APPENDIX D – PLANNING DOCUMENTS AND HISTORICAL TITLES INFORMATION

NORTH SYDNEY COUNCIL

200 Miller Street, North Sydney, NSW 2060 | ABN 32 353 260 317
All correspondence PO Box 12, North Sydney, NSW 2059
P (02) 9936 8100 | E council@northsydney.nsw.gov.au
W www.northsydney.nsw.gov.au

Applicant:
InfoTrack Pty Ltd
GPO BOX 4029
Sydney
NSW 2001

PLANNING CERTIFICATE UNDER SECTION 10.7 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Cert. No.: **7831/02**
Page No.: **1 of 12**

Parcel No: 40527

Date: 11/04/2025
Receipt No.:
Your REF: 40012266

Property Description:
Unit 6 5 Middlemiss Street LAVENDER BAY NSW 2060
LOT: 6 SP: 52429

Owner (as recorded by council):
JNR Enterprise Pty Ltd

PO Box 347
BEECROFT NSW 2119

Following is your Planning Certificate issued by North Sydney Council under sections 10.7 (2) and 10.7 (5) of the Environmental Planning and Assessment Act ,1979 (EP&A Act). Information contained within this Certificate is based on data from Council's records as it existed at the date of this Certificate.

Council gives notice that the information supplied herein marked with an asterisk (*), has been complied by Council from sources outside of Council's control. While Council has provided the information herein with all due care and in good faith, it is provided on the basis that Council will not accept any responsibility for and will not be liable for its contents or for any consequence arising from its use, and every user of such information is advised to make all necessary enquiries from the appropriate organisations, institutions and the like.

The Title information shown on this Certificate has been obtained from the Land and Property Information NSW, therefore Council cannot guarantee accuracy. Where this Certificate refers to a specific allotment (or allotments) within a strata plan the Certificate is issued for the whole of the land within the strata plan, not just the specific allotment or allotments referred to, and any information contained in the Certificate may relate to the whole or any part of the strata plan.

Where a particular matter has been unanswered or has not been elaborated upon, such silence should not be interpreted as a meaning or inferring either a negative or positive response as the case may be.

Please note that the accuracy of the information contained within this Certificate may change after the date of this Certificate due to changes in legislation, planning controls or the environment of the land.

Should you have any enquiries, please contact the Council's Customer Service Centre on 02 9936 8100.

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THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO SECTION 10.7(2) OF THE EP&A ACT, 1979 AND SCHEDULE 2 TO THE EP&A REGULATION 2021, AS IT RELATES TO THE SUBJECT LAND

1. APPLICABLE ENVIRONMENTAL PLANNING INSTRUMENTS

1.1. STATE ENVIRONMENTAL PLANNING POLICIES*

SEPP (Biodiversity and Conservation) 2021
SEPP (Exempt and Complying Development Codes) 2008
SEPP (Housing) 2021
SEPP (Industry and Employment) 2021
SEPP (Planning Systems) 2021
SEPP (Precincts-Eastern Harbour City) 2021
SEPP (Primary Production) 2021
SEPP (Resilience and Hazards) 2021
SEPP (Resources and Energy) 2021
SEPP (Sustainable Buildings) 2022
SEPP (Transport and Infrastructure) 2021

Note. *Summaries of the SEPPs are provided on the Department of Planning's website at: www.planning.nsw.gov.au*

1.2. DRAFT STATE ENVIRONMENTAL PLANNING POLICIES*

Draft Amendment to SEPP (Transport and Infrastructure) 2021 - Chapter 4 Major Infrastructure Corridors
An Explanation of Intended Effect (EIE) to outline proposed amendments to Chapter 4 of the Transport and Infrastructure SEPP – exhibition 22 August 2022 to 19 September 2022.

Draft Amendment to SEPP (Housing) 2021
A Draft amendment to the Housing SEPP in conjunction with amendments to the Local Government and Environmental and Planning Assessment Regulations to improve the planning framework for caravan parks, camping grounds, manufactured home estates and moveable dwellings – exhibition 17 November 2023 to 15 December 2023.

Draft Amendment to SEPP (Transport and Infrastructure) 2021, SEPP (Precincts - Western Parkland City) 2021 and SEPP (Planning Systems) 2021
An Explanation of Intended Effect (EIE) has been prepared seeking to implement a number of amendments to 3 SEPPs to improve planning processes and to deliver infrastructure faster.

The proposed changes will:

- make it easier to deliver infrastructure at the right time, including speeding up planning for projects that benefit the community, create jobs and support economic growth;
- ensure residential amenity, heritage items and the environment are protected from impacts of infrastructure delivery;
- create a consistent approach between different infrastructure activities with similar characteristics and impacts; and
- improve the usability of the T&I SEPP.

Exhibition of the EIE is occurring between 6 March 2024 to 16 April 2024.

Explanation of Intended Effect: Cultural State Environmental Planning Policy
An Explanation of Intended Effect (EIE) has been prepared to amend the planning system to support more creative, hospitality and cultural uses contributing to the 24-hour economy. It builds on changes from the government's recent Vibrancy Reforms. The State Government is also seeking feedback on two new associated guidelines:

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- Guideline for Late Night Hours of Operation for Food and Drink Premises
- Guide to Planning Pathways for Community Events.

Exhibition - 15 November 2024 to 13 December 2024.

Note. *Summaries of the draft SEPPs are provided on the Department of Planning's website at: www.planning.nsw.gov.au*

1.3. LOCAL ENVIRONMENTAL PLANS

North Sydney Local Environmental Plan 2013
Published on the NSW legislation website on 2 August 2013 and came into force on 13 September 2013, as amended.

1.4. DRAFT LOCAL ENVIRONMENTAL PLANS

Planning Proposal 2/23 to amend North Sydney Local Environmental Plan 2013 - 601 Pacific Highway, St Leonards

The Planning Proposal seeks to amend the planning controls to North Sydney Local Environmental Plan 2013 for land at 601 Pacific Highway, St Leonards. In particular, the proposed amendments include:

- increase the maximum building height from 49m to RL259 (equivalent to 171m); and
- impose a floor space ratio (FSR) of 20:1.

The Planning Proposal is accompanied by a draft Voluntary Planning Agreement (VPA) that proposes to provide a monetary contribution of $172,000 to assist in the delivery of local infrastructure in the St Leonards / Crows Nest locality.

The Planning Proposal and draft VPA will be on public exhibition from Thursday 18 July 2024 to Thursday 22 August 2024.

Planning Proposal 6/21 to amend North Sydney Local Environmental Plan 2013 – 52 McLaren Street, North Sydney (Dept of Planning Ref: PP-2021-5024)

This Planning Proposal seeks to amend the planning controls to *North Sydney Local Environmental Plan 2013* for land at 52 McLaren Street, North Sydney. In particular, the proposed amendments include:

- amend the maximum building height from RL 110m to part RL 107m and RL 156m (8 and 24 storeys respectively);
- impose a maximum overall Floor Space Ratio of 5.3:1; and
- amend the minimum non-residential FSR from 0.5:1 to 1:1.

The Planning Proposal is accompanied by a draft Voluntary Planning Agreement (VPA) that proposes to deliver a number of public benefits to the value of approximately $12.5 million and a site-specific draft amendment to *North Sydney Development Control Plan 2013* to provide further guidance on an appropriate built form outcome.

The Planning Proposal, draft VPA and draft DCP amendment will be on public exhibition from Monday 2 December 2024 to Friday 24 January 2025.

1.5. DEVELOPMENT CONTROL PLANS*

North Sydney Development Control Plan 2013

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North Sydney Development Control Plan 2013 as adopted by Council on 2 September 2013 and came into effect on 13 September 2013, as amended. *North Sydney Development Control Plan 2013* applies to all land to which *North Sydney Local Environmental Plan 2013* applies.

1.6. DRAFT DEVELOPMENT CONTROL PLANS*

Draft Amendment to North Sydney DCP 2013 (270-272 Pacific Highway, Crows Nest)
On 28 March 2022, Council resolved to endorse a draft amendment to North Sydney Development Control Plan (NSDCP) 2013 to incorporate site specific controls for land at 270-272 Pacific Highway, Crows Nest and place that draft amendment on public exhibition. Public exhibition of the draft amendment to NSDCP 2013 will take place from Wednesday 17 August 2022 to Wednesday 28 September 2022.

Draft Amendment to North Sydney DCP 2013 (52 McLaren Street, North Sydney)
On 24 June 2024, Council resolved to endorse a draft amendment to the *North Sydney Development Control Plan* (NSDCP) *2013* to incorporate site specific controls for land at 52 McLaren Street, North Sydney and place that draft amendment on public exhibition concurrently with an associated Planning Proposal and Voluntary Planning Agreement. Public exhibition of the draft amendment to *NSDCP 2013* will take place from Monday 2 December 2024 to Friday 24 January 2025.

2. ZONING AND PERMISSIBLE USES

North Sydney Local Environmental Plan 2013

Zone: R4 – High Density Residential
Permitted without consent
Environmental protection works
Permitted with consent
Attached dwellings; Boarding Houses; Centre-based childcare facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Entertainment facilities; Home-based childcare; Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Recreation areas; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Shop top housing
Prohibited
Any development, other than a development specified above, is prohibited in the zone

Exempt Development
Development for the purposes set out in clause 3.1 of *North Sydney Local Environmental Plan 2013* is exempt development, which may be carried out within the zone without the need for development consent.

Complying Development
Development for the purposes set out in clause 3.2 of *North Sydney Local Environmental Plan 2013* is complying development, which may be carried out within the zone without the need for development consent, provided that a complying development certificate is obtained.

Additional prohibited uses
The land IS SUBJECT TO clause 2.9 to *North Sydney Local Environmental Plan 2013* which prohibits canal estate development on any land to which *North Sydney Local Environmental Plan 2013* applies.

Development Consent MAY BE REQUIRED for the DEMOLITION of all or part of any building on the subject land under *North Sydney Local Environmental Plan 2013*. Refer to *SEPP (Exempt and Complying Development Codes) 2008* and Clause 3.1 under *North Sydney Local Environmental Plan 2013*.

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2.1. DWELLING HOUSE RESTRICTIONS

North Sydney Local Environmental Plan 2013 DOES NOT set minimum land dimensions for the erection of a dwelling house on the subject land.

2.2. HERITAGE CONTROLS

State Environmental Planning Policy (Biodiversity and Conservation) 2021

The subject land IS NOT identified as containing a HERITAGE ITEM under *Chapter 6 - Water Catchments to SEPP (Biodiversity and Conservation) 2021*.

North Sydney Local Environmental Plan 2013

The subject land IS NOT WITHIN A CONSERVATION AREA, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

The subject land IS NOT identified as containing A HERITAGE ITEM, under clause 5.10 - Heritage Conservation to *North Sydney Local Environmental Plan 2013*.

2.3. BIODIVERSITY VALUE

The subject land DOES NOT include or comprise an area of OUTSTANDING BIODIVERSITY VALUE under the *Biodiversity Conservation Act 2016*.

3. INFRASTRUCTURE CONTRIBUTIONS

LOCAL INFRASTRUCTURE CONTRIBUTIONS

North Sydney Local Infrastructure Contributions Plan 2020. Local infrastructure contributions plan made under sections 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979, applying to all development in the North Sydney local government area. Effective from 1 March 2021.

HOUSING AND PRODUCTIVITY CONTRIBUTIONS

The subject land IS LOCATED within the *Greater Sydney Region* as shown on the map marked "*Housing and Productivity Contributions Regions Map*" to which the *Environmental Planning and Assessment Amendment (Housing and Productivity Contribution) Order 2023* applies.

SPECIAL CONTRIBUTIONS AREAS

The subject land is NOT LOCATED within a Special Contributions Area.

4. COMPLYING DEVELOPMENT*

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Note. *This part of the Planning Certificate only addresses matters raised in Clauses 1.17A(1)(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other relevant requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.*
Information pertaining to the extent of the subject land that is only partly affected by a land exclusion under clauses 1.17A(1)(c)-(e), (2), (3) and (4), 1.18 (1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, is not provided within this Planning Certificate. It is your responsibility to determine the extent of the land where complying development can or cannot be undertaken for the purpose of this Policy. This information can be obtained by visiting Council's offices at 200 Miller Street, North Sydney, Council's website: www.northsydney.nsw.gov.au or contacting Council on 9936 8100.

Housing Code
Complying development types specified within the Housing Code under Part 3 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Rural Housing Code
Complying development types specified within the Rural Housing Code under Part 3A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Housing Alterations Code
Complying development types specified within the Housing Alterations Code under Part 4 *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

General Development Code
Complying development types specified within the General Development Code under Part 4A *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Industrial and Business Alterations Code
Complying development types specified within the Industrial and Business Alterations Code under Part 5 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Industrial and Business Buildings Code
Complying development types specified within the Industrial and Business Buildings Code under Part 5A of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Subdivisions Code
Complying development types specified within the Subdivisions Code under Part 6 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Demolition Code
Complying development types specified within the Demolition Code under Part 7 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Fire Safety Code
Complying development types specified within the Fire Safety Code under Part 8 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

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Container Recycling Facilities Code
Complying development types specified within the Container Recycling Facilities Code under Part 5B of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Low Rise Housing Diversity Code
Complying development types specified within the Low Rise Housing Diversity Code under Part 3B of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Greenfield Housing Code
Complying development types specified within the Greenfield Housing Code under Part 3C of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Agritourism and Farm Stay Accommodation Code
Complying development types specified within the Agritourism and Farm Stay Accommodation Code under Part 9 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

5. EXEMPT DEVELOPMENT*

Note. *This part of the Planning Certificate only addresses matters raised in Clauses 1.16(1)(b1)-(d) and 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other relevant requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that the undertaking of those exempt development works are not lawful and may be subject to development control orders under the Environmental Planning and Assessment Act, 1979. Information pertaining to the extent of the subject land that is only partly affected by a land exclusion under clauses 1.16(1)(b1)-(d) and 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, is not provided within this Planning Certificate. It is your responsibility to determine the extent of the land where exempt development can or cannot be undertaken for the purpose of this Policy. This information can be obtained by visiting Council's offices at 200 Miller Street, North Sydney, Council's website: www.northsydney.nsw.gov.au or contacting Council on 9936 8100.*

General Exempt Development Code
Exempt development types specified within the General Exempt Development Code under Division 1 to Part 2 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Advertising and Signage Exempt Development Code
Exempt development types specified within the Advertising and Signage Exempt Development Code under Division 2 to Part 2 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

Temporary Uses and Structures Exempt Development Code
Exempt development types specified within the Temporary Uses and Structures Exempt Development Code under Division 3 to Part 2 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* CAN BE UNDERTAKEN ON THE SUBJECT LAND.

6. AFFECTED BUILDING NOTICES & BUILDING RECTIFICATION ORDERS*

Council is NOT AWARE of any *Affected Building Notice*, *Building Product Rectification Order* or *Intention to make a Building Product Rectification Order* made under the *Building Products (Safety) Act 2017* applying to the subject land.

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7. LAND RESERVED FOR ACQUISTION*

The subject land is NOT SUBJECT to any reservation for LAND ACQUISITION by a public authority for any purpose under any environmental planning instrument applying to the land as set out in this certificate.

8. ROAD WIDENING AND ROAD REALIGNMENT*

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under the *Roads Act 1993*.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any environmental planning instrument.

The subject land is NOT AFFECTED by any ROAD WIDENING OR ROAD REALIGNMENT under any Council resolution.

9. FLOOD RELATED DEVELOPMENT CONTROLS

Is the whole or part of the land located within a Flood Planning Area and subject to flood related development controls?

NO.

Is the whole or part of the land located between the Flood Planning Area and the probable maximum flood and subject to flood related development controls?

NO.

10. COUNCIL AND OTHER PUBLIC AUTHORITY POLICIES ON HAZARD RISK RESTRICTIONS*

The subject land is NOT AFFECTED by a policy, adopted by the Council or adopted by any other public authority and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land by reason of the likelihood of landslip, bushfire, tidal inundation, subsidence, acid sulphate soils, contamination, aircraft noise, coastal hazards, sea level rise or any other risk (excluding flooding).

11. BUSHFIRE PRONE LAND*

The subject land is NOT IDENTIFIED as BUSHFIRE PRONE LAND on Council's Bushfire Prone Land Map as certified by the NSW Rural Fire Service Commissioner dated 22 June 2018 pursuant to the requirements under the of the *Rural Fires Act 1997* and *Environmental Planning and Assessment Act 1979*.

12. LOOSE FILL ASBESTOS INSULATION*

Loose-fill Asbestos Insulation
Council has NO RECORD of the subject land being identified on the NSW Fair Trading's *Loose-Fill Asbestos Insulation Register* as containing a residential building containing loose-fill asbestos insulation, (sometimes called "Mr Fluffy" insulation). Loose-fill asbestos is easy to disturb and can become airborne and it is then

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easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma.

You are advised to contact NSW Fair Trading for more information:
https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

13. MINE SUBSIDENCE*

The subject land is NOT PROCLAIMED as a MINE SUBSIDENCE DISTRICT within the meaning of the *Coal Mine Subsidence Compensation Act 2017*.

14. PAPER SUBDIVISION INFORMATION*

Council is NOT AWARE of a DEVELOPMENT PLAN adopted by a relevant authority or proposed to be subject to a ballot applying to the subject land pursuant to Clause 6 to Schedule 7 of the *Environmental Planning and Assessment Act, 1979*.

Council is NOT AWARE of a SUBDIVISION ORDER applying to the subject land pursuant to Clause 3 to Schedule 7 of the *Environmental Planning and Assessment Act, 1979*.

15. PROPERTY VEGETATION PLANS*

Council is NOT AWARE of the subject land being subject to a Property Vegetation Plan enforced under the *Native Vegetation Act 2003*.

16. BIODIVERSITY STEWARDSHIP SITES*

Council is NOT AWARE of the land being identified as a Biobanking Stewardship Site under a Biobanking Agreement enforced under Part 5 of the *Biodiversity Conservation Act 2016*.

17. BIODIVERSITY CERTIFIED LAND*

Council is NOT AWARE of the land comprising Biodiversity Certified Land as conferred by the Minster for Planning under the provisions of Part 8 of the *Biodiversity Conservation Act 2016*.

18. TREE DISPUTE ORDERS*

Council is NOT AWARE of the subject land being subject to an ORDER issued under the *Trees (Disputes Between Neighbours) Act 2006*.

19. COASTAL PROTECTION*

Council is NOT AWARE of the current or previous owners of the subject land having consented to the land being subject to annual charges under Section 496B of the *Local Government Act 1993* for coastal protection services that relate to existing coastal protection works (within the meaning of that Act).

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Note: *"Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as sea walls, revetments, groynes and beach nourishment) that existed before the commencement of Section 553B of the Local Government Act 1993.*

20. WESTERN SYDNEY AEROTROPOLIS*

State Environmental Planning Policy (Precincts – Western Sydney Parkland City) 2021 DOES NOT APPLY to the subject land.

21. SENIORS HOUSING*

Council is NOT AWARE of the land (or part of the land) being the subject of a development consent which contains conditions imposed in relation to clause 88(2) of *State Environmental Planning Policy (Housing) 2021* or clause 18(2) of former *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.*

22. AFFORDABLE RENTAL HOUSING*

Council is NOT AWARE of the land (or part of the land) being the subject of a Site Compatibility Certificate issued pursuant to clause 39 of *State Environmental Planning Policy (Housing) 2021* or clause 37 to former *State Environmental Planning Policy (Affordable Rental Housing) 2009.*

Council is NOT AWARE of the land (or part of the land) being the subject of a development consent which contains conditions imposed pursuant to clauses 21(1) or 40(1) to *State Environmental Planning Policy (Housing) 2021* or clauses 17(1) or 38(1) to *State Environmental Planning Policy (Affordable Rental Housing) 2009.*

23. WATER & SEWERAGE SERVICES*

Council is NOT AWARE of any water or sewerage services that are provided to, or proposed to be provided to the subject land (or part of the subject land) pursuant to the provisions of the *Water Industry Competition Act 2006*.

THE FOLLOWING INFORMATION IS PROVIDED FOR THE PURPOSE OF SECTION 59(2) OF THE CONTAMINATED LAND MANAGEMENT ACT, 1997*

Council is NOT AWARE of the land (or part of the land) being declared SIGNIFICANTLY CONTAMINATED land, as defined under Section 11 of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to a MANAGEMENT ORDER, as defined under Section 14(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of an approved VOLUNTARY MANAGEMENT PROPOSAL, as defined under Section 17(1) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being subject to an ONGOING MAINTENANCE ORDER, as defined under Section 28(2) of the *Contaminated Land Management Act, 1997*.

Council is NOT AWARE of the land (or part of the land) being the subject of a SITE AUDIT STATEMENT, as defined under Part 4 of the *Contaminated Land Management Act, 1997*.

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THE FOLLOWING INFORMATION IS PROVIDED PURSUANT TO SECTION 10.7(5) THE EP&A ACT, 1979

Building Height:
The whole or part of the subject site is identified under *North Sydney Local Environmental Plan 2013* as having a maximum building height of 12m.

The subject land IS NOT LISTED in the Register of the National Trust of NSW.

The subject land is NOT AFFECTED by the *HERITAGE ACT, 1977*.

A Tree Preservation Order applies throughout the North Sydney Council area. Contact Council for details.

Information regarding loose-fill asbestos insulation
NSW Fair Trading have identified that some residential buildings in the North Sydney LGA may contain loose-fill asbestos insulation (sometimes called "Mr Fluffy" insulation), for example in the roof space of the building. Loose-fill asbestos is easy to disturb and can become airborne and it is then easily inhaled. Inhaling asbestos fibres can result in serious illness including asbestosis, lung cancer and mesothelioma. The use of loose-fill asbestos insulation was banned in 1980.

NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council strongly recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information as follows: https://www.fairtrading.nsw.gov.au/housing-and-property/loose-fill-asbestos-insulation.

Note: Nothing in this statement relates to information about the presence of bonded asbestos materials such as asbestos cement sheeting which may have been used at this site.

FLOODING INFORMATION:
On 20 February 2017, Council adopted the *North Sydney LGA Flood Study* (prepared by WMA Water and dated February 2017). This *Flood Study* identified at a high level the potential of all land within the North Sydney LGA that may be subject to flooding.

On 28 November 2022, Council adopted the *North Sydney Floodplain Risk Management Study and Plan* (prepared by GRC Hydro and dated November 2022). Drawing on the results of the 2017 *North Sydney LGA Flood Study*, the *North Sydney Floodplain Risk Management Study and Plan* identifies, assess and compares various flood risk management options and opportunities aimed at improving the existing flood situation in the LGA. It provides information and tools to allow considered assessment of flood impacts and the management options, as well as providing a strategic plan for implementation.

If a property is identified as being located within the Flood Planning Area, flood-related development controls may apply for future development on that land in order to minimise risk to its occupants.

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Copies of the *North Sydney LGA Flood Study* and *North Sydney Floodplain Risk Management Study and Plan* are available for inspection at the Council if required.

For further information, please contact Council's
COMMUNITY, PLANNING & ENVIRONMENT DIVISION

THERESE COLE
CHIEF EXECUTIVE OFFICER
Electronically generated certificate – no signature required

ABN: 36 092 724 251

Summary of Owners Report

Address: - 7 Middlemiss Street, Lavender Bay, NSW 2060

Description: - Strata Plan 538

Date of Acquisition and term held	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and Sale**
06.11.1925 (1925 to 1940)	Minister Public Works (As Constructing Authority for Construction of a bridge across Sydney Harbour)	Volume 1352 Folio 133 (Government Gazette published 06.11.1925 Folio 4764)
29.11.1940 (1940 to 1941)	The Commissioner for Main Roads	Volume 1352 Folio 133 Now Volume 5198 Folio 111
23.10.1941 (1941 to 1958)	William Keith Gale (Builder)	Volume 5198 Folio 111 Now Volume 5275 Folio 225
18.02.1958 (1958 to 1959)	Gale Investments Pty. Limited	Volume 5275 Folio 225
27.11.1959 (1959 to 1963)	York Court Pty. Limited	Volume 5275 Folio 225
20.12.1963	Registration of Strata Plan No. 538	
	Continued as to the Common Property Only: -	
20.12.1963 (1963 to Date)	# The Proprietors – Strata Plan No. 538 Now # The Owners – Strata Plan No. 538	Volume 5275 Folio 225 Then Volume 8500 Folio 38 Now CP/SP538

 # Denotes current registered proprietor

Leases: - NIL

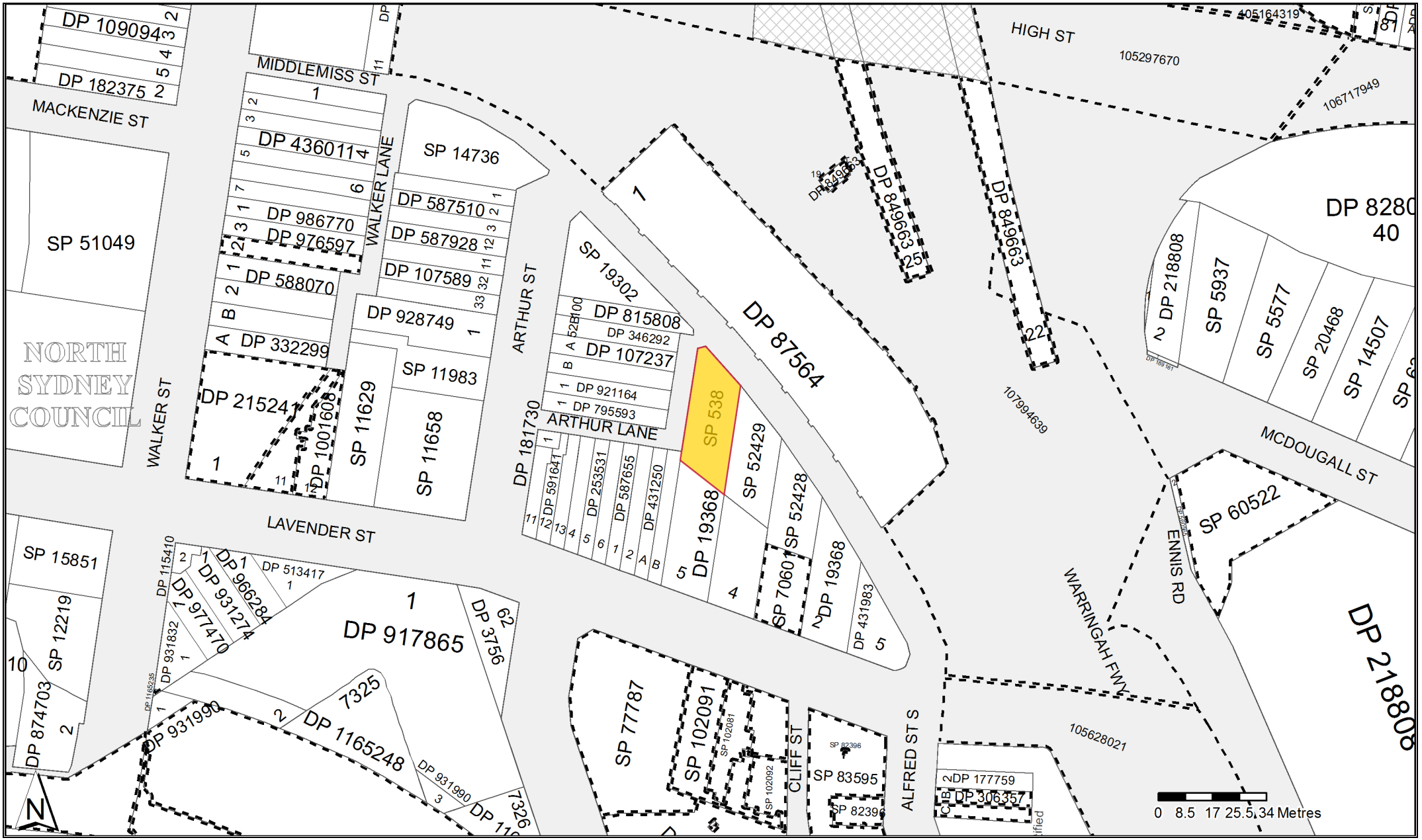
Easements: - NIL

Yours Sincerely
Taylor Wilson
17th November 2025

Cadastral Records Enquiry Report : SP 538

Ref : 7 Middlemiss Street, Lavender Bay

Locality : LAVENDER BAY
Parish : WILLOUGHBY
LGA : NORTH SYDNEY
County : CUMBERLAND



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

OFFICE USE ONLY

STRATA PLAN 538

Mun./~~Shire~~/~~City~~ North Sydney

Locality North Sydney

Reference to Title Vol. 5275 Fol. 225

Parcel comprises(a) whole of (b) Lot 6, Dep. Plan 19368

Registered: 20.12.63

C.A.: 58 of 29.10.1963

Ref. Map: North Sydney sh. 4

Last Plan: D.P. 19368 #

Parish Willoughby County Cumberland

The address for service of notices on the body corporate is:- "York Court" 7 Middlemiss Street, North Sydney

(a) State if whole or part.

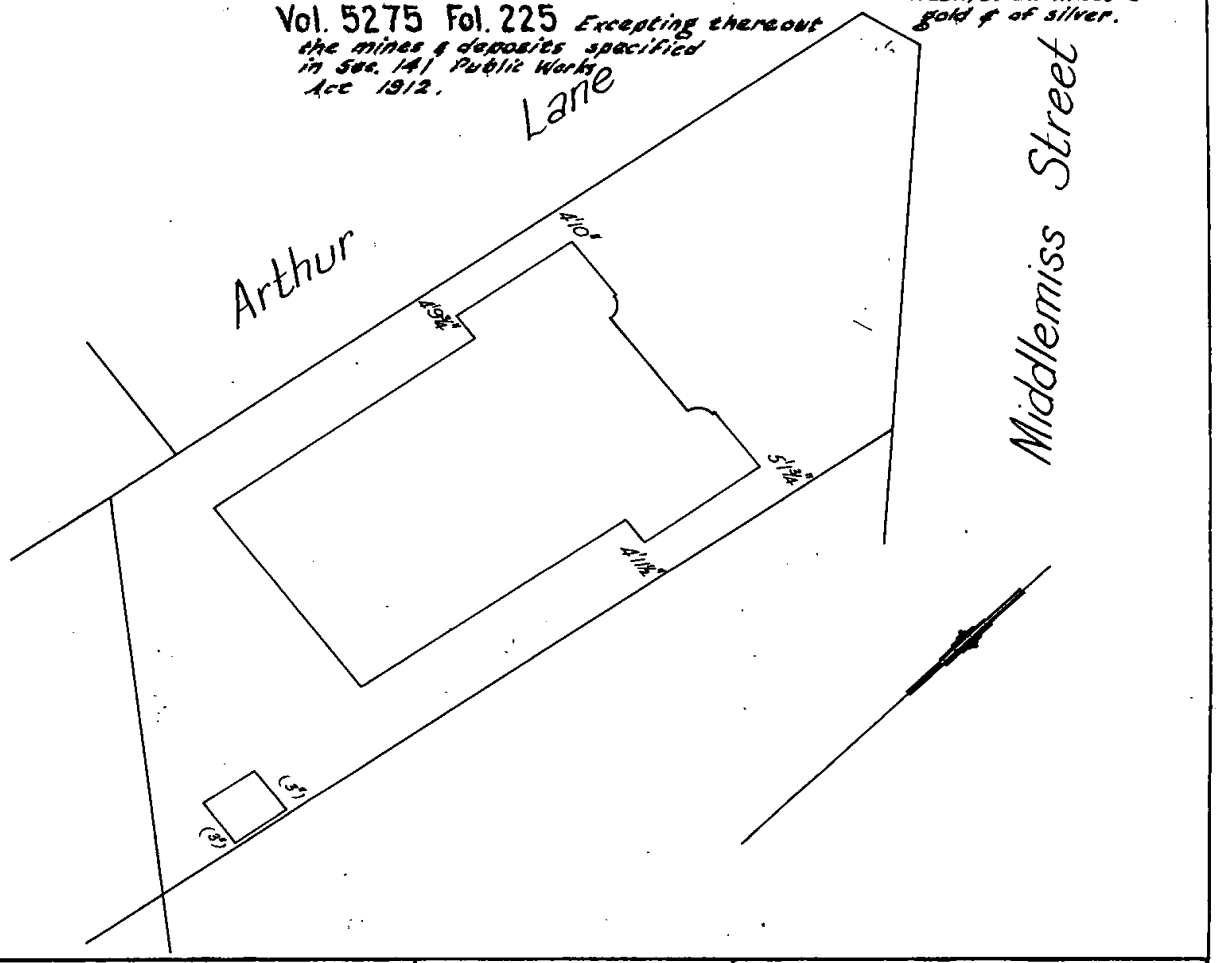
(b) Refer to number of Lot, Allotment, or Portion and to the Deposited Plan, Town, or as the case may be.

Appn. 11569 Pt. 50ac. (Por. 334 Ph) gtd. to James Milson on 18th. Oct. 1839

Vol. 5275 Fol. 225 *Excepting thereout the mines & deposits specified in Sec. 141 Public Works Act 1912.*

Resn. of all mines of gold & of silver.

External surface boundaries of the parcel and location of the building in relation thereto to be delineated in space opposite



Schedule of Unit Entitlement		OFFICE USE ONLY Current C's of T.
Lot No.	Unit Entitlement	Vol. Fol.
1	1	9612-143
2	1	9612-144
3	1	9612-145
4	1	9612-146
5	1	9612-147
6	1	9612-148
AGGREGATE	6	

(c) Delete if inappropriate

I, David Eber Sulman

of 107 Elizabeth Street, Sydney

a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that:

(1) the building erected on the parcel described above is within the external boundaries of the parcel(c) subject to clause (2) of this certificate;

(c)(2) ~~eaves or guttering of the building project beyond such external boundaries and an appropriate easement has been granted as an appurtenance of the parcel by registered Transfer No.~~

Dated 1st October 1963.

Signature David Sulman

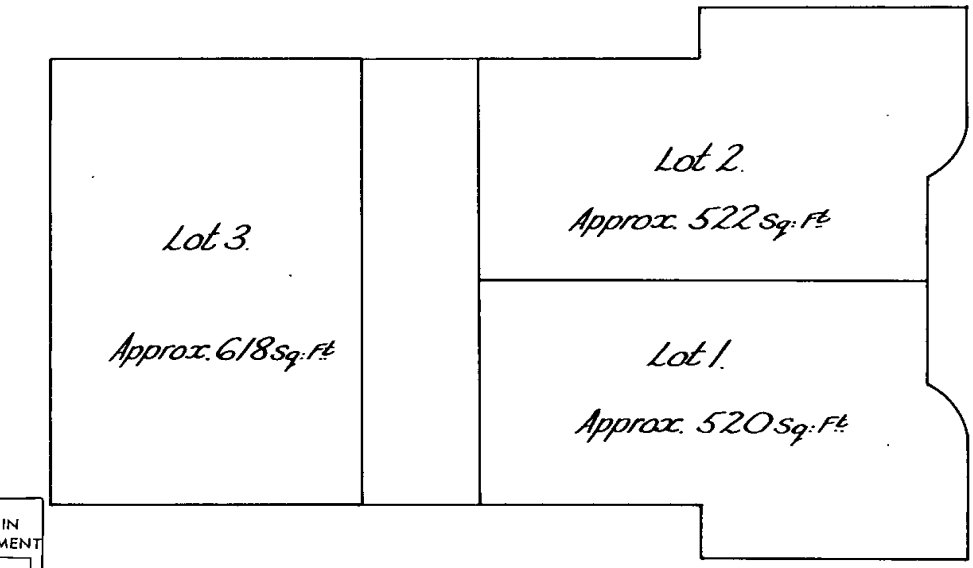
Approved by the Council for the purposes of the Conveyancing (Strata Titles) Act, 1961.

Date 29/10/63

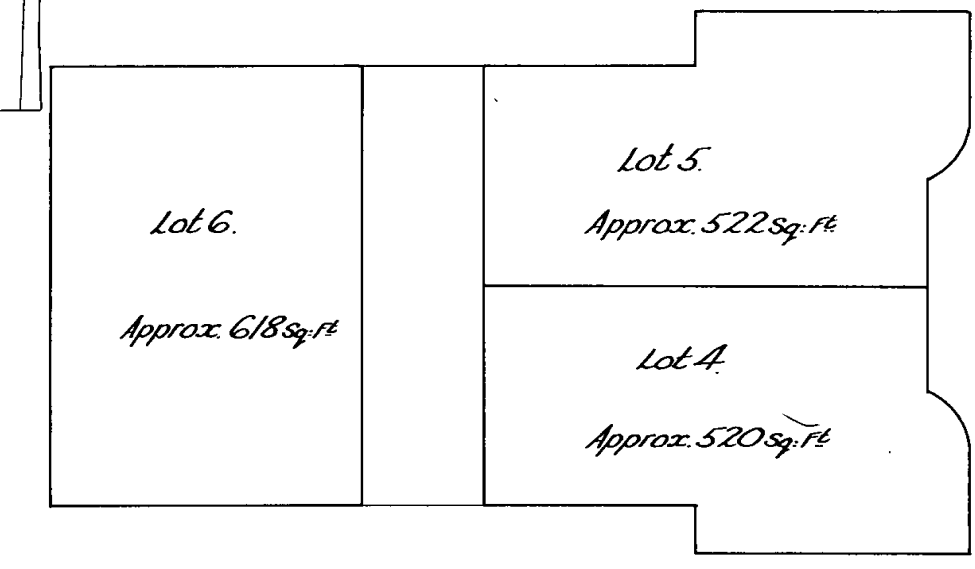
Subdivision No. 58

Council Clerk

STRATA PLAN No. 538



Ground Floor.



First Floor.

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

STRATA PLAN 538

FEET	INCHES	METRES
-	3	0.075
4	9 3/4	1.465
4	10	1.475
4	11 1/2	1.51
5	1 3/4	1.57

SQ FT	SQ M
520	48.3
522	48.5
618	57.4

SULMAN & WILDE
REGISTERED SURVEYORS
SYDNEY.

Council Clerk.

of that side of Milson's-street bearing 162 degrees 47 minutes 31 feet 9¼ inches; thence on the south-east by a north-western boundary of the land comprised in Certificate of Title, volume 2,166, folio 137, bearing 252 degrees 59 minutes 74 feet 4¼ inches; thence on the south-west by a north-eastern boundary of that land and the north-eastern boundary of the land comprised in Certificate of Title, volume 2,198, folio 179, being lines bearing 342 degrees 47 minutes 2 feet 6¼ inches and 343 degrees 32 minutes 29 feet respectively; and thence on the north-west by part of the south-eastern side of Burton-street aforesaid, bearing 72 degrees 47 minutes 74 feet 0¼ inch, to the point of commencement,—having an area of 8½ perches or thereabouts, and said to be in the possession of Willie Taylor.

[Br. 1925-2,827] [2311]

NOTIFICATION OF RESUMPTION OF LAND UNDER THE PUBLIC WORKS ACT, 1912.

SO much of the land hereunder described as is Crown Land is hereby appropriated, and so much thereof as is private property is hereby resumed for a certain authorised work, namely, the construction of a bridge across Sydney Harbour from Dawes Point to Milson's Point, and is vested in the Minister for Public Works as Constructing Authority for the purposes of the Sydney Harbour Bridge Act, 1922.

Dated this thirty-first day of October, 1925.

D. R. S. DE CHAIR,
Governor.

By His Excellency's Command,

M. M. FLANNERY
Minister for Public Works.

DESCRIPTIONS OF LAND REFERRED TO.

All that piece or parcel of land situate in the Municipality of North Sydney, parish of Willoughby, county of Cumberland, and State of New South Wales, being parts of lots 1 and 2 of deposited plan 11,123: Commencing on the south-eastern side of Burton-street at the north-eastern corner of the land comprised in Certificate of Title, volume 2,251, folio 47; and bounded thence on the north-west by part of that side of that street bearing 72 degrees 6 minutes 26 feet; thence generally on the north-east by the generally south-western boundary of the land comprised in Certificate of Title, volume 464, folio 159, being lines successively bearing 162 degrees 6 minutes 30 feet 1½ inches, 252 degrees 6 minutes 5¼ inches, 161 degrees 52 minutes 31 feet 5½ inches and 162 degrees 31 minutes 25 feet 6¼ inches; thence on the south-east by the north-western side of a right-of-way bearing south-westerly for a distance of 25 feet 0¼ inch to the north-eastern boundary of the aforesaid land comprised in Certificate of Title, volume 2,251, folio 47; and thence on the south-west by part of that boundary being lines successively bearing 341 degrees 26 minutes 25 feet 8¾ inches, 341 degrees 43 minutes 31 feet 6½ inches and 342 degrees 7 minutes 30 feet 2¼ inches, to the point of commencement,—having an area of about 7¾ perches, and said to be in the possession of Dorothy Bux and Amena A. Middlemiss.

Also, all that piece or parcel of land situate as aforesaid, comprised in Certificate of Title, volume 1,358, folio 190: Commencing at the intersection of the north-western side of Burton-street with the north-eastern side of Milson's-street; and bounded thence on the south-west by part of that side of Milson's-street bearing 342 degrees 6 minutes 91 feet 1 inch; thence on the north-west by the south-eastern boundary of the land comprised in Certificate of Title, volume 1,040, folio 243, and part of the south-eastern boundary of the land comprised in Certificate of Title, volume 3,450, folio 106, bearing 72 degrees 6 minutes 150 feet 9 inches to the north-western corner of the land comprised in Certificate of Title, volume 1,357, folio 90; thence on the north-east by the south-western boundary of the land in that Certificate of Title bearing 162 degrees 6 minutes 91 feet 1 inch; and thence on the south-east by part of the north-western side of Burton-street aforesaid bearing 252 degrees 6 minutes 150 feet 9 inches, to the point of commencement.—having an area of 1 rood 10¼ perches or thereabouts, and said to be in the possession of Henry Wallach.

Also, all that piece or parcel of land situate as aforesaid, comprised in Certificate of Title, volume 947, folio 211: Commencing on the eastern side of Walker-street at the north-western corner of the land comprised in the said Certificate of Title, volume 947, folio 211; and bounded thence on the north by the northern boundary of that land bearing 90 degrees 56 minutes 45 seconds 147 feet 2 inches; thence on the east by part of the western side of Little Walker-street being 180 degrees 33 minutes 30 seconds 100 feet; thence on the south by the southern boundary of the land comprised in the aforesaid Certificate of Title, volume 947, folio 211, bearing 270 degrees 56 minutes 45 seconds 146 feet 11 inches; and thence on the west by part of the eastern side of Walker-street aforesaid bearing 19 minutes 30 seconds 100 feet, to the point of commencement,—having an area of 1 rood 14 perches or thereabouts, and said to be in the possession of Charles A. de Kantzow.

Also, all that piece or parcel of land situate in the Municipality of North Sydney, parish of Willoughby, county of Cumberland, and State of New South Wales, being the land comprised in Certificate of Title, registered volume 558, folio 149: Commencing on the south-western side of Broughton-street at the northernmost corner of land comprised in Certificate of Title, registered volume 1,551, folios 196, 197 and 198; and bounded thence on the south-east by north-western boundaries of the land in that Certificate and Certificate of Title, volume 644, folio 95, bearing south-westerly 1 chain 35 links; thence on the south-west by a south-western side of land comprised in Certificate of Title, volume 644, folio 95 aforesaid, and the north-eastern side of a lane 10 feet wide bearing north-westerly 18 links; thence again on the south-east by part of the north-western side of that lane bearing south-westerly 12·75 links to the easternmost corner of land comprised in Certificate of Title, volume 584, folio 33; thence on the south-west by the north-eastern boundaries of the land in that Certificate of Title and Certificates of Title, volume 644, folio 135 and volume 662, folio 156, bearing north-westerly 1 chain 51·5 links; thence on the north-west by part of the south-eastern boundary of land comprised in Certificate of Title, volume 2,251, folio 47; and by the south-eastern side of a right-of-way 4 feet 2 inches wide bearing north-easterly 1 chain 49 links to the south-western side of Broughton-street aforesaid; and thence on the north-east by part of that side of that street bearing 162 degrees 45 minutes 1 chain 69·5 links, to the point of commencement,—having an area of 39¾ perches or thereabouts, and said to be in the possession of Matilda A. J. Swan.

Also, all that piece or parcel of land situate as aforesaid, being lots 60 and 61 of deposited plan 3,756: Commencing at the intersection of the northern side of Lavender-street with the western side of Brisbane-lane; and bounded thence on the south by part of that side of Lavender-street bearing 281 degrees 35 minutes 131 feet 5½ inches to the south-western corner of the land in Certificate of Title, volume 1,352, folio 133; thence on the west by the western boundary of that land bearing 14 minutes 296 feet 4 inches; thence on the north-east and east by south-western sides and the western side of Brisbane-lane, being lines successively bearing 128 degrees 7 minutes 67 feet 3½ inches, 115 degrees 7 minutes 85 feet 5¼ inches and 180 degrees 39 minutes 244 feet 11 inches, to the point of commencement,—having an area of 3 roods 6½ perches or thereabouts, and said to be in the possession of Albert P. E. Tyson and William Cope.

And, also all that piece or parcel of land situate as aforesaid, being lots 38, 39, 40 and 41 of deposited plan 3,756: Commencing on the south-western side of Junction-street at the easternmost corner of the land comprised in Certificate of Title, volume 1,468, folio 88; and bounded thence on the north-east by part of that side of that street being lines successively bearing 128 degrees 7 minutes 137 feet and 145 degrees 57 minutes 22 feet 7 inches to the northernmost corner of the land comprised in Certificate of Title, volume 1,468, folio 131; thence on the south-east by the north-western boundary of that land bearing 241 degrees 58 minutes 103 feet 0¼ inch; thence on the south-west by part of the north-eastern side of Brisbane-lane, being lines successively bearing 295 degrees 7 minutes 83 feet 11¼ inches and 308 degrees 7 minutes 35 feet to the southernmost corner of the land in the aforesaid Certificate of Title, volume 1,468, folio 88; and thence on the north-west by the south-eastern boundary of that land bearing 38 degrees 7 minutes 120 feet, to the point of commencement,—having an area of 1 rood 16 perches or thereabouts, and said to be in the possession of Victor Nassor and Theresa Reilly and Percival Walker.

[Br. 1925-2,885] [2368]

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE
Register

Vol. 8500 Fol. 38

Fol. 38

CANCELLED
Issued 1-7-1974
See new edition

I certify that The Proprietors—Strata Plan No. 538 is the registered proprietor of an Estate in Fee Simple in the common property in the Strata Plan so numbered subject nevertheless to the exceptions, encumbrances and interests recorded hereon.

Registrar General.

(Page 1) Vol. 8500

ADDRESS FOR SERVICE OF NOTICES: See Strata Plan above referred to.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

1. Reservations and conditions, if any, contained in the Crown grant of the land comprised in the Strata Plan above referred to.
2. Easements, if any, benefiting or burdening the parcel and restrictions as to user, if any, burdening the parcel and other interests notified on the Strata Plan above referred to by virtue of the provisions of the Conveyancing (Strata Titles) Act, 1961.

SCHEDULE OF UNIT ENTITLEMENT: See Strata Plan above referred to.

Registrar General.

CANCELLED
See new edition issued 4-2-1975
Vol 8500 Fol 38

REGISTRAR GENERAL

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

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

REFER SDB
72M42

AFTER REGN
REFER ALL
DLGS & PLANS
TO ST30

RECORDINGS (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						

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

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: CP/SP538

SEARCH DATE	TIME	EDITION NO	DATE
17/11/2025	12:42 PM	6	13/3/2025

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 538 WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT NORTH SYDNEY
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP538

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 538
ADDRESS FOR SERVICE OF DOCUMENTS:
BODY CORPORATE SERVICES LOWER GROUND LEVEL 323
CASTLEREAGH ST SYDNEY NSW 2000

SECOND SCHEDULE (4 NOTIFICATIONS)

1 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912)
2 ATTENTION IS DIRECTED TO CLAUSE 3 SCHEDULE 4 STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973 REGARDING BOUNDARIES BETWEEN LOTS AND COMMON PROPERTY IN STRATA SCHEMES REGISTERED BEFORE 1-7-1974
3 AN326655 INITIAL PERIOD EXPIRED
4 AU865643 CONSOLIDATION OF REGISTERED BY-LAWS

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 6)

STRATA PLAN 538

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	1	2	1	3	1	4	1
5	1	6	1				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

APPENDIX E – PHOTOGRAPHIC LOG

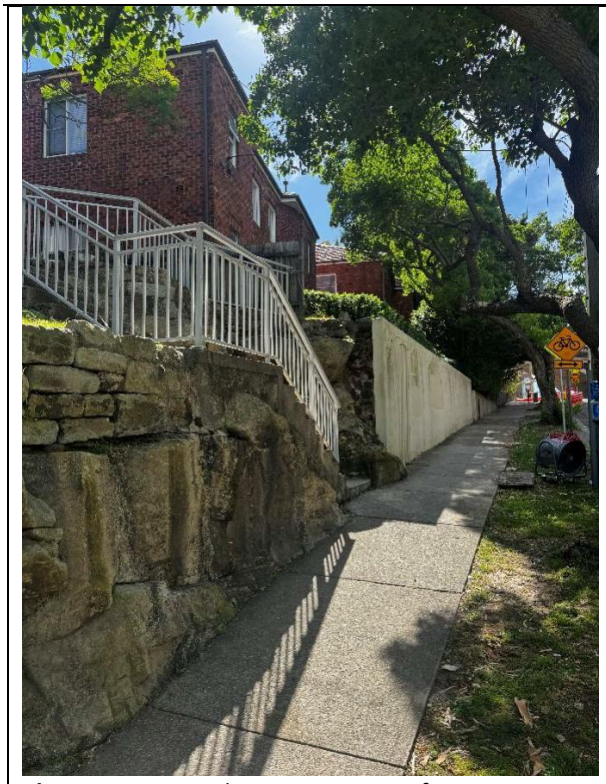


Photo 1: 64 Lavender Street – street frontage, view east (taken on 26 November 2025)

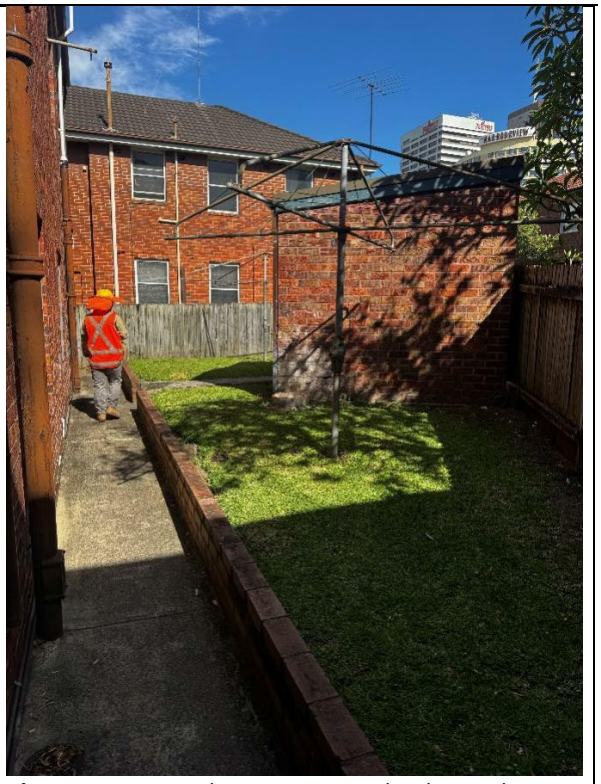


Photo 2: 64 Lavender Street – rear landscaped areas, view north (taken on 26 November 2025).

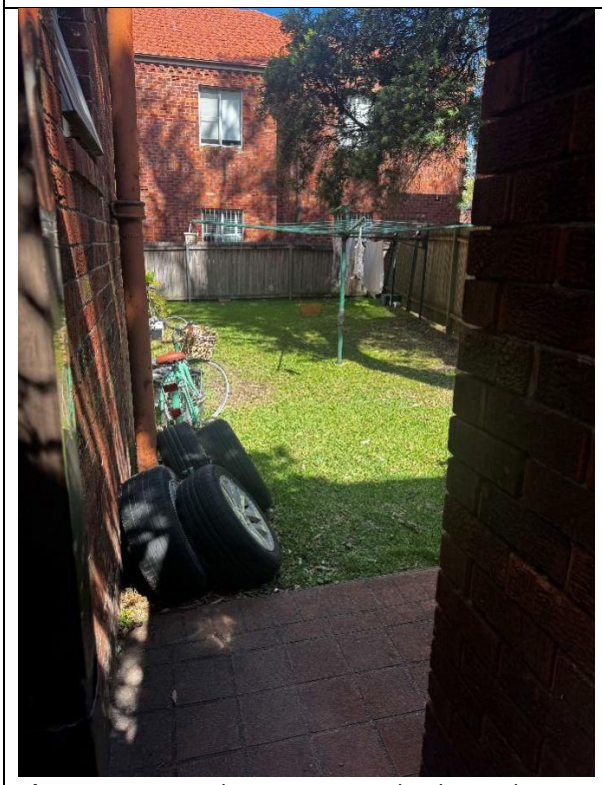


Photo 3: 66 Lavender Street – rear landscaped areas, view (taken on 26 November 2025).

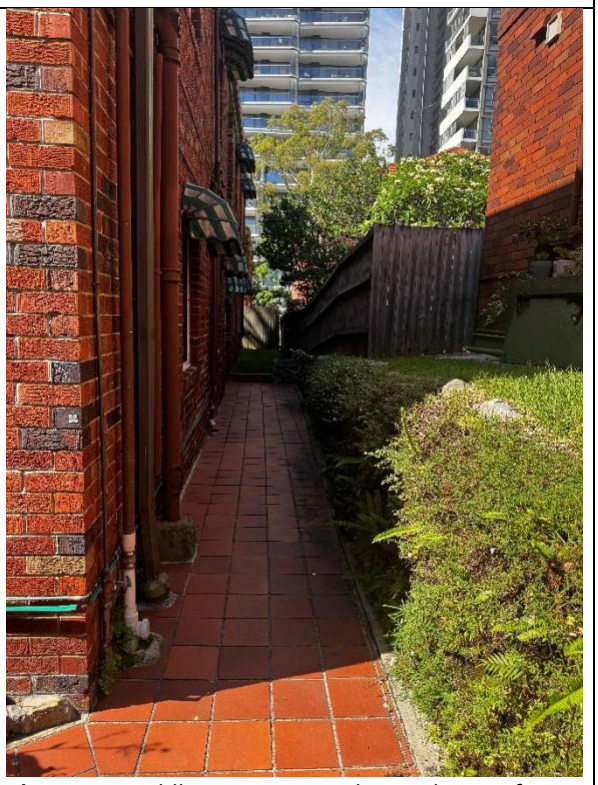


Photo 4: 3 Middlemiss Street with paved areas, facing east (taken on 26 November 2025)

Photo 5: 5 Middlemiss Street with paved and landscaped areas, facing west (taken on 26 November 2025)

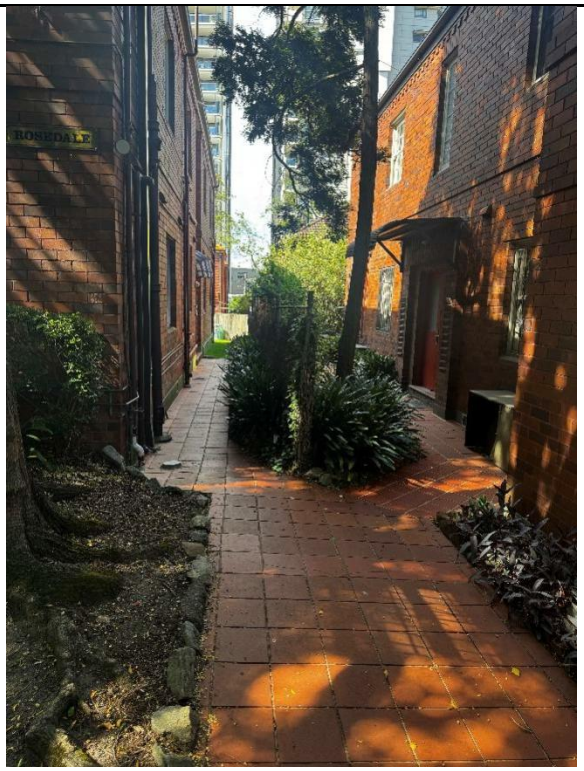


Photo 6: 7 Middlemiss Street with paved and landscaped areas, facing west (taken on 26 November 2025)

APPENDIX F - LABORATORY SUMMARY TABLES

		Asbestos	Metals								BTEX							TPH					TRH						
		Asbestos Reported Result	Arsenic	Cadmium	Chromium (III+VI)	Copper	Lead	Mercury	Nickel	Zinc	Naphthalene (VOC)	Benzene	Toluene	Ethylbenzene	Xylene (m & p)	Xylene (o)	Xylene Total	C6-C9 Fraction	C10-C14 Fraction	C15-C28 Fraction	C29-C36 Fraction	C10-C36 Fraction (Sum)	C6-C10 Fraction (F1)	C6-C10 (F1) minus BTEX	>C10-C16 Fraction (F2)	>C10-C16 Fraction (F2 minus Naphthalene)	>C16-C34 Fraction (F3)	>C34-C40 Fraction (F4)	>C10-C40 Fraction (Sum)
		Comment	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL			2	0.4	5	5	5	0.1	5	5	0.5	0.1	0.1	0.1	0.2	0.1	0.3	20	20	50	50	50	20	20	50	50	100	100	100
CRC Care HSL-B Residential (High Density)											2,200	140	21,000	5,900			17,000						5,600		4,200		5,800	8,100	
NEPM 2013 Table 1A(1) HILs Res B Soil			500	150		30,000	1,200	120	1,200	60,000																			
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand											3	0.5	160	55			40							45		110			
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																							700		1,000		2,500	10,000	
NEPM 2013 Table 7 Res B HSL for Asbestos in Soil		0.001																											
Lab Report Number	**Field ID**	**Date**																											
1297276	**HA1_0.1**	**26 Nov 2025**	Not Detected	**2.9**	<0.4	**8.0**	**35**	**150**	**0.1**	<5	**160**	<0.5	<0.1	<0.1	<0.1	<0.2	<0.1	<0.3	<20	<20	**63**	**79**	**142**	<20	<20	<50	<50	<100	<100	<100
1297276	**HA2_0.1**	**26 Nov 2025**	Not Detected	**4.6**	**0.4**	**12**	**420**	**190**	**0.1**	**5.6**	**270**	<0.5	<0.1	<0.1	<0.1	<0.2	<0.1	<0.3	<20	<20	**140**	**120**	**260**	<20	<20	<50	<50	**250**	<100	**250**
1297276	**HA3_0.1**	**26 Nov 2025**	Not Detected	**5.1**	**1.9**	**20**	**120**	**410**	**0.2**	**7.4**	**330**	<0.5	<0.1	<0.1	<0.1	<0.2	<0.1	<0.3	<20	<20	**120**	**240**	**360**	<20	<20	<50	<50	**310**	<100	**310**
1297276	**HA4_0.1**	**26 Nov 2025**	Not Detected	**4.6**	**0.7**	**20**	**220**	**320**	**0.2**	**12**	**290**	<0.5	<0.1	<0.1	<0.1	<0.2	<0.1	<0.3	<20	<20	**64**	**160**	**224**	<20	<20	<50	<50	**200**	<100	**200**
Statistics																													
Minimum Concentration		**NA**	**2.9**	**0.4**	**8**	**35**	**150**	**0.1**	**<5**	**160**	**<0.5**	**<0.1**	**<0.1**	**<0.1**	**<0.2**	**<0.1**	**<0.3**	**<20**	**<20**	**63**	**79**	**142**	**<20**	**<20**	**<50**	**<50**	**<100**	**<100**	**<100**
Maximum Concentration		**NA**	**5.1**	**1.9**	**20**	**420**	**410**	**0.2**	**12**	**330**	**<0.5**	**<0.1**	**<0.1**	**<0.1**	**<0.2**	**<0.1**	**<0.3**	**<20**	**<20**	**140**	**240**	**360**	**<20**	**<20**	**<50**	**<50**	**310**	**<100**	**310**
Average Concentration *		**NA**	**4.3**	**0.8**	**15**	**199**	**268**	**0.15**	**6.9**	**262**	**0.25**	**0.05**	**0.05**	**0.05**	**0.1**	**0.05**	**0.15**	**10**	**10**	**97**	**150**	**246**	**10**	**10**	**25**	**25**	**202**	**50**	**202**

* A Non Detect Multiplier of 0.5 has been applied.

Environmental Standards

CRC Care, 2011, CRC Care HSL-B Residential (High Density)
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, 2013, NEPM 2013 Table 7 Res B HSL for Asbestos in Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1A(1) HILs Res B Soil

			PAH																			Halogenated Benzenes	PCBs							
			Acenaphthene	Acenaphthylene	Anthracene	Benzo(a)anthracene	Benzo(a) pyrene	Benzo(b+j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Half)	Benzo(a)pyrene TEQ (LOR)	Benzo(a)pyrene TEQ calc (Zero)	PAHs (Sum of total)	Hexachlorobenzene	Arochlor 1016	Arochlor 1221	Arochlor 1232	Arochlor 1242	Arochlor 1248	Arochlor 1254	Arochlor 1260	PCBs (Sum of total)
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL			0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.05	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
CRC Care HSL-B Residential (High Density)																2,200															
NEPM 2013 Table 1A(1) HILs Res B Soil																			4	4	4	400	15								1
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand																3															
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																															
NEPM 2013 Table 7 Res B HSL for Asbestos in Soil																															
Lab Report Number	**Field ID**	**Date**																													
1297276	**HA1_0.1**	**26 Nov 2025**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.5**	<0.5	<0.5	<0.5	<0.5	**0.6**	**0.6**	**1.2**	<0.5	**1.1**	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
1297276	**HA2_0.1**	**26 Nov 2025**	<0.5	<0.5	<0.5	**1.9**	**1.9**	**1.3**	**1.5**	**2.1**	**1.9**	<0.5	**3.7**	<0.5	**1.1**	<0.5	**1.8**	**3.8**	**2.8**	**3.1**	**2.6**	**21**	<0.5	<1	<1	<1	<1	<1	**1.5**	<1	**1.5**
1297276	**HA3_0.1**	**26 Nov 2025**	<0.5	<0.5	<0.5	**0.7**	**1.0**	**0.8**	**0.7**	**1.0**	**0.9**	<0.5	**1.5**	<0.5	**0.6**	<0.5	**0.6**	**1.6**	**1.6**	**1.8**	**1.3**	**9.4**	<0.5	<1	<1	<1	<1	<1	<1	<1	<1
1297276	**HA4_0.1**	**26 Nov 2025**	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	**0.5**	<0.5	<0.5	<0.5	<0.5	**0.5**	**0.6**	**1.2**	<0.5	**1.0**	<0.05	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Statistics																															
Minimum Concentration			**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**0.5**	**0.6**	**1.2**	**<0.5**	**1**	**<0.05**	**<0.1**	**<0.1**	**<0.1**	**<0.1**	**<0.1**	**<0.1**	**<0.1**	**<0.1**
Maximum Concentration			**<0.5**	**<0.5**	**<0.5**	**1.9**	**1.9**	**1.3**	**1.5**	**2.1**	**1.9**	**<0.5**	**3.7**	**<0.5**	**1.1**	**<0.5**	**1.8**	**3.8**	**2.8**	**3.1**	**2.6**	**21**	**<0.5**	**<1**	**<1**	**<1**	**<1**	**<1**	**1.5**	**<1**	**1.5**
Average Concentration *			**0.25**	**0.25**	**0.25**	**0.77**	**0.85**	**0.65**	**0.68**	**0.9**	**0.82**	**0.25**	**1.6**	**0.25**	**0.55**	**0.25**	**0.72**	**1.6**	**1.4**	**1.8**	**1.1**	**8.1**	**0.14**	**0.28**	**0.28**	**0.28**	**0.28**	**0.28**	**0.52**	**0.28**	**0.52**

* A Non Detect Multiplier of 0.5 has been applied.

Environmental Standards

CRC Care, 2011, CRC Care HSL-B Residential (High Density)
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, 2013, NEPM 2013 Table 7 Res B HSL for Asbestos in Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1A(1) HILs Res B Soil

			Organophosphorous Pesticides																														
			Tokuthion	Azinophos methyl	Bolstar (Sulprofos)	Chlorfenvinphos	Chlorpyrifos	Chlorpyrifos-methyl	Coumaphos	Demeton-O	Demeton-S	Diazinon	Dichlorvos	Dimethoate	Disulfoton	Ethion	Ethoprop	Fenitrothion	Fensulfothion	Fenthion	EPN	Malathion	Merphos	Methyl parathion	Mevinphos (Phosdrin)	Monocrotophos	Naled (Dibrom)	Omethoate	Phorate	Pyrazophos	Ronnel	Terbufos	Trichloronate	Tetrachlorvinphos
			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL			0.2	0.2	0.2	0.2	0.2	0.2	2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	2	0.2	2	0.2	0.2	0.2	0.2	0.2	0.2
CRC Care HSL-B Residential (High Density)																																	
NEPM 2013 Table 1A(1) HILs Res B Soil							340																										
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand																																	
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																																	
NEPM 2013 Table 7 Res B HSL for Asbestos in Soil																																	
Lab Report Number	**Field ID**	**Date**																															
1297276	**HA1_0.1**	**26 Nov 2025**	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
1297276	**HA2_0.1**	**26 Nov 2025**	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
1297276	**HA3_0.1**	**26 Nov 2025**	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
1297276	**HA4_0.1**	**26 Nov 2025**	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<2	<0.2	<2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Statistics																																	
Minimum Concentration			**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<2**	**<0.2**	**<2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**
Maximum Concentration			**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<2**	**<0.2**	**<2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**	**<0.2**
Average Concentration *			**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**1**	**0.1**	**1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**	**0.1**

* A Non Detect Multiplier of 0.5 has been applied.

Environmental Standards

CRC Care, 2011, CRC Care HSL-B Residential (High Density)
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, 2013, NEPM 2013 Table 7 Res B HSL for Asbestos in Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1A(1) HILs Res B Soil

	Organochlorine Pesticides																								Pesticides	
	Organochlorine pesticides EPAVic	Other organochlorine pesticides EPAVic	4,4-DDE	a-BHC	Aldrin	Aldrin + Dieldrin	b-BHC	Chlordane	d-BHC	DDD	DDT	DDT+DDE+DDD	Dieldrin	Endosulfan I	Endosulfan II	Endosulfan sulphate	Endrin	Endrin aldehyde	Endrin ketone	g-BHC (Lindane)	Heptachlor	Heptachlor epoxide	Methoxychlor	Toxaphene	Parathion	Pirimiphos-methyl
	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
EQL	0.1	0.1	0.05	0.05	0.05	0.05	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.5	0.2	0.2
CRC Care HSL-B Residential (High Density)																										
NEPM 2013 Table 1A(1) HILs Res B Soil						10		90				600					20				10		500	30		
NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand																										
NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil																										
NEPM 2013 Table 7 Res B HSL for Asbestos in Soil																										

Lab Report Number	Field ID	Date																									
1297276	HA1_0.1	26 Nov 2025	<0.1	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.2	<0.2
1297276	HA2_0.1	26 Nov 2025	<1	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<10	<0.2	<0.2
1297276	HA3_0.1	26 Nov 2025	<1	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<1	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<10	<0.2	<0.2
1297276	HA4_0.1	26 Nov 2025	<0.1	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.1	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.5	<0.2	<0.2

Statistics

Minimum Concentration	**<0.1**	**<0.1**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.1**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.05**	**<0.5**	**<0.2**	**<0.2**
Maximum Concentration	**<1**	**<1**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<1**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<0.5**	**<10**	**<0.2**	**<0.2**
Average Concentration *	**0.28**	**0.28**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.28**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**0.14**	**2.6**	**0.1**	**0.1**

* A Non Detect Multiplier of 0.5 has been applied.

Environmental Standards

CRC Care, 2011, CRC Care HSL-B Residential (High Density)
NEPM, NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil
NEPM, 2013, NEPM 2013 Table 7 Res B HSL for Asbestos in Soil
2013, NEPM 2013 Table 1A(3) Res A/B Soil HSL for Vapour Intrusion, Sand
2013, NEPM 2013 Table 1A(1) HILs Res B Soil

APPENDIX G - LABORATORY RESULTS

Rapid Geo
8 Iris Ave
Coniston
NSW 2500

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Attention: **Elvis Dsouza**

Report **1297276-S**
Project name LAVENDER BAY
Project ID R91358
Received Date Nov 26, 2025

Client Sample ID			**HA1_0.1**	[G01]**HA2_0.1**	[G01]**HA3_0.1**	**HA4_0.1**
Sample Matrix			**Soil**	**Soil**	**Soil**	**Soil**
Eurofins Sample No.			**W25-No0079304**	**W25-No0079305**	**W25-No0079306**	**W25-No0079307**
Date Sampled			**Nov 26, 2025**	**Nov 26, 2025**	**Nov 26, 2025**	**Nov 26, 2025**
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons - 1999 NEPM Fractions						
TRH C6-C9	20	mg/kg	< 20	< 20	< 20	< 20
TRH C10-C14	20	mg/kg	< 20	< 20	< 20	< 20
TRH C15-C28	50	mg/kg	63	140	120	64
TRH C29-C36	50	mg/kg	79	120	240	160
TRH C10-C36 (Total)	50	mg/kg	142	260	360	224
BTEX						
Benzene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Toluene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Ethylbenzene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
m&p-Xylenes	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
o-Xylene	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Xylenes - Total*	0.3	mg/kg	< 0.3	< 0.3	< 0.3	< 0.3
4-Bromofluorobenzene (surr.)	1	%	135	96	107	100
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
Naphthalene[N02]	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
TRH >C10-C16 less Naphthalene (F2)*[N01]	50	mg/kg	< 50	< 50	< 50	< 50
TRH C6-C10	20	mg/kg	< 20	< 20	< 20	< 20
TRH C6-C10 less BTEX (F1)[N04]	20	mg/kg	< 20	< 20	< 20	< 20
Polycyclic Aromatic Hydrocarbons						
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5	2.6	1.3	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6	2.8	1.6	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2	3.1	1.8	1.2
Acenaphthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benz(a)anthracene	0.5	mg/kg	< 0.5	1.9	0.7	< 0.5
Benzo(a)pyrene	0.5	mg/kg	< 0.5	1.9	1.0	< 0.5
Benzo(b&j)fluoranthene[N07]	0.5	mg/kg	< 0.5	1.3	0.8	< 0.5
Benzo(g.h.i)perylene	0.5	mg/kg	< 0.5	1.5	0.7	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5	2.1	1.0	< 0.5
Chrysene	0.5	mg/kg	< 0.5	1.9	0.9	< 0.5
Dibenz(a.h)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Fluoranthene	0.5	mg/kg	0.5	3.7	1.5	0.5
Fluorene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	< 0.5	1.1	0.6	< 0.5

Client Sample ID			HA1_0.1	[G01]HA2_0.1	[G01]HA3_0.1	HA4_0.1
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			W25-No0079304	W25-No0079305	W25-No0079306	W25-No0079307
Date Sampled			Nov 26, 2025	Nov 26, 2025	Nov 26, 2025	Nov 26, 2025
Test/Reference	LOR	Unit				
Polycyclic Aromatic Hydrocarbons						
Naphthalene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	0.5	mg/kg	< 0.5	1.8	0.6	< 0.5
Pyrene	0.5	mg/kg	0.6	3.8	1.6	0.5
Total PAH*	0.5	mg/kg	1.1	21	9.4	1.0
2-Fluorobiphenyl (surr.)	1	%	85	89	83	87
p-Terphenyl-d14 (surr.)	1	%	98	99	91	92
Organochlorine Pesticides						
Chlordanes - Total	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
4.4'-DDD	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
4.4'-DDE	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
4.4'-DDT	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
a-HCH	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Aldrin	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
b-HCH	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
d-HCH	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Dieldrin	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Endosulfan I	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Endosulfan II	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Endosulfan sulphate	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Endrin	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Endrin aldehyde	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Endrin ketone	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
g-HCH (Lindane)	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Heptachlor	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Heptachlor epoxide	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Hexachlorobenzene	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Methoxychlor	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Toxaphene	0.5	mg/kg	< 0.5	< 10	< 10	< 0.5
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
DDT + DDE + DDD (Total)*	0.05	mg/kg	< 0.05	< 0.5	< 0.5	< 0.05
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
Dibutylchlorendate (surr.)	1	%	88	134	85	114
Tetrachloro-m-xylene (surr.)	1	%	85	84	82	83
Organophosphorus Pesticides						
Azinphos-methyl	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Bolstar	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Chlorfenvinphos	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Chlorpyrifos	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Chlorpyrifos-methyl	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Coumaphos	2	mg/kg	< 2	< 2	< 2	< 2
Demeton-S	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Demeton-O	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Diazinon	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Dichlorvos	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Dimethoate	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Disulfoton	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
EPN	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Ethion	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2

Client Sample ID			HA1_0.1	[G01]HA2_0.1	[G01]HA3_0.1	HA4_0.1
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			W25-No0079304	W25-No0079305	W25-No0079306	W25-No0079307
Date Sampled			Nov 26, 2025	Nov 26, 2025	Nov 26, 2025	Nov 26, 2025
Test/Reference	LOR	Unit				
Organophosphorus Pesticides						
Ethoprop	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Ethyl parathion	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Fenitrothion	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Fensulfothion	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Fenthion	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Malathion	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Merphos	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Methyl parathion	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Mevinphos	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Monocrotophos	2	mg/kg	< 2	< 2	< 2	< 2
Naled	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Omethoate	2	mg/kg	< 2	< 2	< 2	< 2
Phorate	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Pirimiphos-methyl	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Pyrazophos	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Ronnel	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Terbufos	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Tetrachlorvinphos	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Tokuthion	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Trichloronate	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2
Triphenylphosphate (surr.)	1	%	113	113	96	107
Polychlorinated Biphenyls						
Aroclor-1016	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
Aroclor-1221	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
Aroclor-1232	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
Aroclor-1242	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
Aroclor-1248	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
Aroclor-1254	0.1	mg/kg	< 0.1	1.5	< 1	< 0.1
Aroclor-1260	0.1	mg/kg	< 0.1	< 1	< 1	< 0.1
Total PCB*	0.1	mg/kg	< 0.1	1.5	< 1	< 0.1
Dibutylchlorendate (surr.)	1	%	88	134	85	114
Tetrachloro-m-xylene (surr.)	1	%	85	84	82	83
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
TRH >C10-C16	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C16-C34	100	mg/kg	< 100	250	310	200
TRH >C34-C40	100	mg/kg	< 100	< 100	< 100	< 100
TRH >C10-C40 (total)*	100	mg/kg	< 100	250	310	200
Conductivity (1:5 aqueous extract at 25 °C as rec.)	10	uS/cm	41	120	89	72
pH (1:5 Aqueous extract at 25 °C as rec.)	0.1	pH Units	6.8	6.9	6.1	5.8
Metals M8						
Arsenic	2	mg/kg	2.9	4.6	5.1	4.6
Cadmium	0.4	mg/kg	< 0.4	0.4	1.9	0.7
Chromium	5	mg/kg	8.0	12	20	20
Copper	5	mg/kg	35	420	120	220
Lead	5	mg/kg	150	190	410	320
Mercury	0.1	mg/kg	0.1	0.1	0.2	0.2
Nickel	5	mg/kg	< 5	5.6	7.4	12
Zinc	5	mg/kg	160	270	330	290

Client Sample ID			HA1_0.1	[G01]HA2_0.1	[G01]HA3_0.1	HA4_0.1
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins Sample No.			W25-No0079304	W25-No0079305	W25-No0079306	W25-No0079307
Date Sampled			Nov 26, 2025	Nov 26, 2025	Nov 26, 2025	Nov 26, 2025
Test/Reference	LOR	Unit				
Sample Properties						
% Moisture	1	%	5.5	6.0	8.4	7.5

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
ENM Suite (TRH/PAH/BTEX/ Metals8/pH/EC/Asbestos (AS4964))			
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	Sydney	Dec 01, 2025	14 Days
- Method: LTM-ORG-2010 TRH C6-C40			
BTEX	Sydney	Dec 01, 2025	14 Days
- Method: LTM-ORG-2010 BTEX and Volatile TRH			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Sydney	Dec 01, 2025	14 Days
- Method: LTM-ORG-2010 TRH C6-C40			
Polycyclic Aromatic Hydrocarbons	Sydney	Dec 01, 2025	14 Days
- Method: LTM-ORG-2130 PAH and Phenols in Soil and Water			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Sydney	Dec 01, 2025	14 Days
- Method: LTM-ORG-2010 TRH C6-C40			
Conductivity (1:5 aqueous extract at 25 °C as rec.)	Sydney	Dec 01, 2025	7 Days
- Method: LTM-INO-4030 Conductivity			
pH (1:5 Aqueous extract at 25 °C as rec.)	Sydney	Dec 01, 2025	7 Days
- Method: LTM-GEN-7090 pH by ISE			
Metals M8	Sydney	Dec 01, 2025	28 Days
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
Eurofins Suite B15			
Organochlorine Pesticides	Sydney	Dec 01, 2025	14 Days
- Method: LTM-ORG-2220 OCP & PCB in Soil and Water			
Organophosphorus Pesticides	Sydney	Dec 01, 2025	14 Days
- Method: LTM-ORG-2200 Organophosphorus Pesticides by GC-MS			
Polychlorinated Biphenyls	Sydney	Dec 01, 2025	28 Days
- Method: LTM-ORG-2220 OCP & PCB in Soil and Water			
% Moisture	Sydney	Nov 26, 2025	14 Days
- Method: LTM-GEN-7080 Moisture			

eurofins

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Address: 8 Iris Ave
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NSW 2500

Project Name: LAVENDER BAY
Project ID: R91358

Order No.:
Report #: 1297276
Phone: 0414 289 757
Fax:

Received: Nov 26, 2025 2:15 PM
Due: Dec 3, 2025
Priority: 5 Day
Contact Name: Elvis Dsouza

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Eurofins Suite B15	Moisture Set	ENM Suite (TRH/PAH/BTEX/Metals8/pH/EC/Asbestos (AS4964))
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
External Laboratory								
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**			
1	HA1_0.1	Nov 26, 2025		Soil	W25-No0079304	X	X	X
2	HA2_0.1	Nov 26, 2025		Soil	W25-No0079305	X	X	X
3	HA3_0.1	Nov 26, 2025		Soil	W25-No0079306	X	X	X
4	HA4_0.1	Nov 26, 2025		Soil	W25-No0079307	X	X	X
Test Counts						4	4	4

Internal Quality Control Review and Glossary

General

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

Holding Times

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

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

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

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

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

Units

mg/kg: milligrams per kilogram	**mg/L:** milligrams per litre	**ppm:** parts per million
µg/L: micrograms per litre	**ppb:** parts per billion	**%:** Percentage
org/100 mL: Organisms per 100 millilitres	**NTU:** Nephelometric Turbidity Units	**MPN/100 mL:** Most Probable Number of organisms per 100 millilitres
CFU: Colony Forming Unit	**Colour:** Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (*bis*-tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however, free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 6.0
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

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

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

Results <10 times the LOR:	No Limit
Results between 10-20 times the LOR:	RPD must lie between 0-50%
Results >20 times the LOR:	RPD must lie between 0-30%

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

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

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

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C10-C14	mg/kg	< 20			20	Pass	
TRH C15-C28	mg/kg	< 50			50	Pass	
TRH C29-C36	mg/kg	< 50			50	Pass	
Method Blank							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	mg/kg	< 0.5			0.5	Pass	
Acenaphthylene	mg/kg	< 0.5			0.5	Pass	
Anthracene	mg/kg	< 0.5			0.5	Pass	
Benz(a)anthracene	mg/kg	< 0.5			0.5	Pass	
Benzo(a)pyrene	mg/kg	< 0.5			0.5	Pass	
Benzo(b&j)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Benzo(g.h.i)perylene	mg/kg	< 0.5			0.5	Pass	
Benzo(k)fluoranthene	mg/kg	< 0.5			0.5	Pass	
Chrysene	mg/kg	< 0.5			0.5	Pass	
Dibenz(a.h)anthracene	mg/kg	< 0.5			0.5	Pass	
Fluoranthene	mg/kg	< 0.5			0.5	Pass	
Fluorene	mg/kg	< 0.5			0.5	Pass	
Indeno(1.2.3-cd)pyrene	mg/kg	< 0.5			0.5	Pass	
Naphthalene	mg/kg	< 0.5			0.5	Pass	
Phenanthrene	mg/kg	< 0.5			0.5	Pass	
Pyrene	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Organochlorine Pesticides							
Chlordanes - Total	mg/kg	< 0.1			0.1	Pass	
4.4'-DDD	mg/kg	< 0.05			0.05	Pass	
4.4'-DDE	mg/kg	< 0.05			0.05	Pass	
4.4'-DDT	mg/kg	< 0.05			0.05	Pass	
a-HCH	mg/kg	< 0.05			0.05	Pass	
Aldrin	mg/kg	< 0.05			0.05	Pass	
b-HCH	mg/kg	< 0.05			0.05	Pass	
d-HCH	mg/kg	< 0.05			0.05	Pass	
Dieldrin	mg/kg	< 0.05			0.05	Pass	
Endosulfan I	mg/kg	< 0.05			0.05	Pass	
Endosulfan II	mg/kg	< 0.05			0.05	Pass	
Endosulfan sulphate	mg/kg	< 0.05			0.05	Pass	
Endrin	mg/kg	< 0.05			0.05	Pass	
Endrin aldehyde	mg/kg	< 0.05			0.05	Pass	
Endrin ketone	mg/kg	< 0.05			0.05	Pass	
g-HCH (Lindane)	mg/kg	< 0.05			0.05	Pass	
Heptachlor	mg/kg	< 0.05			0.05	Pass	
Heptachlor epoxide	mg/kg	< 0.05			0.05	Pass	
Hexachlorobenzene	mg/kg	< 0.05			0.05	Pass	
Methoxychlor	mg/kg	< 0.05			0.05	Pass	
Toxaphene	mg/kg	< 0.5			0.5	Pass	
Method Blank							
Organophosphorus Pesticides							
Azinphos-methyl	mg/kg	< 0.2			0.2	Pass	
Bolstar	mg/kg	< 0.2			0.2	Pass	
Chlorfenvinphos	mg/kg	< 0.2			0.2	Pass	
Chlorpyrifos	mg/kg	< 0.2			0.2	Pass	

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Chlorpyrifos-methyl	mg/kg	< 0.2			0.2	Pass	
Coumaphos	mg/kg	< 2			2	Pass	
Demeton-S	mg/kg	< 0.2			0.2	Pass	
Demeton-O	mg/kg	< 0.2			0.2	Pass	
Diazinon	mg/kg	< 0.2			0.2	Pass	
Dichlorvos	mg/kg	< 0.2			0.2	Pass	
Dimethoate	mg/kg	< 0.2			0.2	Pass	
Disulfoton	mg/kg	< 0.2			0.2	Pass	
EPN	mg/kg	< 0.2			0.2	Pass	
Ethion	mg/kg	< 0.2			0.2	Pass	
Ethoprop	mg/kg	< 0.2			0.2	Pass	
Ethyl parathion	mg/kg	< 0.2			0.2	Pass	
Fenitrothion	mg/kg	< 0.2			0.2	Pass	
Fensulfothion	mg/kg	< 0.2			0.2	Pass	
Fenthion	mg/kg	< 0.2			0.2	Pass	
Malathion	mg/kg	< 0.2			0.2	Pass	
Merphos	mg/kg	< 0.2			0.2	Pass	
Methyl parathion	mg/kg	< 0.2			0.2	Pass	
Mevinphos	mg/kg	< 0.2			0.2	Pass	
Monocrotophos	mg/kg	< 2			2	Pass	
Naled	mg/kg	< 0.2			0.2	Pass	
Omethoate	mg/kg	< 2			2	Pass	
Phorate	mg/kg	< 0.2			0.2	Pass	
Pirimiphos-methyl	mg/kg	< 0.2			0.2	Pass	
Pyrazophos	mg/kg	< 0.2			0.2	Pass	
Ronnel	mg/kg	< 0.2			0.2	Pass	
Terbufos	mg/kg	< 0.2			0.2	Pass	
Tetrachlorvinphos	mg/kg	< 0.2			0.2	Pass	
Tokuthion	mg/kg	< 0.2			0.2	Pass	
Trichloronate	mg/kg	< 0.2			0.2	Pass	
Method Blank							
Polychlorinated Biphenyls							
Aroclor-1016	mg/kg	< 0.1			0.1	Pass	
Aroclor-1221	mg/kg	< 0.1			0.1	Pass	
Aroclor-1232	mg/kg	< 0.1			0.1	Pass	
Aroclor-1242	mg/kg	< 0.1			0.1	Pass	
Aroclor-1248	mg/kg	< 0.1			0.1	Pass	
Aroclor-1254	mg/kg	< 0.1			0.1	Pass	
Aroclor-1260	mg/kg	< 0.1			0.1	Pass	
Total PCB*	mg/kg	< 0.1			0.1	Pass	
Method Blank							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
TRH >C10-C16	mg/kg	< 50			50	Pass	
TRH >C16-C34	mg/kg	< 100			100	Pass	
TRH >C34-C40	mg/kg	< 100			100	Pass	
Method Blank							
Conductivity (1:5 aqueous extract at 25 °C as rec.)	uS/cm	< 10			10	Pass	
Method Blank							
Metals M8							
Arsenic	mg/kg	< 2			2	Pass	
Cadmium	mg/kg	< 0.4			0.4	Pass	
Chromium	mg/kg	< 5			5	Pass	
Copper	mg/kg	< 5			5	Pass	
Lead	mg/kg	< 5			5	Pass	

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Mercury	mg/kg	< 0.1			0.1	Pass	
Nickel	mg/kg	< 5			5	Pass	
Zinc	mg/kg	< 5			5	Pass	
Method Blank							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C6-C9	mg/kg	< 20			20	Pass	
Method Blank							
BTEX							
Benzene	mg/kg	< 0.1			0.1	Pass	
Toluene	mg/kg	< 0.1			0.1	Pass	
Ethylbenzene	mg/kg	< 0.1			0.1	Pass	
m&p-Xylenes	mg/kg	< 0.2			0.2	Pass	
o-Xylene	mg/kg	< 0.1			0.1	Pass	
Xylenes - Total*	mg/kg	< 0.3			0.3	Pass	
Method Blank							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
Naphthalene	mg/kg	< 0.5			0.5	Pass	
TRH C6-C10	mg/kg	< 20			20	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C10-C14	%	113			70-130	Pass	
LCS - % Recovery							
Polycyclic Aromatic Hydrocarbons							
Acenaphthene	%	97			70-130	Pass	
Acenaphthylene	%	98			70-130	Pass	
Anthracene	%	101			70-130	Pass	
Benz(a)anthracene	%	103			70-130	Pass	
Benzo(a)pyrene	%	103			70-130	Pass	
Benzo(b&j)fluoranthene	%	92			70-130	Pass	
Benzo(g.h.i)perylene	%	113			70-130	Pass	
Benzo(k)fluoranthene	%	116			70-130	Pass	
Chrysene	%	106			70-130	Pass	
Dibenz(a.h)anthracene	%	107			70-130	Pass	
Fluoranthene	%	98			70-130	Pass	
Fluorene	%	102			70-130	Pass	
Indeno(1.2.3-cd)pyrene	%	106			70-130	Pass	
Naphthalene	%	98			70-130	Pass	
Phenanthrene	%	94			70-130	Pass	
Pyrene	%	99			70-130	Pass	
LCS - % Recovery							
Organochlorine Pesticides							
Chlordanes - Total	%	92			70-130	Pass	
4.4'-DDD	%	88			70-130	Pass	
4.4'-DDE	%	84			70-130	Pass	
4.4'-DDT	%	91			70-130	Pass	
a-HCH	%	89			70-130	Pass	
Aldrin	%	85			70-130	Pass	
b-HCH	%	86			70-130	Pass	
d-HCH	%	86			70-130	Pass	
Dieldrin	%	83			70-130	Pass	
Endosulfan I	%	90			70-130	Pass	
Endosulfan II	%	83			70-130	Pass	
Endosulfan sulphate	%	90			70-130	Pass	
Endrin	%	88			70-130	Pass	

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Endrin aldehyde	%	74			70-130	Pass	
Endrin ketone	%	90			70-130	Pass	
g-HCH (Lindane)	%	84			70-130	Pass	
Heptachlor	%	83			70-130	Pass	
Heptachlor epoxide	%	86			70-130	Pass	
Hexachlorobenzene	%	84			70-130	Pass	
Methoxychlor	%	83			70-130	Pass	
LCS - % Recovery							
Organophosphorus Pesticides							
Diazinon	%	122			70-130	Pass	
Dimethoate	%	101			70-130	Pass	
Ethion	%	115			70-130	Pass	
Fenitrothion	%	111			70-130	Pass	
Methyl parathion	%	120			70-130	Pass	
Mevinphos	%	98			70-130	Pass	
LCS - % Recovery							
Polychlorinated Biphenyls							
Aroclor-1016	%	74			70-130	Pass	
Aroclor-1260	%	76			70-130	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
TRH >C10-C16	%	110			70-130	Pass	
LCS - % Recovery							
Conductivity (1:5 aqueous extract at 25 °C as rec.)	%	93			70-130	Pass	
LCS - % Recovery							
Metals M8							
Arsenic	%	100			80-120	Pass	
Cadmium	%	102			80-120	Pass	
Chromium	%	107			80-120	Pass	
Copper	%	106			80-120	Pass	
Lead	%	108			80-120	Pass	
Mercury	%	109			80-120	Pass	
Nickel	%	101			80-120	Pass	
Zinc	%	107			80-120	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C6-C9	%	108			70-130	Pass	
LCS - % Recovery							
BTEX							
Benzene	%	116			70-130	Pass	
Toluene	%	130			70-130	Pass	
Ethylbenzene	%	115			70-130	Pass	
m&p-Xylenes	%	109			70-130	Pass	
o-Xylene	%	121			70-130	Pass	
Xylenes - Total*	%	113			70-130	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
Naphthalene	%	124			70-130	Pass	
TRH C6-C10	%	98			70-130	Pass	

Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery									
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1					
TRH C6-C9	N25-No0074266	NCP	%	74			70-130	Pass	
TRH C10-C14	W25-No0079304	CP	%	90			70-130	Pass	
Spike - % Recovery									
BTEX				Result 1					
Benzene	N25-No0074266	NCP	%	93			70-130	Pass	
Toluene	N25-No0074266	NCP	%	90			70-130	Pass	
Ethylbenzene	N25-No0074266	NCP	%	94			70-130	Pass	
m&p-Xylenes	N25-No0074266	NCP	%	90			70-130	Pass	
o-Xylene	N25-No0074266	NCP	%	94			70-130	Pass	
Xylenes - Total*	N25-No0074266	NCP	%	91			70-130	Pass	
Spike - % Recovery									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1					
Naphthalene	N25-No0074266	NCP	%	93			70-130	Pass	
TRH C6-C10	N25-No0077161	NCP	%	77			70-130	Pass	
Spike - % Recovery									
Polycyclic Aromatic Hydrocarbons				Result 1					
Acenaphthene	S25-No0086325	NCP	%	74			70-130	Pass	
Acenaphthylene	S25-No0086325	NCP	%	80			70-130	Pass	
Anthracene	S25-No0086325	NCP	%	73			70-130	Pass	
Benz(a)anthracene	S25-No0086325	NCP	%	76			70-130	Pass	
Benzo(a)pyrene	S25-No0086325	NCP	%	77			70-130	Pass	
Benzo(b&j)fluoranthene	S25-No0086325	NCP	%	72			70-130	Pass	
Benzo(g.h.i)perylene	S25-No0086325	NCP	%	86			70-130	Pass	
Benzo(k)fluoranthene	S25-No0086325	NCP	%	84			70-130	Pass	
Chrysene	S25-No0071195	NCP	%	86			70-130	Pass	
Dibenz(a.h)anthracene	S25-No0086325	NCP	%	79			70-130	Pass	
Fluoranthene	S25-No0086325	NCP	%	79			70-130	Pass	
Fluorene	S25-No0086325	NCP	%	79			70-130	Pass	
Indeno(1.2.3-cd)pyrene	S25-No0086325	NCP	%	79			70-130	Pass	
Naphthalene	S25-No0086325	NCP	%	77			70-130	Pass	
Phenanthrene	S25-No0086325	NCP	%	74			70-130	Pass	
Pyrene	S25-No0086325	NCP	%	77			70-130	Pass	
Spike - % Recovery									
Organochlorine Pesticides				Result 1					
Chlordanes - Total	S25-No0086325	NCP	%	78			70-130	Pass	
4.4'-DDD	S25-No0086325	NCP	%	79			70-130	Pass	
4.4'-DDE	S25-No0071195	NCP	%	77			70-130	Pass	
4.4'-DDT	S25-No0086325	NCP	%	80			70-130	Pass	
a-HCH	S25-No0086325	NCP	%	77			70-130	Pass	
Aldrin	S25-No0086325	NCP	%	71			70-130	Pass	
b-HCH	S25-No0086325	NCP	%	75			70-130	Pass	
d-HCH	S25-No0086325	NCP	%	74			70-130	Pass	
Dieldrin	S25-No0086325	NCP	%	75			70-130	Pass	
Endosulfan I	S25-No0086325	NCP	%	80			70-130	Pass	
Endosulfan II	S25-No0086325	NCP	%	76			70-130	Pass	
Endosulfan sulphate	S25-No0086325	NCP	%	79			70-130	Pass	
Endrin	S25-No0086325	NCP	%	80			70-130	Pass	
Endrin aldehyde	S25-No0086325	NCP	%	81			70-130	Pass	
Endrin ketone	S25-No0086325	NCP	%	84			70-130	Pass	
g-HCH (Lindane)	S25-No0086325	NCP	%	75			70-130	Pass	
Heptachlor	S25-No0071195	NCP	%	74			70-130	Pass	
Heptachlor epoxide	S25-No0086325	NCP	%	72			70-130	Pass	

Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Hexachlorobenzene	S25-No0071195	NCP	%	76			70-130	Pass	
Methoxychlor	S25-No0086325	NCP	%	73			70-130	Pass	
Spike - % Recovery									
Organophosphorus Pesticides				Result 1					
Diazinon	S25-No0086325	NCP	%	121			70-130	Pass	
Dimethoate	S25-No0086325	NCP	%	105			70-130	Pass	
Ethion	S25-No0086325	NCP	%	118			70-130	Pass	
Fenitrothion	S25-No0086325	NCP	%	112			70-130	Pass	
Methyl parathion	S25-No0086325	NCP	%	119			70-130	Pass	
Mevinphos	S25-No0086325	NCP	%	101			70-130	Pass	
Spike - % Recovery									
Polychlorinated Biphenyls				Result 1					
Aroclor-1016	N25-No0071303	NCP	%	72			70-130	Pass	
Aroclor-1260	N25-No0071303	NCP	%	72			70-130	Pass	
Spike - % Recovery									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1					
TRH >C10-C16	W25-No0079304	CP	%	86			70-130	Pass	
Spike - % Recovery									
Metals M8				Result 1					
Arsenic	S25-No0088715	NCP	%	104			75-125	Pass	
Cadmium	S25-No0088715	NCP	%	103			75-125	Pass	
Chromium	S25-No0088715	NCP	%	108			75-125	Pass	
Copper	S25-No0088715	NCP	%	107			75-125	Pass	
Lead	S25-No0088715	NCP	%	114			75-125	Pass	
Mercury	S25-No0088715	NCP	%	111			75-125	Pass	
Nickel	S25-No0088715	NCP	%	103			75-125	Pass	
Zinc	S25-No0088715	NCP	%	101			75-125	Pass	
Test	**Lab Sample ID**	**QA Source**	**Units**	**Result 1**			**Acceptance Limits**	**Pass Limits**	**Qualifying Code**
Duplicate									
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1	Result 2	RPD			
TRH C6-C9	S25-No0089060	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
Duplicate									
BTEX				Result 1	Result 2	RPD			
Benzene	S25-No0089060	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Toluene	S25-No0089060	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Ethylbenzene	S25-No0089060	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
m&p-Xylenes	S25-No0089060	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
o-Xylene	S25-No0089060	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Xylenes - Total*	S25-No0089060	NCP	mg/kg	< 0.3	< 0.3	<1	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1	Result 2	RPD			
Naphthalene	S25-No0089060	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
TRH C6-C10	S25-No0089060	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
Duplicate									
Polycyclic Aromatic Hydrocarbons				Result 1	Result 2	RPD			
Acenaphthene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Acenaphthylene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Anthracene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benz(a)anthracene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(a)pyrene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(b&j)fluoranthene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(g.h.i)perylene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(k)fluoranthene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chrysene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	

Duplicate									
Polycyclic Aromatic Hydrocarbons				Result 1	Result 2	RPD			
Dibenz(a.h)anthracene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluoranthene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluorene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Indeno(1.2.3-cd)pyrene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Naphthalene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Phenanthrene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Pyrene	S25-No0086335	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate									
Organochlorine Pesticides				Result 1	Result 2	RPD			
Chlordanes - Total	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
4.4'-DDD	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4.4'-DDE	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4.4'-DDT	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
a-HCH	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Aldrin	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
b-HCH	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
d-HCH	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Dieldrin	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan I	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan II	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan sulphate	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin aldehyde	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin ketone	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
g-HCH (Lindane)	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor epoxide	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Hexachlorobenzene	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Methoxychlor	S25-No0086335	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Toxaphene	S25-No0090056	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate									
Organophosphorus Pesticides				Result 1	Result 2	RPD			
Azinphos-methyl	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Bolstar	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Chlorfenvinphos	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Chlorpyrifos	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Chlorpyrifos-methyl	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Coumaphos	S25-No0086335	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Demeton-S	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Demeton-O	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Diazinon	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Dichlorvos	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Dimethoate	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Disulfoton	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
EPN	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Ethion	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Ethoprop	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Ethyl parathion	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Fenitrothion	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Fensulfothion	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Fenthion	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Malathion	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Merphos	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Methyl parathion	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	

Duplicate									
Organophosphorus Pesticides				Result 1	Result 2	RPD			
Mevinphos	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Monocrotophos	S25-No0086335	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Naled	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Omethoate	S25-No0086335	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Phorate	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Pirimiphos-methyl	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Pyrazophos	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Ronnel	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Terbufos	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Tetrachlorvinphos	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Tokuthion	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Trichloronate	S25-No0086335	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Duplicate									
Polychlorinated Biphenyls				Result 1	Result 2	RPD			
Aroclor-1016	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1221	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1232	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1242	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1248	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1254	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1260	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Total PCB*	S25-No0086335	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Duplicate									
Metals M8				Result 1	Result 2	RPD			
Arsenic	S25-No0088721	NCP	mg/kg	< 2	< 2	<1	30%	Pass	
Cadmium	S25-No0088721	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	S25-No0088721	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Copper	S25-No0088721	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Lead	S25-No0088721	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Mercury	S25-No0088721	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Nickel	S25-No0088721	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Zinc	S25-No0088721	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Duplicate									
Sample Properties				Result 1	Result 2	RPD			
% Moisture	S25-No0079056	NCP	%	12	13	13	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				Result 1	Result 2	RPD			
TRH C10-C14	W25-No0079305	CP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C15-C28	W25-No0079305	CP	mg/kg	140	85	48	30%	Fail	Q15
TRH C29-C36	W25-No0079305	CP	mg/kg	120	110	12	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1	Result 2	RPD			
TRH >C10-C16	W25-No0079305	CP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH >C16-C34	W25-No0079305	CP	mg/kg	250	190	28	30%	Pass	
TRH >C34-C40	W25-No0079305	CP	mg/kg	< 100	< 100	<1	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
Conductivity (1:5 aqueous extract at 25 °C as rec.)	W25-No0079305	CP	uS/cm	120	100	17	30%	Pass	
pH (1:5 Aqueous extract at 25 °C as rec.)	W25-No0079305	CP	pH Units	6.9	7.0	Pass	30%	Pass	

Comments

Sample Integrity

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

Qualifier Codes/Comments

Code	Description
G01	The LORs have been raised due to matrix interference
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs
Q15	The RPD reported passes Eurofins Environment Testing's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report.

Authorised by:

Andrew Black	Analytical Services Manager
Dilani Samarakoon	Senior Analyst-Inorganic
Mickael Ros	Senior Analyst-Metal
Raymond Siu	Senior Analyst-Volatile
Roopesh Rangarajan	Senior Analyst-Organic
Ryan Phillips	Senior Analyst-Sample Properties
Sayeed Abu	Senior Analyst-Asbestos

Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

Certificate of Analysis

eurofins | Environment Testing

NATA Accredited
Accreditation Number 1261
Site Number 18217

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

Rapid Geo
8 Iris Ave
Coniston
NSW 2500

Attention:	Elvis Dsouza
Report	1297276-AID
Project Name	LAVENDER BAY
Project ID	R91358
Received Date	Nov 26, 2025
Date Reported	Dec 04, 2025

Methodology:

Asbestos Fibre Identification	Conducted in accordance with the Australian Standard AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 and in-house Method LTM-ASB-8020 by polarised light microscopy (PLM) and dispersion staining (DS) techniques. *NOTE: Positive Trace Analysis results indicate the sample contains detectable respirable fibres.*
Man-made vitreous fibre (MMVF)	Fibres exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and bio-soluble fibres. NOTE: previously known as "synthetic mineral fibre" (SMF). Simple analytical procedures such as polarised light microscopy cannot detect or reliably identify asbestos in some types of commercial products containing asbestos, either because the fibres are below the resolution of optical microscopy or because the matrix material adheres too strongly to the fibres. For these types of products, electron microscopy may be necessary.
Unknown Mineral Fibres	Mineral fibres of unknown type, as determined by PLM with DS, may require another analytical technique, such as Electron Microscopy, to confirm unequivocal identity. *NOTE: While Actinolite, Anthophyllite and Tremolite asbestos may be detected by PLM with DS, due to variability in the optical properties of these materials, Australian Standard AS 5370:2024 Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004 requires that these are reported as UMF unless confirmed by an independent technique.*
Subsampling Soil Samples	The sample submitted is dried and passed through a 10 mm sieve followed by a 2 mm sieve. All fibrous matter greater than 10 mm and greater than 2 mm and the material passing through the 2 mm sieve are retained and analysed for the presence of asbestos. If the sub 2mm fraction is greater than approximately 30 g to 60 g, then a subsampling routine based on ISO 3082:2017(E) is employed. *NOTE: Depending on the nature and size of the soil sample, the sub-2 mm residue material may need to be subsampled for trace analysis, in accordance with AS 5370:2024*.*
Bonded asbestos-containing material (ACM)	The material is first examined, and any fibres are isolated for identification by PLM and DS. Where required, interfering matrices may be removed by disintegration using a range of heat, chemical or physical treatments, possibly in combination. The resultant material is then further examined in accordance with AS 5370:2024*. *NOTE: Even after disintegration, it may be difficult to detect the presence of asbestos in some asbestos-containing bulk materials using PLM and DS. This is due to the low grade or small length or diameter of the asbestos fibres present in the material or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos-containing sealants and mastics, asbestos-containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.*
Limit of Reporting (LOR)	The performance limitation of the AS 5370:2024* method for non-homogeneous samples is around 0.1 g/kg (equivalent to 0.01% (w/w)). Where no asbestos is found by PLM and DS, including Trace Analysis, this is considered to be at the nominal reporting limit of 0.01% (w/w). The NEPM screening level of 0.001% (w/w) is intended as an on-site determination, not a laboratory limit of reporting, per se. Examination of large sample size (e.g., 500 mL) may improve the likelihood of detecting asbestos, particularly AF, to aid assessment against the NEPM criteria. Gravimetric determinations to this level of accuracy are outside of AS 5370:2024*, and hence, NATA Accreditation does not cover the performance of this service (non-NATA results are shown with an asterisk). *NOTE: NATA News March 2014, p.7, states in relation to AS 4964-2004: "This is a qualitative method with a nominal reporting limit of 0.01 % " and that currently in Australia "there is no validated method available for the quantification of asbestos". This report is consistent with the analytical procedures and reporting recommendations in the NEPM and the WA DoH.*

Project Name LAVENDER BAY
Project ID R91358
Date Sampled Nov 26, 2025
Report 1297276-AID

Client Sample ID	Eurofins Sample No.	Date Sampled	Sample Description	Result
HA1_0.1	25-No0079304	Nov 26, 2025	Approximate Sample 137g Sample consisted of: Dark brown fine-grained sandy soil	No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. No trace asbestos detected.
HA2_0.1	25-No0079305	Nov 26, 2025	Approximate Sample 114g Sample consisted of: Grey brown fine-grained sandy soil, plant debris, glass	No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. Synthetic mineral fibre/Man-made vitreous fibre detected. No trace asbestos detected.
HA3_0.1	25-No0079306	Nov 26, 2025	Approximate Sample 98g Sample consisted of: Dark grey fine-grained soil, plant debris and rocks	No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. Synthetic mineral fibre/Man-made vitreous fibre detected. No trace asbestos detected.
HA4_0.1	25-No0079307	Nov 26, 2025	Approximate Sample 74g Sample consisted of: Dark brown fine-grained sandy soil, plant debris, wood, organic debris and rocks	No asbestos detected at the reporting limit of 0.01% w/w. Organic fibre detected. Synthetic mineral fibre/Man-made vitreous fibre detected. No trace asbestos detected.

Sample History

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

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

Description	Testing Site	Extracted	Holding Time
Asbestos - LTM-ASB-8020	Sydney	Nov 26, 2025	Indefinite

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ABN: 50 005 085 521

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NATA# 1261
Site# 18217

Canberra
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Site# 20794 & 2780

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Perth
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+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: Rapid Geo Pty Ltd
Address: 8 Iris Ave
Coniston
NSW 2500

Project Name: LAVENDER BAY
Project ID: R91358

Order No.:
Report #: 1297276
Phone: 0414 289 757
Fax:

Received: Nov 26, 2025 2:15 PM
Due: Dec 3, 2025
Priority: 5 Day
Contact Name: Elvis Dsouza

Eurofins Analytical Services Manager : Andrew Black

Sample Detail						Eurofins Suite B15	Moisture Set	ENM Suite (TRH/PAH/BTEX/Metals8/pH/EC/Asbestos (AS4964))
Sydney Laboratory - NATA # 1261 Site # 18217						X	X	X
External Laboratory								
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**			
1	HA1_0.1	Nov 26, 2025		Soil	W25-No0079304	X	X	X
2	HA2_0.1	Nov 26, 2025		Soil	W25-No0079305	X	X	X
3	HA3_0.1	Nov 26, 2025		Soil	W25-No0079306	X	X	X
4	HA4_0.1	Nov 26, 2025		Soil	W25-No0079307	X	X	X
Test Counts						4	4	4

Internal Quality Control Review and Glossary General

1. QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. Samples were analysed on an 'as received' basis.
4. Information identified on this report in blue indicates data provided by the customer that may impact the results.
5. This report replaces any interim results previously issued.

Holding Times

Please refer to the most recent version of the 'Sample Preservation and Container Guide' for holding times (QS3001).

Units

% w/w:	Percentage weight-for-weight basis, e.g. of asbestos in asbestos-containing finds in soil samples (**% w/w**)
F/fld	Airborne fibre filter loading as Fibres (**N**) per Fields counted (**n**)
F/mL	Airborne fibre reported concentration as Fibres per millilitre of air drawn over the sampler membrane (**C**)
g, kg	Mass, e.g. of whole sample (**M**) or asbestos-containing find within the sample (**m**)
g/kg	Concentration in grams per kilogram
L, mL	Volume, e.g. of air as measured in AFM (**V** = **r** x **t**)
L/min	Airborne fibre sampling Flowrate as litres per minute of air drawn over the sampler membrane (**r**)
min	Time (**t**), e.g. of air sample collection period

Calculations

Airborne Fibre Concentration: $C = \left(\frac{A}{a}\right) \times \left(\frac{N}{n}\right) \times \left(\frac{1}{r}\right) \times \left(\frac{1}{t}\right) = K \times \left(\frac{N}{n}\right) \times \left(\frac{1}{V}\right)$

Asbestos Content (as asbestos): $\%\, w/w = \frac{(m \times P_A)}{M}$

Weighted Average (of asbestos): $\%_{WA} = \sum \frac{(m \times P_A)_x}{x}$

Terms

%Asbestos	Estimated percentage of asbestos in a given matrix may be derived from knowledge or experience of the material, informed by HSG264 *Appendix 2*, else assumed to be 15% in accordance with WA DOH *Appendix 2* (**P_A**). This estimate is not NATA-accredited.
ACM	Asbestos Containing Materials. Asbestos in a non-asbestos matrix is typically presented in bonded (non-friable) condition. For the NEPM and WA DOH, ACM corresponds to material larger than 7 mm x 7 mm.
AF	Asbestos Fines. Asbestos contamination within a soil sample, as defined by WA DOH. Includes loose fibre bundles and small pieces of friable and non-friable material, such as asbestos cement fragments mixed with soil. Considered under the NEPM as equivalent to “non-bonded / friable”.
AFM	Airborne Fibre Monitoring, e.g., by the MFM.
Amosite	Amosite Asbestos Detected. Amosite may also refer to Fibrous Grunerite or Brown Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
AS	Australian Standard.
Asbestos Content (as asbestos)	Total %w/w asbestos content in asbestos-containing finds in a soil sample (**% w/w**).
Chrysotile	Chrysotile Asbestos Detected. Chrysotile may also refer to Fibrous Serpentine or White Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
COC	Chain of Custody.
Crocidolite	Crocidolite Asbestos Detected. Crocidolite may also refer to Fibrous Riebeckite or Blue Asbestos. Identified in accordance with AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Dry	Sample is dried by heating before analysis.
DS	Dispersion Staining. The technique required for unequivocal identification of asbestos fibres by PLM.
FA	Fibrous Asbestos. Asbestos-containing material that is wholly or in part friable, including materials with higher asbestos content with a propensity to become friable with handling, and any material previously non-friable and severely degraded. For the NEPM and WA DOH, FA generally corresponds to material larger than 7 mm x 7 mm, although FA may be more difficult to distinguish visibly and may be assessed as AF.
Fibre Count	Total of all fibres (whether asbestos or not) meeting the counting criteria set out in the NOHSC:3003
Fibre ID	Fibre Identification. Unequivocal identification of asbestos fibres according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. Includes Chrysotile, Amosite (Grunerite) or Crocidolite asbestos.
Friable	Asbestos-containing materials of any size that may be broken or crumbled by hand pressure. For the NEPM, this includes both AF and FA. It is outside of the laboratory’s remit to assess the degree of friability.
HSG248	UK HSE HSG248, *Asbestos: The Analysts Guide*, 2nd Edition (2021), ISBN: 9780616667079.
HSG264	UK HSE HSG264, *Asbestos: The Survey Guide* (2012), ISBN: 9780717665020
ISO (also ISO/IEC)	International Organization for Standardization / International Electrotechnical Commission.
K Factor	Microscope constant (**K**) as derived from the effective filter area of the given AFM membrane used for collecting the sample (**A**) and the projected eyepiece graticule area of the specific microscope used for the analysis (**a**).
LOR	Limit of Reporting.
MFM (also NOHSC:3003)	Membrane Filter Method. As described by the Australian Government National Occupational Health and Safety Commission, *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres*, 2nd Edition [NOHSC:3003(2005)].
MMVF	Man-Made Vitreous Fibre - exhibiting isotropic characteristics, including glass fibres, glass wool, rock wool, slag wool, ceramic fibres and “bio-soluble fibres. NOTE: previously known as “synthetic mineral fibre” (SMF).
NEPM (also ASC NEPM)	National Environment Protection (Assessment of Site Contamination) Measure, (2013, as amended).
Organic	Organic Fibres Detected. Organic may refer to Natural or Man-Made Polymeric Fibres. Identified per AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
PCM	Phase Contrast Microscopy. This is used for fibre counting, according to the MFM.
PLM	Polarised Light Microscopy. It is used for fibre identification and residual analysis according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004.
Sampling	Unless otherwise stated, Eurofins are not responsible for sampling equipment or the sampling process.
SRA	Sample Receipt Advice.
Residual Analysis	An analytical procedure is used to detect the presence of respirable fibres (particularly asbestos) in a given sample matrix according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly Trace Analysis in AS 4964-2004.
UK HSE HSG	United Kingdom, Health and Safety Executive, Health and Safety Guidance, publication.
Inconclusive	Fibrous minerals that are detected but have not been unequivocally identified by PLM with DS according to AS 5370:2024* Sampling and qualitative identification of asbestos in bulk materials (ISO 22262-1:2012, MOD), formerly AS 4964-2004. It may include (but is not limited to) actinolite, anthophyllite, or tremolite asbestos. SEM/TEM is required for definitive identification.
WA DOH	Reference document for the NEPM. Government of Western Australia, *Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (updated 2021), including Appendix Four: *Laboratory analysis*
Weighted Average	Combined average %w/w asbestos content of all asbestos-containing finds in the given aliquot or total soil sample (**$\%_{WA}$**).

Comments

Sample Integrity

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

Asbestos Counter/Identifier:

Geronimo Jr Abrot	Senior Analyst-Asbestos

Authorised by:

Sayeed Abu	Senior Analyst-Asbestos

Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

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

Measurement uncertainty of test data is available on request or please click here.

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Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

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NATA# 1261	NATA# 1261	NATA# 1261	NATA# 1261	NATA# 1261	NATA# 1261
Site# 1254	Site# 25403	Site# 18217	Site# 25466	Site# 20794 & 2780	Site# 25079

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NATA# 2377
Site# 2370 & 2554

Sample Receipt Advice

Company name:	Rapid Geo Pty Ltd
Contact name:	Elvis Dsouza
Project name:	LAVENDER BAY
Project ID:	R91358
Turnaround time:	5 Day
Date/Time received	Nov 26, 2025 2:15 PM
Eurofins reference	1297276

Sample Information

✓	A detailed list of analytes logged into our LIMS, is included in the attached summary table.
✓	All samples have been received as described on the above COC.
✓	COC has been completed correctly.
✓	Attempt to chill was evident.
✓	Appropriately preserved sample containers have been used.
✓	All samples were received in good condition.
✓	Samples have been provided with adequate time to commence analysis in accordance with the relevant holding times.
✓	Appropriate sample containers have been used.
✓	Sample containers for volatile analysis received with zero headspace.
X	Split sample sent to requested external lab.
X	Some samples have been subcontracted.
N/A	Custody Seals intact (if used).

Notes

Contact

If you have any questions with respect to these samples, please contact your Analytical Services Manager:

Andrew Black on phone : (+61) 2 9900 8490 or by email: Andrew.Black@eurofinsanz.com

Results will be delivered electronically via email to Elvis Dsouza - elvis.d@rapidgeo.com.au.

CHAIN OF CUSTODY RECORD

Eurofins | Environment Testing ABN 50 005 085 521

☒ **Sydney Laboratory** 179 Magowar Road, Girraween, NSW 2145 +61 2 9900 8400 EnviroSampleNSW@eurofins.com

☐ **Brisbane Laboratory** Unit 1/21 Smallwood Place, Murarrie, QLD 4172 +61 7 3902 4600 EnviroSampleQLD@eurofins.com

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☐ **Melbourne Laboratory** 6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 EnviroSampleVic@eurofins.com

Company	Rapid Geo Pty Ltd	Project №	RG1358	Project Manager	Elvis Dsouza (ED)
Address	10/8-20 Anderson Rd, Smeaton Grange	Project Name	Lavender Bay	EDD Format (ESdat, EQuIS etc)	
Contact Name	Elvis Dsouza				
Phone №	0424473612				
Special Directions					
Purchase Order					
Quote ID №	200831RAPN				

Sampler(s)	ED	
Handed over by	ED	
Email for Invoice	enviro@rapidgeo.com.au	
Email for Results	ED + enviro	

Analyses (Where metals are requested, please specify "Total" or "Filtered". SUITE code must be used to attract SUITE pricing)

- R17A (Quote 200831RAPN)
- B15 (Quote 200831RAPN)

Containers (Change container type & size if necessary.)

- 500mL Plastic
- 250mL Plastic
- 125mL Plastic
- 200mL Amber Glass
- 40mL VOA vial
- 500mL PFAS Bottle
- Jar (Glass or HDPE)
- Other (Asbestos AS4964, WA Guidelines)

Required Turnaround Time (TAT) Default will be 5 days if not ticked.

♦Surcharge will apply

- ☐ Overnight (reporting by 9am)♦
- ☐ Same day ♦ ☐ 1 day ♦
- ☐ 2 days ♦ ☐ 3
- ☒ 5 days (Standard)
- ☐ Other( )

№	Client Sample ID	Sampled Date/Time dd/mm/yy hh:mm	Matrix Solid (S) Water (W)	R17A	B15	500mL Plastic	250mL Plastic	125mL Plastic	200mL Amber Glass	40mL VOA vial	500mL PFAS Bottle	Jar (Glass or HDPE)	Other (Asbestos AS4964, WA Guidelines)	Sample Comments / Dangerous Goods Hazard Warning
1	HA1/0.1	26/11/25	S	X	X							1	1	
2	HA2/0.1	26/11/25	S	X	X							1	1	
3	HA3/0.1	26/11/25	S	X	X							1	1	
4	HA4/0.1	26/11/25	S	X	X							1	1	
5														
6														
7														
8														
9														
10														
	Total Counts			4	4									

Method of Shipment ☐ Courier (#) ☒ Hand Delivered ☐ Postal Name Signature Date 26/11/25 Time 2:15PM

Laboratory Use Only

Received By	Greg B	SYD | BNE | MEL | PER | ADL | NTL | DRW	Signature		Date 26/11/25	Time 2:15PM	Temperature 7°C
Received By		SYD | BNE | MEL | PER | ADL | NTL | DRW	Signature		Date	Time	Report №