

- ◆ Acid Sulfate Soil
- ◆ Effluent &  
Wastewater Disposal
- ◆ Surface Water
- ◆ Groundwater &  
Dewatering
- ◆ Contaminated Land
- ◆ Environmental  
Management Plans
- ◆ Environmental  
Audits

## **Preliminary Contaminated Land Assessment - Site History**

### *Location:*

Lots 1, 2 and 3 Section 1 DP 29748  
Lot 4 Section 1 DP 31209

Tweed Coast Road & Cypress Avenue  
Bogangar NSW 2487

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### *Proposal:*

**Proposed Mixed Use Residential and  
Tourist Accommodation  
(Major Project Application No. 09\_0016)**

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### *Prepared for:*

Tweed Coast Homes Pty Ltd,  
PO Box 12,  
Cabarita Beach, NSW, 2488

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### *Report No.:*

HMC 2009.073

October 2009

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<b>Title:</b>	Preliminary Contaminated Land Investigation Report
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**Limitations**

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This document was prepared for the sole use of client and the regulatory agencies that are directly involved in this project, the only intended beneficiaries of our work. No other party should rely on the information contained herein without the prior written consent of HMC Environmental Pty Ltd and client.

Your report is based on the assumption that the site conditions as revealed through selective point sampling are indicative of actual conditions throughout an area. This assumption cannot be substantiated until project implementation has commenced and therefore your report recommendations can only be regarded as preliminary.

Because a report is based on conditions which existed at the time of the subsurface exploration, decisions should not be based on a report whose adequacy may have been affected by time, natural processes and the activities of man.

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## 1 EXECUTIVE SUMMARY

The proposed mixed use residential and tourism development site is located at the corner of Tweed Coast Road and Cypress Avenue, Bogangar. The site is approximately 500m due north from Cabarita Beach Post Office, and is located on the north-eastern fringe of an urbanised coastal village within the Tweed Shire of northern NSW.

The proposed lots are bounded by Tweed Coast Road to the west and has frontage to Cypress Avenue to the south. Established residential lots are immediately adjacent to the east along Cypress Avenue. Cudgen Nature Reserve abuts the northern boundary of the site.

According to the 1:100 000 Soil Landscape Mapping for the Murwillumbah Tweed Heads region, the expected soils of this landscape are disturbed Podzols and sands (bo) to poorly drained podzols and humic peats.

Based on the sequence of historical aerial photos, the subject site remained vacant with no apparent land use since 1944 up until the development of the caravan park in the early 1960's. A historical mining map provided by the Historical Society indicates the extent of sand mining operations did not encroach onto the subject site.

No dip sites are located on the site or within a 200m radius of the site.

A walk over of the proposed residential lots surrounds was carried out by Helen Tunks of HMC Environmental Pty Ltd on 13 August 2009 and 1 September 2009.

- There were no visible signs of contamination such as discolouration or staining of soil, odours or presence of drums & waste material noted during the inspections on the subject site.
- No timber framed structures on concrete slabs were visible on the subject site, negating the need for underslab testing of residual termiticides such as arsenic, DDT and dieldrin.

From the evidence obtained during the Preliminary Site History Investigation the following conclusions can be made regarding the site and past land uses:

- The land comprising the proposed development has been developed and operated by the current owner as a caravan park since 1962.
- Prior to that, historical photos show that the land was undeveloped with native vegetation since approximately 1942.
- Intermittent use of herbicides has taken place across the site for weed eradication and Groundsel eradication.
- No cropping or cultivation has taken place on the subject land.
- No sand mining has been carried out on the subject land.
- No pesticides were used beneath the concrete slabs for termite or pest protection.
- The existing storage shed and amenity block are likely to be constructed of asbestos containing materials and demolition is required to be carried out in compliance with NSW Workcover requirements.
- Due to the age of the buildings, the existing storage shed and amenity block may also contain lead painted materials and demolition is required to be carried out in compliance with NSW Workcover recommendations.

In summary, the findings of this contaminated land preliminary report are that the proposed residential/tourist development is unlikely to be significantly impacted by soil contamination and are therefore presently suitable for the proposed use as described above.

## 2 INTRODUCTION

### 2.1 Project Name and Location

<b>Location</b>	Lots 1, 2 and 3 Section 1 DP 29748 and Lot 4 Section 1 DP 31209 Corner Tweed Coast Road and Cypress Crescent, Cabarita
<b>Project</b>	Proposed Mixed Use Residential and Tourist Accommodation  The proposed development involves the demolition of the existing permanent structures on the site and the erection of a new three storey, mixed use, multi dwelling housing and tourist accommodation building comprising 23 units and basement parking for 49 vehicles. The maximum height of the building is 10.89m.
<b>Local Government Area</b>	Tweed Shire Council
<b>Elevation</b>	<10m AHD
<b>Existing Land Use</b>	Caravan Park
<b>Inspections</b>	13 August 2009 & 1 September 2009
<b>Investigator</b>	Helen Tunks of HMC Environmental Pty Ltd
<b>Ownership</b>	KENNETH CHRISTIAN HANSEN MARIE JUNE HANSEN AS JOINT TENANTS

### 2.2 Purpose of Report

The purpose of this report is to assess the likelihood of contamination to exist on the site of the proposed mixed use residential and tourist accommodation from previous and current uses, and to provide recommendations on the need for remediation if required.

The report has been conducted as a Stage 1 Investigation in accordance with the following guidelines:

- NSW Environment Protection Authority (2000). *Guidelines for Consultants Reporting on Contaminated Sites*
- National Environment Protection Council – *National Environment Protection (Assessment of Site Contamination) Measure 1999*
- NSW Department of Planning. *State Environmental Planning Policy No. 55*
- Tweed Shire Council. *Contaminated Land Policy*

In addition, the report has been prepared in compliance with the Tweed Shire Council's recommendations and guidelines for the preparation of preliminary site contamination reports of this nature.

### 2.3 Scope of Work

The scope of work associated with this preliminary site investigation involved the following aspects:

- Identification of all past and present potentially contaminating activities,
- Identification of potential contaminants,
- Discussion of the site condition,
- Provision of a preliminary assessment of site contamination, and
- Assessment of the need for further investigation.

### 3 SITE IDENTIFICATION

#### 3.1 Property Description

The property is described as Lots 1, 2 and 3 Section 1 DP 29748 and Lot 4 Section 1 DP 31209, and is located on the corner of Tweed Coast Road and Cypress Crescent, Cabarita.

The site is approximately 1km due north from Cabarita Beach Post Office, and is located on the north-eastern fringe of an urbanised coastal village within the Tweed Shire of northern NSW.

Currently, the subject site is occupied by a caravan park comprising 24 sites, managed lawns and landscaping, an amenities block and small storage shed. The subject site is bounded by Tweed Coast Road to the west, and various residential developments, and has frontage to Cypress Avenue and existing residential buildings to the south.

Established residential lots are immediately adjacent to the east along Cypress Avenue. Cudgen Nature Reserve is located 100m north of the subject site.

The site is located within 100m of the Cudgen Nature Reserve and is therefore within a sensitive coastal location (see **Figure 1**).



**Figure 1 Aerial photo of the subject site**

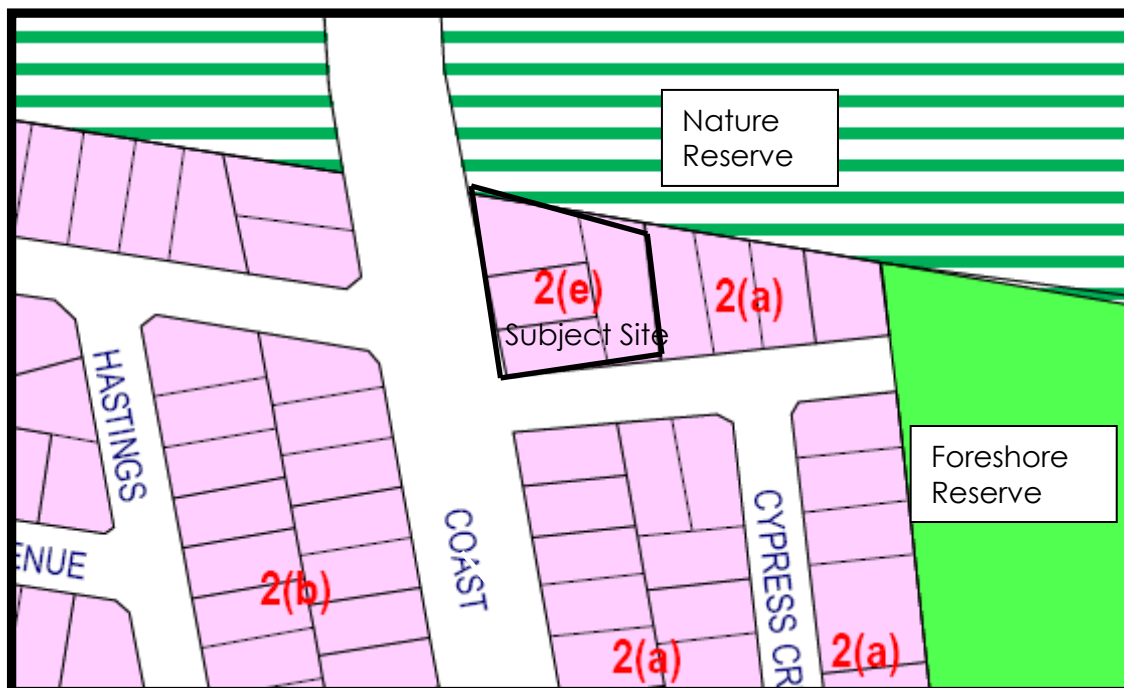
### 3.2 Ownership

The current certificates of title were obtained and a copy is contained within the Appendices. The table below details the current ownership of the subject lots.

Property	Owner
Lot 1 DP 29748	Reference not held
Lot 2 DP 29748	Reference not held
Lot 3 DP 29748	Reference not held
Lot 4 Section 1 DP 31209	KENNETH CHRISTIAN HANSEN MARIE JUNE HANSEN AS JOINT TENANTS

### 3.3 Zoning of Land

The zoning of the land is 2(e) Residential Tourist zone, as shown on **Figure 2**.



**Figure 2 – Zoning Map**

### 3.4 Topography and Vegetation

The site generally falls from Cudgen Nature Reserve towards Cypress Crescent. Therefore, all stormwater runoff during both the construction and operational phases will discharge to Cypress Crescent.

The site and surrounding area is comprised of disturbed, reshaped and revegetated Holocene (post glacial) dunes that flank the Tweed-Byron Coastal strip. Width of previous dune field ranges from approximately 500m in the south (Norries Headland) to approximately 1000m in the north (Cudgen Headland).

Vegetation is generally disturbed open heath and heathland. Large areas of the coastal strip have previously been cleared and vegetation is a predominantly regrowth.

### 3.5 Geology & Soils

The site has been identified/mapped by Morand (1996) as lying within close to the interface of the Bogangar (bo) soil landscape and the Pottsville (po) soil landscape. According to the 1:100 000 Soil Landscape Mapping for the Murwillumbah Tweed Heads region, the expected soils of this landscape are disturbed Podzols and sands (bo) to poorly drained podzols and humic peats. As stated previously soils are derived from Holocene dunes and Pleistocene marine and aeolian sands of an inner barrier system.

## 4 SITE CONTAMINATION RISK ASSESSMENT

### 4.1 Proposed Development

The proposed development involves the demolition of the existing permanent structures on the site and the erection of a new three storey, mixed use, multi dwelling housing and tourist accommodation building comprising 23 units and basement parking for 49 vehicles.

### 4.2 Current Land Use/Walk Over Survey

A walk over of the proposed residential lots surrounds was carried out by Helen Tunks of HMC Environmental Pty Ltd on 13 August 2009 and 1 September 2009.

- A caravan park is currently operated on the site with moveable dwellings occupying the majority of site. Remaining land is under managed lawn and garden.
- An amenities building is present and is of masonry block construction on concrete slab. No timber framing expected or visible within structure. The eaves were observed to be fibre-cement sheeting (see Photo 2 below).
- A smaller utility/storage building is present and is constructed of fibre-cement cladding and a timber floor on bearers and joists (see Photo 1 below).
- Due to the time of construction, the existing storage shed and amenity block are likely to be constructed of some asbestos containing materials and lead paint. If such hazardous materials are present, demolition is required to be carried out in compliance with the NSW Workplace Health & Safety Act and relevant NSW Workcover requirements.
- There were no visible signs of contamination such as discolouration or staining of soil, odours or presence of drums & waste material noted during the inspections in vicinity of proposed building site.
- The site appears well drained, with land sloping towards Cypress Crescent.
- Adjacent and nearby properties appear to have been used for residential purposes only.
- The nearest known underground fuel storage is approximately 1 km south, within the business centre of Cabarita Village.



Photo 1 Existing storage building



Photo 2 Existing amenities building





**Photo 3 Adjacent property to north is the Cudgen Nature Reserve**



**Photo 4 Looking west along site frontage to Cypress Avenue.**

### **4.3 Site History**

#### **4.3.1 Historical Photograph Review and Summary**

An aerial photograph review was performed to determine land use history around the project site. Aerial photos were obtained from the Tweed Shire Council's Geographical Information Systems, Department and are listed below. Relevant extracts from historical aerial photos are contained in appendix 3. Historical aerial photos have been sourced from years 1944 1962, 1970, and 1987 as listed below.

<b>Photo ID</b>	<b>YEAR/Scale</b>	<b>TITLE/Source</b>	<b>Summary of features</b>
Run8_10640	1944/1:10000	Cudgera - Norries Head - Murwillumbah/United Graphics	
Cabarita Beach Cyprus Cres in foregrounds	21 Dec 1960	Ken Hansen	Cypress Crescent a visible track but unformed. Site vegetation majority cleared with a few remnant trees visible. No buildings visible.
Run10_1159_5037	1962	Tweed Shire Council GIS	As above. Sand mining in operation north of the subject site. Dense vegetation remains

			immediately north. Surrounding street layouts marked. The site of Cabarita Resort on Cudgen Lake has been filled with sand.
Cabarita Beach	04 Dec 1964	Ken Hansen	Some construction visible on site.
Cabarita Beach Caravan Park	14 Feb 1969	Ken Hansen	Amenities block and a few caravans visible on site. Dwelling visible on adjacent property to east.
Run6_1159_5192	1970	1971 Census Gold Coast/ TSC GIS	Caravan Park in operation. Vegetation immediately north appears to be regrowth.
Cabarita Beach looking NW	January 2001	Ken Hansen	Caravan Park in operation. Dwellings established on surrounding properties. Cudgen Nature Reserve densely vegetated.
Cabarita Beach looking SE	January 2001	Ken Hansen	As above
Run2_3583_192	1987/1:8000	Tweed Heads-Cudgen L/ TSC GIS	As above
	2007	Google Earth	As above

#### 4.3.2 Dip Sites

According to NSW Agriculture's Dip Site Locator, two dip sites are located within the area but not in proximity to proposed lots 1, 4 and 5.. The "Cupitts" dip site is located on Towners Road, approximately 4km southwest of the lots. The "Bogangar dip" site is located approximately 4.5km due west of the proposed lots. No dip sites are located on the property or on adjoining properties. NSW Agriculture Dip Site Locator <http://www.agric.nsw.gov.au/tools/dipsite-locator/index.html>

#### 4.3.3 Anecdotal Evidence

In order to further assess land use history on the school site, HMC contacted the current owner of the lots, Mr Lance Kenneth Hansen. A copy of the statutory declaration he provided is attached within the appendices.

A summary of his statement is listed below.

- The Hansen family moved to the Cabarita Beach area in approximately 1962 when he was approximately 5 years of age.
- The subject site was developed as a caravan park in 1962 and has been operated as a caravan park since then to the present time.
- No pesticides were used underneath the concrete slabs to prevent termite or pest infestation.
- No cattle dips have been located on the property
- No sand mining has taken place on the land.

See appendix 6 for copy of statutory declaration.

#### 4.3.4 Tweed Historical Society

Information requests were made to Tweed Historical Society (THS, PH 0755368625) and subsequently an interview was conducted on 13 August 2009 with Mr Brian O'Keith, a long term resident of Cabarita/Bogangar with knowledge of sand mining, and a THS volunteer staff member.

Mr O'Keith stated that the sand mining was carried out within the Reserve land to the north of the subject site and did not extend into the subject site. He supplied a copy of an undated historical cadastral map of the subject site. Due to its imperial/pre-metric scale, it is considered to have been prepared in the late 1960's or early 1970's. The cadastral map indicated the lots of the subject site and the Reserve boundary representing the mining land were in existence. This supports the statement that mining did not extend onto the subject site.

See appendix 4 for a copy of an extract of the historical cadastral map.

## 5 CONCLUSION AND RECOMMENDATIONS

From the information obtained during the preparation of this Preliminary Site Contamination Investigation the following conclusions can be made regarding the site and past land uses:

- The subject site comprising the proposed residential/tourist development was undeveloped until 1962.
- Since 1962 to the present day, the subject site has been developed and operated as a caravan park by the current owner.
- Sand mining occurred on land to the north of the site, within the Reserve boundary. Sand mining is not likely to have occurred on the subject site according to a review of historical photos, historical cadastral maps and information from the current owner and another long-standing resident.
- Due to the age and construction of the amenity block and storage building on the site, lead paint and asbestos containing material such as fibre-cement sheeting may be present.
- Due to the masonry block construction and the owner's declaration, it is not expected termiticides were used underneath the concrete slabs of the buildings.

In summary, the findings of this Preliminary Site Contamination Report are that the proposed residential/tourist site comprising Lots 1, 2 and 3 Section 1 DP 29748 and Lot 4 Section 1 DP 31209 is unlikely to be significantly impacted by soil contamination and is therefore presently suitable for the proposed use as described above.

The existing storage shed and amenity block are likely to be constructed of asbestos containing materials and demolition is required to be carried out in compliance with NSW Workplace Health & Safety Act and relevant NSW Workcover requirements.

Due to the age of the buildings, the existing storage shed and amenity block may contain lead painted materials and demolition is required to be carried out in compliance with NSW Workcover recommendations.

## 6 PROVISION

Any conclusions presented in this report are relevant to the site condition at the time of inspection and legislation enacted as at date of this report. Actions or changes to the site after time of inspection or in the future will void this report as will changes in relevant legislation.

The findings of this report are based on the objectives and scope of work outlined in Section 2. HMC Environmental has performed the services in a manner consistent with the normal level of care and expertise exercised by members of the environmental assessment profession. No warranties or guarantees expressed or implied, are given. This report does not comment on any regulatory issues arising from the findings, for which a legal opinion should be sought. This report relates only to the objectives and scope of work stated, and does not relate to any other works undertaken for the client. The report and conclusions are based on the information obtained at the time of the assessment.

The site history and associated uses, areas of use, and potential contaminants were determined based on the activities described in the scope of work. Additional site information held by the client, regulatory authorities or in the public domain, which was not provided to HMC Environmental or was not sourced by HMC Environmental under the scope of work, may identify additional uses, areas of use and/or potential contaminants. The information sources referenced have been used to determine the site history.

Whilst HMC Environmental has used reasonable care to avoid reliance on data and information that is inaccurate and unsuitable, HMC Environmental is not able to verify the accuracy or completeness of all information and data made available. Further chemicals or categories of chemicals may exist at the sites, which were not identified in the site history, and which may not be expected at the site. The absence of any identified hazardous or toxic materials on the subject land should not be interpreted as a warranty or guarantee that such materials do not exist on the site. If additional certainty is required, additional site history or desktop studies, or environmental sampling and analysis should be commissioned.

The results of this assessment are based upon site inspections and fieldwork conducted by HMC Environmental personnel and information provided by the client. All conclusions regarding the property area are the professional opinions of the HMC Environmental personnel involved with the project, subject to the qualifications made above. HMC Environmental assume no responsibility or liability for errors in any data obtained from regulatory agencies, information from sources outside of HMC Environmental, or developments resulting from situations outside the scope of this project.

## 7 REFERENCES

- Australian and New Zealand Environment and Conservation Council and National Health and Medical Research Council (January 1992) '*Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites*'.
- Environment Protection Authority, NSW - Guidelines for Assessing Banana Plantation Sites 1997.
- Environment Protection Authority, NSW - Sampling Design Guidelines 1995.
- National Environment Protection (Assessment of Site Contamination) Measure 1999.
- National Environment Protection Council (1999) 'Schedule B (1) Guideline on the Investigation Levels for Soil and Groundwater'.
- National Environment Protection Council (2003), Estimation of Human Availability of Arsenic in Contaminated Soils. Proceedings of the Fifth National Workshop on the Assessment of Site Contamination.

## 8 SIGNATURE

This report has been prepared by Helen Tunks, of HMC Environmental Consulting Pty. Ltd.

  
.....

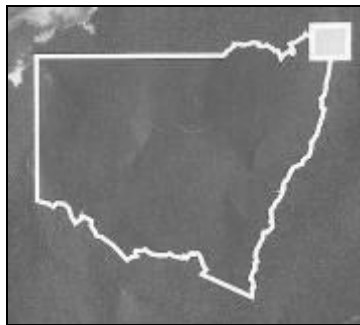
05 November 2009

Helen Tunks

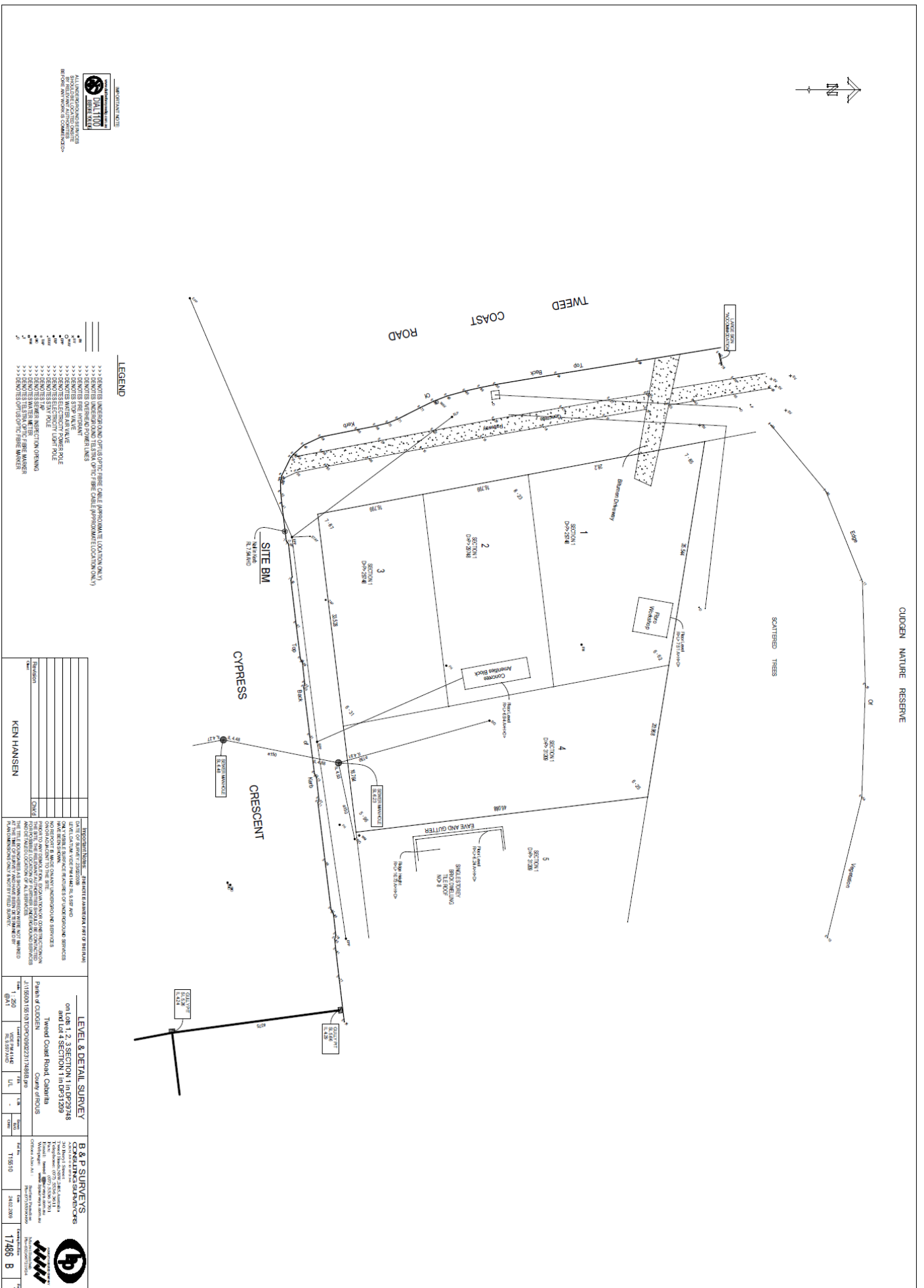
Completion Date

## 9 APPENDICES

### 9.1 Appendix 1 Location of Site



**SURVEY PLAN**  
**1:300**





**TWEED DCP SECTION A1 PART C DETAILS**

BLOCK 2000 RESIDENTIAL E.A.T. BUILDING  
35m AND 20m BUILDING LENGTH ALONG STREET FRONTAGE  
FRONT DEEP SOIL ZONES PROVIDED  
MAXIMUM INTERIOR SITE AREA 60%  
ACTUAL LIVE RAVINE SITE AREA 59.2% INCLUDING GREEN ROOF  
1/5m HIGH CANOPY TREE IN FRONT DEEP SOIL ZONE  
6m BUILDING SET BACK TO COAST ROAD  
BUILDING HEIGHT 10.2m TO CYPRESS CRESCENT  
FLOOR SPACE RATIO 12:1

**DEVELOPMENT SUMMARY**

SITE AREA	2822 00m <sup>2</sup>
SITE OF UNITS	6 X 3 BED
TOURIST	3 X 2 BED
RESIDENTIAL	1 X 4 BED
CARPARKING SPACES	48
NO. OF STOREYS	3

## SITE PLAN

1:200 @A1

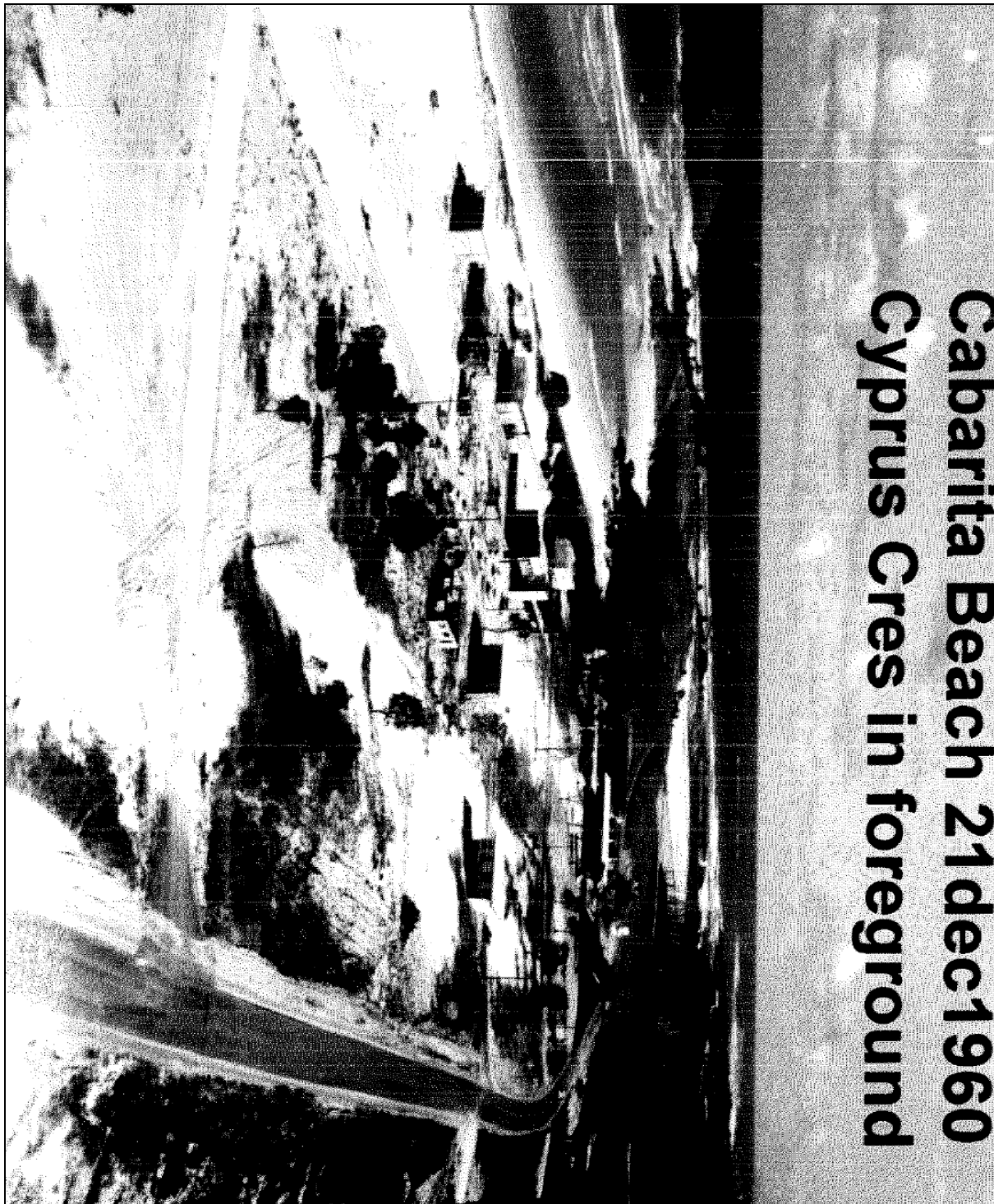
[illegible]

#### 9.4 Appendix 4 Historical Aerial Photos



**Aerial Photo 1944 (Source: United Graphics)**





**Aerial Photo 1960**

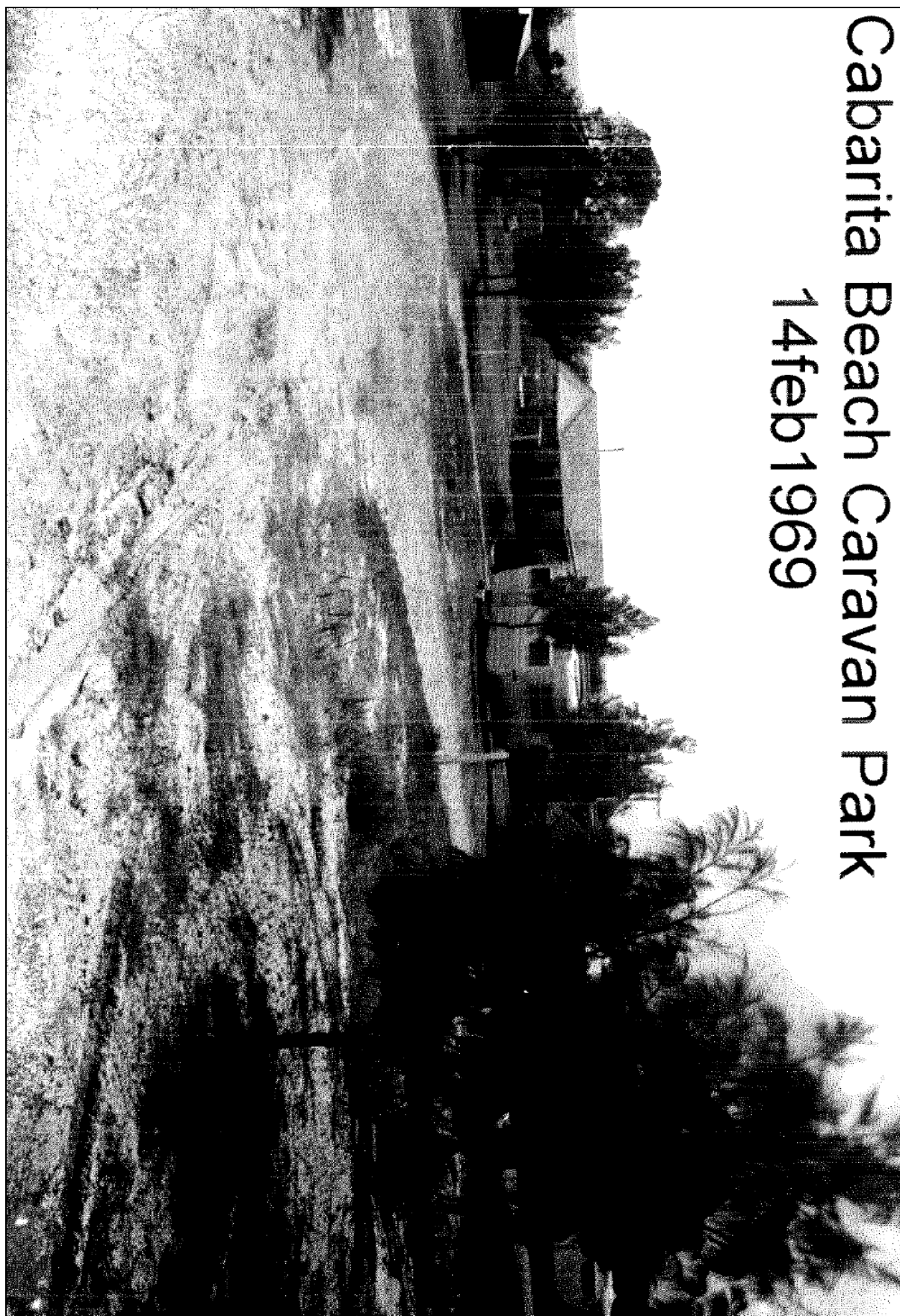


**Aerial Photo 1962 (Source: Tweed Shire Council)**



**Aerial Photo 1964 (Source: Ken Hansen)**





Cabarita Beach Caravan Park  
14feb1969

**Photo 1969 (Source: Ken Hansen)**

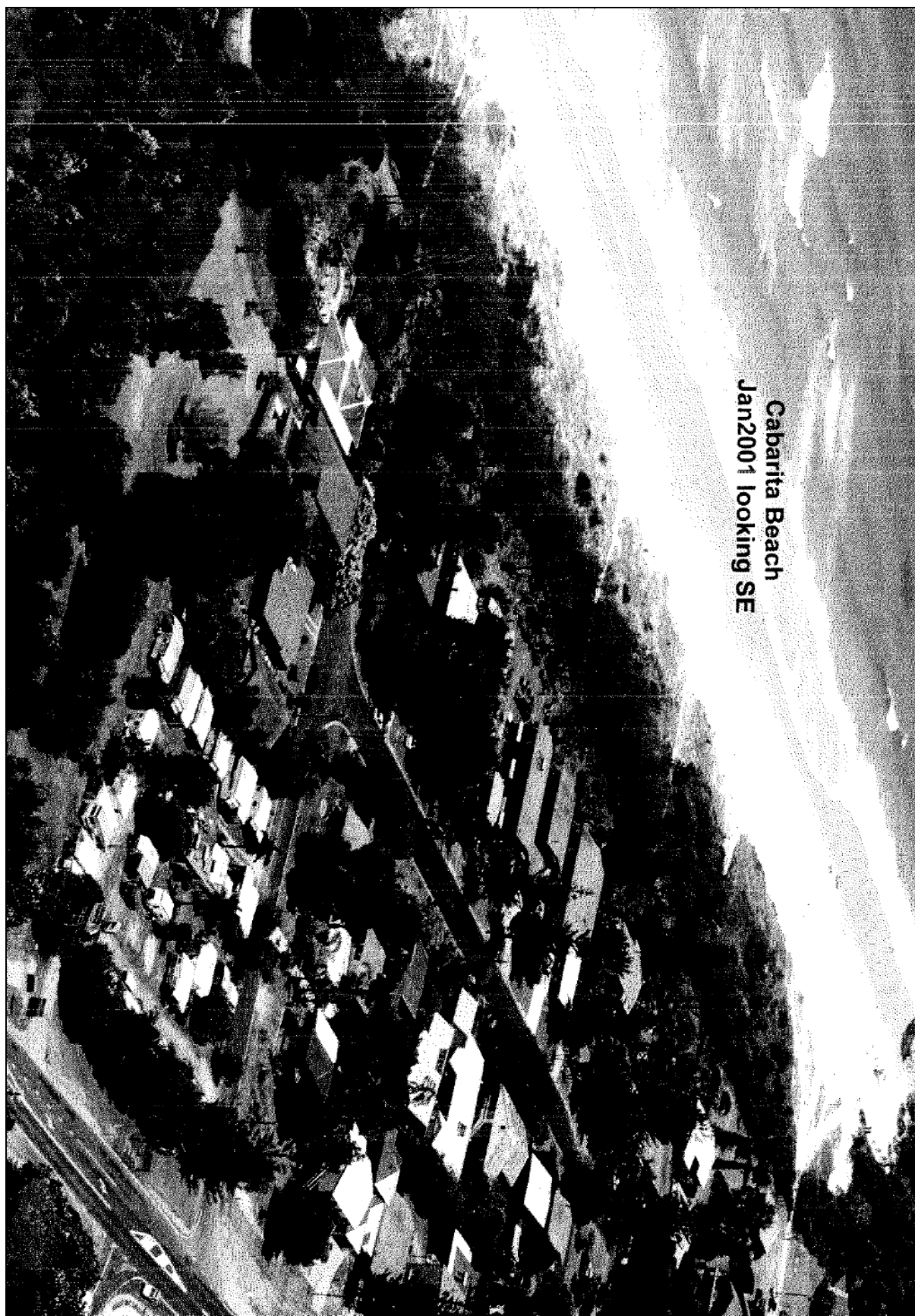


**Aerial Photo 1970 (Source: Tweed Shire Council)**



**1987 Aerial Photo (Source: Ken Hansen)**





**Aerial Photo 2001 (Source: Ken Hansen)**

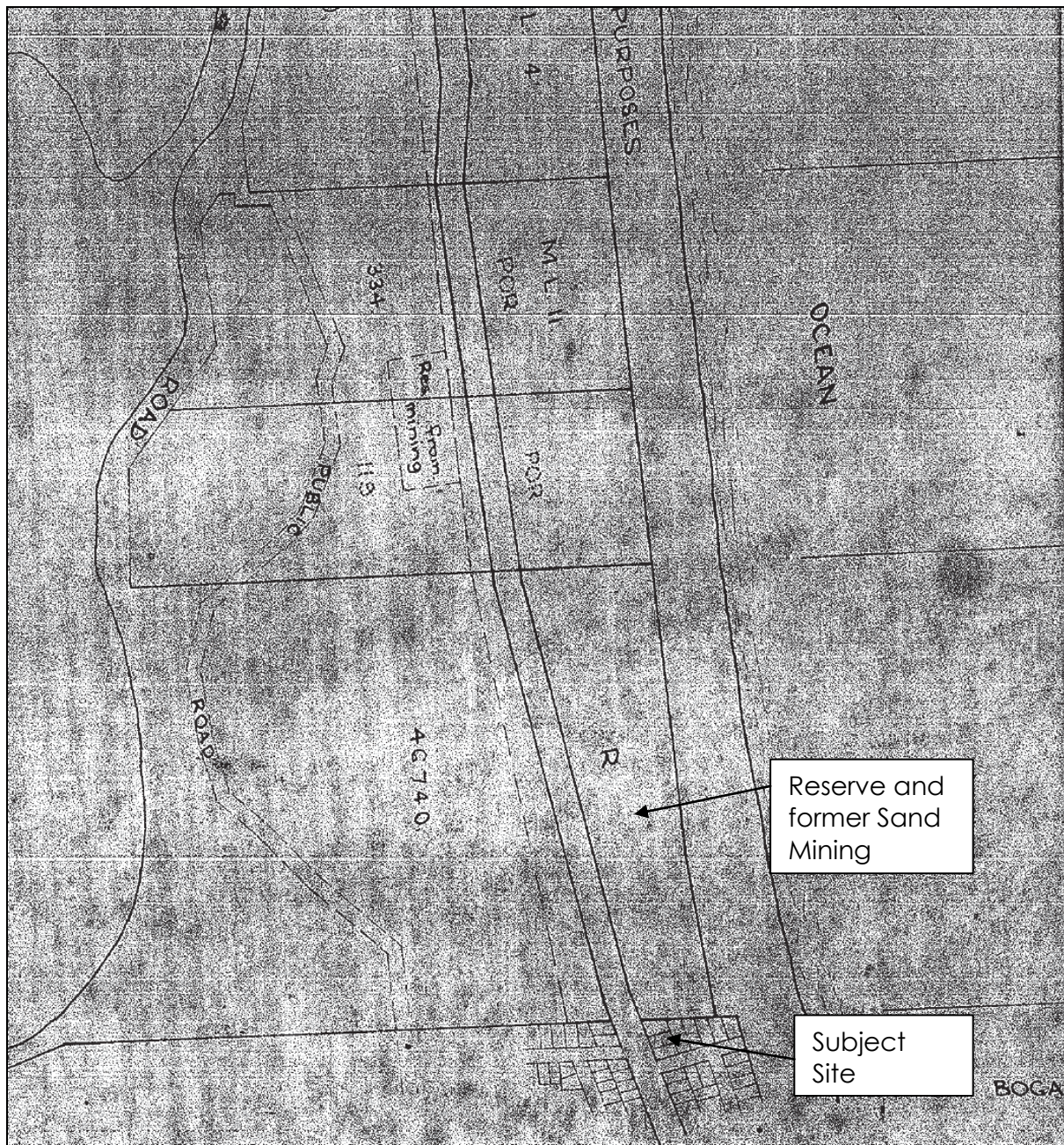


**Aerial Photo 2003 (Source: Google Earth)**



## 9.5 Appendix 5 Historical Cadastral Map

Sourced from Tweed Historical Society – undated with imperial, non-metric scale therefore places it as late 1960's to early 1970's





9.6 Appendix 6 Statutory Declaration

**K. C. & M. J. HANSEN**  
PO BOX 12 CABARITA BEACH NSW 2488  
PH: 02 66761269  
FAX: 02 66763038  
Email: Lance@norex.com.au

30 June, 2009

**To Whom It May Concern**  
**RE: Lots 1, 2, & 3 DP 29748 and Lot 1 DP31209**  
**Cnr Tweed Coast Road & Cyprus Cres**  
**Cabarita Beach**

As the owner, builder and developer of The Cabarita Beach Caravan Park since 1962 I advise that, to the best of my knowledge, when the amenities block and other concrete slabs were laid in 1962, no chemicals were used beneath them to guard against white ants or other pests, as none were prevalent in the area of the coastal dunes

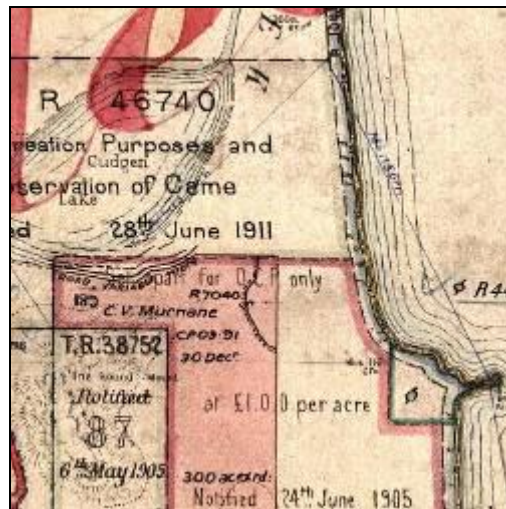
The amenities block was a simple concrete slab and besser block walls and not considered necessary to guard against termites in that era.

Yours Faithfully



Ken Hansen

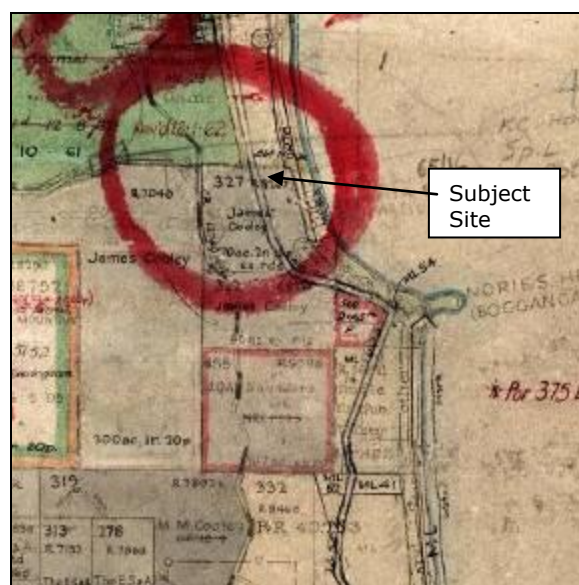
## 9.7 Appendix 7 Historical Parish Maps



**Parish Map 1905 – Cudgen Reserve boundary existing**




**Parish Map 1928 - Sand Mining Reserves marked**



**Parish Map 1960**

## 9.8 Appendix 8 NSW Agriculture Dip Site Locator

**NSW DEPARTMENT OF PRIMARY INDUSTRIES | AGRICULTURE**

Home » Animals » Health, disease and pests » Cattle health and disease » Cattle tick » Cattle dipsite locator »

### Cattle dip site locator

#### Dip site location

<b>Dipname</b>	CUPITTS	<i>Note: Map references are for 25,000 series topographic and co-ordinates are in AGD66 AMG zone 56.</i>
<b>Road</b>	TOWNERS ROAD	<b>Mapsheet</b> 9641-III-N
<b>Town/Locality</b>	BOGANGAR	<b>Easting</b> 55355
<b>Shire Council</b>	TWEED	<b>Northing</b> 86525
<b>Parish</b>	CUDGEN	<b>County</b> ROUS

#### Dip site status

**IMPORTANT NOTE:** Cattle dip site information provided by NSW DPI is based on our own hard copy files representing currently known data. NSW DPI is not a public consent authority for the development of land containing cattle dip sites. It is possible that the physical conditions of a cattle dip site - including soil, structures, access and usage - may have been changed due to extreme natural events or landowner and developer actions that NSW DPI cannot be aware of. For more specific and accurate status information a physical inspection should be made and enquiries should always be directed to the appropriate Shire Council.

<b>Dip Status</b>	DEMOLISHED	<b>Licence/Lease Status</b>	ACTIVE
<b>Land type</b>	GOVT	<b>Licence/Lease Expiry Date</b>	

[Explanation of status terms](#)

#### Chemical Details

**IMPORTANT NOTE:** Chemical history has been retrieved from a copied laboratory log. In some cases it may be confirmed by entries in the hard copy lease folder but generally the chemical record is based on this single lab document. It is possible that there are inaccuracies as well as errors made.

Chemicals used in dip bath	Date first used
ARSENIC	11/26
ARSENIC	3/45
DDT	6/60
DIOXATHION	10/62

#### Current Details

<b>Current Chemical</b>	WATER
<b>Dip bath status/contents</b>	LIQUID

[New search](#) | [Back](#)

The information contained in this web page is based on knowledge and understanding at the time of writing. However, because of advances in knowledge, users are reminded of the need to ensure that information upon which they rely is up to date and to check currency of the information with the appropriate officer of NSW Department of Primary Industries or the user's independent adviser.

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<http://www.agric.nsw.gov.au/tools/diptest.html?action=list&ID=1454>26/08/2009

9.9 Appendix 9 Certificates of Title



Land and Property  
Management Authority

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 4/1/31209

SEARCH DATE	TIME	EDITION NO	DATE
10/11/2009	2:36 PM	2	16/8/2001

LAND

LOT 4 OF SECTION 1 IN DEPOSITED PLAN 31209  
LOCAL GOVERNMENT AREA TWEED  
PARISH OF CUDGEN COUNTY OF ROUS  
TITLE DIAGRAM DP31209

FIRST SCHEDULE

KENNETH CHRISTIAN HANSEN  
MARIE JUNE HANSEN  
AS JOINT TENANTS (T J514208)

SECOND SCHEDULE (1 NOTIFICATION)

1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND  
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES  
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED  
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS  
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE  
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND  
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*