Edwards Blasche Group Pty Ltd ABN 54 085 829 250
Environmental Geoscience
Occupational Hygiene
Technical Consultants

STAGE 1 PRELIMINARY (ENVIRONMENTAL) SITE INVESTIGATION (PSI)

154-158 Pacific Parade Dee Why NSW 2099

Lot 1 in DP 34753

Prepared for:
Harrington Dee Why Pty Ltd

(Report ID : EBG-03089.Stage1.PSI.09.24.R00)

2 October 2024

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Abbreviations	
ACM	Asbestos Cement Material
mAHD	metres Australian Height Datum
As	Arsenic
B(a)P	Benzo (a) pyrene (a component of PAHs)
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
BH	Borehole
Cd	Cadmium
Cr	Chromium
EPA (NSW)	Environmental Protection Agency (NSW)
DECCW(NSW)	Dept. Environment, Climate Change & Water (NSW)
Hg	Mercury
MAH	Mono Aromatic Hydrocarbons
NEHF	National Environment Health Forum
Ni	Nickel
OCPs	Organochlorin pesticides
OPPs	Organophosphate Pesticides
PCBs	Polychlorinated Biphenyls
PCM	Potentially Contaminated Media
PAH	Polycyclic Aromatic Hydrocarbons
Pb	Lead
PID	Photo Ionisation Detector
QA/QC	Quality Assurance and Quality Control
RAP	Remedial Action Plan
RPD	Relative Percentage Difference
TCLP	Toxicity Characteristics Leaching Procedure
TRH	Total Recoverable Hydrocarbons
UST	Underground storage tank
VOCs	Volatile Organic Compounds

Distribution:	PDF Copies to: 1. Harrington Dee Why Pty Ltd 2. Platform Architects
Investigation & Reporting conducted by: **Michael Edwards** *MAppSc RPGeo CEnvP (SC Specialist)* *Registered Professional Geoscientist (No.10093)* *Certified Environmental Practitioner – Site Contamination Specialist (No.40039)* ***ENVIRONMENTAL & ENGINEERING GEOLOGIST***	Signed:
Issued – R00	2 October 2024

EXECUTIVE SUMMARY

ES-1.0 Background

This investigation was authorized by Julia Stockwell of Platform Architects on behalf of client Harrington Dee Why Pty Ltd. The investigation was conducted on one lot identified as Lot 1 in DP 34753 and shall be referred to in this report as the 'Site'. The property is located between the 14 and 12 metre AHD contours. The land slopes away gradually to the north east. It is likely that the surface water and groundwater shall follow the topography, and flow south toward beach sands (ocean).

ES-2.0 Database Information

Points taken into consideration to enable recommendations:

- The seven-step DQO process (defined in Section 5) as outlined in the *National Environment Protection (Assessment of Site Contamination) Measure (NEPM*) – Schedule B2 (1999 amended 2013) was employed to assess the property in regard to contamination of the soil.
- The matters as prescribed by Section 59(2) of the Contaminated Lands Management Act 1997 (documented in the Planning Certificate 10.7) do not indicate that the land is contaminated, or under any orders or notices issued by the EPA NSW.
- The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of per- and poly- fluoroalkyl substances (PFAS) use across NSW. The site is not part of the PFAS investigation program.
- The Site is not located within an Acid Sulfate Soil Zone. It is our opinion that PASS (potential acid sulfate soils) shall not be an issue affecting the development.
- The site is not located within a dryland salinity zone. It is our opinion that salinity shall not be an issue affecting the site.
- The site is not listed on the EPA NSW Contaminated Lands database. However the service station located directly across the street at 148 Pacific Parade was listed: *Declared as significantly contaminated land: Section 11 of the Contaminated Land Management Act 1997 - Declaration No. 20201105; Area No. 3457*
- With respect to historical uses on site or within the immediate vicinity, Potential Areas of Environmental Concern (PAEC) were identified. Four groundwater wells are located on the footpath adjoining the property (MW6, 7, 8 & 9). These were installed as part of the investigation on the 'United' service station located across the street. Elevated levels of ethylbenzene, xylenes and naphthalene were detected in MW09 in 2017, and F1 (C6-C10) and F2 (C10-C16) hydrocarbons in MW06 in 2014. Odour levels affecting the property but below criteria may still be a possibility. Investigation recommended as per below, to assess potential impact to the proposed two level basement.

ES-3.0 General Conclusion: Considering the data gaps, and potential for on-site contaminant impact, it is recommended that further investigation as defined in the NEPM 2013 and EPA NSW *Consultants Reporting on Contaminated Land* May 2020, be undertaken.

ES-4.0 R1 - Detailed Site Investigation (DSI): A DSI shall be undertaken that shall provide adequate data in accordance with EPA NSW guidelines, to enable the consultant to form an opinion whether the site is suitable for the proposed development, or if not, the remediation measures needed to provide to the client a site suitable for the proposed development.

Soil Sample Investigation: The Site has a total area of 550 m^2. According to EPA NSW *Sampling design part 1 – application* (Aug 2022) a minimum of 8 sampling points is required to characterise a site of between 500 to 1000 m^2 (or less). This is based on a 95% confidence to detect a hot spot between 9.3 and 13.2 metre circumference.

The soil sampling, analysis, QA/QC and reporting shall be in accordance with NEPM 2013. Two samples shall be taken from 7 of the 8 boreholes. Three samples shall be taken from one deeper borehole (possibly greater than 2m to account for depth of the two basements). The results of the sub floor vapour assessment results (see below) shall also be incorporated into the DSI. The actual design of the investigation shall be at the discretion of the consultant (CEnvP-SC).

Groundwater Investigation: The DSI investigation shall also include sampling of the four groundwater wells already installed along the footpath of The Stand (adjacent to the Site). The wells shall first be purged with a disposable bailer and allowed to equilibrate. The groundwater samples shall be taken using a mini-purge low flow peristaltic pump. Field parameters of the groundwater (EC, pH, DO, Redox & Temp.) within all four wells shall be measured and samples only taken after equilibration of the relevant parameters (particularly pH and temperature). The groundwater samples shall be analysed for TRH+BTEXN.

The sampling, analysis, QA/QC and reporting shall be in accordance with NEPM 2013. The GW samples shall be analysed for the hydrocarbon '*contaminants of concern'* (COC). The actual design of the investigation shall be at the discretion of the consultant (CEnvP-SC).

ES-5.0 R2 – Sub Floor Vapour (VOC/hydrocarbon) Assessment

To determine the hydrocarbon / volatile impact from adjacent property or properties, it is recommended that a sub soil / floor vapour assessment be undertaken within the property. The sampling points can be drilled directly through the concrete slab of the building/s or directly into the soil. Semi-permanent sampling points (stainless steel) inserted into the drilled hole, or direct push extensions, shall be used to take the samples. The actual design of the investigation shall be at the discretion of the consultant (CEnvP-SC) and should be undertaken in accordance with *Vapour Intrusion : Technical Practice Note,* DECCW (EPA NSW) Sept 2010.

ES-5.0 Certified Environmental Consultants:. See 6.3.4

SECTION 1: INTRODUCTION

1.1 Authorization

This investigation was authorized by Julia Stockwell of Platform Architects on behalf of client Harrington Dee Why Pty Ltd. The investigation was conducted on one lot identified as Lot 1 in DP 34753 and shall be referred to in this report as the 'Site'.

1.2 Scope of Work - Consultants Brief

EBG Environmental was requested to carry out a Stage 1 (Preliminary) Environmental Survey on the property. The scope of the survey entailed:

- Identify all past and present potentially contaminating activities where possible.
- Assessment of site history available within the records and available aerial photographs where applicable.
- Site visit to assess site activities past and present.
- A search of historical title information at the Land and Property Information to assess prior ownership and potential for contamination.
- A review of the available geological, topological maps and acid sulphate soils maps.
- A search for any notices relating to the potential for site contamination as issued by the EPA NSW.

To accomplish the above, the following bodies were contacted:

- Historical Property Title Searches - Land and Property Information via InfoTrack.
- Lotsearch Pty Ltd - Air photos, physical & site information.
- EPA NSW – Contaminated Land Database.

Following the research and site visit, recommendations were made regarding the potential for the surface or soil sub surface to have elevated contaminants and if so the need for further investigations.

1.3 Limitations of the Report

This report has been prepared to meet the requirements outlined in the scope of work. It does not include evaluation of any other issues. EBG performed the services in a professional manner, in accordance with relevant guidelines and standards, and generally accepted industry practices. EBG does not make any other warranty, expressed or implied, as to the professional advice contained in this report.

Within the guidelines set down for this investigation, every effort has been made to give an accurate assessment of the property identified in this document. EBG does not accept any responsibility for any contamination that may exist in the area now or in the future. EBG accepts no liability for the use of this document by any other person other than the client. This report is based on current and historical information available at the time of writing.

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SECTION 2: PHYSICAL & SITE INFORMATION

2.1 Site Identification

ADDRESS	154 – 158 Pacific Parade, Dee Why NSW
LOCAL GOVERNMENT AUTHORITY	Northern Beaches
LOT & DEPOSITED PLAN	Lot 1 in DP 34753
PARISH	Manly Cove
COUNTY	Cumberland
SITE AREA	Total investigation area of approx. 550 m^2

2.2 Soil Landscape & Geology

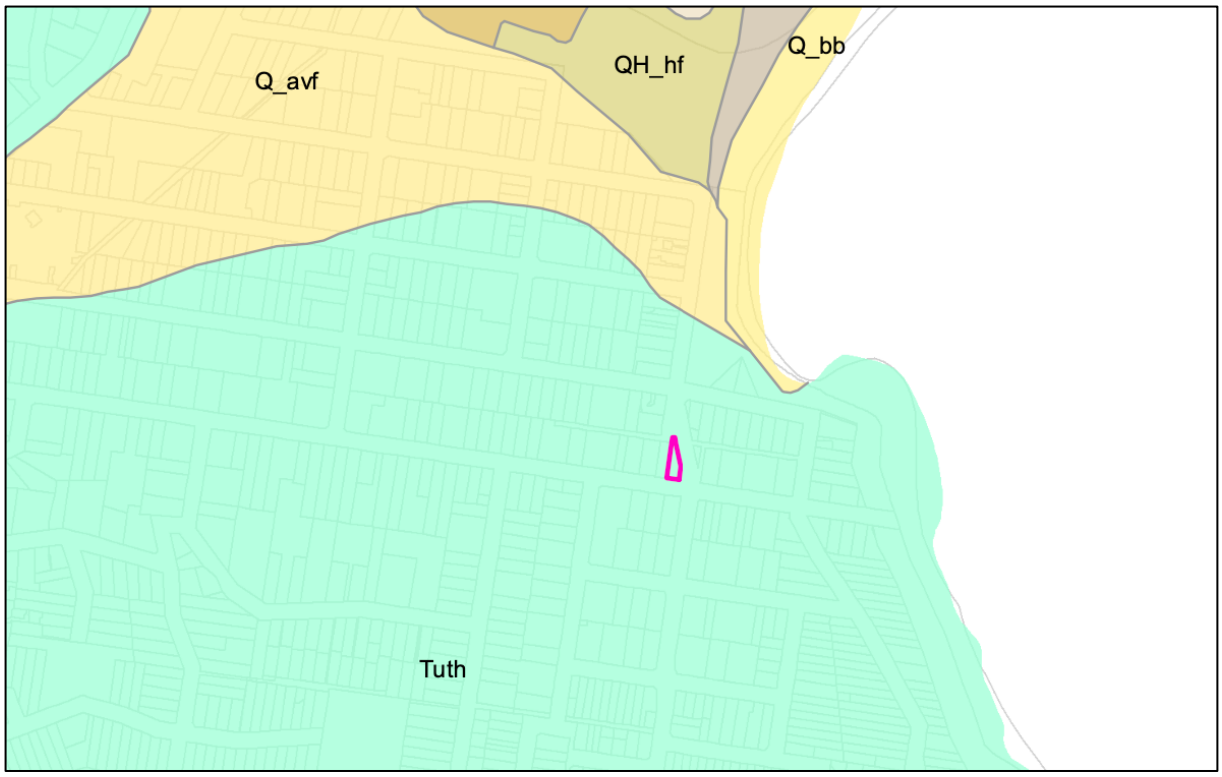
SOIL LANDSCAPE

The site is located within a 'aeolian' soil landscape group. *Soils Landscapes Data Source : NSW Office of Environment and Heritage Creative Commons 3.0 © Commonwealth of Australia:*

The site lies within the Newport (aeolian) soil landscape group. Described as:

- Exposed coastal areas close to marine sand or Hawkesbury alluvial sand sources on the Erina Hills and the Botany Lowlands. Examples occur at Newport, Sans Souci, Banksia, Kogarah, Dee Why, Long Reef, Harbord and Avalon.
- Landscape – gently undulating plains to rolling rises of Holocene sands mantling other soil materials or bedrock. Local relief <10 m, slopes <10% on lower slopes and plateau surface and up to 35% against obstacles facing prevailing winds. Extensively cleared low eucalypt open- woodland, scrub and open-heathland.
- Soils – shallow (<50 cm), well sorted Siliceous Sands (Uc1.21, Uc4.24, Uc4.31) overlying moderately deep (<150 cm) buried sands including yellow Podzolic Soils (Dy5.41, Dy5.51, Dy5.62) with sandy topsoils on crests and gentle slopes; deep (>200 cm) Podzols (Uc2.32) on steep slopes, lower slopes and in depressions.
- Limitations – very high soil erosion hazard, localised steep slopes, very low soil fertility, non- cohesive topsoils.

GEOLOGY



Geological units relevant to the site:

						Distance
Tuth	Hawkesbury Sandstone	Medium- to coarse-grained quartz sandstone with minor shale and laminite lenses.	\Ungrouped Triassic units\\Hawkesbury Sandstone\\	Anisian (base) to Anisian (top)	Sandstone	0m
Q_avf	Alluvial fan deposits	Fluvially-deposited quartz- lithic sand, silt, gravel, clay.	\Alluvium\\Alluvial valley deposits\Alluvial fan deposits\	Quaternary (base) to Now (top)	Clastic sediment	139m
Q_bb	Coastal deposits - beach facies	Marine-deposited quartz- lithic fine- to medium- grained sand, shell and shell material, polymictic gravel.	\Coastal deposits\ \Coastal deposits - beach facies\\	Quaternary (base) to Now (top)	Sand	139m
QH_bd	Coastal deposits - dune facies	Marine-deposited and aeolian-reworked coastal sand dunes.	\Coastal deposits\ \Coastal deposits - dune facies\\	Holocene (base) to Now (top)	Sand	288m
QH_hf	Anthropogenic deposits - fill on Quaternary deposits	Land surface raised >1m above natural level by placement of fill on undifferentiated Quaternary deposits over an extensive area.	\Anthropogenic deposits\ \Anthropogenic deposits - fill on Quaternary deposits\\	Holocene (base) to Now (top)	Anthropogenic material	307m
QH_bl	Coastal deposits - lagoon facies	Organic-rich mud, silt, clay, very fine- to fine-grained quartz-lithic-carbonate sand (marine-deposited), shell and shell grit.	\Coastal deposits\ \Coastal deposits - lagoon facies\\	Holocene (base) to Now (top)	Organic rich sediment	503m
QH_blw	Coastal deposits - lagoon facies (subaqueous)	Organic-rich mud, silt, clay, very fine- to fine-grained quartz-lithic-carbonate sand (marine-deposited), shell and shell grit.	\Coastal deposits\ \Coastal deposits - lagoon facies\Coastal deposits - lagoon facies (subaqueous)\	Holocene (base) to Now (top)	Organic rich sediment	515m
Q_h	Anthropogenic deposits	Anthropocene deposits varying from large man- made clasts (concrete blocks to building demolition rubble) to quarried natural boulders, with interstitial sand-sized to clay matrix.	\Anthropogenic deposits\ \\\	Quaternary (base) to Now (top)	Anthropogenic material	845m

Data Sources: Property Boundaries & Topographic Data: © Department Finance, Services & Innovation 2024

2.3 Hydrogeology and Topography

The property is located between the 14 and 12 metre AHD contours. The land slopes away gradually to the north east.

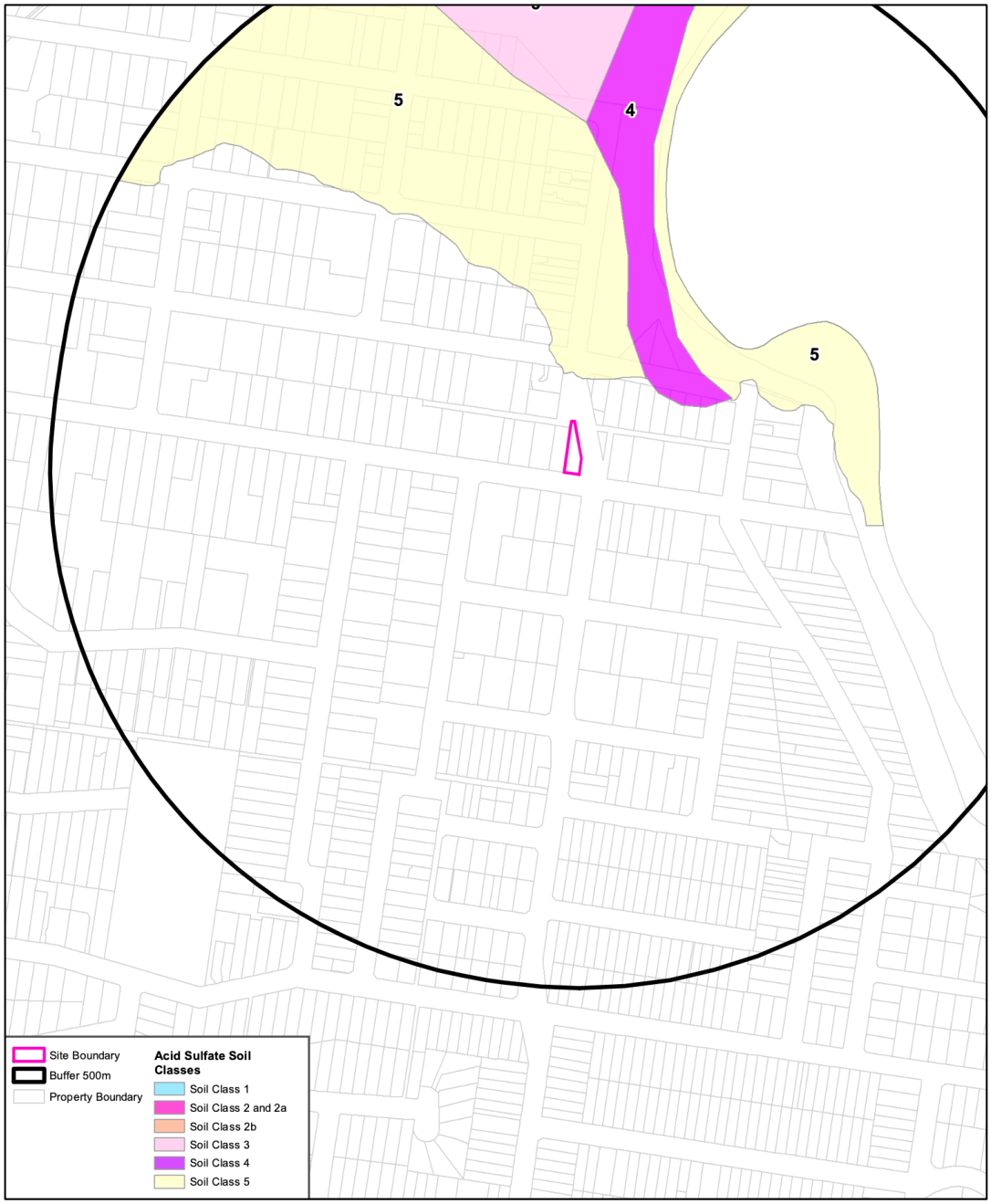
It is likely that the surface water and groundwater shall follow the (limited) topography, and flow south toward beach sands (ocean).

A number of registered groundwater bores with relevant information are located near the site associated with the investigation of the adjacent service station hydrocarbon impact.

Groundwater Bore – GW14	
Distance and Direction from Site	15m to north
Standing Water Level (m)	4.0
Purpose	Monitoring
Date Completed	11/10/2019
Bore Depth (m)	5.0 m
Driller's Log	0.0 – 0.1 m : CONCRETE 0.1 – 0.6 m : FILL gravelly sand 0.6 – 1.0 m : SAND / SANDY CLAY 1.0 – 5.0 M : CLAYEY SAND

2.4 Acid Sulphate Soil Risk

The Acid Sulfate Data Source Accessed 07/10/2016: NSW Crown Copyright - Planning and Environment - Creative Commons 3.0 (© Commonwealth of Australia) was consulted.



The site is not located in an Acid Sufate Soil Zone. It is our opinion that Acid Sulfate Soils shall not be an issue affecting the development.

2.5 Zoned Land Use

Warringah Local Environmental Plan 2011 - the site is within:

- E1 Local Centre.

2.6 SafeWork NSW Site Search (Dangerous Goods on Premises)

The site prior to the current uses as cafes / restaurant was initially residential then a butcher, chemist and laundry (coin operated – not a dry cleaner). Registration for hazardous / dangerous goods not suspected.

A search of the Stored Chemical Information Database (SCID) and the microfiche records held by Safework NSW was not undertaken.

2.7 Site Title History

SUMMARY OF PROPRIETORS - Lot 1 DP 34753	
YEAR	PROPRIETOR
08 Apr 2014 to date	Harrington Dee Why Pty Limited *(ACN 163 345 702)*
(27 Nov 2015 to date)	*(various current leases shown on Folio Identifier 1/34753 (attached))*
28 Jun 2013	Raymond John Noble
29 Apr 2005	Annie Noble, widow
08 Mar 1991	James Walter Noble, butcher Annie Noble, his wife
(08 Mar 1991 to date)	*(various leases shown on Historical Folio 1/34753 (attached))*
	(Part Lots 15 & 16 DP 6167 – Area 21 ½ Perches – CTVol 8229 Fol 115)
12 Nov 1970	James Walter Noble, butcher Annie Noble, his wife
21 Jun 1961	Elsie Lillian Duncum, married woman
(21 Jun 1961 to 08 Mar 1991)	*(various leases relating to retail shops shown on CTVol 8229 Fol 115)*
	(Part Lots 15, 16 & 17 DP 6167 – Area 23 Perches – CTVol 5634 Fol 128)
14 Jan 1947	Elsie Lillian Duncum, wife of David Franklin Duncum, chemist

SUMMARY OF PROPRIETORS - Lot 1 DP 34753	
YEAR	PROPRIETOR
(14 Nov 1958 to 21 Jun 1961)	*(lease to Harold Louis Thomson Smith, shop proprietor & Mavis Edith Smith, his wife)*
	(Parts Lot 15, 16 & 17 DP 6167 – Area 22 Perches – CTVol 5186 Fol 61)
05 Feb 1941	Elsie Lillian Duncum, wife of David Franklin Duncum, chemist
13 Nov 1940	Lilian Septissima Evelyn Shield, wife of Lionel Wesley Shield, telegraphist
	(Part Lot 15 & Lot 16 DP 6167 – Area 26 Perches – CTVol 2978 Fol 164)
02 Nov 1921	Lilian Septissima Evelyn Shield, wife of Lionel Wesley Shield, telegraphist
29 Jul 1920	Florence Rose, wife of Alfred Victor Rose, engineer
13 Oct 1919	Ernest Mumford Rowe, wool sampler

2.8 EPA PFAS Investigation Program

The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of *per- and poly- fluoroalkyl substances (PFAS) use across NSW.

PFAS are a group of chemicals that include perfluorooctane sulfonate (PFOS) and perfluorooctanoic acid (PFOA). They have many specialty applications and are widely used in a range of products in Australia and internationally.

PFAS are an emerging contaminant, which means that their ecological and/or human health effects are unclear. The EPA is investigating to better understand the extent of PFAS use and contamination in NSW. This will enable the EPA to be better prepared to respond if any health and environmental impacts become known.

The site was not located within the PFAS Investigation Zone.

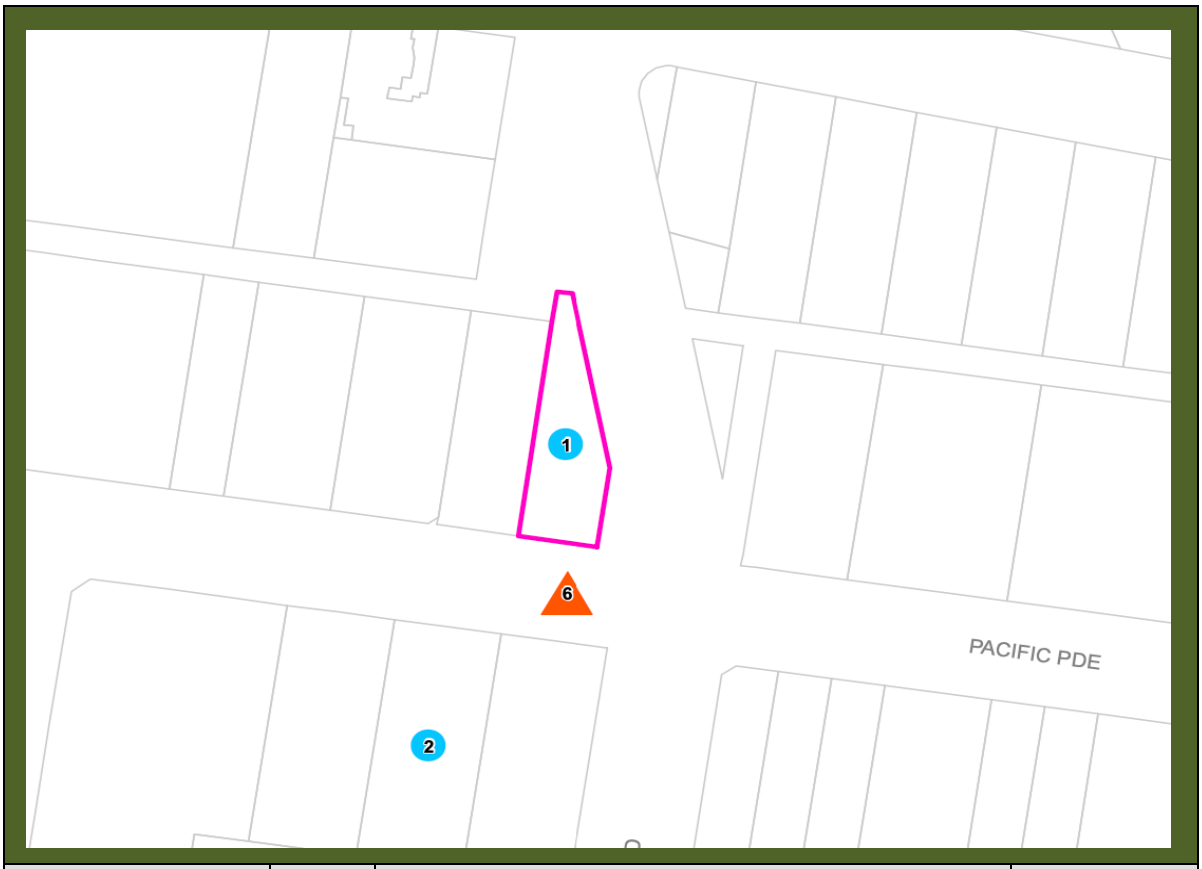
2.9 Historical Air Photos

1943 AIR PHOTO Original residence on site. Service station not built.	
1971 AIR PHOTO Original residence still in place. Original service station in place.	

1982 AIR PHOTO Similar to 1971	
1994 AIR PHOTO Current service station construction now in place. Original residence (possibly commercial) still in place. Smaller building on site to the north.	

2.10 Business Directory Discussion

Data Sources: Historical Aerials: © Land and Property Information (a division of the Department of Finance and Services)



Business Activity	Years	Listed Facility in UBD Business Directories	Distance to Site
LAUNDRIES &/OR LAUNDRETTES.	1986	Australian Laundry Services, 154 Pacific Pde., Dee Why. 2099	0m
LAUNDRIES &/OR LAUNDRETTES.(L1850)	1982	Australian Laundry Services Pty. Ltd., 154 Pacific Pde., Dee Why. 2099.	0m
LAUNDRIES &/OR LAUNDRETTES.	1978	Australian Laundry Services Pty. Ltd., 154 Pacific Pde., Dee Why. 2099	0m
LAUNDRIES &/OR LAUNDRETTES.	1975	Speed Oven Coin Laundry., 154 Pacific Pde., Dee Why. 2099	0m
CHEMISTS-PHARMACEUTICAL	1970	Beach (Dee Why) Pharmacy (The), 154 Pacific Pde., Dee Why Beach	0m
Chemists - Pharmaceutical	1965	Beach (Dee Why) Pharmacy (The), 154 Pacific Pde., Dee Why Beach	0m
CHEMISTS-PHARMACEUTICAL	1961	Fawcett, E. H., 154 Pacific Pde., Dee Why	0m
CHEMISTS-PHARMACEUTICAL	1961	Skilling, T. G., 154 Pacific Pde., Dee Why	0m
CHEMISTS-PHARMACEUTICAL	1950	Beach Pharmacy (The), 154 Pacific Pde., Dee Why	0m
CHEMISTS-PHARMACEUTICAL	1950	Fawcett, E. H., 154 Pacific Pde., Dee Why	0m

2.11 EPA NSW Contaminated Land Database

Contaminated Land Record of Notices: A search of the EPA NSW contaminated land database was carried out via the internet. There was one record for the suburb of Dee Why. The Site at 154-158 Pacific Parade was not listed, however the service station located directly across the street at 148 Pacific Parade was listed.

> ***Declaration of significantly contaminated land for 148 Pacific Pde, Dee Why:***
>
> *Section 11 of the Contaminated Land Management Act 1997*
>
> *Declaration No. 20201105; Area No. 3457*
>
> *The Environment Protection Authority (EPA) declares the following land to be significantly contaminated land under s 11 of the Contaminated Land Management Act 1997 (Act).*
>
> ***Land to which this Declaration applies***
>
> *1. This Declaration applies to significantly contaminated land described as Lot 23 DP738226, Northern Beaches Local Government Area, 148 Pacific Parade, and part of Lot 14 DP6167 (Land).*
>
> *2. A map of the Land is attached to this Declaration.*
>
> ***Significant Contaminants affecting the Land***
>
> *3. The EPA has reason to believe that the Land is contaminated with the following substances (Significant Contaminants) in such a way as to warrant regulation as significantly contaminated land under the Act:*
>
> *(i) Petroleum hydrocarbons including total recoverable hydrocarbons (TRH), and benzene, toluene, ethylbenzene and xylenes.*
>
> ***Nature of harm caused, or that may be caused, by the Significant Contaminants***
>
> *4. The EPA has reason to believe harm has been caused by the Significant Contaminants, including:*
>
> *(i) Petroleum hydrocarbons have entered soil and groundwater. Concentrations of Significant Contaminants in the groundwater exceed relevant guideline values and pose a potential risk to human health.*
>
> *(ii) Concentrations of Significant Contaminants, including benzene, toluene, ethylbenzene, in groundwater exceed the relevant drinking water guidelines, degrading the groundwater and limiting its potential beneficial use.*
>
> *5. The EPA has reason to believe harm may be caused by the Significant Contaminants, including:*

(i) Free phase petroleum product is present in the sub-surface of the Land. It has the potential to act as an ongoing secondary source of groundwater contamination.

(ii) It is likely that the Significant Contaminants may migrate from the Land and cause further degradation of soil and groundwater. Further migration may complete exposure pathways and pose a risk to human health or the environment.

Matters considered before declaring the Land to be significantly contaminated land

6. Before making this Declaration, the EPA has taken into account relevant guidelines and each of the matters listed in s 12(1) of the Act with respect to the Significant Contaminants that the EPA believes cause the Land to be contaminated.

7. The EPA believes that the Land is contaminated, and that the contamination is significant enough to warrant regulation under the Act for the following reasons.

(i) Petroleum products, including toxic constituents such as benzene, toluene, ethylbenzene and xylenes, are present in the sub-surface as light non-aqueous phase liquid and as high dissolved phase concentrations in the groundwater. This has degraded soil and groundwater.

(ii) High concentrations of the Significant Contaminants in groundwater, including TRH F1 and F2 fractions, benzene, toluene and ethylbenzene, exceed guideline values that are protective of human health and pose a potential risk.

(iii) It is likely that the Significant Contaminants may migrate from the Land. This has the potential to complete exposure pathways and pose a risk to human health or the environment.

Further action to carry out voluntary management under the Act

8. The making of this Declaration does not prevent the carrying out of voluntary management of the Land by any person. Any person may submit a voluntary management proposal for the Land to the EPA.

List of Notified Sites: If land is declared as 'significantly contaminated', it is regulated under the CLM Act and will receive notices relating to the management of this contamination. These notices are published on the record of notices for public view.

The public register under section 308 of the Protection of the Environment Operations Act 1997 (the POEO Act) was consulted. The list contains environment protection licences, applications for new licences and to transfer or vary existing licences:

- environment protection and noise control notices
- penalty notices issued by the EPA

- convictions in prosecutions under the POEO Act
- the results of civil proceedings
- licence review information.
- exemptions from the provisions of the POEO Act or regulations
- approvals granted under clause 9 of the POEO (Control of Burning) Regulation
- approvals granted under clause 7A of the POEO (Clean Air) Regulation.

There were four (4) records for the dated 9 September 2024 for the suburb of Dee Why. The Site (investigated in this report) was not listed, however the service station located directly across the street at 148 Pacific Parade was listed.

2.12 Proposed Development

The proposed development is a mixed use building consisting of two levels of basement parking accessed by a car lift from street level. The ground floor consists of two retail tenancies and a residential lobby leading to 9 sole occupancy units across three split level storeys.

2.13 LGA (Northern Beaches Council) - Planning Certificate 10.7

Planning Certificate Under Section 10.7 Environmental Planning and Assessment Act 1979:

- **158 Pacific Parade, Dee Why** - Mascot Council Planning Certificate 10.7 Certificate No: ePLC2024/07209. Issued Date: 18 September 2024.

12. LOOSE-FILL ASBESTOS INSULATION The land does NOT include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

Matters arising Section 59(2) under the Contaminated Lands Management Act 1997 prescribes the following matters that are to be specified in a Planning Certificate:

(a) The land is not significantly contaminated land (or part of the land) within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.

(b) The land is not subject to a management order within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.

(c) The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.

(d) The land is not subject to an ongoing maintenance order within the meaning of the Contaminated Lands Management Act 1997 at the date when the certificate is issued.

(e) The land is not subject to a site audit statement within the meaning of the Contaminated Lands Management Act 1997.

2.14 Dryland Salinity

The Dryland Salinity Data Source : National Land and Water Resources Audit was consulted. The site is not located within a dryland salinity zone. It is our opinion that salinity shall not be an issue affecting the site.

SECTION 3: SITE CONDITIONS

3.1 Building Condition, Current Occupier and Use

The development consists of one lot and DP identified as Lot 1 in DP 34753. The site is generally triangular and occupies a total area of 550 square metres. Two cafés / restaurants are presently located on site. The larger one facing Pacific Parade is suspected to have been the chemist then laundry. Described as 'Dee Why Coin Laundry' in a web search. The shop is quite small and suspected to be a 'dry cleaning' drop off point. Dry cleaning facilities not suspected on site in the past.

The buildings are constructed predominately of brick masonry and concrete (with some fibreboard), with a metal roof. The internal floor of the building is suspected concrete slab and timber. The main plus out buildings occupy approximately 95% of the lot.

3.2 Surrounding Land Use

North: Residential apartments and housing. Street runs down to Dee Why beach.

East: Residential apartments.

South: Residential apartments.

West: 'United' Service Station (15m to the west).

3.3 Fill Material

The exact nature of the sub-surface material is not known. The land appear to generally conform to the natural levels of the land in the area and the general topography of the properties facing Pacific Parade. Considering the slope of the land to the north (down to the beach), some filling may have occurred prior to the construction of the former residence now restaurant facing Pacific Parade.

3.4 Underground Tanks and Associated Services

Underground tanks, chemical, oil and waste storage tanks are not suspected to be located on site.

SECTION 4: CONCEPTUAL SITE MODEL

4.1 Potential Receptors

The site inspection revealed a number of potential receptors for off-site migration of potential contamination:

- Adjacent residential properties (houses and apartments).
- Dee Why beach (ocean) – 150 metres to the northeast.

4.2 Potential Areas of Environmental Concern (PAECs)

POTENTIAL CONTAMINATION SOURCE	CONTAMINATING ACTIVITY	CONTAMINANTS OF CONCERN	PAEC LIKELIHOOD
On site: commercial activities – café restaurants	Oils etc	Hydrocarbons	Unlikely
Historical commercial activity. A laundry business was located on the corner of Pacific Parade & The Strand (described as 'coin operated laundry') 1975 to around 2010.	Use of dry cleaning fluids / leakage / unknown disposal	Chlorinated hydrocarbons, volatile organic compounds.	Unlikely – the business was a coin operated laundry - not a 'dry cleaners'.
Service station located across the road, 148 Pacific Parade. Located on site from around 1971 to present day. Listed on EPA NSW contaminated list.	Petroleum products held in USTs, workshop oils etc – confirmed leakage (since remediated) but remnants of 'plume' still possible.	Heavy metals, Hydrocarbons TRH+BTEX, VOC,	Possible and needs investigation. Note: 4 groundwater monitoring wells located on The Strand footpath adjoining property.
Subsurface fill with building debris (past demolition)	Identified during geotechnical investigations	PAH, Heavy metals, asbestos	Possible - Not likely in any substantial quantity but needs to be investigated

4.3 Risk of Potentially Affected Media (PCM)

The potentially contaminated media on site are:

- Risk of hydrocarbon contamination from service station across road (listed on EPA contaminated sites database). The site is not considered to be down gradient to the source of contamination (old fuel tanks). However it could be considered to be adjacent to the northeast direction of the groundwater flow. The soil is sandy and porous – lateral movement of the hydrocarbon plume could have been (and possibly could be) possible - **moderate** risk.
- Soil/Fill material – under concrete slab/s of building and within rear yard. Potential for fill to be imported to site (presently unknown) - l**ow risk.**
- Groundwater –considering groundwater direction. Four groundwater wells are located on the footpath adjoining the property (MW6, 7, 8 & 9). Hydrocarbon levels were detected (see below) - **moderate risk.**
- **Important Note**: Elevated levels of ethylbenzene and xylenes detected in MW09 in 2017 and F1 (C6-C10) and F2 (C10-C16) hydrocarbons in MW06 in 2014. Odour levels affecting the property but below criteria still a possibility. See Appendix B – UPSS Monitoring Q3 2017 – WSP.

4.4 Potential Exposure Pathways

PATHWAY	CONTAMINANTS	POTENTIAL RISK / LIKELIHOOD
Airborne contaminant particles	Heavy metals, volatile components	Unknown
Dermal contact	Heavy metals, hydrocarbons etc	Possible for onsite construction workers
Airborne vapours	Volatile contaminants, hydrocarbons	Possible onsite occupants via sub floor soil vapour accumulation within proposed development basement

4.5 Human and Ecological Receptors

TYPE	RECEPTORS	LIKELIHOOD
HUMAN	Current and future occupants and landholders	Possible – sub floor vapour accumulation and intrusion with planned basements. Unknown status of fill used under slab and rear yard.
	Construction and maintenance workers particularly involved in potential excavation works	Possible – sub floor vapour accumulation and intrusion with planned basements. Unknown status of fill under slab and rear yard.
	Adjoining residential and commercial properties	Unknown at this stage – contamination source not from the Site. Off site contamination originating from the Site not considered an issue.
ECO-LOGICAL	Pacific Ocean – 150 metres to northeast	Unlikely – however with removal of building and basement excavation / possible mobility of stable contaminants (initially sourced from adjacent service station).
	Adjacent residential properties	Unlikely (but unknown at this stage)
	Adjacent gardens, trees and scrubs	Unlikely (but unknown at this stage)

4.6 Assessment of Data Gaps

DATA GAPS	COMMENTS
Status of the soil with respect to on site contaminating activities	At present unknown. Not suspected.
Status of the soil with respect to adjacent contaminating activities	At present unknown. EPA listed contaminated site (service station) approx. 15 metres west of site.
Status of subsurface with respect to potential vapour intrusion	At present unknown. EPA listed contaminated site (service station) approx. 15 metres west of site.
Status of groundwater with respect to on site or offsite contaminating activities	Four groundwater wells are located on the footpath adjoining the property (MW6, 7, 8 & 9). Elevated levels of ethylbenzene and xylenes detected in MW09 in 2017, and F1 (C6-C10) and F2 (C10-C16) hydrocarbons in MW06 in 2014. Odour levels affecting the property but below criteria still a possibility.

SECTION 5: DATA QUALITY OBJECTIVES (DQO) & ASSESSMENT

5.1 Outline of DQO Process

The EPA NSW *Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006) describes the DQO process thus:

> *The process used to define the type, quantity and quality of data needed to support decisions relating to the environmental condition of the site. The DQOs provide a systematic approach for defining the criteria that a data collection design should satisfy, including when, where and how to collect samples or measurements; determination of tolerable decision error rates; and the number of samples or measurements that should be collected.*

The DQOs are achieved by employing a seven-step process:

Table 1

	STEP	SECTION
1	Define the Problem	Section 5.1 1.2 Consultants Brief & Scope of Works
2	Identify the Decisions	Section 5.2 Sections 2 : Physical & Site Info Section 2.12: Proposed Development Section 4: Conceptual Site Model
3	Identify the Inputs to the Decision	Section 5.3 2.3 Hydrogeology & Topography 2.7 Site Title History 2.9 Historical Air Photos 2.10 Business Directory Discussion Sect. 3.0 Conditions
4	Define the Study Boundaries	Section 5.4 2.1 Site Identification 2.2 Soil Landscape & Geology 2.3 Hydrogeology & Topography
5	Develop a Decision Rule	Section 5.5 Section 2.12: Proposed Development
6	Specify Limits of Decision Errors	Section 5.6 Section 4: Data Quality Objectives (DQO) & Assessment
7	Optimise the Design for Obtaining Data	Section 5.7

5.2 Step 1 - Define the Problem

As there is a possibility that the past land uses may have impacted on the sub-soil, a Stage 2 soil and groundwater sampling programme and analysis was carried out.

See:

- *Sections 2 : Physical & Site Info*
- *Section 2.12: Proposed Development*
- Section 4: Conceptual Site Model

5.3 Step 2 - Identify the Decisions

The primary decision statement that this report shall attempt to resolve is:

> Analysed samples taken from the property shall be assessed against the maximum criteria from the landuse as defined by *National Environment Protection (Assessment of Site Contamination) Measure (NEPM)* 1999 (Amended 2013*) for Residential A Landuse.* By using the results and guidelines the consultant shall make a decision if the property is suitable for the proposed landuse, and if not, the appropriate management or remediation necessary to achieve this end.

See:

- *2.3 Hydrogeology & Topography*
- *2.7 Site Title History*
- *2.9 Historical Air Photos*
- *2.10 Business Directory Discussion*
- *Sect. 3.0 Site Conditions*

5.4 Step 3 – Identify the Inputs to the Decision

The primary inputs used to assess the contamination were:

- Define the site boundaries by the use of survey maps and site inspection.
- Review of the site history and site conditions, including the geology, hydrogeology and topography.
- Assessing contamination identified with the Phase 2 report to facilitate the remediation procedures.
- Using appropriate soil sampling procedures to ensure correct representative data.
- Using correct analytical methods (NATA etc) with quantitation limits below the site assessment criteria.

See:

- *2.1 Site Identification*
- *2.3 Hydrogeology & Topography*

5.5 Step 4 – Define the Study Boundaries

The boundaries of the site are documented in *2.1 Site Identification*. The sub surface study boundaries within the above site boundary shall be within the fill down to natural material.

See:

- *Section 2.12: Proposed Development*
- *2.2 Soil Landscape & Geology*
- *2.3 Hydrogeology & Topography*

5.6 Step 5 – Develop a Decision Rule

The purpose of this step was to define the parameter of interest, specify the action level and combine the outputs of the previous steps into an "if …….., then….." decision rule that defines the conditions that would cause the decision maker to choose alternative actions. The following decisions rules may be applied:

- Comparison of the results of the validation samples to the criteria (ie: '**If** the results are above criteria **then** extra remediation may be necessary')
- **If** field QA/QC samples (blanks, spikes etc) are found to contain chemicals of concern **then** further action extra sampling, investigation of procedure shall be undertaken.
- **If** the laboratory QA/QC samples (matrix spikes, reagent blanks) fall outside the acceptance criteria (See 2.7 - DQI) **then** the laboratory shall be contacted and/or the *samples shall be re-analysed.*

5.7 Step 6 – Specify Acceptable Limits on Decision Errors – Data Quality Indicators (DQIs)

The project DQIs address 'Step 6' and have been established to set acceptance limits on field and laboratory data collected as part of the investigation (Note: No soil sampling and analysis undertaken).

Table 2

DQI	FIELD	LABORATORY	ACCEPTANCE LIMITS
Accuracy	Procedures standard Rinsate blanks	Analysis of: Rinsate blanks Matrix spike Lab control sample Lab duplicate <5xPQL Lab duplicate >5xPQL	As per Envirolab Procedures Not detect 70 to 130% 70 to 130% Any RPD is acceptable 0-50% RPD is acceptable
Precision	Standard procedures appropriate to job and applied Collection of split (Inter-lab) duplicate and field (Intra-lab) duplicate	Analysis of: Field (Intra-lab) duplicate Split (Inter-lab) duplicate	 0-50% RPD is acceptable 0-50% RPD is acceptable
Represent-ativeness	Correct material sampled as per RAP or ESA All material needing to be sampled was sampled	All samples analysed in accordance with 'Chain of Custody'	
Compara-bility	Correct sampling protocol applied Sampler appropriately trained Similar climate conditions	Standard procedures used for all labs Similar analytical methods employed by all labs involved	As per NATA requirements As per EBG and DECCW requirements
Complete-ness	All critical locations sampled Samples collected from surface or depth where appropriate	All samples analysed according to procedures Correct methods employed Correct PQLs employed Chain of custody requirements acted upon Lab holding times appropriate	As per appropriate regulations and guidelines

- PQLs – Practical Quantitation Limits
- RPD – Relative Percentage Difference
- RAP – Remedial Action Plan

5.8 Step 7 - Optimise the Design for Obtaining Data

EPA (2006) - *Identify the most resource-effective sampling and analysis design for general data that are expected to satisfy the DQOs.*

SECTION 6: DISCUSSION, CONCLUSION & RECOMMENDATIONS

6.1 Database Information

Points taken into consideration to enable recommendations:

- The seven-step DQO process (defined in Section 5) as outlined in the *National Environment Protection (Assessment of Site Contamination) Measure (NEPM*) – Schedule B2 (1999 amended 2013) was employed to assess the property in regard to contamination of the soil.
- The matters as prescribed by Section 59(2) of the Contaminated Lands Management Act 1997 (documented in the Planning Certificate 10.7) do not indicate that the land is contaminated, or under any orders or notices issued by the EPA NSW.
- The NSW Environment Protection Authority (EPA) is undertaking an investigation program to assess the legacy of per- and poly- fluoroalkyl substances (PFAS) use across NSW. The site is not part of the PFAS investigation program.
- The Site is not located within an Acid Sulfate Soil Zone. It is our opinion that PASS (potential acid sulfate soils) shall not be an issue affecting the development.
- The site is not located within a dryland salinity zone. It is our opinion that salinity shall not be an issue affecting the site.
- The site is not listed on the EPA NSW Contaminated Lands database. However the service station located directly across the street at 148 Pacific Parade was listed: *Declared as significantly contaminated land: Section 11 of the Contaminated Land Management Act 1997 - Declaration No. 20201105; Area No. 3457*
- With respect to historical uses on site or within the immediate vicinity, Potential Areas of Environmental Concern (PAEC) were identified. Four groundwater wells are located on the footpath adjoining the property (MW6, 7, 8 & 9). These were installed as part of the investigation on the 'United' service station located across the street. Elevated levels of ethylbenzene, xylenes and naphthalene were detected in MW09 in 2017, and F1 (C6-C10) and F2 (C10-C16) hydrocarbons in MW06 in 2014. Odour levels affecting the property but below criteria may still be a possibility. Investigation recommended as per below, to assess potential impact to the proposed two level basement.

6.3 Conclusions and Recommendations

6.3.1 General Conclusion

Considering the data gaps, and potential for on-site contaminant impact that may affect the proposed development, it is recommended that further investigation as defined in the NEPM 2013 and EPA NSW *Consultants Reporting on Contaminated Land* May 2020, be undertaken (see recommendations R1 & R2 below).

6.3.2 R1 - Detailed Site Investigation (DSI)

A DSI shall be undertaken that shall provide adequate data in accordance with EPA NSW guidelines, to enable the consultant to form an opinion whether the site is suitable for the proposed development, or if not, the remediation measures needed to provide to the client a site suitable for the proposed development.

Soil Sample Investigation: The Site has a total area of 550 m^2. According to EPA NSW *Sampling design part 1 – application* (Aug 2022) a minimum of 8 sampling points is required to characterise a site of between 500 to 1000 m^2 (or less). This is based on a 95% confidence to detect a hot spot between 9.3 and 13,2 metre circumference.

The soil sampling, analysis, QA/QC and reporting shall be in accordance with NEPM 2013. Two samples shall be taken from 7 of the 8 boreholes. Three samples shall be taken from one deeper borehole (possibly greater than 2m to account for depth of the two basements). The results of the sub floor vapour assessment results (see below) shall also be incorporated into the DSI. The actual design of the investigation shall be at the discretion of the consultant (CEnvP-SC).

Groundwater Investigation: The DSI investigation shall also include sampling of the four groundwater wells already installed along the footpath of The Stand (adjacent to the Site). The wells shall first be purged with a disposable bailer and allowed to equilibrate. The groundwater samples shall be taken using a mini-purge low flow peristaltic pump. Field parameters of the groundwater (EC, pH, DO, Redox & Temp.) within all four wells shall be measured and samples only taken after equilibration of the relevant parameters (particularly pH and temperature). The groundwater samples shall be analysed for TPH+BTEXN.

The sampling, analysis, QA/QC and reporting shall be in accordance with NEPM 2013. The GW samples shall be analysed for the hydrocarbon '*contaminants of concern'* (COC). The actual design of the investigation shall be at the discretion of the consultant (CEnvP-SC).

6.3.3 R2 – Sub Floor Vapour (VOC/hydrocarbon) Assessment

To determine the hydrocarbon / volatile impact from adjacent property or properties, it is recommended that a sub soil / floor vapour assessment be undertaken within the property. The sampling points can be drilled directly through the concrete slab of the building/s or directly into the soil. Semi-permanent sampling points (stainless steel) inserted into the drilled hole, or direct push extensions, shall be used to take the samples. The actual design of the investigation shall be at the discretion of the consultant (CEnvP-SC) and should be undertaken in accordance with *Vapour Intrusion : Technical Practice Note,* DECCW (EPA NSW) Sept 2010.

6.3.4 Certified Environmental Consultants

https://www.epa.nsw.gov.au/publications/contaminatedland/21p3245-contaminated-land-consultant-certification-policy

EPA NSW - Contaminated land consultant certification schemes have been developed to ensure those consultants dealing with contaminated sites have the necessary competencies to carry out the work. These certification schemes include:

- *the Environment Institute of Australia and New Zealand's (EIANZ) - Certified Environmental Practitioner - CEnvP-SC (Site Contamination Specialist) scheme.*
- *the Soil Science Australia (SSA) Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) certification.*

The NSW EPA recognises the SC Specialist CEnvP and CPSS CSAM certifications as providing a thorough process for certifying contaminated land consultants to an acceptable minimum standard of competency.

SECTION 7. REFERENCES AND LEGISLATION

- *Soils Landscapes Data Source : NSW Office of Environment and Heritage.*
- *Property Boundaries & Topographic Data: Land and Property Information.*
- *National Environment Protection (Assessment of Site Contamination) Measure (NEPM*) – Schedule B2 (1999 amended 2013).
- *EPA NSW Waste Classification Guidelines (Part 1 : Classifying Waste - (*Nov 2014).
- *EPA NSW Guidelines for the NSW Site Auditor Scheme* (2nd Edition – April 2006).
- *NSW Contaminated Land Management Act 2008* No.11.
- *State Environmental Planning Policy (Resilience and Hazards) 2021.*
- *Guideline on Investigation Levels for Soil & Groundwater : Schedule B1* – National Environment Protection Measure (NEPM) April 2011.
- *Australian and New Zealand Guidelines from the Protection of Aquatic Organisms* – 95% Protection of Species for Fresh and Marine Water (ANZECC 2000).
- EPA NSW *Sampling design part 1 – application* (Aug 2022).
- *EPA NSW Guidelines for Assessing Service Station Sites* December 1994.
- *Virgin excavated natural material (DECC 2008/447)* Fact Sheet 2008.
- *DEC NSW Guidelines for Assessing Former Orchards & Market Gardens* June 2005.
- *OEH NSW Guidelines for Consultants Reporting on Contaminated Sites* 1997, 2000. Reprinted August 2011.

APPENDIX A : FIGURES / PLANS

- FIGURE 1 (03089-F01) - SITE LOCATION
- FIGURE 2 (03089-F02) - SITE BOUNDARIES
- PHOTOGRAPHS

LEGEND:

- SITE LOCATION

EBG Environmental Geoscience

FIG NO.	FIGURE NO. 1 : 03089-F01	LOCATION	154-158 PACIFIC PARADE DEE WHY NSW 2099
SOURCE	NEARMAP - IMAGERY 2016 CNES / ASTRIUM, DIGITALGLOBE	CLIENT	HARRINGTON DEE WHY PTY LTD
DRAWN	M.E	PROJECT	STAGE 1 PRELIMINARY SITE INVESTIGATION
APPROVED	M.E	TITLE	SITE LOCATION

LEGEND:

- SITE BOUNDARIES

EBG Environmental Geoscience

FIG NO.	FIGURE NO. 2 : 03089-F02	LOCATION	154-158 PACIFIC PARADE DEE WHY NSW 2099
SOURCE	NEARMAP - IMAGERY 2016 CNES / ASTRIUM, DIGITALGLOBE	CLIENT	HARRINGTON DEE WHY PTY LTD
DRAWN	M.E	PROJECT	STAGE 1 PRELIMINARY SITE INVESTIGATION
APPROVED	M.E	TITLE	SITE BOUNDARIES

APPENDIX A: PHOTOGRAPHS

Stage 1 PSI : 154-158 Pacific Parade, Dee Why NSW 2099 (EBG- 03089.Stage1.PSI.09.24.R00)

APPENDIX B:
HISTORICAL TITLE INFORMATION,
PLANNING CERTIFICATE AND OTHER DOCUMENTATION

ADVANCE LEGAL SEARCHERS PTY LTD

(ACN 147 943 842)
ABN 82 147 943 842

18/36 Osborne Road,
Manly NSW 2095

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

18th September, 2024

EDWARDS BLASCHE GROUP PTY LTD
PO Box 5069,
GWANDALAN NSW 2250

Attention: Michael Edwards,

RE: **154 – 158 Pacific Parade,**
Dee Why

Current Search

Folio Identifier 1/34753 (title attached)
DP 34753 (plan attached)
Dated 17th September, 2024
Registered Proprietor:
HARRINGTON DEE WHY PTY LIMITED *(ACN 163 345 702)*

Title Tree
Lot 1 DP 34753

Folio Identifier 1/34753

Certificate of Title Volume 8229 Folio 115

Certificate of Title Volume 5634 Folio 128

Certificate of Title Volume 5186 Folio 61

Certificate of Title Volume 2978 Folio 164

****

Index

T – Transfer
(L) – Lease
TA – Transmission Application

****

Summary of proprietor(s)
Lot 1 DP 34753

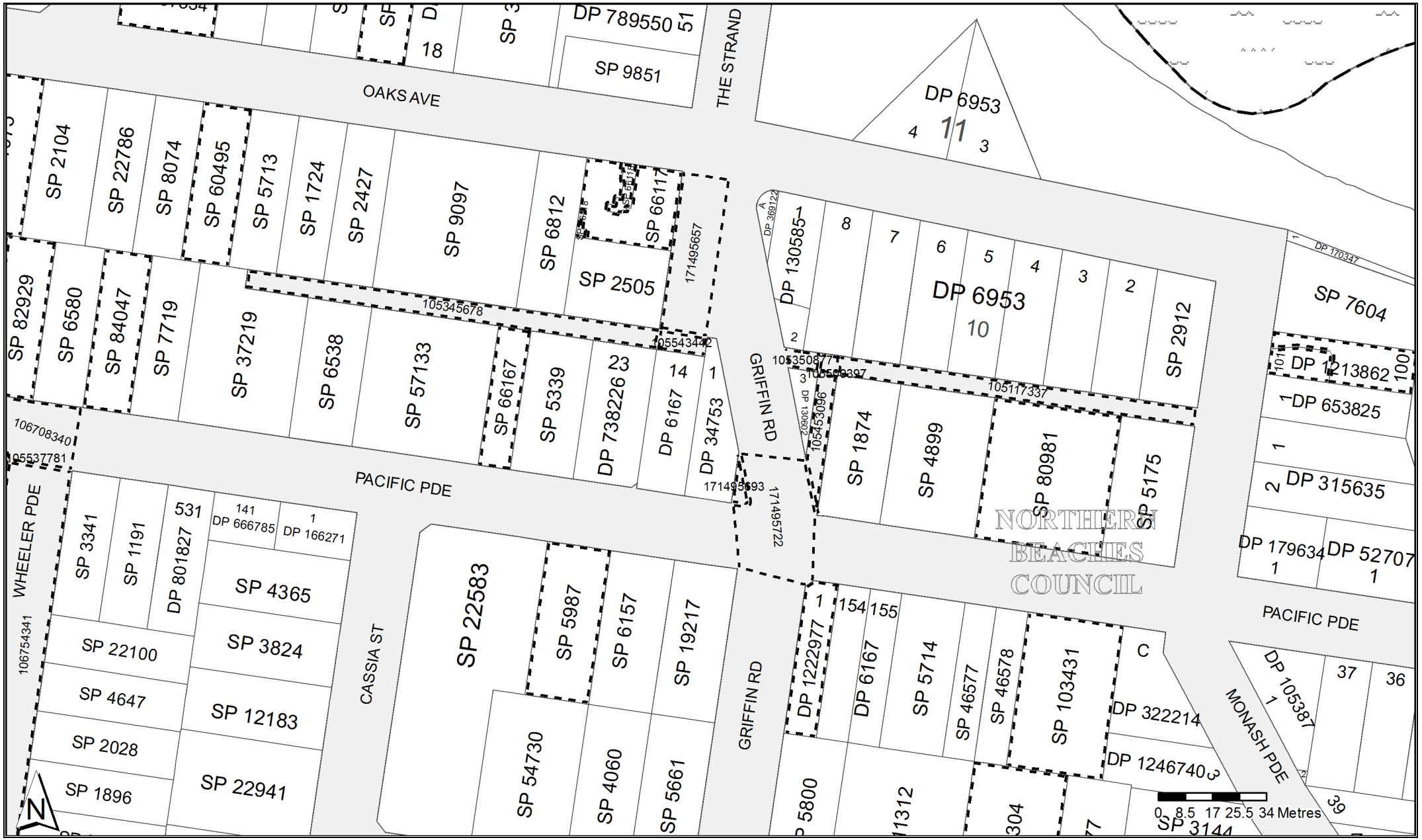
Year	Proprietor	
	(Lot 1 DP 34753)	
08 Apr 2014 todate	Harrington Dee Why Pty Limited *(ACN 163 345 702)*	T
(27 Nov 2015 todate)	*(various current leases shown on Folio Identifier 1/34753 (attached))*	*(L)*
28 Jun 2013	Raymond John Noble	TA
29 Apr 2005	Annie Noble, widow	TA
08 Mar 1991	James Walter Noble, butcher Annie Noble, his wife	
(08 Mar 1991 todate)	*(various leases shown on Historical Folio 1/34753 (attached))*	*(L)*
	(Part Lots 15 & 16 DP 6167 – Area 21 ½ Perches – CTVol 8229 Fol 115)	
12 Nov 1970	James Walter Noble, butcher Annie Noble, his wife	T
21 Jun 1961	Elsie Lillian Duncum, married woman	
(21 Jun 1961 to 08 Mar 1991)	*(various leases relating to retail shops shown on CTVol 8229 Fol 115)*	*(L)*
	(Part Lots 15, 16 & 17 DP 6167 – Area 23 Perches – CTVol 5634 Fol 128)	
14 Jan 1947	Elsie Lillian Duncum, wife of David Franklin Duncum, chemist	T
(14 Nov 1958 to 21 Jun 1961)	*(lease to Harold Louis Thomson Smith, shop proprietor & Mavis Edith Smith, his wife)*	*(L)*
	(Parts Lot 15, 16 & 17 DP 6167 – Area 22 Perches – CTVol 5186 Fol 61)	
05 Feb 1941	Elsie Lillian Duncum, wife of David Franklin Duncum, chemist	T
13 Nov 1940	Lilian Septissima Evelyn Shield, wife of Lionel Wesley Shield, telegraphist	
	(Part Lot 15 & Lot 16 DP 6167 – Area 26 Perches – CTVol 2978 Fol 164)	
02 Nov 1921	Lilian Septissima Evelyn Shield, wife of Lionel Wesley Shield, telegraphist	T
29 Jul 1920	Florence Rose, wife of Alfred Victor Rose, engineer	T
13 Oct 1919	Ernest Mumford Rowe, wool sampler	T

****

Cadastral Records Enquiry Report : Lot 1 DP 34753

Ref : NOUSER

Locality : DEE WHY
Parish : MANLY COVE
LGA : NORTHERN BEACHES
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

	Status	Surv/Comp	Purpose
DP1213862			
Lot(s): 100, 101			
DP300123	HISTORICAL	SURVEY	UNRESEARCHED
DP1222977			
Lot(s): 1			
DP6167	HISTORICAL	SURVEY	UNRESEARCHED
Road			
Polygon Id(s): 171495657			
NSW GAZ. 08-08-2014 Folio : 2865 DEDICATED PUBLIC ROAD LOT 11 SECTION 10 DP6953			
Polygon Id(s): 171495693			
NSW GAZ. 08-08-2014 Folio : 2865 DEDICATED PUBLIC ROAD LOT 4 DP130602			
SP1075			
DP1083425	REGISTERED	SURVEY	REDEFINITION
DP1173228	REGISTERED	SURVEY	EASEMENT
SP5987			
DP266360	REGISTERED	SURVEY	EASEMENT
SP60495			
DP6953	HISTORICAL	SURVEY	UNRESEARCHED
SP61576			
DP6953	HISTORICAL	SURVEY	UNRESEARCHED
DP1007920	HISTORICAL	SURVEY	REDEFINITION
SP66117			
DP314887	HISTORICAL	COMPILATION	UNRESEARCHED
DP1032049	HISTORICAL	SURVEY	SUBDIVISION
SP66118			
DP314887	HISTORICAL	COMPILATION	UNRESEARCHED
DP1032049	HISTORICAL	SURVEY	SUBDIVISION
SP66167			
DP6167	HISTORICAL	SURVEY	UNRESEARCHED
SP67334			
DP958981	HISTORICAL	COMPILATION	UNRESEARCHED
DP1034232	HISTORICAL	SURVEY	REDEFINITION
SP68304			
DP6167	HISTORICAL	SURVEY	UNRESEARCHED
DP1038910	HISTORICAL	SURVEY	CONSOLIDATION
SP80981			
DP6167	HISTORICAL	SURVEY	UNRESEARCHED
DP1125828	HISTORICAL	SURVEY	CONSOLIDATION
SP82726			
DP956201	HISTORICAL	COMPILATION	UNRESEARCHED
DP1142585	HISTORICAL	SURVEY	REDEFINITION
SP85764	REGISTERED	COMPILATION	STRATA SUBDIVISION PLAN
SP82929			
DP6643	HISTORICAL	SURVEY	UNRESEARCHED
DP1083425	HISTORICAL	SURVEY	REDEFINITION
SP84047			
DP6643	HISTORICAL	SURVEY	UNRESEARCHED
DP1154353	HISTORICAL	SURVEY	REDEFINITION
SP103431			
DP322214	HISTORICAL	COMPILATION	UNRESEARCHED
DP1246740	HISTORICAL	SURVEY	SUBDIVISION
Road			
Polygon Id(s): 171495722			
NSW GAZ. 22-02-2008 Folio : 1187 DEDICATED PUBLIC ROAD LOT 18 DP260646			

Status	Surv/Comp	Purpose

Polygon Id(s): 105345678, 105543442

NSW GAZ. 08-08-2014 Folio : 2865

DEDICATED PUBLIC ROAD

THE LAND BOUNDED BY THE SOUTHERN BOUNDARY OF LOT 11 SECTION 10 DP6953, THE EASTERN BOUNDARY OF LOT DP130602, THE NORTHERN BOUNDARIES OF LOTS 4 AND 15 DP6167 AND THE WESTERN BOUNDARY OF LOT 1 DP34753

Polygon Id(s): 105537781, 106708340, 106754341

EX-SUR 68/51 DP939879

Polygon Id(s): 105117337, 105350877, 105453096, 105500397

NSW GAZ. 03-10-2003 Folio : 10001

DEDICATED PUBLIC ROAD

LOTS 1-2 DP130602

Plan	Surv/Comp	Purpose
DP6167	SURVEY	UNRESEARCHED
DP6953	SURVEY	UNRESEARCHED
DP34753	COMPILATION	DEPARTMENTAL
DP105387	COMPILATION	UNRESEARCHED
DP130585	COMPILATION	DEPARTMENTAL
DP130602	COMPILATION	DEPARTMENTAL
DP166271	COMPILATION	UNRESEARCHED
DP170347	COMPILATION	UNRESEARCHED
DP179634	SURVEY	UNRESEARCHED
DP315635	SURVEY	UNRESEARCHED
DP322214	COMPILATION	UNRESEARCHED
DP369122	COMPILATION	UNRESEARCHED
DP527073	COMPILATION	DEPARTMENTAL
DP653825	COMPILATION	DEPARTMENTAL
DP666785	COMPILATION	DEPARTMENTAL
DP738226	COMPILATION	CONSOLIDATION
DP789550	COMPILATION	CONSOLIDATION
DP801827	SURVEY	REDEFINITION
DP947971	COMPILATION	UNRESEARCHED
DP1213862	SURVEY	SUBDIVISION
DP1213862	UNRESEARCHED	SUBDIVISION
DP1222977	COMPILATION	DEPARTMENTAL
DP1246740	SURVEY	SUBDIVISION
DP1246740	UNRESEARCHED	SUBDIVISION
SP1075	COMPILATION	STRATA PLAN
SP1191	COMPILATION	STRATA PLAN
SP1381	COMPILATION	STRATA PLAN
SP1724	COMPILATION	STRATA PLAN
SP1874	COMPILATION	STRATA PLAN
SP1896	COMPILATION	STRATA PLAN
SP2028	COMPILATION	STRATA PLAN
SP2104	COMPILATION	STRATA PLAN
SP2427	COMPILATION	STRATA PLAN
SP2477	COMPILATION	STRATA PLAN
SP2505	COMPILATION	STRATA PLAN
SP2912	COMPILATION	STRATA PLAN
SP3144	COMPILATION	STRATA PLAN
SP3341	COMPILATION	STRATA PLAN
SP3824	COMPILATION	STRATA PLAN
SP3870	COMPILATION	STRATA PLAN
SP4060	COMPILATION	STRATA PLAN
SP4365	COMPILATION	STRATA PLAN
SP4484	COMPILATION	STRATA PLAN
SP4647	COMPILATION	STRATA PLAN
SP4899	COMPILATION	STRATA PLAN
SP5175	COMPILATION	STRATA PLAN
SP5219	COMPILATION	STRATA PLAN
SP5339	COMPILATION	STRATA PLAN
SP5564	COMPILATION	STRATA PLAN
SP5661	COMPILATION	STRATA PLAN
SP5713	COMPILATION	STRATA PLAN
SP5714	COMPILATION	STRATA PLAN
SP5800	COMPILATION	STRATA PLAN
SP5987	COMPILATION	STRATA PLAN
SP6157	COMPILATION	STRATA PLAN
SP6538	COMPILATION	STRATA PLAN
SP6580	COMPILATION	STRATA PLAN
SP6812	COMPILATION	STRATA PLAN
SP7604	COMPILATION	STRATA PLAN
SP7616	COMPILATION	STRATA PLAN
SP7719	COMPILATION	STRATA PLAN
SP8074	COMPILATION	STRATA PLAN
SP9097	COMPILATION	STRATA PLAN
SP9851	COMPILATION	STRATA PLAN
SP11312	COMPILATION	STRATA PLAN

Plan	Surv/Comp	Purpose
SP12183	COMPILATION	STRATA PLAN
SP19217	COMPILATION	STRATA PLAN
SP22100	COMPILATION	STRATA PLAN
SP22583	COMPILATION	STRATA PLAN
SP22786	COMPILATION	STRATA PLAN
SP22941	COMPILATION	STRATA PLAN
SP33649	COMPILATION	STRATA PLAN
SP37219	COMPILATION	STRATA PLAN
SP46577	COMPILATION	STRATA PLAN
SP46578	COMPILATION	STRATA PLAN
SP54730	COMPILATION	STRATA PLAN
SP57133	COMPILATION	STRATA PLAN
SP60495	COMPILATION	STRATA PLAN
SP61576	COMPILATION	STRATA PLAN
SP66117	COMPILATION	PART STRATA
SP66118	COMPILATION	PART STRATA
SP66167	COMPILATION	STRATA PLAN
SP67334	COMPILATION	STRATA PLAN
SP68304	COMPILATION	STRATA PLAN
SP80981	COMPILATION	STRATA PLAN
SP82726	COMPILATION	STRATA PLAN
SP82929	COMPILATION	STRATA PLAN
SP84047	COMPILATION	STRATA PLAN
SP103431	COMPILATION	STRATA PLAN
SP103431	UNRESEARCHED	STRATA PLAN

Form: 03TA
Release: 3.0
www.lpma.nsw.gov.au

TRANSMISSION APPLICATION

New South Wales
Section 93 Real Property Act 1900

AH625911T

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

STAMP DUTY — Office of State Revenue use only

(A) **TORRENS TITLE** — 1/34753

(B) **REGISTERED DEALING** — Number: | Torrens Title:

(C) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODE
381 H	~~HPL LAWYERS~~ ~~PO BOX 705~~ FRESHWATER ~~NSW 2096~~ H926 Ph 123257W Reference: HPL:NOBLE	TA

(D) **DECEASED REGISTERED PROPRIETOR** — ANNIE NOBLE

(E) **APPLICANT** — RAYMOND JOHN NOBLE

(F) I, the applicant, being entitled as trustee of the will of the deceased registered proprietor (who died on 15 November 2012) pursuant to probate No. 2013/22744 granted on 19 February 2013 to RAYMOND JOHN NOBLE (a certified copy of which is lodged herewith) apply to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land.

DATE _____

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

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

Signature of witness: B. Tassone

Signature of Applicant: R J Noble

Name of witness: TERESA RITA TASSONE

Address of witness: LEVEL 1, 17B ALBERT STREET
FRESHWATER

EV103957

(H) **CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE**

I, _____ of the estate of the deceased registered proprietor, consent to this application.

Signature of witness: _____ Signature of

Name of witness: _____

Address of witness: _____

(I) *This section is to be completed where a notice of sale is required and the relevant data has been forwarded to LPMA through eNOS.*

The applicant's solicitor, _____ certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 388270 Full name: Teresa Rita Tassone Signature: B. Tassone

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

LAND AND PROPERTY MANAGEMENT AUTHORITY
Office use only—
Evidence sighted and returned: Y

1003

Reg Sc
S.

Form: 01T
Release: 6·1

TRANSFER

New South Wales
Real Property Act 1900

AI496969Y

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

STAMP DUTY Office of State Revenue use only

Office of State Revenue
NSW Treasury
Client No: 120350770 3607
Duty: $10-00 Trans No: 7539707
Asst details:

(A) **TORRENS TITLE** 1/34753 ✓

(B) **LODGED BY**

Document Collection Box	Name, Address or DX, Telephone, and Customer Account Number if any	CODES
426	SPARKE HELMORE LAWYERS LLPN 123009 S DX 282 SYDNEY PH: 9373 3555 Reference: WHK 332	T TW

(C) **TRANSFEROR** Raymond John Noble ✓

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of $ 2,751,000.00 and as regards

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

(F) **SHARE TRANSFERRED**

(G) Encumbrances (if applicable):

(H) **TRANSFEREE** HARRINGTON DEE WHY PTY LIMITED (ACN 163 345 702) ✓

(I) **TENANCY:**

DATE 3 April 2014

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

Signature of witness: SNoble

Name of witness: SUZANNE J NOBLE (JUNE)
Address of witness: 8 CALLISTEMON CLOSE
NARARA 2250

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

Signature of transferor: RJNoble

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

Signature:

Signatory's name: WAYNE KAPLAN
Signatory's capacity: Transferee's lawyer

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 578932 Full name: Wayne Kaplan Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS

1303

Caveat lapse upon Rego. E.S

RP 4
1987

STAMP DUTY

RELODGED
8 FEB 1991

Z 471118 S

TRANSFER OF LEASE, MORTGAGE, OR CHARGE

REAL PROPERTY ACT, 1900

TL | D | 1 of 1 | X | R
$ 47

LEASE, MORTGAGE, or CHARGE of which the transferor is the registered proprietor

REGISTERED DEALING
Note (a)

Type of Dealing	Registered Number	Torrens Title Reference	Location
Lease	Z 379650	Volume 8229 Folio 115	Dee Why

TRANSFEROR
Note (b)

CHRISTOPHER MADDEN of 5 Mitala Street, Newport and
SONIA TAWAF Shop Proprietors

D

Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of $ 1.00 and transfers all his estate, interests, rights and powers as lessees under the abovementioned registered dealing to the TRANSFEREE.

TRANSFEREE
Note (b)

LOUISE ELLA STUART of 55 Alfred Street, Narraweena and
ALMA JANE WILKINSON of 162 Woorarra Avenue, Elanora Heights

OFFICE USE ONLY
OVER

TENANCY
Note (d)

~~as joint tenants~~/tenants in common IN EQUAL SHARES

PRIOR ENCUMBRANCES
Note (e)

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

DATE

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

EXECUTION
Note (f)

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

[signature]
Signature of Witness

GREGORY JOHN DUNSTAN
Name of Witness (BLOCK LETTERS)

16 Waratah St Mona Vale
Solicitor
Address and occupation of Witness

[signature]
Signature of Transferor

Note (f)

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

[signature]
Signature of Witness

ROSEMARY HENWOOD
Name of Witness (BLOCK LETTERS)

42 Scheller
Narrabeen
Address and occupation of Witness

Alma J Wilkinson
[signature]
Signature of Transferee
21.12.90

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

LODGED BY

R. HAZLETT & Co.
BOX 381H
FAX: 264 7752

Ref.:
Delivery Box Number

LOCATION OF DOCUMENTS

CT	OTHER	
No.		Herewith.
		In L.T.O. with
		Produced by

OFFICE USE ONLY

Checked	Passed	REGISTERED 12-2-1991
Signed	Extra Fee	

Secondary Directions

Delivery Directions — OVER

$47

RP 4
1987

INSTRUCTIONS FOR COMPLETION

This dealing should be marked by the Commissioner of Stamp Duties where applicable before lodgement at the Land Titles Office.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the parties and the attesting witnesses.

Alterations are not to be made by erasure, the rejected words are to be ruled through and initialled by the parties in the left hand margin.

The following instructions relate to the side notes on the form.

(a) Registered dealing
- (i) Show the registered number of the mortgage, charge or lease, e.g., Lease—W123456
- (ii) Insert the current reference to the Folio of the Register for the affected Torrens Title reference, e.g., 135/701234 or Vol. 12634 Fol. 126
- (iii) Insert the locality shown on the Folio of the Register, e.g., at Chullora. If the locality is not not shown, insert the Parish and County, e.g., Ph. Lismore Co. Rous

(b) Show the full name, address and occupation or description.

(c) Insert "lessee", "mortgagee", or "chargee", as appropriate.

(d) Delete if only one transferee. If more than one transferee, delete either "joint tenants" or "tenants in common", and, if the transferees hold as tenants in common, state the shares in which they hold.

(e) In the memorandum of prior encumbrances, state only the registered number of any mortgage, lease, charge or writ to which this dealing is subject.

(f) Execution.

GENERALLY
- (i) Should there be insufficient space for the execution of this dealing, use an annexure sheet.
- (ii) The certificate of correctness under the Real Property Act, 1900 must be signed by all parties to the transfer, each party to execute the dealing in the presence of an adult witness, not being a party to the dealing, to whom he/she is personally known. The solicitor for the transferee may sign the certificate on behalf of the transferee; the solicitor's name (not that of his/her firm) to be typewritten or printed adjacent to his/her signature.
  Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.

ATTORNEY
- (iii) If the transfer is executed by an attorney for the transferor/transferee pursuant to a registered power of attorney, the form of attestation must set out the full name of the attorney, and the form of execution must indicate the source of his/her authority, e.g., "AB by his/her attorney (or receiver or delegate, as the case may be) XY pursuant to power of attorney registered Book No."

AUTHORITY
- (iv) If the transfer is executed pursuant to an authority (other than specified in (iii)), the form of execution must indicate the statutory, judicial or other authority pursuant to which the transfer has been executed.

CORPORATION
- (v) If the transfer is executed by a corporation under seal, the form of execution should include a statement that the seal has been properly affixed, e.g., in accordance with the Articles of Association of the corporation. Each person attesting the affixing of the seal must state his/her position (e.g., director, secretary) in the corporation.

(g) Insert the name, postal address, Document Exchange reference, telephone number and delivery box number of the lodging party.

(h) The lodging party is to complete the LOCATION OF DOCUMENTS panel. Place a tick in the appropriate box to indicate the whereabouts of the Certificate of Title and duplicate registered dealing. List, in an abbreviated form, other documents lodged, e.g., stat. dec. for statutory declaration, pbte for probate, L/A for letters of administration.

OFFICE USE ONLY

SECOND SCHEDULE AND OTHER DIRECTIONS

(D) FOLIO IDENTIFIER (OR REGD. DEALING & FOLIO IDENTIFIER)	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS
	UNDR	L	Z379650	
	ON	VA		TRANSFER OF LEASE TO LOUISE ERLA
				STUART AND ALMA JANE WILKINSON
				AS TENANTS IN COMMON IN EQUAL SHARES.
	CT		NEW C.T ISSUE.	

CARD SENT 381H

LT2/16

PLAN OF PART OF LOTS 15 & 16 DP 6167

DP 34753

Registered: JM 5.3.1991

C.A.:

Title System: TORRENS

Purpose: DEPARTMENTAL

(Z 471118)

Ref. Map: U 2760-43

Last Plan: DP 6167

Mun./Shire/~~City~~: WARRINGAH

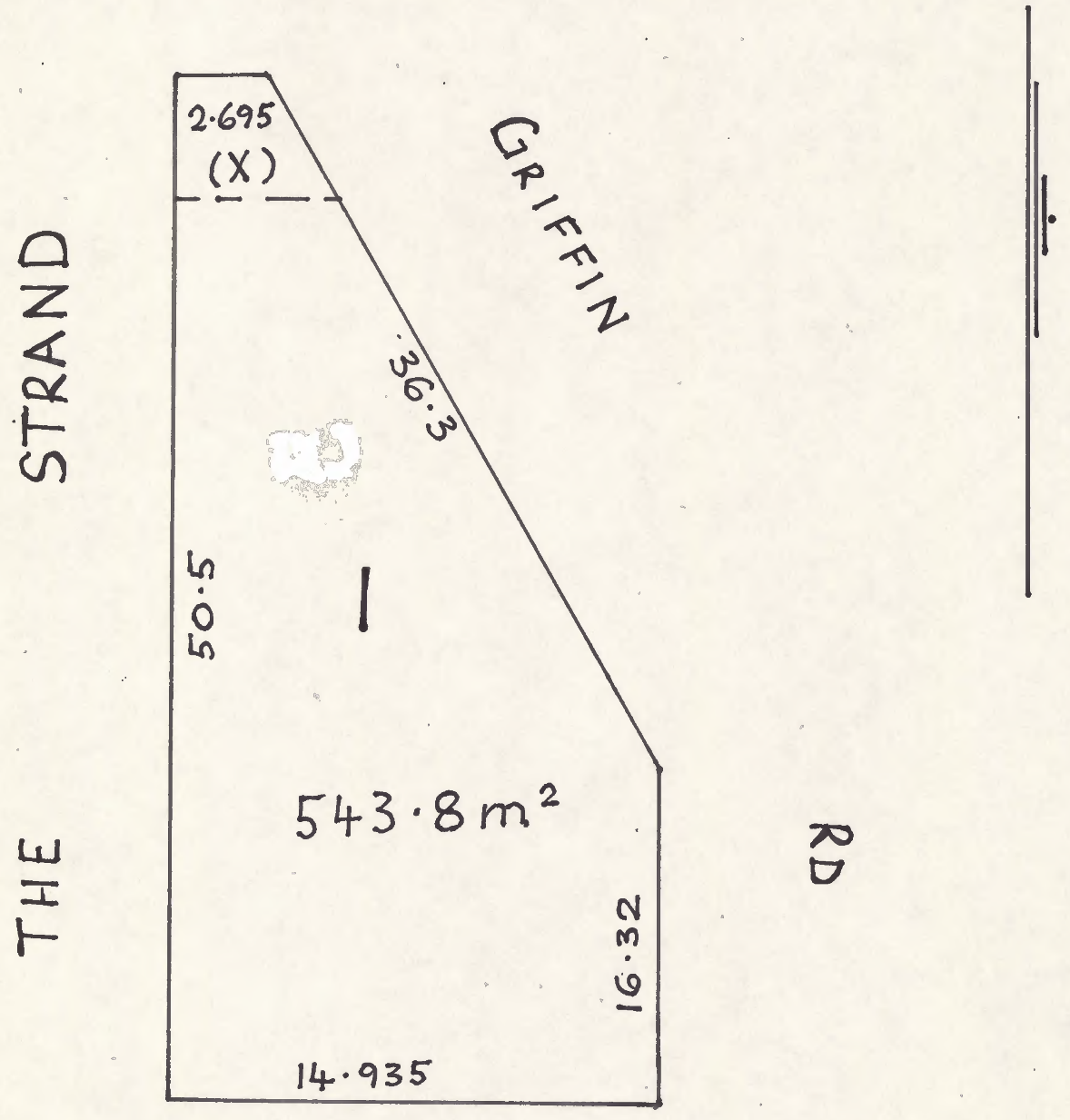
Town or Locality: DEE WHY

Parish: MANLY COVE

County: CUMBERLAND

Reduction Ratio 1: N.T.S. Lengths are in metres

B 1 A 1 0 0 N



PACIFIC PARADE

(X) EXCEPTION OF MINERALS SEC.141 PUBLIC WORKS ACT. 1912

PROUDLY PRINTED IN AUSTRALIA
BY WEST GOVERNMENT PRINTERS N.S.W. L.O. 2230

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/9/2024 8:58AM

FOLIO: 1/34753

First Title(s): OLD SYSTEM
Prior Title(s): VOL 8229 FOL 115

Recorded	Number	Type of Instrument	C.T. Issue
8/3/1991	Z471118	TRANSFER	FOLIO CREATED CT NOT ISSUED
17/5/1991	Z628957	LEASE	EDITION 1
14/1/1992	E189279	LEASE	EDITION 2
12/6/1992	E526443	TRANSFER OF LEASE	
23/8/1994	U554098	LEASE	EDITION 3
20/4/1995	O168649	LEASE	EDITION 4
26/8/1997		AMENDMENT: LOCAL GOVT AREA	
1/11/1999	6020237	LEASE	
1/11/1999	6020238	LEASE	EDITION 5
30/6/2004	AA764281	LEASE	EDITION 6
29/4/2005	AB443987	TRANSMISSION APPLICATION	
29/4/2005	AB443988	LEASE	EDITION 7
15/9/2006	AC599711	LEASE	EDITION 8
27/2/2008	AD791903	LEASE	EDITION 9
28/2/2012	AG782033	LEASE	
28/2/2012	AG782034	LEASE	
28/2/2012	AG782035	LEASE	EDITION 10
3/9/2012	AH211500	TRANSFER OF LEASE	
3/9/2012	AH211501	VARIATION OF LEASE	
28/6/2013	AH625911	TRANSMISSION APPLICATION (EXECUTOR, ADMINISTRATOR, TRUSTEE)	EDITION 11
16/9/2013	AI4031	TRANSFER OF LEASE	

END OF PAGE 1 - CONTINUED OVER

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/9/2024 8:58AM

FOLIO: 1/34753 PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
11/3/2014	AI434484	CAVEAT	
8/4/2014	AI496969	TRANSFER	EDITION 12
24/9/2014	AI916347	VARIATION OF LEASE	
27/11/2015	AJ970639	REQUEST	
27/11/2015	AJ970723	LEASE	
27/11/2015	AJ970724	LEASE	EDITION 13
17/3/2016	AK296184	MORTGAGE	EDITION 14
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 15 CORD ISSUED
29/8/2020	AQ346930	VARIATION OF LEASE	
29/8/2020	AQ346931	VARIATION OF LEASE	
18/8/2022	AS399102	VARIATION OF LEASE	EDITION 16
12/9/2023	AT429990	TRANSFER OF LEASE	EDITION 17

*** END OF SEARCH ***

advlegs PRINTED ON 17/9/2024

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 1/34753

SEARCH DATE	TIME	EDITION NO	DATE
17/9/2024	8:58 AM	17	12/9/2023

LAND

LOT 1 IN DEPOSITED PLAN 34753
AT DEE WHY
LOCAL GOVERNMENT AREA NORTHERN BEACHES
PARISH OF MANLY COVE COUNTY OF CUMBERLAND
TITLE DIAGRAM DP34753

FIRST SCHEDULE

HARRINGTON DEE WHY PTY LIMITED (T AI496969)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 LAND EXCLUDES MINERALS SECTION 141 PUBLIC WORKS ACT, 1912 AS TO PART DESIGNATED IN THE TITLE DIAGRAM
3 AJ970723 LEASE TO BUTTERCUP DEE WHY PTY LTD OF SHOPS 1 & 2, 154-158 PACIFIC PARADE, DEE WHY BEACH. EXPIRES: 25/12/2025. OPTION OF RENEWAL: 5 YEARS.
AQ346930 VARIATION OF LEASE AJ970723 EXPIRY DATE NOW 25/12/2030. OPTION OF RENEWAL: RELINQUISHED.
AS399102 VARIATION OF LEASE AJ970723
4 AJ970724 LEASE TO PACIFIC DY PTY LTD (SEE AT429990) OF SHOPS 3 & 4, 154-158 PACIFIC PARADE, DEE WHY BEACH. EXPIRES: 25/12/2025. OPTION OF RENEWAL: 5 YEARS.
AQ346931 VARIATION OF LEASE AJ970724 EXPIRY DATE NOW 25/12/2030. OPTION OF RENEWAL: RELINQUISHED.
5 AK296184 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

advlegs PRINTED ON 17/9/2024

Northern Beaches Council Planning Certificate – Part 2&5

Applicant: Sparke Helmore Lawyers
29/25 Martin Place
SYDNEY NSW 2000

Reference: SK HARRINGTON
Date: 18/09/2024
Certificate No. ePLC2024/07209

Address of Property: Council Lease Property 158 Pacific Parade DEE WHY NSW 2099
Description of Property: Lot 1 DP 34753

Planning Certificate – Part 2

The following certificate is issued under the provisions of Section 10.7(2) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149). The information applicable to the land is accurate as at the above date.

1. Relevant planning instruments and Development Control Plans

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

(a) Local Environmental Plan

Warringah Local Environmental Plan 2011

(b) State Environmental Planning Policies and Regional Environmental Plans

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Primary Production) 2021
Chapters 1,2

State Environmental Planning Policy (Resources and Energy) 2021
Chapters 1, 2

State Environmental Planning Policy (Resilience and Hazards) 2021
Chapters 1, 3, 4

State Environmental Planning Policy (Industry and Employment) 2021
Chapters 1, 3

State Environmental Planning Policy (Transport and Infrastructure) 2021
Chapters 1, 2, 3

State Environmental Planning Policy (Biodiversity and Conservation) 2021
Chapters 1, 2, 3, 4, 6

State Environmental Planning Policy (Planning Systems) 2021
Chapters 1, 2

State Environmental Planning Policy (Precincts – Eastern Harbour City) 2021
Chapters 1, 2

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

SEPP 65 – Design Quality of Residential Apartment Development

SEPP (Building Sustainability Index: BASIX)

Partly Affected - State Environmental Planning Policy (Resilience and Hazards) 2021
Chapter 2

(c) Development Control Plans

Warringah Development Control Plan 2011

(2) Draft Environmental Planning Instruments

The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land.

(a) Draft Local Environmental Plans

(b) Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment)

Draft Remediation of Land State Environmental Planning Policy (intended to replace State Environmental Planning Policy 55)

(c) Draft Development Control Plans

2. Zoning and land use under relevant planning instruments

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

(1) Zoning and land use under relevant Local Environmental Plans

(a), (b)

The following information identifies the purposes for which development may be carried out with or without development consent and the purposes for which the carrying out of development is prohibited, for all zones (however described) affecting the land to which the relevant Local Environmental Plan applies.

EXTRACT FROM WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011

Zone E1 Local Centre

1 Objectives of zone

• To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.

• To encourage investment in local commercial development that generates employment opportunities and economic growth.

• To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.

• To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.

• To ensure new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

• To create urban form that relates favourably in scale and in architectural and landscape treatment to neighbouring land uses and to the natural environment.

2 Permitted without consent

Home-based child care; Home businesses; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Creative industries; Entertainment facilities; Function centres; Group homes; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Waste or resource transfer stations; Water reticulation systems; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

(c) Additional permitted uses

Additional permitted uses, if any, for which development is permissible with development consent pursuant to Clause 2.5 and Schedule 1 of the relevant Local Environmental Plan:

Nil

(d) Minimum land dimensions

The *Warringah Local Environmental Plan 2011* contains no development standard that fixes minimum land dimensions for the erection of a dwelling house on the land.

(e) Outstanding biodiversity value

The land is not in an area of outstanding biodiversity value under the *Biodiversity Conservation Act 2016*

(f) Conservation areas

The land is not in a heritage conservation area.

(g) Item of environmental heritage

The land does not contain an item of environmental heritage.

(2) Zoning and land use under draft Local Environmental Plans

For any proposed changes to zoning and land use, see Part 1.2 (a)
Please contact Council's Strategic and Place Planning unit with enquiries on 1300 434 434.

3. Contribution plans

(1) The name of each contributions plan under the Act, Division 7.1 applying to the land, including draft contributions plans.

Northern Beaches Section 7.12 Contributions Plan 2022 - in force 1 June 2022.

DRAFT Northern Beaches Section 7.12 Contributions Plan 2024 - on exhibition from 5 July 2024 to 18 August 2024.
This Plan will repeal the current Northern Beaches Section 7.12 Contributions Plan 2022 when adopted. The Plan was updated to incorporate legislative, administrative and Council changes made recently. It also includes updates to the works schedule.

(2) If the land is in a region within the meaning of the Act, Division 7.1, Subdivision 4 - the name of the region, and the name of the Ministerial planning order in which the region is identified.

Housing and Productivity Contribution
The subject land is within the Greater Sydney region to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024 applies.

(3) If the land is in a special contributions area to which a continued 7.23 determination applies, the name of the area.

Nil

4. Complying Development

If the land is land on which complying development may or may not be carried out under each of the complying development codes under *State Environmental Planning Policy (Exempt and*

Complying Development Codes) 2008, because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

Part 3 Housing Code

Complying Development under the Housing Code may be carried out on all of the land.

Part 3A Rural Housing Code

Complying Development under the Rural Housing Code may be carried out on all of the land.

Part 3B Low Rise Housing Diversity Code

Complying Development under the Low Rise Housing Diversity Code may be carried out on all of the land.

Note: *Dual occupancies cannot be carried out as complying development in the R2 - Low Density Residential Zone in certain circumstances. See Clause 1.19 (3B) in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.*

Part 3C Greenfield Housing Code

Complying Development under the Greenfield Housing Code may not be carried out on all of the land.

Part 3D Inland Code

Complying Development under the Inland Code does not apply to the land.

Note: Pursuant to clause 3D.1 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, the Inland Code only applies to 'inland local government areas'. Northern Beaches local government area is not defined as an 'inland local government area' by *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Part 4 Housing Alterations Code

Complying Development under the Housing Alterations Code may be carried out on all of the land.

Part 4A General Development Code

Complying Development under the General Development Code may be carried out on all of the land.

Part 5 Industrial and Business Alterations Code

Complying Development under the Industrial and Business Alterations Code may be carried out on all of the land.

Part 5A Industrial and Business Buildings Code

Complying Development under the Industrial and Business Buildings Code may be carried out on all of the land.

Part 5B Container Recycling Facilities Code

Complying Development under the Container Recycling Facilities Code may be carried out on all of the land.

Part 6 Subdivisions Code

Complying Development under the Subdivisions Code may be carried out on all of the land.

Part 7 Demolition Code

Complying Development under the Demolition Code may be carried out on all of the land.

Part 8 Fire Safety Code

Complying Development under the Fire Safety Code may be carried out on all of the land.

Part 9 Agritourism and Farm Stay Accommodation Code

Complying Development under the Agritourism and Farm Stay Accommodation Code may be carried out on all of the land.

(4) Complying Development Codes varied under Clause 1.12 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

No complying codes are varied under this clause in relation to the land.

5. Exempt Development

If the land is land on which exempt development may or may not be carried out under each of the exempt development codes under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

Part 2 Exempt Development Codes

Exempt Development under the Exempt Development Codes may be carried out on all of the land.

(4) Exempt Development Codes varied under Clause 1.12 of the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*

No exempt development codes are varied under this clause in relation to the land.

6. Affected building notices and building product rectification orders

(a) There is not an affected building notice of which the council is aware that is in force in respect of the land.

(b) There is not a building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and

(c) There is not a notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.

In this section—

affected building notice has the same meaning the *Building Products (Safety) Act 2017, Part 4*.

building product rectification order has the same meaning as in the *Building Products (Safety) Act 2017*.

7. Land reserved for acquisition

Environmental planning instrument referred to in Clause 1 does not make provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8. Road widening and road realignment

(a) The land is not affected by a road widening or re-alignment proposal under Division 2 of Part 3 of the *Roads Act 1993*.

(b) The land is not affected by a road widening or re-alignment proposal under an environmental planning instrument.

(c) The land is not affected by a road widening or re-alignment proposal under a resolution of Council.

9. Flood related development controls

(1) The land is not within the flood planning area and subject to flood related development controls.

(2) The land or part of the land is not between the flood planning area and the probable maximum flood and subject to flood related development controls.

In this section—

flood planning area has the same meaning as in the Flood Risk Management Manual.

Flood Risk Management Manual means the Flood Risk Management Manual, ISBN 978-1-923076-17-4, published by the NSW Government in June 2023.

probable maximum flood has the same meaning as in the Flood Risk Management Manual.

10. Council and other public authority policies on hazard risk restriction

(a) Council has adopted policies that restrict the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding (for flooding – see 9). The identified hazard or risk, if any, are listed below:

Nil

(b) The following information applies to any policy as 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 a planning certificate issued by the Council. The identified hazard or risk and the respective Policy which affect the property, if any, are listed below:

Nil

11. Bush fire prone land

The land is not bush fire prone land.

12. Loose-fill asbestos insulation

The residential dwelling erected on this land has not been identified in the Loose-Fill Asbestos Insulation Register as containing loose-fill asbestos ceiling insulation.

This clause applies to residential premises (within the meaning of Division 1A of part 8 of the Home Building Act 1989) that are listed in the register that is required to be maintained under that Division.

Contact NSW Fair Trading for more information.

13. Mine Subsidence

The land is not declared to be a mine Subsidence (Mine Subsidence) district within the meaning of section 15 of the *Mine Subsidence (Mine Subsidence) Compensation Act, 1961*.

14. Paper subdivision information

There is no current paper subdivision, of which council is aware, in respect of this land according to Part 10 of the *Environmental Planning and Assessment Regulation 2021* and Schedule 7 of the *Environmental Planning & Assessment Act 1997 No 203*.

15. Property vegetation plans

The Council has not been notified that the land is land to which a vegetation plan under the *Native Vegetation Act 2003* applies.

16. Biodiversity Stewardship Sites

The Council has not been notified by the Biodiversity Conservation Trust that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the *Biodiversity Conservation Act 2016* (includes land to which a biobanking agreement under Part 7A of the repealed *Threatened Species Conservation Act 1995* relates).

17. Biodiversity certified land

The land is not biodiversity certified land under Part 8 of the *Biodiversity Conservation Act 2016* (includes land certified under Part 7AA of the repealed *Threatened Species Conservation Act 1995*).

18. Orders under Trees (Disputes Between Neighbours) Act 2006

Council has not been notified of the existence of an order made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

19. Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

The owner of the land (or any previous owner) has not consented in writing 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 section 553B of that Act).

Note—
Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1 January 2011.

20. Western Sydney Aerotropolis

Under State Environmental Planning Policy (Precincts – Western Parkland City) 2021, Chapter 4 the land is –

(a) not in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or

(b) not shown on the Lighting Intensity and Wind Shear Map, or

(c) not shown on the Obstacle Limitation Surface Map, or

(d) not in the "public safety area" on the Public Safety Area Map, or

(e) not in the "3 kilometre wildlife buffer zone" or the "13 kilometre wildlife buffer zone" on the Wildlife Buffer Zone Map.

21. Development consent conditions for seniors housing

No condition of development consent granted after 11 October 2007 in relation to the land applies to the property that are of the kind set out in that Policy, section 88(2) of *State Environmental Planning Policy (Housing) 2021*.

22. Site compatibility certificate and conditions for affordable rental housing

(1) There is not a current site compatibility certificate of which the council is aware, in respect of proposed development on the land.

(2) No condition of development consent in relation to the land applies to the property that are of the kind set out in section 21(1) or 40(1) of *State Environmental Planning Policy (Housing) 2021*.

(3) No condition of development consent in relation to the land applies to the property that are of the kind set out in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

23. Water or sewerage services

No water or sewerage services are, or are to be, provided to the land under the *Water Industry Competition Act 2006*.

Additional matters under the Contaminated Land Management Act 1997

Note. The following matters are prescribed by section 59 (2) of the *Contaminated Land Management Act 1997* as additional matters to be specified in a planning certificate:

(a) the land to which the certificate relates is not significantly contaminated land within the meaning of that Act

(b) the land to which the certificate relates is not subject to a management order within the meaning of that Act

(c) the land to which the certificate relates is not the subject of an approved voluntary management proposal within the meaning of that Act

(d) the land to which the certificate relates is not subject to an ongoing maintenance order within the meaning of that Act

(e) the land to which the certificate relates is not the subject of a site audit statement

If contamination is identified above please contact the Environmental Protection Authority (EPA) for further information.

Planning Certificate – Part 5

The following is information provided in good faith under the provisions of Section 10.7(5) of the *Environmental Planning and Assessment Act 1979* (as amended – formerly Section 149) and lists relevant matters affecting the land of which Council is aware. The Council shall not incur any liability in respect of any such advice.

Persons relying on this certificate should read the environmental planning instruments referred to in this certificate.

Company Title Subdivision

Clause 4.1 of the *Pittwater Local Environmental Plan 2014*, *Warringah Local Environmental Plan 2011* or *Manly Local Environmental Plan 2013* provides that land may not be subdivided except with the consent of the Council. This includes subdivision by way of company title schemes. Persons considering purchasing property in the Northern Beaches local government area the subject of a company title scheme are advised to check that the land has been subdivided with the consent of the Council.

District Planning

Under the Greater Sydney Regional Plan – A Metropolis of Three Cities 2018, the Greater Sydney Commission sets a planning framework for a metropolis of three cities across Greater Sydney which reach across five Districts. Northern Beaches is located within the 'Eastern Harbour City' area and is in the North District which forms a large part of the Eastern Harbour City. The North District Plan sets out planning priorities and actions for the growth of the North District, including Northern Beaches. Northern Beaches Council's Local Strategic Planning Statement gives effect to the District Plan based on local characteristics and opportunities and Council's own priorities in the community. The Local Strategic Planning Statement came into effect on 26 March 2020.

Council Resolution To Amend Environmental Planning Instrument

The following instrument or resolution of Council proposes to vary the provisions of an environmental planning instrument, other than as referred to in the Planning Certificate – Part 2:

Planning Proposal – new consolidated LEP
Applies to land: All land within the Northern Beaches LGA.
Outline: The new LEP will:

- Replace and harmonise planning controls in the four existing LEPs (Pittwater LEP 2014, Manly LEP 2013, Warringah LEP 2011 and Warringah LEP 2000).
- Introduce new controls to better respond to the community's aspirations and strategic priorities for the Northern Beaches.

Council resolution: 17 June 2024

Planning Proposal - rezone deferred land within the Oxford Falls Valley & Belrose North area
Applies to land: Land within the B2 Oxford Falls Valley and C8 Belrose North localities of WLEP 2000 and land zoned E4 Environmental Living under WLEP 2011 at Cottage Point (Boundaries identified within the Planning Proposal)
Outline: Amends WLEP 2000 and WLEP 2011 to:

- Transfer the planning controls for land within the B2 Oxford Falls Valley and C8 Belrose North localities of WLEP 2000 into the best fit zones and land use controls under WLEP 2011
- Rezone the majority of the subject land to E3 Environmental Management under WLEP 2011
- Rezone smaller parcels of land to E4 Environmental Living, RU4 Primary Production Small Lots, SP2 Infrastructure, SP1 Special Activities, R5 Large Lot Residential and R2 Low Density Residential under WLEP 2011
- Include various parcels of land as having additional permitted uses under Schedule 1 of WLEP 2011

Council resolution: 24 February 2015

Planning Proposal - PEX2024/0003 for land at Lot 2 Winbourne Road BROOKVALE NSW 2100
Applies to land: Lot 2 DP 1174201
Outline: The Planning Proposal seeks to amend Warringah Local Environmental Plan 2011 by:

- rezoning the land from RE1 Public Recreation to E4 General Industrial
- applying a maximum building height of 11m on the Height of Buildings Map
- applying a minimum lot size of 4,000sqm on the Lot Size Map and
- listing the land in Part 2 of Schedule 4 to reclassify the land as Operational.

Council resolution: 30 July 2024

Additional Information Applying To The Land

Additional information, if any, relating to the land the subject of this certificate:

Geotechnical Planning Controls
Council is currently undertaking a study to review geotechnical planning controls across the Local Government Area. Information from a draft study indicates geotechnical considerations may affect a greater number of properties and may present an increased risk to properties than that shown on published hazard maps. Council's Development Engineering & Certification team can be contacted for further information.

General Information

Flood
Information available to Council indicates some properties within the catchments of Middle Harbour may be flood affected. This includes parts of the suburbs of Belrose, Davidson, Frenchs Forest, Forestville and Killarney Heights. It is important to note this information may be used by Council for development assessment purposes. Please contact Floodplain Planning team at Northern Beaches Council for further information.

Threatened Species
Many threatened species identified under the *Biodiversity Conservation Act 2016* (NSW) and Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) are found within the former Local Government Area of Warringah (now part of Northern Beaches). Council's Natural Environment unit can be contacted to determine whether any site specific information is available for this property. Records of threatened flora and fauna are also available from the NSW Office of Environment and Heritage's Atlas of NSW Wildlife database: <http://www.bionet.nsw.gov.au>

Potential threatened species could include:

(a) threatened species as described in the final determination of the scientific committee to list endangered and vulnerable species under Schedule 1 of the *Biodiversity Conservation Act 2016*, and/or

(b) one or more of the following threatened ecological communities as described in the final determination of the scientific committee to list the ecological communities under Schedule 2 of the *Biodiversity Conservation Act 2016*:

- Duffys Forest Ecological Community in the Sydney Basin Bioregion
- Swamp Sclerophyll Forest on Coastal Floodplain
- Coastal Saltmarsh of the Sydney Basin Bioregion
- Swamp Oak Floodplain Forest
- Bangalay Sand Forest of the Sydney Basin Bioregion
- Themeda grasslands on Seacliffs and Coastal Headlands
- Sydney Freshwater Wetlands in the Sydney Basin Bioregion
- Coastal Upland Swamp in the Sydney Basin Bioregion
- River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions

Bush fire
Certain development may require further consideration under section 79BA or section 91 of the Environmental Planning and Assessment Act 1979, and section 100B of the Rural Fires Act, 1997 with respect to bush fire matters. Contact NSW Rural Fire Service.

Aboriginal Heritage
Many Aboriginal objects are found within the Local Government Area. It is prudent for the purchaser of land to make an enquiry with the Office of Environment and Heritage as to whether any known Aboriginal objects are located on the subject land or whether the land has been declared as an Aboriginal place under the *National Parks and Wildlife Act 1974* (NSW). The carrying out of works may be prevented on land which is likely to significantly affect an Aboriginal object or Aboriginal place. For information relating to Aboriginal sites and objects across NSW, contact: Aboriginal Heritage Information Management System (AHIMS) on (02) 9585 6345 or email **AHIMS@environment.nsw.gov.au**. Alternatively visit http://www.environment.nsw.gov.au/licences/AboriginalHeritageInformationManagementSystem.htm.

Coastal Erosion
Information available to Council indicates coastal erosion may affect a greater number of properties and may present an increased risk to properties than that shown on published hazard maps of the Warringah coastline. Council's Natural Environment Unit can be contacted for further information.

Coastal Hazards
Information available to Council indicates properties within the suburb of Cottage Point may be affected by coastal hazards. Please contact Northern Beaches Council for further information.

Scott Phillips
Chief Executive Officer
18/09/2024

APPENDIX C:

- EPA NSW CLEAN-UP NOTICE : ‘UNITED SERVICE STATION’, 148 PACIFIC PDE, DEE WHY.
- UPSS MONITORING Q1 2018 DEE WHY (1 THE STAND) - WSP

Section 91 Protection of the Environment Operations Act 1997

Clean-Up Notice

UNITED PETROLEUM PTY LTD
ACN 085 779 255
600 Glenferrie Road
HAWTHORN VIC 3122

Attention: The Proper Officer

Notice Number	1572448
File Number	EF17/2658
Date	23-Jan-2019

Clean-up Notice

Why is the EPA writing to you?

The Environment Protection Authority (EPA) reasonably suspects that a pollution incident has occurred or is occurring on land at the United Dee Why Service Station located at Lot 23 of DP738226, No.148 Pacific Parade (also referred to as 1 The Strand), Dee Why NSW (the site). The EPA has issued you with this Clean-up Notice. Further information is set out in the notice below.

What are you required to do?

Please read this notice carefully and carry out the clean-up action specified in this notice by the date required. If you have any queries about this matter, please contact Elvin Wong on (02) 8275-1520.

BACKGROUND

A. The Environment Protection Authority ("EPA") is responsible for the administration and enforcement of environment protection legislation, including *the Protection of the Environment Operations Act 1997* (the POEO Act).

B. The EPA understands that United Petroleum Pty Ltd ("United") currently occupies the site under a lease arrangement. The lease is registered on the land title and expires on 31/01/2027 with a 10-year renewal option.

C. United is the occupier of the site, in that United has management and control of the site for the purposes of section 91(1)(a) of the POEO Act.

D. Subsection 6(3) of the POEO Act provides that the regulations may declare a public authority as the appropriate regulatory authority (ARA) for certain matters. Clause 91 of the Protection of the Environment Operations (General) Regulation 2009 declares the EPA to be the ARA for any matter arising under the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014 (the UPSS Regulation).

E. Petroleum hydrocarbon contamination has been found on the site at the groundwater wells of MW02, MW03, MW04, MW05, MW09A, and MW10A as per Figure 1 of the Report under item H (ii) below. The EPA reasonably suspects that such contamination is likely to be associated with the use of the adjacent underground petroleum storage systems (UPSS) in the course of operating the service station at the site. Therefore, the EPA is the ARA for this matter. Figure 1 is reproduced in **Attachment 1** to this notice.

F. On 24 January 2017, the owner of the site notified the EPA that the site is contaminated under section 60 of the *Contaminated Land Management Act 1997* (CLM Act).

G. The owner of the site submitted a report by prepared by JBS&G titled *L01 United Dee Why S.60 notification* dated 25 January 2017 (the contamination report) with the following attachments:

   i. Attachment A: Section 60 notification form;

   ii. Attachment B: MassTech UPSS Precision Test Report dated 2 April 2003 certifying all tanks and line have passed the tests;

   iii. Attachment C: Groundwater Monitoring Event and Human and Ecological Health Risk Assessment, prepared for BP Australia Pty Ltd by OTEK Australia Pty Ltd dated 29 April 2003;

   iv. Attachment D: Parsons Brinckerhoff UPSS Program Q3 Aug 2016; and

   v. Attachment E: JBS&G Soil, Groundwater and Soil Vapour Assessment dated 25 January 2017.

H. On 4 April 2018, United provided the EPA with two groundwater monitoring event reports (the United Reports) at the EPA's request:

   i. *United Petroleum, UPSS Monitoring Q1 2017, Dee Why (The Strand) Service Station* by WSP Parsons Brinckerhoff, November 2017.

   ii. *United Petroleum Pty Ltd UPSS Monitoring Q3 2017, Dee Why (The Strand)* by WSP, 16 October 2017.

I. Under the UPSS Regulation a 'storage system' means a system of tanks, pipes, valves and other equipment that is designed:

   i. to contain petroleum, or

   ii. to control the passage of petroleum into, out of, through or within the system,

   and includes any structure through which petroleum routinely passes from one part of the system to another.

J. Clause 21 of the UPSS Regulation requires groundwater to be tested for contamination by petroleum and other contaminants of concern on a six-monthly basis. The groundwater monitoring is a compulsory secondary leak detection system designed to detect contamination transmitted from the

UPSS through soil and reached groundwater, causing pollution to soil or water or both. The United Reports demonstrated the results of the groundwater monitoring undertaken at the site by United between 7 January 2003 to 22 Aug 2017, and other groundwater monitoring results before 2003.

K. Elevated concentrations of total petroleum hydrocarbons, benzene, toluene, ethyl benzene, xylenes or naphthalene (BTEXN) have been persistently detected at groundwater wells MW02, MW03, MW04, MW05, MW09A, and MW10A as reported by WSP in the United Reports as summarised in **Attachment 2** to this notice.

L. Petroleum hydrocarbons have been introduced into the groundwater through soils, which has resulted in a change to the physical and chemical condition of the groundwater and have the potential to cause harm to human health and to the environment. Petroleum hydrocarbons have been introduced into the soil, which have the potential to cause harm to human health because petroleum hydrocarbons may contain toxic chemicals such as BTEXN.

M. Section 91 of the POEO Act empowers the EPA to issue a Clean-up Notice in respect of a pollution incident.

N. The Dictionary to the POEO Act defines:

- "Pollution incident" as an incident or set of circumstances during or as a consequence of which there is or is likely to be a leak, spill or other escape or deposit of a substance, as a result of which pollution has occurred, is occurring or is likely to occur. It includes an incident or set of circumstances in which a substance has been placed or disposed of on premises, but it does not include an incident or set of circumstances involving only the emission of any noise.

- "Pollution" as including land and water pollution.

- Land pollution or pollution of land means placing in or on, or otherwise introducing into or onto, the land (whether through an act or omission) any matter, whether solid, liquid or gaseous:

  (a) that causes or is likely to cause degradation of the land, resulting in actual or potential harm to the health or safety of human beings, animals or other terrestrial life or ecosystems, or actual or potential loss or property damage, that is not trivial.

  ...

- Water pollution or pollution of waters as (relevantly):

  (a) placing in or on, or otherwise introducing into or onto, waters (whether through an act or omission) any matter, whether solid, liquid or gaseous, so that the physical, chemical or biological condition of the waters is changed, or

  …

  (c) placing in or on, or otherwise introducing into or onto, the waters (whether through an act or omission) any matter, whether solid, liquid or gaseous, that is of a prescribed nature, description or class or that does not comply with any standard prescribed in respect of that matter.

  …

- 'waters' to include underground waters.

O. The EPA reasonably suspects that a pollution incident has occurred and is occurring at the site because total petroleum hydrocarbons and BTEXN are detected in groundwater at groundwater wells: MW02, MW03, MW04, MW05, MW09A, and MW10A as reported in items H(i) and H(ii) above, and are reasonably suspected to be associated with the UPSS operated at the site. The introduction of petroleum hydrocarbons to the ground water through soils has resulted in a change to the physical and chemical condition of the groundwater (i.e. definition of water pollution), as indicated in the contamination report.

P. Petroleum products and fuel are dangerous goods (class 3) according to the *Transport of Dangerous Goods Code*, making them prescribed mater for the definition of water pollution as provided by Schedule 5 of the POEO (General) Regulation 2009. Hence the introduction of petroleum hydrocarbons to the ground water has polluted waters.

Q. The introduction of petroleum hydrocarbon contamination, which may contain toxic chemicals such as BTEXN into the soil has the potential to cause harm to the health of humans (i.e. definition of land pollution).

R. The EPA is directing you to take clean-up action because you are the occupier of the site.

DIRECTION TO TAKE CLEAN-UP ACTION

The EPA directs UNITED PETROLEUM PTY LTD to take the following clean-up action:

1. Ascertain the nature and extent of petroleum hydrocarbon contamination including BTEXN and other contaminants of concern within and outside the site, subject to consent by the land owner, through:

    i. A review of site history and statistical inventory reconciliation analysis and incident records to determine the time and durations, locations and estimated volume of fuel releases;

    ii. A review of all previous groundwater monitoring event results and summary of such results and observations to be presented in a table;

    iii. Designing and implementing a groundwater sampling program at the site and outside the site and installing additional groundwater wells where necessary.

2. Develop a conceptual site model to input existing and new field data in identifying the hydrocarbon contamination sources, contaminant migration pathways, receptors and exposure mechanisms.

3. Prepare a remedial action plan addressing items as listed under the heading of "Remedial action plan" on page 16 of the *Guidelines for consultants reporting on contaminated sites*, available on the EPA's website:

https://www.epa.nsw.gov.au/~/media/EPA/Corporate%20Site/resources/clm/20110650consultantsglines.ashx

4. Prepare a report addressing the above directions 1 to 3 in accordance with the guidelines as follows:

   Guidelines made by the EPA:

   iii. Sampling design guidelines (September 1995).

   iv. Guidelines for the assessment and management of groundwater contamination (March 2007).

   v. Guidelines for consultants reporting on contaminated sites (reprinted August 2011).

   Guidelines approved by the EPA:

   vi. Australian and New Zealand Guidelines for Fresh and Marine Water Quality, published by ANZECC and the Agriculture and Resource Management Council of Australia and New Zealand, Paper No. 4 (October 2000).
   vii. Australian Drinking Water Guidelines, NHMRC and Natural Resource Management Ministerial Council of Australia and New Zealand (2011).
   viii. National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013).

5. The actions specified in directions 1 to 4 must be performed by a certified contaminated land consultant.

   Note: information on certified consultant schemes is available on the EPA's website:

   http://www.epa.nsw.gov.au/your-environment/contaminated-land/managing-contaminated-land/engaging-consultant

6. Submit the report specified in direction 4 to the EPA in writing by **5pm on Friday 28 June 2019**. The report must be submitted to the following address: PO Box A290, Sydney South NSW 1232 or via email to Mr Robert Hogan at contaminated.sites@epa.nsw.gov.au.

FEE TO BE PAID

- You are required by law to pay a fee of $550 for the administrative costs of issuing this notice. An invoice for the fee has been attached to this notice.

- It is an offence not to pay this fee. However you can apply for an extension of time to pay the fee or for the fee to be waived. At the end of this notice there is information about how and when to pay the fee and how to apply for an extension or a waiver of the fee.

Clean-Up Notice

.....

Lesley Corkill

Unit Head

Contaminated Sites

(by Delegation)

Attachments:

1. Figure 1 (below) reproduced from the report prepared by WSP titled *United Petroleum Pty Ltd UPSS Monitoring Q3 2017, Dee Why (The Strand)*, dated 16 October 2017.

Figure 1 Site layout plan
United Service Station – Dee Why
1 The Strand, Dee Why, NSW

7.

Clean-Up Notice

2. Results of groundwater monitoring events extracted from the report *United Petroleum Pty Ltd UPSS Monitoring Q3 2017, Dee Why (the Strand)* by WSP, 16 October 2017 [with the two added LNAPL detections at MW02 from the report *United Petroleum, UPSS Monitoring Q1 2017, Dee Why (The Strand) Service Station, 1 The Strand, Dee Why*, by WSP Parsons Brinckerhoff, November 2017.]

Groundwater Results(a)

ID	Date Sampled	SWL (m)	TPH C_6-C_9	TPH C_{10}-C_{36}	F1 C6-C10 minus BTEX	F2 >C10-C16 minus Naphthalene	Benzene	Toluene	Ethyl-benzene	m&p-Xylene	o-Xylene	Naphthalene
Freshwater Ecosystem [b]			-	-	-	-	950	180	80	275	350	16
Marine Ecosystem [c]			-	-			500	180	5	-	-	50
Commercial HSL (3) SAND 2-4 metres			-	-	NL	NL	5,000	NL	NL	NL	NL	NL
MW01	30-Dec-99	-	250	<50	-	-	96	1	14	6		-
	12-May-00	-	320	<50	-	-	250	1	9	<1	<1	-
	22-Feb-01	-	50	<50	-	-	19	<1	<1	<1	<1	-
	15-Apr-02	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	3.540	<20	<50	-	-	<1	<1	<1	<1	<1	- 1
	20-Aug-12	2.364	2,800	120	-	-	910	15	21	29	<1	<5
	29-Jan-14	3.435	1,660	50	870	<100	726	22	22	20	7	<5
	31-Jul-14	3.320	550	<50	470	<100	76	7	3	4	2	<5
	29-Jan-15	3.119	1,080	80	740	<100	322	14	11	<5	<5	<25
	1-Sep-15	2.842	4,000	<450	2,800	130	1,500	<25	110	<50	<25	<5
	11-Feb-16	2.665	1,250	240	830	210	280	5	19	11	3	<5
	08-Aug-16	2.488	620	170	340	160	61	<2	12	5	<2	<10
	24-Nov-16	3.054	260	<100	-	-	17	2	3	2	<1	<5
	30-Jan-17	3.413	400	50	210	<100	34	<2	6	2	<2	<5
	22-Aug-17	3.081	270	130	320	110	4	<2	3	<2	<2	
MW02	30-Dec-99	-	20,000	2,300	-	-	12,000	3,300	860	2,500		-
	12-May-00	-	8,400	990	-	-	6,500	590	310	790		-
	22-Feb-01	-	1,100	720	-	-	6,500	240	520	660		-
	15-Apr-02	-	3,900	1,500	-	-	2,600	200	500	340	130	-
	7-Jan-03	3.380	280	480	-	-	190	7	11	27	20	-
	20-Aug-12[1]						LNAPL					
	31-Jul-14	4.081	196,000	194,000	80,300	692,000	14,900	70,300	4,730	19,300	8,500	464
	29-Jan-15[2]						LNAPL					
	1-Sep-15	2.799	120,000	5,600	<50000	3,000	7,200	58,000	2,400	12,000	4,100	600
	11-Feb-16	2.648	89,300	5,130	35,200	2,920	2,430	35,400	1,340	13,800	4,630	268
	08-Aug-16	2.495	35,500	2,580	11,600	1,110	1,760	14,400	756	5,020	2,190	121
	24-Nov-16	2.972	25,000	5,250	-	-	2,500	2,000	1,200	2,900	1,000	2,300
	30-Jan-17	3.248	89,500	2,330	41,400	1,100	4,860	24,500	1,760	9,110	3,980	195
	22-Aug-17	3.032	51,200	8,060	32,500	3,470	2,940	22,300	1,710	8,250	3,700	120
MW03	30-Dec-99	-	14,000		-	-	9,100	1,500	870	1,600		-
	12-May-00	-	7,600	3,424	-	-	4,800	1,000	430	1,100		-
	22-Feb-01	-	23,000	3,577	-	-	5,600	3,500	1,500	5,500		-
	15-Apr-02	-	28,000	10,651	-	-	12,000	2,800	2,200			-
	7-Jan-03	3.180	32,000	64,037	-	-	8,800	5,600	3,100	7,200	1,100	-
	29-Jan-14	3.110	12,800	3,880	9,360	2,530	2,000	941	490	10,000	2,600	308
	31-Jul-14	3.436	15,500	2,470	9,720	3,330	2,010	1,430	790	1,290	520	626
	29-Jan-15	2.757	7,520	1,510	5,990	1,400	985	314	177	2,510	837	194
	1-Sep-15	2.649	18,000	11,000	13,000	7,100	1,600	32,000	1,400	875	366	150
	11-Feb-16	2.448	9,680	3,520	4,590	2,410	1,210	1,290	530	7,600	2,400	328
	08-Aug-16	2.333	8,490	2,920	3,520	1,660	813	731	345	1,600	606	289
	24-Nov-16	2.798	9,100	1,000	-	-	1,000	4,700	320	1,080	381	100
	30-Jan-17	3.062	11,600	5,620	3,660	2,930	1,270	1,660	773	1,300	600	434
	22-Aug-17	2.831	17,400	9,340	15,700	5,080	1,520	1,750	833	2,500	933	366
MW04	12-May-00	-	140	<50	-	-	74	2	6	6		-
	22-Feb-01	-	180	60	-	-	79	<1	3	3		-
	15-Apr-02	-	<20	100	-	-	<1	<1	1			-
	7-Jan-03	3.190	<20	<50	-	-	<1	<1	<1	<1	<1	-
	1-Sep-15	2.626	76,000	2,700	33,000	1,500				<1	<1	
	11-Feb-16	2.503	18,200	3,780	11,200	2,330	3,200	32,000	1,400	7,600	2,400	150
	08-Aug-16	2.330	17,400	1,120	5,920	570	532	5,680	322	2,110	958	80
	24-Nov-16	2.798	9,100	1,000	-	-	908	7,370	382	1,760	764	58
	30-Jan-17	3.065	40,000	4,290	18,200	2,300	230	2,800	230	860	390	<200
	22-Aug-17	2.830	27,700	1,120	19,700	1,120	908	13,200	1,010	4,620	1,940	144
							697	11,500	809	3,670	1,620	90
MW05	12-May-00	-	5,400	2,292	-	-	4,600	40	450	210		-
	22-Feb-01	-	800	680	-	-	190	19	110	110		-
	15-Apr-02	-	12,000	4,400	-	-	4,900	980	1,500	3,100	620	-
	7-Jan-03	2.840	11,000	3,000	-	-	3,500	1,600	1,300	2,700	770	-

Clean-Up Notice

	20-Aug-12	2.301	2,000	<50	-	-	490	11	16	15		<2
	18-Feb-14	-	21,000	1,740	<20	<100	3,170	5,020	666	1,830	753	163
	31-Jul-14	3.068	8,540	520	4,010	310	1,410	1,680	399	1,200	411	82
	29-Jan-15	2.372	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	1-Sep-15	2.420	15,000	1,600	5,200	1,100	3,100	3,500	380	2,700	540	97
	11-Feb-16	2.285	18,200	1,630	10,500	950	2,910	1,180	728	2,380	698	157
	08-Aug-16	2.110	7,540	1,030	2,370	590	2,220	148	469	1,390	222	93
	24-Nov-16	2.506	12,000	3,520	-	-	3,200	790	670	1,900	290	<100
	30-Jan-17	2.734	6,250	1,140	890	670	2,410	194	492	1,500	46	84
	22-Aug-17	2.521	12,000	1,560	7,600	810	3,450	1,370	767	2,410	204	121
MW09A	12-May-00	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	22-Feb-01	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	15-Apr-02	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	24-Nov-16	2.621	<20	<100	-	-	<1	<1	<1	<1	<	<10
	30-Jan-17	2.823	1,920	460	600	220	291	101	210	509	224	43
	22-Aug-17	2.646	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
MW10A	12-May-00	-	<20	<50	-	-	3	<1	1	<1	<1	-
	22-Feb-01	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	15-Apr-02	-	<20	40	-	-	4	<1	<1	<1	<1	-
	7-Jan-03	-	340	160	-	-	220	7	10	39	36	-
	24-Nov-16	2.681	460	190	-	-	41	18	32	63	30	20
	30-Jan-17	2.872	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	22-Aug-17	2.685	240	110	240	<100	26	6	18	34	19	6

[1] From Q1 2017 results, MW02 not sampled due to the presence of light non-aqueous phase liquid

[2] From Q1 2017 results, MW02 not sampled due to the presence of light non-aqueous phase liquid

(a) All concentrations expressed as µg/L

(b) ANZECC/ARMCANZ (2000) - trigger values for marine ecosystems, 95% level of protection

(c) NEPM 2013 Schedule B-1 Table 1A(4) Groundw ater HSLs for vapour intrusion - HSL D Commercial/industrial in sand

WARNINGS AND INFORMATION ABOUT THIS CLEAN-UP NOTICE

- This notice is issued under section 91 of the Act.
- It is an offence against the Act not to comply with a clean-up notice unless you have a reasonable excuse.
- Details provided in this notice will be available on the Public Register in accordance with section 308 of the Act

Penalty for not complying with this notice

- The maximum penalty that a court may impose for a corporation is $1,000,000 and a further $120,000 for each day the offence continues. The maximum penalty that a court may impose for an individual is $250,000 and a further $60,000 for each day the offence continues.

When this notice begins to operate

- This notice operates from the day the notice is given, unless a later date is specified in the notice.

Clean-Up Notice

Continuing obligation

- Under section 319A of the Act, your obligation to comply with the requirements of this notice continues until the notice is complied with in full, even if the due date for compliance has passed.

Cost recovery from the person who caused the incident

- If you comply with this clean-up notice but you are not the person who caused the pollution incident to which the notice relates, you have a right to go to court to recover your costs of complying with the notice from the person who caused the incident.

Deadline for paying the fee

- The fee must be paid by **no later than 30 days after the date of this notice**, unless the EPA extends the time to pay the fee, or waives the fee.

How to pay the fee

- Possible methods of payment are listed on the last page of the attached invoice/statement.
- Please include the payment slip from the attached invoice/statement with your payment.

How to apply for an extension of time to pay/waive the fee

- Any application for an extension of time to pay the fee or for the fee to be waived must be made in writing to the EPA. The application should set out clearly why you think your application should be granted.

Other costs

- The Act allows the EPA to recover from you reasonable costs and expenses it incurs in monitoring action taken under this notice, ensuring the notice is complied with and associated matters.
- If you are required to pay these other costs and expenses you will later be sent a separate notice called a “Notice Requiring Payment of Reasonable Costs and Expenses”.

Variation of this notice

- The requirements of this notice may only be varied or revoked by written notice issued by the EPA.

UNITED PETROLEUM PTY LTD

13 APRIL, 2018

CONFIDENTIAL

ADDRESS: LEVEL 27, ERNST & YOUNG CENTRE
680 GEORGE STREET, SYDNEY, NSW, 2000
ABN: 80078 004 798

UPSS MONITORING Q1 2018

DEE WHY (THE STRAND)

1 THE STRAND
DEE WHY, NSW
SITE ID: 2220

Site Identification / Description	
ID:	2220
Address:	1 The Strand
Suburb:	Dee Why
Client:	United Petroleum Pty Ltd
Project:	UPSS Groundwater Program 2018 (Q1)

Groundwater Monitoring Summary	
No. of wells gauged :	12
No. of wells not gauged:	0
No. of wells sampled:	6
Sample collection method:	Hydrasleeve™
GW flow direction:	North-east based on the topography and nearest surface water receptor.
Closest inferred sensitive landuse:	Residential properties to the north, west and south. Commercial properties to the east.
Nearest surface water:	Pacific Ocean located 120 m to the north-east of the site.

Site Background

WSP has conducted bi-annual groundwater monitoring at the site since 2012 in accordance with UPSS Regulations.

Monitoring wells MW07, MW08, MW09 and MW10 were replaced by JBS&G in November 2016 and have been identified as MW07A, MW08A, MW09A and MW10A for reporting purposes.

Hydrocarbon impacts in on-site wells MW01-MW05 have generally exceeded the adopted assessment criteria since 1999/2000.

Discussion of Results

Benzene and toulene concentrations in wells MW02, MW04 and MW05 exceeded the marine water ecosystem assessment criteria. Ethylbenzene and xylenes concentrations in well MW02, MW04, MW05 and MW10A exceeded the freshwater ecosystem assessment criteria.

TRH and BTEXN concentrations were below the laboratory limit of reporting in wells MW03, which is not consistent with historical results.

TRH and BTEXN concentrations were detected in well MW01 however all were below the adopted assessment criteria.

Hydrocarbon concentrations include both light end and mid-range TPH fractions indicating a petrol and potentially a diesel source.

Hydrocarbon concentrations in all on-site wells are below the commercial/industrial health screening levels.

The extent of hydrocarbon impacts has generally been determined downgradient of the site with the exception of impacts noted in well MW10A.

Hydrocarbon concentrations in well MW10A located adjacent to the residential property are below the residential health screening levels. Given this and there are no occupants on the ground floor as this is a carpark, there is no reason to believe there is an unacceptable risk.

LNAPL was been detected in well MW04 at an apparent thickness of 0.145 metres. This may be attributed to an increase in depth to the water table. LNAPL has historically been detected in wells MW02 and MW04 which are located down-gradient to the sales building.

Conclusions and Recommendations

Continue to monitor hydrocarbon concentrations in well MW10A. Should concentrations increase then consider remediation options.

Continue 6-monthly groundwater monitoring as per UPSS Regulations.

Report Summary			
Report Date:	13-Apr-18	**Date Gauged:**	14-Feb-18
Reported By:	Amy Wray 	**Reviewed By:**	Andrew Hill 

Groundwater Gauging Data					
ID	Date Gauged	Well Depth (m)	Depth to Product (m)	Product Thickness (m)	Depth to Water (m)
MW01	07-Jan-03	5.33	-	-	3.540
	20-Aug-12	5.33	-	-	2.364
	03-Apr-13	5.31	-	-	2.940
	29-Jan-14	5.33	-	-	3.435
	31-Jul-14	5.33	-	-	3.320
	29-Jan-15	5.27	-	-	3.119
	01-Sep-15	5.30	-	-	2.842
	11-Feb-16	5.30	-	-	2.665
	08-Aug-16	5.38	-	-	2.488
	24-Nov-16	5.27	-	-	3.054
	29-Jan-17	5.40			3.413
	22-Aug-17	5.26	-	-	3.081
	14-Feb-18	5.24	-	-	3.968
MW02	07-Jan-03	4.98	-	-	3.380
	20-Aug-12	4.98	2.439	0.054	2.493
	03-Apr-13	4.98	2.798	0.413	3.211
	29-Jan-14	4.48	3.072	0.988	4.060
	31-Jul-14	4.48	3.531	0.550	4.081
	29-Jan-15	4.48	2.901	0.198	3.099
	01-Sep-15	4.97	-	-	2.799
	11-Feb-16	4.97	2.645	0.003	2.648
	08-Aug-16	4.97	-	-	2.495
	24-Nov-16	4.96	-	-	2.972
	29-Jan-17	4.97	-	-	3.248
	22-Aug-17	4.79	-	-	3.032
	14-Feb-18	4.78	-	-	3.786
MW03	07-Jan-03	4.45	-	-	3.180
	03-Apr-13	4.45	-	-	2.734
	29-Jan-14	4.38	-	-	3.110
	31-Jul-14	4.38	-	-	3.436
	29-Jan-15	4.38	-	-	2.757
	01-Sep-15	4.44	-	-	2.649
	11-Feb-16	4.44	-	-	2.448
	08-Aug-16	4.22	-	-	2.333
	24-Nov-16	4.44	-	-	2.798
	29-Jan-17	4.22	-	-	3.062
	22-Aug-17	4.46	-	-	2.831
	14-Feb-18	4.46	-	-	3.541
MW04	07-Jan-03	4.28	-	-	3.190
	03-Apr-13	4.28	2.410	1.239	3.649
	29-Jan-14	4.25	2.920	0.865	3.785
	31-Jul-14	4.25	3.199	0.856	4.055
	29-Jan-15	4.25	2.525	0.960	3.485
	01-Sep-15	4.25	2.691	0.065	2.626
	11-Feb-16	4.25	2.500	0.003	2.503
	08-Aug-16	4.21	-	-	2.330
	24-Nov-16	4.15	-	-	2.798
	29-Jan-17	4.21	-	-	3.065
	22-Aug-17	4.17	-	-	2.830
	14-Feb-18	4.18	3.564	0.145	3.709

Groundwater Gauging Data					
ID	Date Gauged	Well Depth (m)	Depth to Product (m)	Product Thickness (m)	Depth to Water (m)
MW05	07-Jan-03	4.26	-	-	2.840
	20-Aug-12	4.34	-	-	2.301
	03-Apr-13	4.58	-	-	2.691
	29-Jan-14	4.58	-	-	3.092
	31-Jul-14	4.58	-	-	3.068
	29-Jan-15	4.17	-	-	2.372
	01-Sep-15	4.16	-	-	2.420
	11-Feb-16	4.16	-	-	2.285
	08-Aug-16	4.16	-	-	2.110
	24-Nov-16	4.02	-	-	2.506
	29-Jan-17	4.16	-	-	2.734
	22-Aug-17	4.06	-	-	2.521
	14-Feb-18	4.06	-	-	3.159
MW06	07-Jan-03	4.34	-	-	3.110
	03-Apr-13	4.26	-	-	2.443
	29-Jan-14	4.26	-	-	2.816
	31-Jul-14	4.26	-	-	3.435
	29-Jan-15	4.54	-	-	2.649
	01-Sep-15	4.54	-	-	2.586
	11-Feb-16	4.54	-	-	2.448
	08-Aug-16	4.60	-	-	2.300
	24-Nov-16	4.50	-	-	2.739
	29-Jan-17	4.60	-	-	3.008
	22-Aug-17	4.51	-	-	2.783
	14-Feb-18	4.53	-	-	3.601
MW07A	07-Jan-03	2.99	-	-	2.990
	20-Aug-12	4.43	-	-	2.042
	20-Aug-14	4.43	-	-	2.151
	24-Nov-16	6.03	-	-	2.716
	29-Jan-17	4.43	-	-	2.953
	22-Aug-17	6.03	-	-	2.712
	14-Feb-18	6.01	-	-	3.475
MW08A	07-Jan-03	2.93	-	-	2.930
	20-Aug-12	4.79	-	-	2.035
	31-Jul-14	4.26	-	-	3.435
	24-Nov-16	5.38	-	-	2.572
	29-Jan-17	4.26	-	-	2.723
	22-Aug-17	5.40	-	-	2.593
	14-Feb-18	5.37	-	-	3.282
MW09A	31-Jul-14	4.26	-	-	3.435
	24-Nov-16	5.25	-	-	2.621
	29-Jan-17	5.25	-	-	2.823
	22-Aug-17	5.27	-	-	2.646
	14-Feb-18	5.25	-	-	3.261
MW10A	31-Jul-15	4.26	-	-	3.435
	24-Nov-16	5.25	-	-	2.681
	29-Jan-17	5.25	-	-	2.872
	22-Aug-17	5.40	-	-	2.685
	14-Feb-18	5.25	-	-	3.251

Groundwater Gauging Data					
ID	Date Gauged	Well Depth (m)	Depth to Product (m)	Product Thickness (m)	Depth to Water (m)
MW11	07-Jan-03	4.43	-	-	3.190
	20-Aug-12	4.43	-	-	2.042
	03-Apr-13	4.26	-	-	2.862
	29-Jan-14	4.26	-	-	3.152
	31-Jul-14	4.26	-	-	3.435
	29-Jan-15	4.27	-	-	2.891
	01-Sep-15	4.26	-	-	2.812
	11-Feb-16	4.26	-	-	2.667
	08-Aug-16	4.28	-	-	2.495
	24-Nov-16	4.25	-	-	2.920
	29-Jan-17	4.25	-	-	3.165
	22-Aug-17	4.28	-	-	2.921
	14-Feb-18	4.27	-	-	3.420
MW12	07-Jan-03	4.79	-	-	3.080
	20-Aug-12	4.79	-	-	2.035
	03-Apr-13	4.79	-	-	2.905
	29-Jan-14	4.79	-	-	3.231
	31-Jul-14	4.26	-	-	3.435
	29-Jan-15	4.77	-	-	2.803
	01-Sep-15	4.68	-	-	2.618
	11-Feb-16	4.68	-	-	2.449
	08-Aug-16	4.72	-	-	2.250
	24-Nov-16	4.57	-	-	2.786
	29-Jan-17	4.72	-	-	3.146
	22-Aug-17	4.71	-	-	2.779
	14-Feb-18	4.68	-	-	3.490

Wells MW07, MW08, MW09, MW10 were replaced in November 2016
Ref: Groundwater Monitoring Event and Human Health Risk Assessment (OTEK, 2003)
GME (Parsons Brinckerhoff, 2012)
GME (Parsons Brinckerhoff, 2013)
GME (Parsons Brinckerhoff, Jan 2014)
GME (Parsons Brinckerhoff, Jul 2014)
GME (Parsons Brinckerhoff, Jan 2015)
GME (Parsons Brinckerhoff, Sep 2015)
GME (WSP Parsons Brinckerhoff, Feb 2016)
GME (WSP Parsons Brinckerhoff, Aug 2016)
DSI (JBS&G, Nov 2016)
GME (WSP Parsons Brinckerhoff, Jan 2017)
GME (WSP, Aug 2017)

Groundwater Results												
ID	Date Sampled	SWL (m)	TPH C_6-C_9	TPH C_{10}-C_{36}	F1	F2	B	T	E	m&p-X	o-X	N
Freshwater Ecosystem [1]			-	-	-	-	950	180	80	275	350	16
Marine Ecosystem [2]			-	-			500	180	5	-	-	50
Residential HSL [3] SAND 2-4 metres			-	-	1,000	1,000	800	NL	NL	NL	NL	NL
Commercial HSL [4] SAND 2-4 metres			-	-	NL	NL	5,000	NL	NL	NL	NL	NL
MW01	30-Dec-99	-	250	<50	-	-	96	1	14	6		-
	12-May-00	-	320	<50	-	-	250	1	9	<1	<1	-
	22-Feb-01	-	50	<50	-	-	19	<1	<1	<1	<1	-
	15-Apr-02	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	3.540	<20	<50	-	-	<1	<1	<1	<1	<1	-
	20-Aug-12	2.364	2,800	120	-	-	910	15	21	29	<1	1
	29-Jan-14	3.435	1,660	50	870	<100	726	22	22	20	7	<5
	31-Jul-14	3.320	550	<50	470	<100	76	7	3	4	2	<5
	29-Jan-15	3.119	1,080	80	740	<100	322	14	11	<5	<5	<5
	1-Sep-15	2.842	4,000	<450	2,800	130	1,500	<25	110	<50	<25	<25
	11-Feb-16	2.665	1,250	240	830	210	280	5	19	11	3	<5
	08-Aug-16	2.488	620	170	340	160	61	<2	12	5	<2	<5
	24-Nov-16	3.054	260	<100	-	-	17	2	3	2	<1	<10
	30-Jan-17	3.413	400	50	210	<100	34	<2	6	2	<2	<5
	22-Aug-17	3.081	270	130	320	110	4	<2	3	<2	<2	<5
	14-Feb-18	3.968	140	<100	160	<50	5	<3	2	2	<1	<10
MW02	30-Dec-99	-	20,000	2,300	-	-	12,000	3,300	860	2,500		-
	12-May-00	-	8,400	990	-	-	6,500	590	310	790		-
	22-Feb-01	-	1,100	720	-	-	6,500	240	520	660		-
	15-Apr-02	-	3,900	1,500	-	-	2,600	200	500	340	130	-
	7-Jan-03	3.380	280	480	-	-	190	7	11	27	20	-
	31-Jul-14	4.081	196,000	194,000	80,300	692,000	14,900	70,300	4,730	19,300	8,500	464
	1-Sep-15	2.799	120,000	5,600	<50,000	3,000	7,200	58,000	2,400	12,000	4,100	600
	11-Feb-16	2.648	89,300	5,130	35,200	2,920	2,430	35,400	1,340	13,800	4,630	268
	08-Aug-16	2.495	35,500	2,580	11,600	1,110	1,760	14,400	756	5,020	2,190	121
	24-Nov-16	2.972	25,000	5,250	-	-	2,500	2,000	1,200	2,900	1,000	2,300
	30-Jan-17	3.248	89,500	2,330	41,400	1,100	4,860	24,500	1,760	9,110	3,980	195
	22-Aug-17	3.032	51,200	8,060	32,500	3,470	2,940	22,300	1,710	8,250	3,700	120
	14-Feb-18	3.786	60,000	570	33,000	220	2,900	1,900	930	6,500	2,500	<200
MW03	30-Dec-99	-	14,000		-	-	9,100	1,500	870	1,600		-
	12-May-00	-	7,600	3,424	-	-	4,800	1,000	430	1,100		-
	22-Feb-01	-	23,000	3,577	-	-	5,600	3,500	1,500	5,500		-
	15-Apr-02	-	28,000	10,651	-	-	12,000	2,800	2,200	7,200	1,100	-
	7-Jan-03	3.180	32,000	64,037	-	-	8,800	5,600	3,100	10,000	2,600	-
	29-Jan-14	3.110	12,800	3,880	9,360	2,530	2,000	941	490	1,290	520	308
	31-Jul-14	3.436	15,500	2,470	9,720	3,330	2,010	1,430	790	2,510	837	626
	29-Jan-15	2.757	7,520	1,510	5,990	1,400	985	314	177	875	366	194
	1-Sep-15	2.649	18,000	11,000	13,000	7,100	1,600	32,000	1,400	7,600	2,400	150
	11-Feb-16	2.448	9,680	3,520	4,590	2,410	1,210	1,290	530	1,600	606	328
	08-Aug-16	2.333	8,490	2,920	3,520	1,660	813	731	345	1,080	381	289
	24-Nov-16	2.798	9,100	1,000	-	-	1,000	4,700	320	1,300	600	100
	30-Jan-17	3.062	11,600	5,620	3,660	2,930	1,270	1,660	773	2,500	933	434
	22-Aug-17	2.831	17,400	9,340	15,700	5,080	1,520	1,750	833	2,850	916	366
	14-Feb-18	3.541	<20	<100	<20	<50	<1	<1	<1	<2	<1	<10
MW04	12-May-00	-	140	<50	-	-	74	2	6	6		-
	22-Feb-01	-	180	60	-	-	79	<1	3	3		-
	15-Apr-02	-	<20	100	-	-	<1	<1	1	<1	<1	-
	7-Jan-03	3.190	<20	<50	-	-	<1	<1	<1	<1	<1	-
	1-Sep-15	2.626	76,000	2,700	33,000	1,500	3,200	32,000	1,400	7,600	2,400	150
	11-Feb-16	2.503	18,200	3,780	11,200	2,330	532	5,680	322	2,110	958	80
	08-Aug-16	2.330	17,400	1,120	5,920	570	908	7,370	382	1,760	764	58
	24-Nov-16	2.798	9,100	1,000	-	-	230	2,800	230	860	390	<200
	30-Jan-17	3.065	40,000	4,290	18,200	2,300	908	13,200	1,010	4,620	1,940	144
	22-Aug-17	2.830	27,700	1,120	19,700	1,120	697	11,500	809	3,670	1,620	90
	14-Feb-18	3.709	160,000	9,100	86,000	5,600	2,600	62,000	2,200	12,000	4,800	<500
MW05	12-May-00	-	5,400	2,292	-	-	4,600	40	450	210		-
	22-Feb-01	-	800	680	-	-	190	19	110	110		-
	15-Apr-02	-	12,000	4,400	-	-	4,900	980	1,500	3,100	620	-
	7-Jan-03	2.840	11,000	3,000	-	-	3,500	1,600	1,300	2,700	770	-
	20-Aug-12	2.301	2,000	<50	-	-	490	11	16	15		<2
	18-Feb-14	-	21,000	1,740	<20	<100	3,170	5,020	666	1,830	753	163
	31-Jul-14	3.068	8,540	520	4,010	310	1,410	1,680	399	1,200	411	82
	29-Jan-15	2.372	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	1-Sep-15	2.420	15,000	1,600	5,200	1,100	3,100	3,500	380	2,700	540	97
	11-Feb-16	2.285	18,200	1,630	10,500	950	2,910	1,180	728	2,380	698	157
	08-Aug-16	2.110	7,540	1,030	2,370	590	2,220	148	469	1,390	222	93
	24-Nov-16	2.506	12,000	3,520	-	-	3,200	790	670	1,900	290	<100
	30-Jan-17	2.734	6,250	1,140	890	670	2,410	194	492	1,500	46	84
	22-Aug-17	2.521	12,000	1,560	7,600	810	3,450	1,370	767	2,410	204	121
	14-Feb-18	3.159	<1,000	1,100	<1,000	440	1,400	6,400	620	2,800	1,400	<50

Groundwater Results												
ID	Date Sampled	SWL (m)	TPH C_6-C_9	TPH C_{10}-C_{36}	F1	F2	B	T	E	m&p-X	o-X	N
Freshwater Ecosystem [1]			-	-	-	-	**950**	**180**	**80**	**275**	**350**	**16**
Marine Ecosystem [2]			-	-			**500**	**180**	**5**	-	-	**50**
MW06	12-May-00	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	22-Feb-01	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	15-Apr-02	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	3.110	<20	20	-	-	<1	<1	<1	<1	<1	-
	18-Feb-14	-	<20	<50	14,400	940	<1	<2	<2	<2	<2	<5
	31-Jul-14	3.435	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	11-Feb-16	2.448	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	24-Nov-16	2.7.9	<20	80	-	-	<1	1	<1	<2	<1	<10
	30-Jan-17	3.008	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	22-Aug-17	2.783	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
MW07A	12-May-00	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	22-Feb-01	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	15-Apr-02	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	2.990	<20	<50	-	-	<1	<1	<1	<1	<1	-
	20-Aug-14	2.042	51	<50	-	-	1	<1	<1	<1	<2	-
	24-Nov-16	2.716	<20	70	-	-	<1	<1	<1	<1	<1	<10
	30-Jan-17	2.953	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	22-Aug-17	2.712	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
MW08A	12-May-00	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	22-Feb-01	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	15-Apr-02	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	2.930	<20	<50	-	-	<1	<1	<1	<1	<1	-
	24-Nov-16	2.572	<20	80	-	-	<1	<1	<1	<2	<1	<10
	30-Jan-17	2.723	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	22-Aug-17	2.593	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
MW09A	12-May-00	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	22-Feb-01	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	15-Apr-02	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	24-Nov-16	2.621	<20	<100	-	-	<1	<1	<1	<1	<	<10
	30-Jan-17	2.823	1,920	460	600	220	291	101	**210**	**509**	224	**43**
	22-Aug-17	2.646	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
MW10A	12-May-00	-	<20	<50	-	-	3	<1	1	<1	<1	-
	22-Feb-01	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	15-Apr-02	-	<20	40	-	-	4	<1	<1	<1	<1	-
	7-Jan-03	-	340	160	-	-	220	7	**10**	39	36	-
	24-Nov-16	2.681	460	190	-	-	41	18	**32**	63	30	**20**
	30-Jan-17	2.872	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	22-Aug-17	2.685	240	110	240	<100	26	6	**18**	34	19	6
	14-Feb-18	3.251	1,200	420	820	180	170	31	**130**	320	130	<10
MW11	12-May-00	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	22-Feb-01	-	30	<50	-	-	21	<1	<1	<1	<1	-
	15-Apr-02	-	<20	40	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	3.190	<20	160	-	-	<1	<1	<1	<1	<1	-
	29-Jan-15	2.891	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	11-Feb-16	2.667	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	24-Nov-16	2.920	<20	80	-	-	<1	<1	<1	<2	<1	<10
	30-Jan-17	3.165	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	22-Aug-17	2.921	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
MW12	12-May-00	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	22-Feb-01	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	15-Apr-02	-	<20	<50	-	-	<1	<1	<1	<1	<1	-
	7-Jan-03	3.080	<20	<50	-	-	<1	<1	<1	<1	<1	-
	29-Jan-15	2.803	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	11-Feb-16	2.449	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	24-Nov-16	2.786	<20	<100	-	-	<1	<1	<1	<2	<1	<10
	30-Jan-17	3.146	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5
	22-Aug-17	2.779	<20	<50	<20	<100	<1	<2	<2	<2	<2	<5

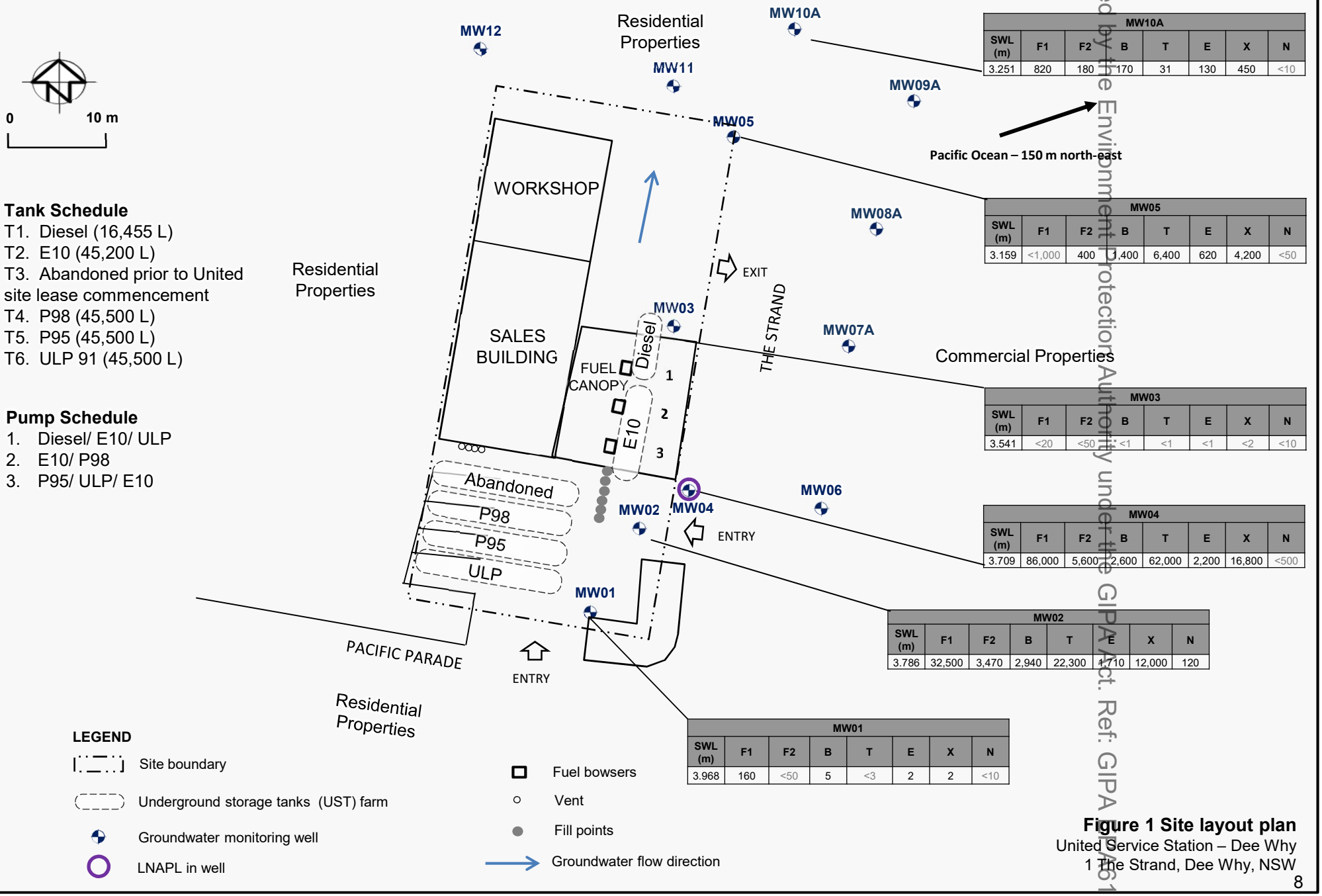
All concentrations expressed as µg/L

[1] ANZECC/ARMCANZ (2000) - trigger values for freshwater ecological, 95% level of protection

[2] ANZECC/ARMCANZ (2000) - trigger values for marine ecosystems, 95% level of protection

[3] NEPM 2013 Schedule B-1 Table 1A(4) Groundwater HSLs for vapour intrusion - HSL D Commercial/industrial in sand

[4] NEPM 2013 Schedule B-1 Table 1A(4) Groundwater HSLs for vapour intrusion - HSL D Residential in sand



MW10A								
SWL (m)	F1	F2	B	T	E	X	N
3.251	820	180	170	31	130	450	<10

MW05								
SWL (m)	F1	F2	B	T	E	X	N
3.159	<1,000	400	3,400	6,400	620	4,200	<50

MW03								
SWL (m)	F1	F2	B	T	E	X	N
3.541	<20	<50	<1	<1	<1	<2	<10

MW04								
SWL (m)	F1	F2	B	T	E	X	N
3.709	86,000	5,600	2,600	62,000	2,200	16,800	<500

MW02							
SWL (m)	F1	F2	B	T	E	X	N
3.786	32,500	3,470	2,940	22,300	1,110	12,000	120

MW01							
SWL (m)	F1	F2	B	T	E	X	N
3.968	160	<50	5	<3	2	2	<10

Figure 1 Site layout plan
United Service Station – Dee Why
1 The Strand, Dee Why, NSW

Certificate of Analysis

WSP Australia P/L NSW
Level 27, Ernst & Young Centre
Sydney
NSW 2001

NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Attention: **Andrew Hill**

Report **584733-W-V2**
Project name UNITED UPSS GME Q1 2018
Project ID PS107652_UNITED_DEE WHY THE STRAND
Received Date Feb 14, 2018

Client Sample ID			[R16]**MW02**	**MW01**	**MW10A**	[R16]**MW05**
Sample Matrix			**Water**	**Water**	**Water**	**Water**
Eurofins | mgt Sample No.			**S18-Fe15291**	**S18-Fe15294**	**S18-Fe15296**	**S18-Fe15297**
Date Sampled			**Feb 14, 2018**	**Feb 14, 2018**	**Feb 14, 2018**	**Feb 14, 2018**
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons - 1999 NEPM Fractions						
TRH C6-C9	0.02	mg/L	60	0.14	1.2	< 1
TRH C10-C14	0.05	mg/L	0.57	< 0.05	0.32	1.1
TRH C15-C28	0.1	mg/L	< 0.1	< 0.1	0.1	< 0.1
TRH C29-C36	0.1	mg/L	< 0.1	< 0.1	< 0.1	< 0.1
TRH C10-36 (Total)	0.1	mg/L	0.57	< 0.1	0.42	1.1
BTEX						
Benzene	0.001	mg/L	2.9	0.005	0.17	1.4
Toluene	0.001	mg/L	19	0.002	0.031	6.4
Ethylbenzene	0.001	mg/L	0.93	0.002	0.13	0.62
m&p-Xylenes	0.002	mg/L	6.5	0.002	0.32	2.8
o-Xylene	0.001	mg/L	2.5	< 0.001	0.13	1.4
Xylenes - Total	0.003	mg/L	9.1	< 0.003	0.45	4.3
4-Bromofluorobenzene (surr.)	1	%	90	84	83	75
Total Recoverable Hydrocarbons - 2013 NEPM Fractions						
Naphthalene[N02]	0.01	mg/L	< 0.2	< 0.01	< 0.01	< 0.05
TRH C6-C10	0.02	mg/L	65	0.17	1.6	< 1
TRH C6-C10 less BTEX (F1)[N04]	0.02	mg/L	33	0.16	0.82	< 1
TRH >C10-C16	0.05	mg/L	0.22	< 0.05	0.18	0.44
TRH >C10-C16 less Naphthalene (F2)[N01]	0.05	mg/L	0.22	< 0.05	0.18	0.44
TRH >C16-C34	0.1	mg/L	< 0.1	< 0.1	0.1	< 0.1
TRH >C34-C40	0.1	mg/L	< 0.1	< 0.1	< 0.1	< 0.1

Client Sample ID			**MW03**	[R16]**MW04**
Sample Matrix			**Water**	**Water**
Eurofins | mgt Sample No.			**S18-Fe15298**	**S18-Fe15299**
Date Sampled			**Feb 14, 2018**	**Feb 14, 2018**
Test/Reference	LOR	Unit		
Total Recoverable Hydrocarbons - 1999 NEPM Fractions				
TRH C6-C9	0.02	mg/L	< 0.02	160
TRH C10-C14	0.05	mg/L	< 0.05	5.1
TRH C15-C28	0.1	mg/L	< 0.1	3.6
TRH C29-C36	0.1	mg/L	< 0.1	0.4
TRH C10-36 (Total)	0.1	mg/L	< 0.1	9.1

Client Sample ID			MW03	[R16]MW04
Sample Matrix			Water	Water
Eurofins l mgt Sample No.			S18-Fe15298	S18-Fe15299
Date Sampled			Feb 14, 2018	Feb 14, 2018
Test/Reference	LOR	Unit		
BTEX				
Benzene	0.001	mg/L	< 0.001	2.6
Toluene	0.001	mg/L	< 0.001	62
Ethylbenzene	0.001	mg/L	< 0.001	2.2
m&p-Xylenes	0.002	mg/L	< 0.002	12
o-Xylene	0.001	mg/L	< 0.001	4.8
Xylenes - Total	0.003	mg/L	< 0.003	17
4-Bromofluorobenzene (surr.)	1	%	80	86
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				
Naphthalene[N02]	0.01	mg/L	< 0.01	< 0.5
TRH C6-C10	0.02	mg/L	< 0.02	170
TRH C6-C10 less BTEX (F1)[N04]	0.02	mg/L	< 0.02	86
TRH >C10-C16	0.05	mg/L	< 0.05	5.6
TRH >C10-C16 less Naphthalene (F2)[N01]	0.05	mg/L	< 0.05	5.6
TRH >C16-C34	0.1	mg/L	< 0.1	2.4
TRH >C34-C40	0.1	mg/L	< 0.1	< 0.1

Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported.
A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

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
Eurofins l mgt Suite B1			
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	Melbourne	Feb 20, 2018	7 Day
- Method: LTM-ORG-2010 TRH C6-C36			
BTEX	Sydney	Feb 14, 2018	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Sydney	Feb 14, 2018	7 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Feb 20, 2018	7 Day
- Method: TRH C6-C40 - LTM-ORG-2010			

eurofins | mgt

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Murarrie QLD 4172
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NATA # 1261 Site # 20794

Perth
2/91 Leach Highway
Kewdale WA 6105
Phone : +61 8 9251 9600
NATA # 1261
Site # 23736

Company Name:	WSP Australia P/L NSW	**Order No.:**	PS107652	**Received:**	Feb 14, 2018 2:48 PM
Address:	Level 27, Ernst & Young Centre Sydney NSW 2001	**Report #:**	584733	**Due:**	Feb 21, 2018
		Phone:	02 9272 5586	**Priority:**	5 Day
		Fax:	02 9272 5101	**Contact Name:**	Andrew Hill
Project Name:	UNITED UPSS GME Q1 2018				
Project ID:	PS107652_UNITED_DEE WHY THE STRAND				

Eurofins | mgt Analytical Services Manager : Nibha Vaidya

Sample Detail						Eurofins | mgt Suite B1
Melbourne Laboratory - NATA Site # 1254 & 14271						X
Sydney Laboratory - NATA Site # 18217						X
Brisbane Laboratory - NATA Site # 20794						
Perth Laboratory - NATA Site # 23736						
External Laboratory						
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**	
1	MW02	Feb 14, 2018		Water	S18-Fe15291	X
2	MW01	Feb 14, 2018		Water	S18-Fe15294	X
3	MW10A	Feb 14, 2018		Water	S18-Fe15296	X
4	MW05	Feb 14, 2018		Water	S18-Fe15297	X
5	MW03	Feb 14, 2018		Water	S18-Fe15298	X
6	MW04	Feb 14, 2018		Water	S18-Fe15299	X
Test Counts						6

Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples are included in this QC report where applicable. Additional QC data may be available on request.
2. All soil results are reported on a dry basis, unless otherwise stated.
3. All biota results are reported on a wet weight basis on the edible portion, unless otherwise stated.
4. Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
5. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
6. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
7. Samples were analysed on an 'as received' basis.
8. This report replaces any interim results previously issued.

Holding Times

Please refer to '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 prior to sample receipt deadlines as stated on the Sample Receipt Advice.

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

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

****NOTE:** pH duplicates are reported as a range NOT as RPD

Units

mg/kg: milligrams per kilogram

mg/L: milligrams per litre

ug/L: micrograms per litre

ppm: Parts per million

ppb: Parts per billion

%: Percentage

org/100mL: Organisms per 100 millilitres

NTU: Nephelometric Turbidity Units

MPN/100mL: Most Probable Number of organisms per 100 millilitres

Terms

Dry	Where a moisture has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery.
CRM	Certified Reference Material - 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.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
USEPA	United States Environmental Protection Agency
APHA	American Public Health Association
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
QSM	Quality Systems Manual ver 5.1 US Department of Defense
CP	Client Parent - QC was performed on samples pertaining to this report
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
TEQ	Toxic Equivalency Quotient

QC - Acceptance Criteria

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%

Surrogate Recoveries: Recoveries must lie between 50-150%-Phenols & PFASs

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.1 where no positive PFAS results have been reported have been reviewed and no data was affected.

QC Data General Comments

1. Where a result is reported as a 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 is not data from your samples.
3. Organochlorine Pesticide analysis - where reporting LCS data, Toxaphene & Chlordane are not added to the LCS.
4. Organochlorine Pesticide analysis - where reporting Spike data, Toxaphene is not added to the Spike.
5. Total Recoverable Hydrocarbons - where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
6. 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.
7. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
8. Polychlorinated Biphenyls are spiked only using Aroclor 1260 in Matrix Spikes and LCS.
9. For Matrix Spikes and LCS results a dash " -" in the report means that the specific analyte was not added to the QC sample.
10. 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 C6-C9	mg/L	< 0.02			0.02	Pass	
TRH C10-C14	mg/L	< 0.05			0.05	Pass	
TRH C15-C28	mg/L	< 0.1			0.1	Pass	
TRH C29-C36	mg/L	< 0.1			0.1	Pass	
Method Blank							
BTEX							
Benzene	mg/L	< 0.001			0.001	Pass	
Toluene	mg/L	< 0.001			0.001	Pass	
Ethylbenzene	mg/L	< 0.001			0.001	Pass	
m&p-Xylenes	mg/L	< 0.002			0.002	Pass	
o-Xylene	mg/L	< 0.001			0.001	Pass	
Xylenes - Total	mg/L	< 0.003			0.003	Pass	
Method Blank							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
Naphthalene	mg/L	< 0.01			0.01	Pass	
TRH C6-C10	mg/L	< 0.02			0.02	Pass	
TRH >C10-C16	mg/L	< 0.05			0.05	Pass	
TRH >C16-C34	mg/L	< 0.1			0.1	Pass	
TRH >C34-C40	mg/L	< 0.1			0.1	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 1999 NEPM Fractions							
TRH C6-C9	%	72			70-130	Pass	
TRH C10-C14	%	94			70-130	Pass	
LCS - % Recovery							
BTEX							
Benzene	%	71			70-130	Pass	
Toluene	%	76			70-130	Pass	
Ethylbenzene	%	72			70-130	Pass	
m&p-Xylenes	%	79			70-130	Pass	
o-Xylene	%	77			70-130	Pass	
Xylenes - Total	%	78			70-130	Pass	
LCS - % Recovery							
Total Recoverable Hydrocarbons - 2013 NEPM Fractions							
Naphthalene	%	78			70-130	Pass	
TRH C6-C10	%	76			70-130	Pass	
TRH >C10-C16	%	120			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	S18-Fe13602	NCP	%	78			70-130	Pass	
TRH C10-C14	S18-Fe15291	CP	%	102			70-130	Pass	
Spike - % Recovery									
BTEX				Result 1					
Benzene	S18-Fe13602	NCP	%	83			70-130	Pass	
Toluene	S18-Fe13602	NCP	%	87			70-130	Pass	
Ethylbenzene	S18-Fe13602	NCP	%	76			70-130	Pass	
m&p-Xylenes	S18-Fe13602	NCP	%	86			70-130	Pass	
o-Xylene	S18-Fe13602	NCP	%	86			70-130	Pass	
Xylenes - Total	S18-Fe13602	NCP	%	86			70-130	Pass	

Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1					
Naphthalene	S18-Fe13602	NCP	%	76			70-130	Pass	
TRH C6-C10	S18-Fe13602	NCP	%	81			70-130	Pass	
TRH >C10-C16	S18-Fe15291	CP	%	91			70-130	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	S18-Fe19000	NCP	mg/L	< 0.02	< 0.02	<1	30%	Pass	
TRH C10-C14	S18-Fe15290	NCP	mg/L	< 0.05	< 0.05	<1	30%	Pass	
TRH C15-C28	S18-Fe15290	NCP	mg/L	< 0.1	< 0.1	<1	30%	Pass	
TRH C29-C36	S18-Fe15290	NCP	mg/L	< 0.1	< 0.1	<1	30%	Pass	
Duplicate									
BTEX				Result 1	Result 2	RPD			
Benzene	S18-Fe19000	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
Toluene	S18-Fe19000	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
Ethylbenzene	S18-Fe19000	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
m&p-Xylenes	S18-Fe19000	NCP	mg/L	< 0.002	< 0.002	<1	30%	Pass	
o-Xylene	S18-Fe19000	NCP	mg/L	< 0.001	< 0.001	<1	30%	Pass	
Xylenes - Total	S18-Fe19000	NCP	mg/L	< 0.003	< 0.003	<1	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				Result 1	Result 2	RPD			
Naphthalene	S18-Fe19000	NCP	mg/L	< 0.01	< 0.01	<1	30%	Pass	
TRH C6-C10	S18-Fe19000	NCP	mg/L	< 0.02	< 0.02	<1	30%	Pass	
TRH >C10-C16	S18-Fe15290	NCP	mg/L	< 0.05	< 0.05	<1	30%	Pass	
TRH >C16-C34	S18-Fe15290	NCP	mg/L	< 0.1	< 0.1	<1	30%	Pass	
TRH >C34-C40	S18-Fe15290	NCP	mg/L	< 0.1	< 0.1	<1	30%	Pass	

Comments

This report has been revised (V2) to include selected samples only as per client's request.

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

Comments

Qualifier Codes/Comments

Code	Description
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.
R16	The LORs have been raised due to the high concentration of one or more analytes

Authorised By

Nibha Vaidya	Analytical Services Manager
Joseph Edouard	Senior Analyst-Organic (VIC)

Glenn Jackson
National Operations Manager

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.