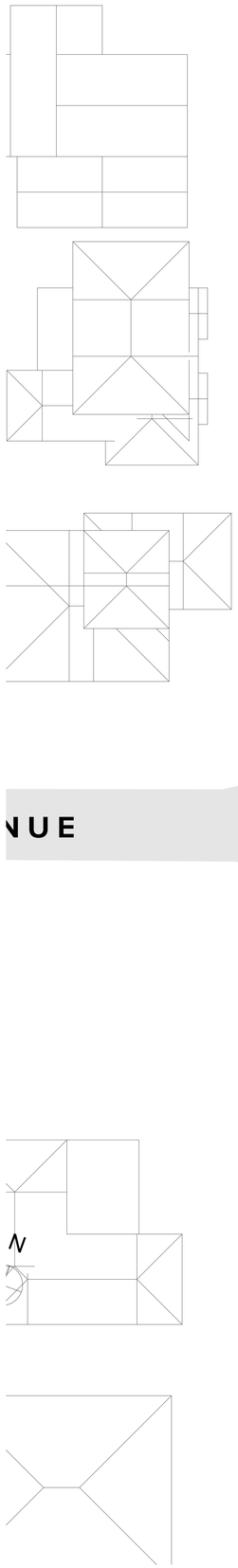
NEW SITE BOUNDARY 2M DEDICATION

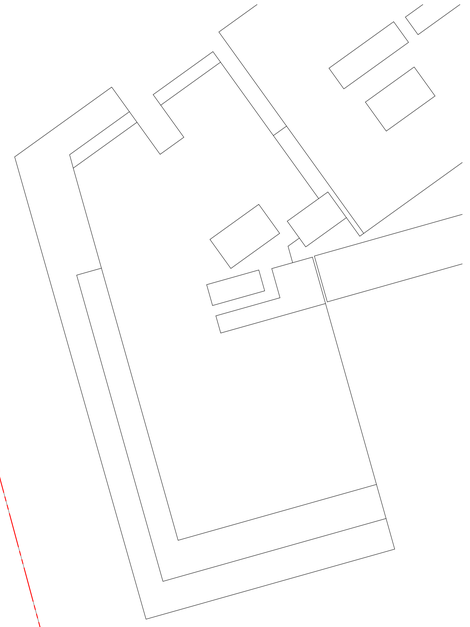
EXISTING SITE BOUNDARY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

SEXTON AVENUE
LOCAL STREET (17M)

FISHBURN CRESCENT
LOCAL STREET (17M)





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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470.
Nominated Architect: Nicholas Turner 9695. ABN 89 084 099 911

KEY PLAN

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A	31/01/2025	CM	For Coordination
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C	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
CA Plans
Level 03

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-012	C	

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SUB ARTERIAL + CYCLE WAY

NUE

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

12000

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

5000

16000

5th STOREY 4m (MIN) DCP SETBACK

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

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FISHBURN CRESCENT
LOCAL STREET (17M)

SEXTON AVENUE
LOCAL STREET (17M)

LOBBY
LIFT
LIFT
STAIRS

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CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title:
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title:
GA Plans
Level 04

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-013	C	

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

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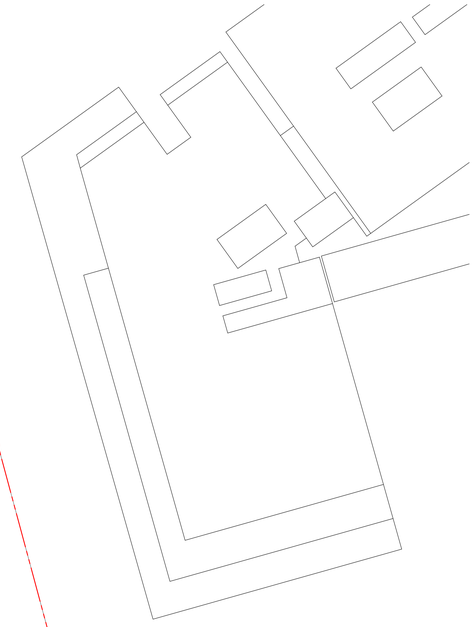

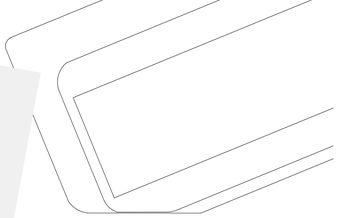

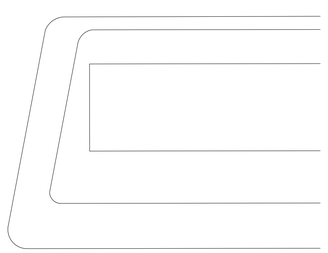

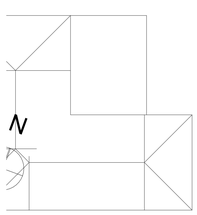

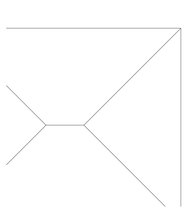

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470.
Nominated Architect: Nicholas Turner 9668, ABN 68 084 099 911

KEY PLAN

LEGEND

LEGEND

AC	Air Conditioning
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ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
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COMS	Communications Services
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End.	

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Adaptable Apartment
Adaptable Parking Space
Accessible Parking Space
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
3 Bed Apartment
3 Bed+ Apartment
4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	26/02/2025	CM	For Coordination
C	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 05

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-014	C	

TURNER

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

12000

LEP MAPPING HEIGHT + FSR SPLIT

3500

19000

5th STOREY 4m (MIN) DCP SETBACK

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

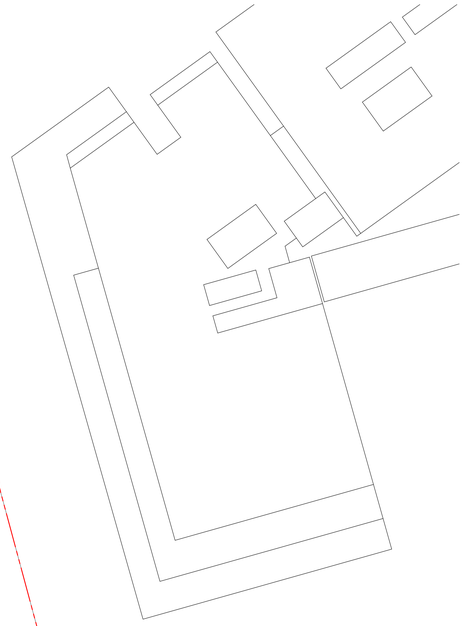
FISHBURN CRESCENT

LOCAL STREET (17M)

SEXTON AVENUE

LOCAL STREET (17M)

N



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Nominated Architect: Nicholas Turner 9668. ABN 88 084 099 911

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Setback Line
Site Boundary
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Adaptable Parking Space
Accessible Parking Space
1 Bed Apartment
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2 Bed+ Apartment
3 Bed Apartment
3 Bed+ Apartment
4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	26/02/2025	CM	For Coordination
C	5/6/2025	CM	For Coordination

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title:
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title:
GA Plans
Level 06

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-015	C	

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SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

COMMUNAL TERRACE

BBQ AREA

EXTENT OF PERGOLA SHOWN DOTTED

SEATING AREA

YOGA AREA

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

LEP MAPPING HEIGHT + FSR SPLIT

24000

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

BUILDING B2

BUILDING B1

MIDDLETON AVENUE

MINOR COLLECTOR (24M) + CYCLE WAY

SEXTON AVENUE

LOCAL STREET (17M)

FISHBURN CRESCENT

LOCAL STREET (17M)

NUE

N

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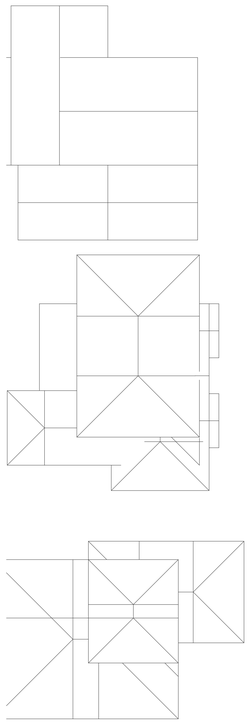
DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20475
Nominated Architect: Nicholas Turner 9668, ABN 88 084 099 911

KEY PLAN



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Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	26/02/2025	CM	For Coordination
C	24/03/2025	CM	For Information
D	27/3/2025	CM	For Information
E	5/6/2025	CM	For Coordination

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title:
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title:
CA Plans
Level 07

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-016	E	

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

24000

5th STOREY 4m (MIN) DCP SETBACK

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NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

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EXISTING SITE BOUNDARY

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EXISTING SITE BOUNDARY

5m DCP SETBACK STOREYS 5-9

5m DCP SETBACK STOREYS 5-9

BUILDING B2

SEXTON AVENUE
LOCAL STREET (17M)

FISHBURN CRESCENT
LOCAL STREET (17M)

LOBBY
LIFT
LIFT
STAIRS

N

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470.
Nominated Architect: Nicholas Turner 9695. ABN 88 084 099 911

KEY PLAN

LEGEND

LEGEND

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C	5/6/2025	CM	For Coordination

CLIENT
ARADA
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Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
CA Plans
Level 08

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-017	C	

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SUB ARTERIAL + CYCLE WAY

NUE

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

24000

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EXISTING SITE BOUNDARY

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LOBBY
LIFT
LIFT
STAIRS

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Nominated Architect: Nicholas Turner 9668, ABN 68 084 099 911

KEY PLAN

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
AHD	Australian Height Datum
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
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BKR	Bicycle Rack
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CWB	Car Wash Bay
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Setback Line
Site Boundary
Livable Apartment (silver level)
Adaptable Apartment
Adaptable Parking Space
Accessible Parking Space
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
3 Bed Apartment
3 Bed+ Apartment
4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	26/02/2025	CM	For Coordination
C	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
CA Plans
Level 09

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-018	C	

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SUB ARTERIAL + CYCLE WAY

NUE

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

COMMUNAL TERRACE

ROOF LOBBY

ZEN GARDEN

5th STOREY 4m (MIN) DCP SETBACK

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FISHBURN CRESCENT
LOCAL STREET (17M)

SEXTON AVENUE
LOCAL STREET (17M)

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C	24/03/2025	CM	For Information
D	27/3/2025	CM	For Information
E	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 10

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-019	E	

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

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5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

5th STOREY 4m (MIN) DCP SETBACK

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FISHBURN CRESCENT
LOCAL STREET (17M)

SEXTON AVENUE
LOCAL STREET (17M)

C1 LIFT O/R
M.1600

C2 LIFT O/R
M2.150

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Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	26/02/2025	CM	For Coordination
C	27/3/2025	CM	For Information
D	9/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
CA Plans
Level 11

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-020	D	

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SUB ARTERIAL + CYCLE WAY

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NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

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MIDDLETON AVENUE
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SEXTON AVENUE
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FISHBURN CRESCENT
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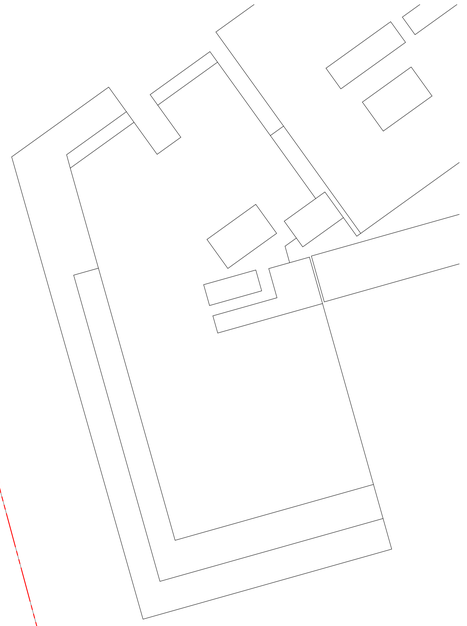
DLCG Quality Endorsed Company. ISO 9001:2015, Registration Number 25470.
Nominated Architect: Nicholas Turner 9668, ABN 68 084 099 911

KEY PLAN



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CLIENT
ARADA
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Drawing Title
GA Plans
Level 12

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-021	C	

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SUB ARTERIAL + CYCLE WAY

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WIR	Walk in Robe
WM	Washing Machine
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End.	

Setback Line
Site Boundary
Livable Apartment (silver level)
Adaptable Apartment
Adaptable Parking Space
Accessible Parking Space
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
3 Bed Apartment
3 Bed+ Apartment
4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	26/02/2025	CM	For Coordination
C	27/3/2025	CM	For Information
D	9/6/2025	CM	For Coordination

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 13

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-022	D	

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SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

5th STOREY 4m (MIN) DCP SETBACK

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LEP MAPPING HEIGHT + FSR SPLIT

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

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SEXTON AVENUE
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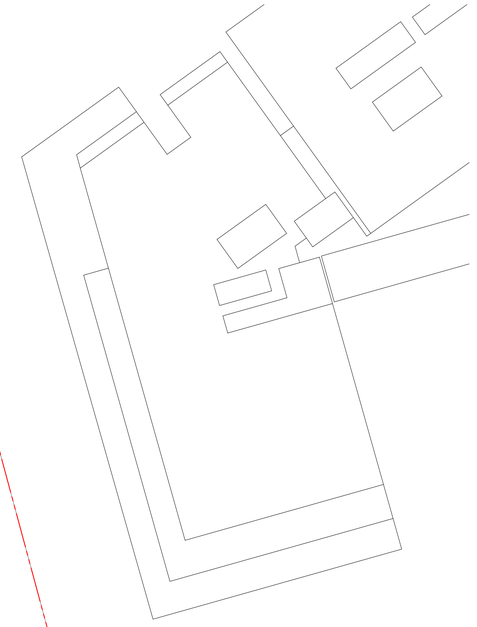
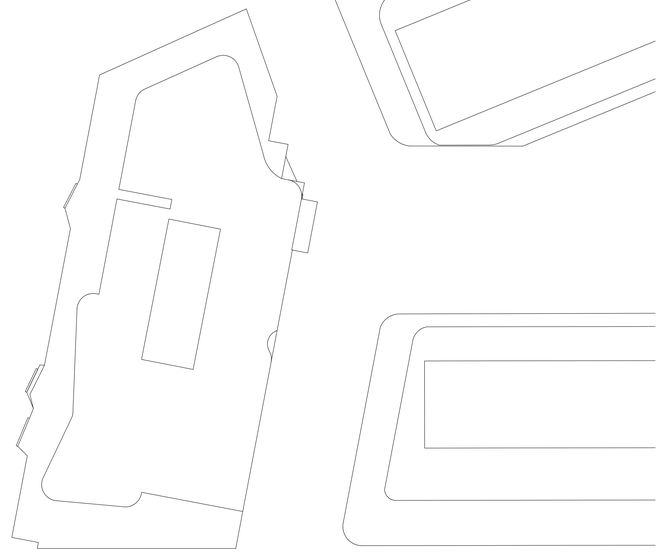
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

N





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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470.
Nominated Architect: Nicholas Turner 9695. ABN 88 084 099 911

KEY PLAN

LEGEND

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
ADP	Adaptable
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B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
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Setback Line

Site Boundary

Livable Apartment (silver level)

Adaptable Apartment

Adaptable Parking Space

Accessible Parking Space

1 Bed Apartment

2 Bed Apartment

2 Bed+ Apartment

3 Bed Apartment

3 Bed+ Apartment

4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	31/01/2025	CM	For Coordination
B	24/02/2025	CM	For Coordination
C	04/03/2025	CM	For Information
D	27/3/2025	CM	For Information
E	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title

16-20 Carrington Road

16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title

GA Plans
Level 14

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-023	E	

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SUB ARTERIAL + CYCLE WAY

MIDDLETON AVENUE
MINOR COLLECTOR (24M) + CYCLE WAY

NUE

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

BUILDING B

5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

BUILDING C

LEVEL 10 COMMUNAL TERRACE

LEVEL 11 ROOF

POTENTIAL PV LOCATION 202.8 m²

LIFT OVERRUN

LIFT O/R

LEVEL 10 CTYLANT ROOM 38.77 m²

FS C.1

FS C.2

LEVEL 11 BUILDING C PLANT ROOM 148.80 m²

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

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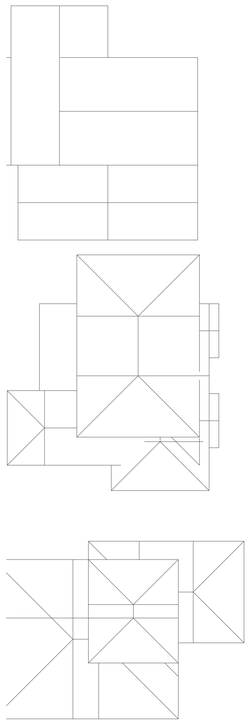
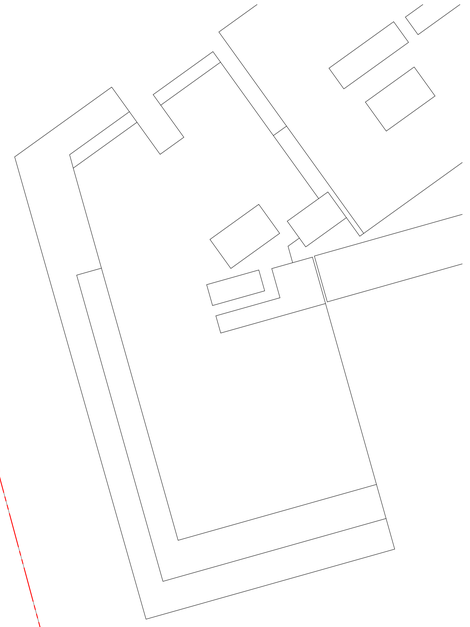
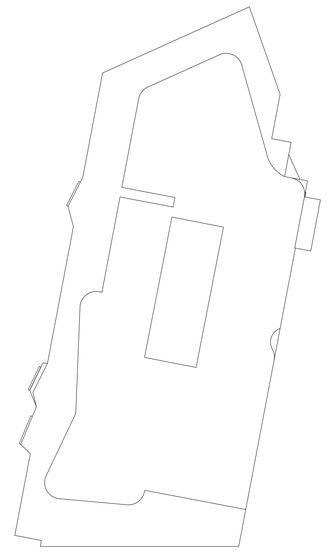
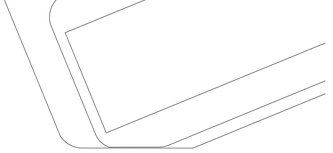
SEXTON AVENUE
LOCAL STREET (17M)

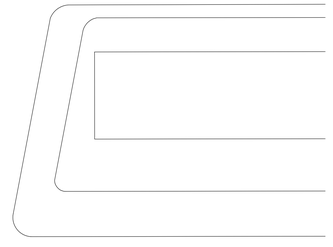
FISHBURN CRESCENT
LOCAL STREET (17M)











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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470.
Nominated Architect: Nicholas Turner 9695. ABN 38 094 099 911

KEY PLAN

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LEGEND

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2 Bed+ Apartment

3 Bed Apartment

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Rev	Date	Approved by	Revision Notes
A	5/6/2025	CM	For Coordination

CLIENT
ARIADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 15

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-024	A	

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SUB ARTERIAL + CYCLE WAY

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NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

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5th STOREY 4m (MIN) DCP SETBACK

LEP MAPPING HEIGHT + FSR SPLIT

NEW SITE BOUNDARY 2M DEDICATION

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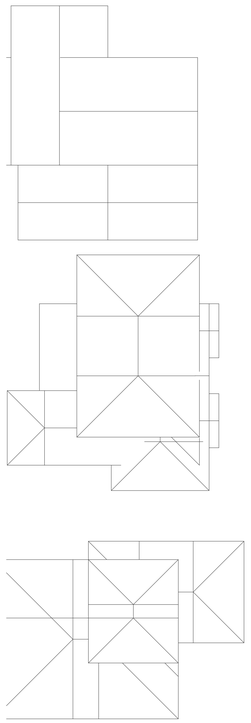

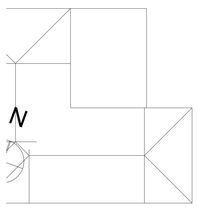

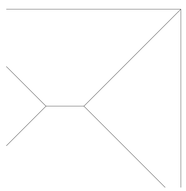

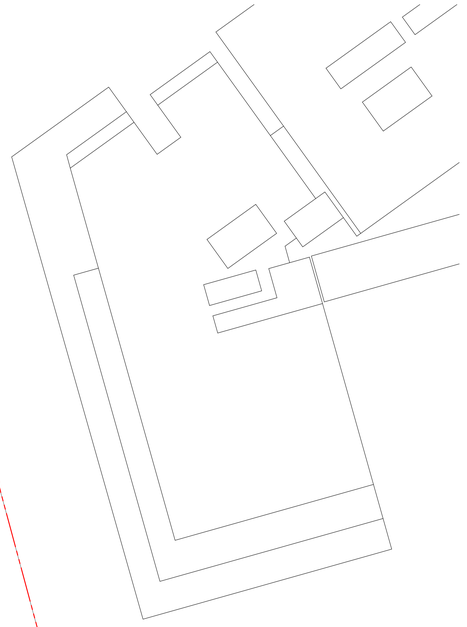

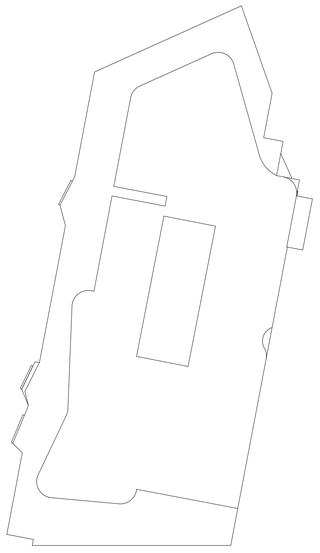

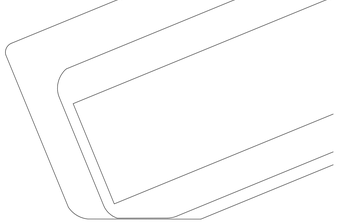

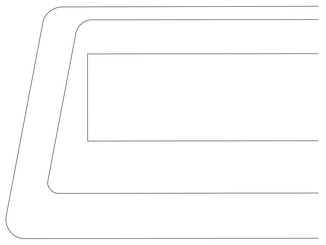

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Rev	Date	Approved by	Revision Notes
A	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 16

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-025	A	

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SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

EXISTING SITE BOUNDARY

BUILDING B

5th STOREY 4m (MIN) DCP SETBACK

LEVEL 7 COMMUNAL TERRACE

LEVEL 11 PRIVATE TERRACE

LEVEL 8 PRIVATE TERRACE

LEVEL 14 ROOF

PV
116.64 m²
162.900
L 15 ROOF

LEVEL 14 ROOF

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

LEP MAPPING HEIGHT + FSR SPLIT

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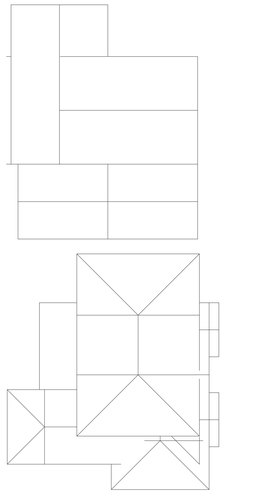

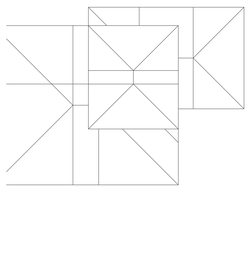

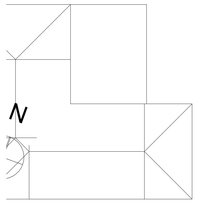

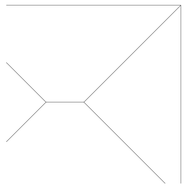

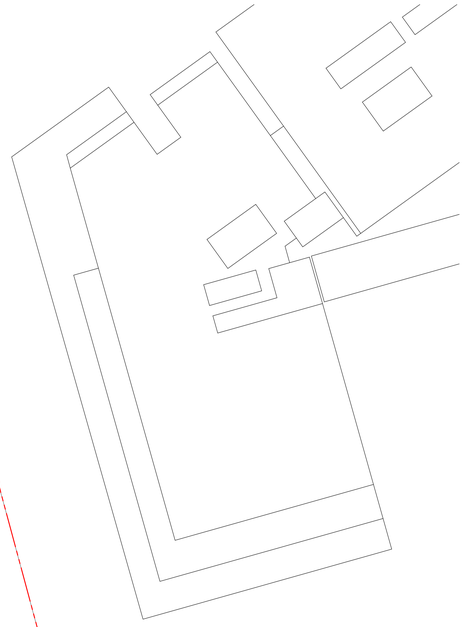

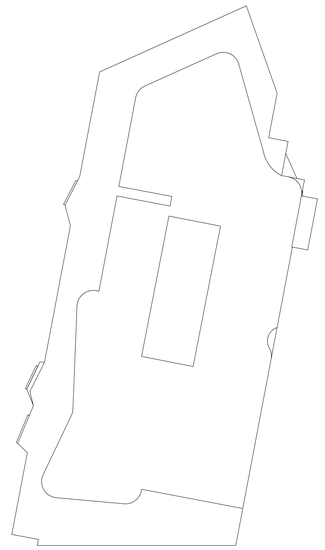

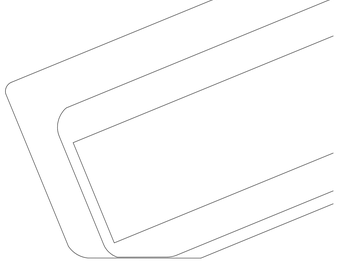

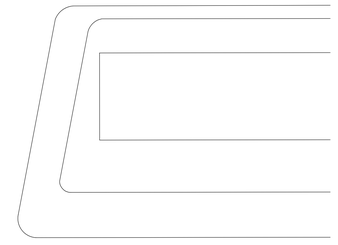

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25470.
Nominated Architect: Nicholas Turner 8665. ABN 58 094 099 911

KEY PLAN

LEGEND

LEGEND

AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
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AHD	Australian Height Datum
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End.	

Setback Line
Site Boundary
Livable Apartment (silver level)
Adaptable Apartment
Adaptable Parking Space
Accessible Parking Space
1 Bed Apartment
2 Bed Apartment
2 Bed+ Apartment
3 Bed Apartment
3 Bed+ Apartment
4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	5/6/2025	CM	For Coordination

CLIENT
ARADA
12 Harvey Street Pyrmont Sydney NSW 2000

Project Title
16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title
GA Plans
Level 17

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-026	A	

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SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

5th STOREY 4m (MIN) DCP SETBACK

SEATING AREA

SEATING AREA

COMMUNAL TERRACE

COMMUNAL TERRACE

EXTENT OF PERGOLA SHOWN DOTTED

PS A2

A2_L14

RL 163.800

PLANT ROOM

LIFT

PLANT 3M

STORE

BBQ/DINING AREA

EXTENT OF PERGOLA SHOWN DOTTED

SKY LIGHT

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

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MIDDLETON AVENUE

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SEXTON AVENUE

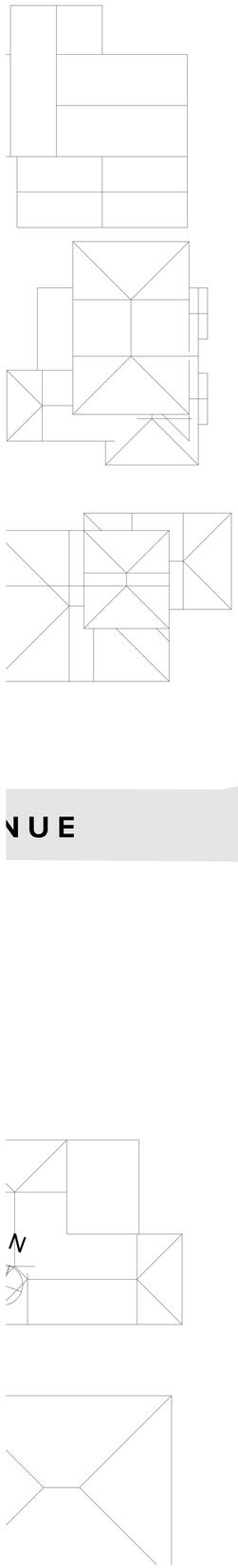
LOCAL STREET (17M)

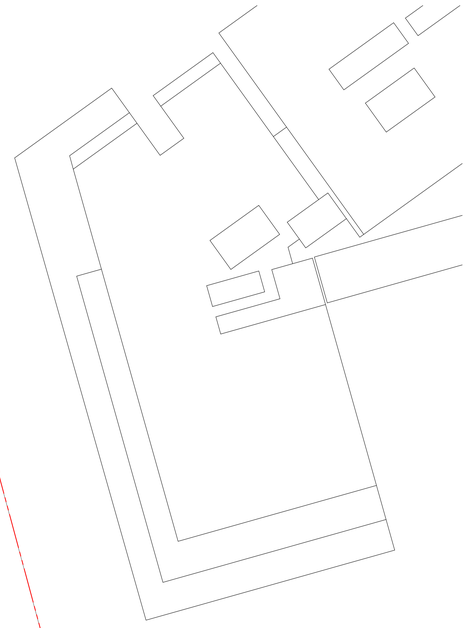
FISHBURN CRESCENT

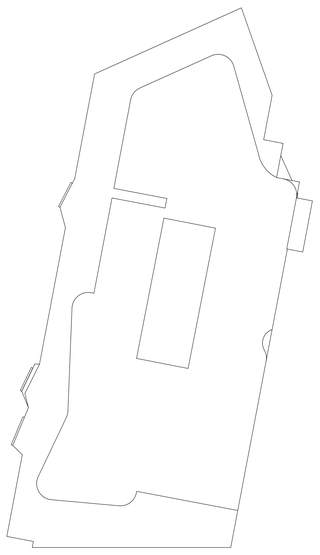
LOCAL STREET (17M)

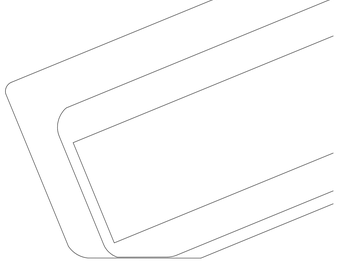
NUE

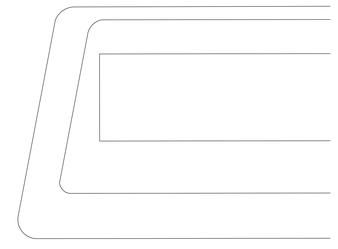
N











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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 25475
Nominated Architect: Nicholas Turner 9695. ABN 88 084 099 911

KEY PLAN

LEGEND

LEGEND

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Setback Line

Site Boundary

Livable Apartment (silver level)

Adaptable Apartment

Adaptable Parking Space

Accessible Parking Space

1 Bed Apartment

2 Bed Apartment

2 Bed+ Apartment

3 Bed Apartment

3 Bed+ Apartment

4 Bed Apartment

Rev	Date	Approved by	Revision Notes
A	5/6/2025	CM	For Coordination

CLIENT
12 Harvey Street Pyrmont Sydney NSW 2000

ARADA

Project Title

16-20 Carrington Road
16-20 Carrington Road, 2-12 Middleton Avenue, 4-6 Fishburn Crescent & 25-31 Sexton Avenue Castle Hill NSW 2154

Drawing Title

GA Plans
Level 18

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-027	A	

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SUB ARTERIAL + CYCLE WAY

EXISTING SITE BOUNDARY

NEW SP2 SITE BOUNDARY

EXISTING SITE BOUNDARY

BUILDING A

5th STOREY 4m (MIN) DCP SETBACK

LEVEL 14 COMMUNAL TERRACE

SP AND LR FANS

LEVEL 15 ROOF

RL 168.500

LEVEL 8 PRIVATE TERRACE

EXISTING SITE BOUNDARY

NEW SITE BOUNDARY 2M DEDICATION

EXISTING SITE BOUNDARY

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NUE

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LOCAL STREET (17M)

FISHBURN CRESCENT

LOCAL STREET (17M)

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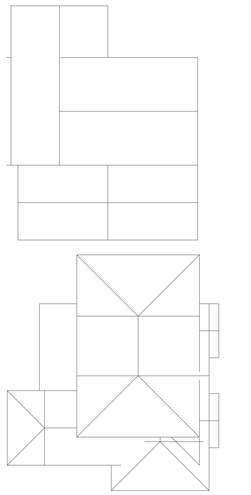

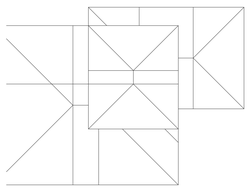

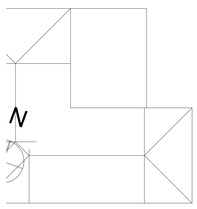

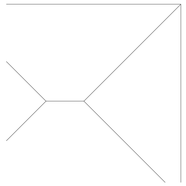

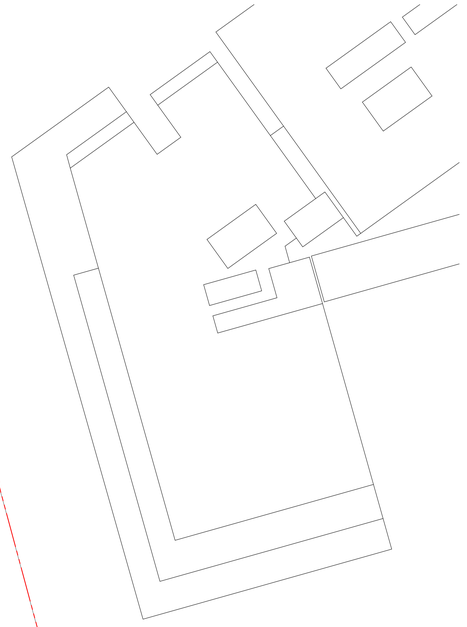

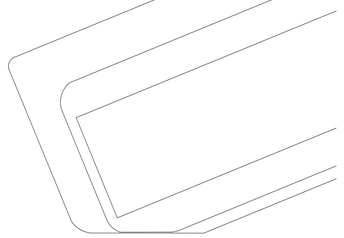

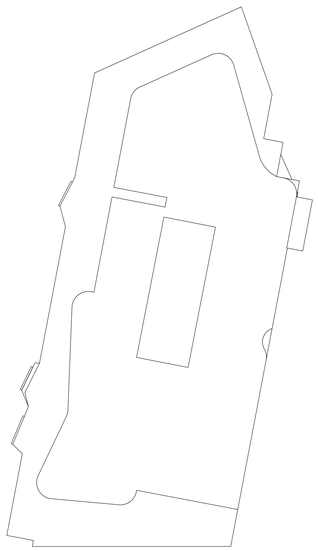

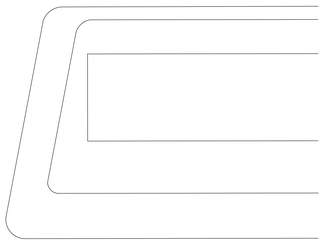

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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 25075
Nominated Architect: Nicholas Turner 8668, ABN 68 094 099 911

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ARADA

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Drawing Title

GA Plans
Roof Level

Scale	Project No.	Drawn by	North
1:200 @ A0	23104	JW,TL,AC,JS,HK	
Status	Dwg No.	Rev	
For Coordination	DA-110-028	A	

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APPENDIX L: UNEXPECTED FINDS PROTOCOL

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