

LFD CONCORD PTY LTD



Preliminary Site Investigation

1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street,
Concord NSW

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Executive Summary

EI Australia (EI) was engaged by LFD Concord Pty Ltd ('the client') to conduct a preliminary site investigation (PSI) of 1-5 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, 1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord NSW ('the site').

The site is located approximately nine kilometres west of the Sydney central business district (CBD), within the local government area (LGA) of City of Canada Bay Council. It covers a total area of approximately 9,189m², being comprised of Lot 1 in Deposited Plan (DP) 167854, Lots A to C in DP335952, Lot 2 in DP301407, Lots 1 and 2 in DP67122 and Lots 1 to 8 in DP14112. At this time of this investigation, the land was occupied by residential properties.

The site has been designated for redevelopment into a three multi-storey, residential apartment building and this investigation was completed in support of the corresponding development application to be made to City of Canada Bay Council. The purpose of the PSI was to conduct a site inspection and desktop review to evaluate whether current or historical activities on the site and surrounding areas may have caused contamination that could require further investigation, management, or remediation in the context of the proposed development.

Key Findings

The key findings of this preliminary site investigation (PSI) were as follows:

- The site comprises 15 adjoining residential lots. Each lot is occupied by a single property, including associated gardens and paved areas.
- A review of historical information indicated that the site has been occupied by residential properties since at least the 1930s and that the existing site structures have remained largely unchanged since their construction.
- The majority of the building structures on the site were constructed prior to the mid-1980s, at a time when the use of asbestos in building materials and lead paint was not yet restricted or prohibited in Australia. Therefore, hazardous building materials may be present on-site including potential asbestos containing materials (ACM) and lead-based paint.
- It is not known whether fill of unknown origin and quality has been historically imported to the site.
- Surrounding areas have historically consisted of residential properties and recreational sports fields. Heavy industrial activities were not identified close to the site.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. It was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- No olfactory or visual indicators of contamination (e.g. suspicious odours, staining, potential ACM) were detected during the site inspection.
- Evidence that underground or above ground fuel storage tanks were present at the site was not observed.
- The potential presence of Acid Sulfate Soils (ASS) at the site is considered unlikely and further ASS related investigation or assessment is considered unwarranted.
- Potential contamination sources at the site are considered to include imported fill material and hazardous building materials within the site structures and on the soil surface (if present). However, the qualitative conceptual site model (CSM) indicated that the contamination risk posed to future site receptors is low given the proposed redevelopment design.

Based on the findings of this PSI, the overall potential for contamination to exist on the site is considered to be low, and the need for further (detailed/intrusive) investigation unwarranted at this stage. It is considered that the site can be made suitable for the proposed development in the context of the following:

- the findings of this PSI and the CSM;
- the nature of the proposed site development design (bulk excavation of the northern half of the site for a basement);
- subject to the successful implementation of the recommendations provided in **Section 6**; and
- with reference to EI's Statement of Limitations (**Section 7**).

1. Introduction

1.1 Background and Purpose

El Australia (EI) was engaged by LFD Concord Pty Ltd ('the client') to conduct a preliminary site investigation (PSI) of 1-5 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, 1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord NSW (henceforth referred to as 'the site').

The site is located approximately nine kilometres west of the Sydney central business district (CBD), within the local government area (LGA) of City of Canada Bay Council (**Figure 1, Appendix A**). It covers a total area of approximately 9,189m² (**Figure 2, Appendix A**), being comprised of Lot 1 in Deposited Plan (DP) 167854, Lots A to C in DP335952, Lot 2 in DP301407, Lots 1 and 2 in DP67122 and Lots 1 to 8 in DP14112. At this time of this investigation, the land was occupied by residential properties.

The site has been designated for redevelopment and this investigation was completed in support of the corresponding development application to be made to City of Canada Bay Council. The purpose of the PSI was to conduct a site inspection and desktop review to evaluate whether current or historical activities on the site and surrounding areas may have caused contamination that could require further investigation, management, or remediation in the context of the proposed development.

1.2 Proposed Development

Based on client provided plans it is understood that the proposed redevelopment will involve the demolition of all existing structures, followed by the construction of three high rise residential unit blocks, (Towers, A, B, and C), mixed retail/residential apartment buildings (**Appendix B**).

Tower A (30 storeys), is proposed to be located in the southern portion of the site, and a basement is not proposed. A finished floor level (FFL) for Tower A is RL 9.8m Australian Height Datum (AHD) requiring approximately up to 2.5m across the Tower A footprint to form a level building pad.

Towers B and C are proposed to be located in the northern portion of site. Tower B (30 storeys) and Tower C (13 storeys). The two towers will be overlying a common 4 level basement car park. A FFL at Tower B/C of approximately RL -5.2m AHD. Bulk excavations for the basement are expected to be approximately 13 to 16 metres below ground level (mBGL). Locally deeper excavations may be required for footings, lift overrun pits, crane pads, and service trenches.

1.3 Project Objective

The objectives of this assessment were to:

- Provide a qualitative assessment of the environmental (contamination) condition of the site, by appraising the potential for contamination on the basis of field observations, historical land uses, anecdotal information and other documentary evidences;
- Provide a preliminary quantitative assessment of the environmental (contamination) condition of the site by means of limited intrusive sampling and laboratory analysis; and
- Provide recommendations for further investigation and/or management of the site in the context of the PSI findings and the proposed development.

1.4 Scope of Work

In order to achieve the above objectives, the following scope of work was completed:

- Review of geological and soil landscape maps for the project area;

- A search for WaterNSW registered groundwater bores within 500m radius of the site;
- A site walkover inspection;
- Review of site history, based on historical aerial photographs (dating back to 1930);
- Searches of public registers maintained by the NSW Environment Protection Authority (NSW EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*;
- Presentation of a conceptual site model (CSM); and
- Preparation of this report with reference to the NSW EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*, concluding with statements concerning the potential for contamination to exist on the land and provide recommendations.

1.5 Regulatory Framework

The following regulatory instruments provided the framework for this PSI:

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1979);
- *State Environmental Planning Policy (Resilience and Hazards) 2021*;
- *Canada Bay Local Environmental Plan 2013*;
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*;
- NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme*; and
- NSW EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*.

2. Site Description

2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality and assessment area are shown in **Figures 1** and **2**, **Appendix A**, respectively.

Table 2-1 Site Identification, Location and Zoning

Attribute	Description
Street Address	1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord NSW
Location and Description	Site located 9 kilometres west of the Sydney CBD. Bound by Gipps Street (south), Burton Street (south), Loftus Street (east) and residential properties (west). Land was occupied by residential properties.
Geographical Coordinates	Northern-eastern corner of site (GDA2020-MGA56): ▪ Easting: 325078.748; ▪ Northing: 6250982.998. (Source: http://maps.six.nsw.gov.au)
Area	9,189m ²
Cadastral Identification	▪ Lot 2 in DP301407 (7 Burton Street); ▪ Lot 1 in DP167854 (5 Burton Street); ▪ Lot A in DP335952 (3 Burton Street); ▪ Lot B in DP335952 (1 Burton Street); ▪ Lot C in DP335952 (3B Loftus Street); ▪ Lot 1 in DP14112 (11 Loftus Street); ▪ Lot 2 in DP14112 (10 Loftus Street); ▪ Lot 3 in DP14112 (9 Loftus Street); ▪ Lot 4 in DP14112 (8 Loftus Street); ▪ Lot 5 in DP14112 (7 Loftus Street); ▪ Lot 6 in DP14112 (6 Loftus Street); ▪ Lot 7 in DP14112 (5 Loftus Street); ▪ Lot 8 in DP14112 (4 Loftus Street); ▪ Lot 1 in DP67122 (12 Gipps Street); and ▪ Lot 2 in DP67122 (10 Gipps Street).
State Survey Marks	Two permanent and one state survey marks are situated within close proximity to the site: ▪ PM14323: on Gipps Street (30m north-west); ▪ SS122419: on corner of Gipps Street and Loftus Street (immediately adjacent); ▪ PM14408: on corner of Burton Street and Loftus Street (immediately adjacent). (Source: http://maps.six.nsw.gov.au) A site survey is provided in Appendix B .
LGA	City of Canada Bay Council
Current Zoning	R2: Low Density Residential (Canada Bay Local Environmental Plan 2013)

2.2 Local Land Use

The site is situated within an area of mixed uses (commercial, residential and recreational open space). The local site receptors within close proximity (<250m) to the site are identified in **Table 2-2**.

Table 2-2 Local Land Use

Direction	Land Use Description	Site Receptor (and distance from site)
▪ North	▪ Gipps Street, followed by ▪ St Lukes Park ▪ Concord Community Centre and Concord High School	▪ Pedestrians and road users (immediately adjacent) ▪ Park users (approximately 25m north) ▪ Community Centre users (approximately 150m north-west)
▪ South	▪ Burton Street, followed by ▪ Residential properties	▪ Pedestrians and road users (immediately adjacent) ▪ Residents and visitors (approximately 25m south)
▪ East	▪ Loftus Street, followed by ▪ Concord Oval Recreational Centre	▪ Pedestrians and road users (immediately adjacent) ▪ Centre users (approximately 25m east)
▪ West	▪ Residential properties	▪ Residents and visitors (immediately adjacent)

2.3 Regional Setting

Regional topography, geology and soil landscape information is summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	The site is relatively flat, with a slight down slope towards east. Site elevations range between 11 and 7 metres Australian Height Datum (mAHD).
Drainage	Likely to be consistent with the general slope of the site. Stormwater is expected to be collected in pits and piped to the local municipal collection system.
Geology	The Department of Mineral Resources <i>Sydney 1:100,000 Geological Series Sheet 9130</i> (DMR, 1983) indicates the site is underlain by Ashfield Shale (<i>Rwa</i>), consisting of black to dark-grey shale and laminite.
Soil Landscape	The Soil Conservation Service of NSW <i>Soil Landscapes of the Sydney 1:100,000 Sheet</i> (Chapman and Murphy, 1989) indicates that the site overlies a Blacktown (<i>bt</i>) residual landscape. This landscape is characterised by gently undulating rises on Wianamatta Group shales and Hawkesbury shale.
Acid Sulfate Soil (ASS) Risk	The <i>Prospect-Parramatta Acid Sulfate Soil Risk Map</i> (1:25,000 scale; Murphy, 1997) shows the site lies within an area having 'No Known Occurrence'. The <i>Canada Bay Local Environmental Plan 2013 - Acid Sulfate Soils</i> risk maps indicate that the site was mapped within Class 5 ASS low risk area. Class 2 ASS risk area is located within a close proximity (approximately 130m east) of the site. Based on the findings of a geotechnical investigation completed at the site by EI (EI, 2025b), the subsurface conditions encountered comprised a layer of sandy clay / silty sand filling, followed by residual silty clay (from approximately RL 6.4 to 10.4 mAHD with observed thickness of 1.1 to 3.0 m), overlying siltstone bedrock. Additionally, no visual or olfactory indicators of presence of acid sulfate soils was noted. EI subsequently completed an ASS Assessment (EI, 2025a) to evaluate the potential for Actual or Potential Acid Sulfate Soils (AASS/PASS) to be present at the site, and to comment on whether any further investigation, management, or mitigation measures are required to support the proposed redevelopment of the site. EI concluded that the potential presence of ASS at the site is considered unlikely and further ASS related investigation or assessment is considered unwarranted.
Nearest Surface Water Feature	Unnamed, channelized waterway approximately 197 m east of the site which discharges into Canada Bay (part of Parramatta River), approximately 960 m north-east of the site.
Groundwater Flow Direction	Anticipated to be in a north easterly direction, towards Parramatta River (based on local topography and nearby surface water bodies).

2.4 Site Walkover Inspection

Observations were recorded during a walkover inspection of the site conducted on 26 August 2025. These observations are summarised below, with photographs taken during the inspection presented in **Appendix C**.

- The site is currently located in a primarily residential and recreational open space area.
- The site comprises 15 adjoining lots and at the time of this PSI was occupied by residential properties. Each lot is occupied by a single property, including associated gardens and paved areas.
- Each existing building comprised of double or single storey residences.
- The site slopes gently downwards to the east.
- All properties contained concrete slab driveways which were in fair to good condition, with no staining noted. Other paved/concreted areas were also in good condition throughout the site.
- No visual or olfactory indicators of gross contamination (e.g. suspicious odours, staining, stressed or dead vegetation, potential asbestos containing materials [ACM]) were observed during the inspection.
- No visual evidence of infrastructure associated with underground or above ground fuel storage tanks (USTs/ASTs) was observed at the site.

2.5 Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was conducted by EI on 29 August 2025 (<https://realtime.data.waternsw.com.au/water.stm>). There were four registered bores within a 500m radius of the site (**Table 2-4** and **Appendix D**).

Three bore were authorised for monitoring use and one for dewatering, suggesting the local groundwater resource was not being utilised for extraction (drinking, industrial and irrigation) purposes.

Table 2-4 Summary of Registered Groundwater Bores

Bore	Date Drilled	Depth (m BGL)	SWL (m BGL)	Authorised Use/ Licence Status	Distance / Direction from Site
GW114577	02/02/2011	2.50	no data	Monitoring/ Cancelled	160 m South-east
GW112140	21/01/2003	52.18	no data	Monitoring/ Active	238 m North-west
GW112141	08/02/2002	67.20	no data	Monitoring/ Active	294 m South-east
GW102215	12/05/1999	15.00	no data	Dewatering/ Cancelled	406 m North-west

3. Site History and Searches

3.1 Historical Aerial Photographs

The historical aerial photographs reviewed as part of this PSI included:

- 1930, 1955, 1961, 1978, 1986, 1994 and 2002, available through Spatial Service NSW (<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>); and
- 2013 and 2025, provided on-line by Nearmap.

A summary of the information obtained from these aerial photographs is presented in **Table 3-1** and the photos in **Appendix E**.

Table 3-1 Historical Aerial Photograph Review

Photograph	Site Description	Land Use
1930	The site was occupied by residential buildings with backyards. The land towards the north and the east appeared to be occupied by a sports fields / recreational areas and by residential properties to the south and west.	Residential
1955	The site appeared to be unchanged from the previous image. The surrounding properties were largely unchanged.	Residential
1961	The site appeared to be unchanged from the previous image. The surrounding properties were largely unchanged.	Residential
1978	The site appeared to be unchanged from the previous image. A building structure was constructed on the adjacent property, south west of the site. The remaining surrounding properties were largely unchanged.	Residential
1994	The site appeared to be unchanged from the previous image. The surrounding properties were largely unchanged.	Residential
2002	The site appeared to be unchanged from the previous image. The surrounding properties were largely unchanged.	Residential
2013	The site appeared to be unchanged from the previous image. The surrounding properties were largely unchanged.	Residential
2025	The site appeared to be unchanged from the previous image. The surrounding properties were largely unchanged.	Residential

In summary, the earliest available historical imagery (1930) depicts the site as predominantly residential, with residential buildings and backyards with sheds at the rear of some of the properties. No major changes to site structures or land surroundings were observed.

3.2 Land Titles Information

An historical land titles search was conducted through InfoTrack Pty Ltd (InfoTrack). Copies of relevant documents resulting from this search are presented in **Appendix F**. A summary of the previous and current registered proprietors of the site is presented in **Table 3-2**.

Table 3-2 Summary of Owner History

Year	Registered Proprietor(s) and Occupations (where documented)
Lot 1 D.P. 67122 (12 Gipps Street)	
1911 to 1927	Walter Herbert Horne (Tram Driver)
1927 to 1928	Edward Washington Reynell (Builder)

Year	Registered Proprietor(s) and Occupations (where documented)
1928 to 1936	Annie Frances Burns (Spinster) Now Annie Frances Findlay
1936 to 1971	William Sigel (Shift Electrician)
1936 to 1971	William Sigel (Shift Electrician)
1971 to 1978	Margiotta Bros Investments Pty Limited
1978 to 1982	Angelo John Margiotta (Solicitor) Silvana Anna Coco (Secretary)
1982 to 1991	Elizabeth Menzies Koller John MacDougall
1991 to 1999	Anthony William Harris Amelia Harris
1999 to 2011	Darrell Wayne Donnelly
2011 to Date	# Jeung Kwon Lee # Sung Hee Lee
Lot 2 D.P. 67122 (10 Gipps Street)	
1911 to 1915	Susan Mahala Mills
1915 to 1924	Alice Olliffe
1924 to 1937	Oliver Herbert Seymour Olliffe (Electrician) Georgina Dixon (Transmission Application – Not Investigated)
1937 to 1939	Georgina Dixon (Notice of Death)
1939 to 1976	Catherine Elizabeth Wiegand
1976 to 1976	Isabel Rose Jordan (Section 93 Application – Not Investigated)
1976 to 1999	Ronald Keith Sharp (Chemical Engineer) Lola Audrey Sharp
1999 to 2007	Claudia Florean
2007 to 2014	George Barbour Suk Kyoung Lee
2014 to Date	# Sixi Xie # Huan Guo
Lot 1 D.P. 14112 (11 Loftus Street)	
1926 to 1926	Thomas Richard Austin
1926 to 1926	The Southern Pacific Home Builders Limited
1926 to 1927	William John Medlin (Builder)
1927 to 1949	Florence May Smith
1949 to 1949	Edwin Charles Smith (Bank Officer) Harold John Napier (Railway Employee) (Transmission Application – Not Investigated)
1949 to 1979	Estelle Mary Hawkes
1979 to 1979	Jeanette Hall

Year	Registered Proprietor(s) and Occupations (where documented)
	(Transmission Application – Not Investigated)
1979 to 2014	Antonios Kavallaris (Storeman) Eleni Kavallaris
2014 to Date	# Eleni Kavallaris
Lot 2 D.P. 14112 (10 Loftus Street)	
1926 to 1926	Thomas Richard Austin (Gentleman)
1926 to 1926	The Southern Pacific Home Builders Limited
1926 to 1927	William John Medlin (Builder)
1927 to 1952	Morgan Evans (Mining Engineer)
1952 to 1968	Gwladys Evans (Spinster) (Transmission Application – Not Investigated)
1968 to 1968	Ezra Stanton (Builder) Janet Stanton
1968 to 1971	Keith Thomson Hunter (PMG Employee) Joan Francis Hunter
1971 to 1981	Rosa Russo
1981 to 2000	Andrea Scaltrito Giovanna Scaltrito
2000 to Date	# Con Stillianesis # Dennis Stillianesis
Lot 3 D.P. 14112 (9 Loftus Street)	
1926 to 1926	Thomas Richard Austin
1926 to 1927	The Southern Pacific Home Builders Limited
1927 to 1927	William John Medlin (Builder)
1927 to 1927	Edward Washington Reynell (Builder)
1927 to 1940	Frank Owen Douglas (Electrical Engineer)
1940 to 1987	Iris Ruby Isobel Douglas (Transmission Application – Not Investigated)
1987 to 1990	Guido Di Diovanni Cesare Martino
1990 to 2001	Yet Kwong Chiang Ho Yuk Lin Chiang
2001 to Date	# Raymond Chi Wah Ho # Pauline Wan Chung Wong
Lot 4 D.P. 14112 (8 Loftus Street)	
1926 to 1926	Thomas Richard Austin
1926 to 1927	The Southern Pacific Home Builders Limited
1927 to 1927	Sidney Herbert Brightman (Builder)
1927 to 1927	Donald Albert McPhee (Real Estate Salesman)
1927 to 1963	Kenneth Ernest McPhee (Railway Employee)
1963 to 1966	Stella Celia McPhee

Year	Registered Proprietor(s) and Occupations (where documented)
	(Section 94 Application – Not Investigated)
1966 to 1968	John McPhee (Assistant Works Manager) (Section 94 Application – Not Investigated)
1968 to 1969	Theo Leslie Whitney (Retired Farmer) Elizabeth Jean Whitney Graeme Leslie Whitney (P.M.G. Employee) Christine Narelle Whitney
1969 to Date	# Graeme Leslie Whitney (P.M.G. Employee) # Christine Narelle Whitney
Lot 5 D.P. 14112 (7 Loftus Street)	
1926 to 1926	Thomas Richard Austin
1926 to 1927	The Southern Pacific Home Builders Limited
1927 to 1927	William John Medlin (Builder)
1927 to 1961	Benjamin Charles James (Clerk)
1961 to 1964	Esther Ann James (Section 94 Application – Not Investigated)
1964 to 1965	Robert Alwyn James (Planning Officer) (Section 94 Application – Not Investigated)
1965 to 1979	John Roy Carroll (Bailiff)
1979 to 1987	Gwendoline Carroll
1987 to 1988	Nancy Mei Fung Wen
1988 to 2023	George Stilianessis Maria Stilianessis Now , Maria Stillianesis
2023 to Date	# Maria Stillianesis
Lot 6 D.P. 14112 (6 Loftus Street)	
1926 to 1926	Thomas Richard Austin
1926 to 1927	The Southern Pacific Home Builders Limited
1927 to 1927	Edward Washington Reynell (Builder)
1927 to 1964	Ethel Maude Birrell
1964 to 1964	Christine Howard (Spinster)
1964 to 1964	Golden Rone Products Pty. Limited
1964 to 1980	Anthanasios Mavroidis (Painter) Anna Mavroidis John Mavroidis (Plasterer)
1980 to Date	# Anthanasios Mavroidis (Painter) # Anna Mavroidis Now # Athanasios Mavroidis (Painter) # Anna Mavroidis
Lot 7 D.P. 14112 (5 Loftus Street)	
1926 to 1926	Thomas Richard Austin (Gentleman)

Year	Registered Proprietor(s) and Occupations (where documented)
1926 to 1927	The Southern Pacific Home Builders Limited
1927 to 1927	Edward Washington Reynell (Builder)
1927 to 1970	Edard Francis Cary (Motor Engineer) Sylvia May Cary (Married Woman)
1970 to 1985	Sylvia May Cary (Widow) (Notice of Death)
1985 to 1985	June Beatrice Black Sylvia Fay Barnett
1985 to 1989	Kerry John Hemsley
1989 to 1992	Michael Fezzuoglio Vivian Fezzugoglio
1992 to Date	# Joseph Anthony Cariti
Lot 8 D.P. 14112 (4 Loftus Street)	
1926 to 1926	Thomas Richard Austin
1926 to 1927	The Southern Pacific Home Builders Limited
1927 to 1927	William John Medlin (Builder)
1927 to 1944	Phoebe Mary Goodman
1944 to 1975	Public Trustee (Transmission Application – Not Investigated)
1975 to 1991	Andrew John Ozolins (Theatrical Agent) Jill Fiona Ozolins (Teacher) Now, Andrew John Andrews (Theatrical Agent) Jill Fiona Andrews (Teacher)
1991 to 2007	Ross D'Agostino
2007 to Date	# Eddie Pui Fai Cheung # Lola Chui Wah Ling
Lot 1 D.P.167854 (5 Burton Street)	
1920 to 1967	Richards Holt (Carpenter) Lucy Amy Holt
1967 to 1973	Lucy Amy Holt
1973 to 1975	Patrick Hugh Hogan (Labourer) Stephen Charles Hogan (Labourer) (Section 93 Application – Not Investigated)
1975 to Date	# Kevin Noel Franklin (Coach Painter)
Lot A D.P.335952 (3 Burton Street)	
1920 to 1941	Mary Ellen Harps
1941 to 1947	Eva May Birch (Transmission Application – Not Investigated)
1947 to 1957	Grace Osborn
1957 to 1975	James Hewart Thompson (Foreman) Margaret Jean Thompson

Year	Registered Proprietor(s) and Occupations (where documented)
1975 to 1983	John Warren Penrose (Salesman) Brenda June Penrose
1983 to 1985	Margaret Elsie Yates
1985 to 1988	Mark Simon Miller
1988 to 1991	Desegi Pty Limited
1991 to 1997	Nourelldine Bahamad Afaf Bahamad
1997 to Date	# Joseph William Imbesi # Paula Maria Marangon
Lot B D.P. 335952 (1 Burton Street)	
1920 to 1941	Mary Ellen Harps
1941 to 1948	Eva May Birch (Transmission Application – Not Investigated)
1948 to 1957	Maurice Edward Stringfellow (Painting Contractor) Nina Irene Stringfellow
1957 to 1965	Brian Thomas Moulden (Waterside Worker) Beryl Mary Moulder
1965 to 1967	Margaret Jean Thompson
1967 to Date	# Zissis Kalivas # Via Kalivas
Lot C D.P. 335952 (3B Loftus Street)	
1920 to 1937	Mary Ellen Harps
1937 to 1938	Ernest Jordan (Builder)
1938 to 1961	Elizabeth Vincent
1961 to 1963	Roy Clarke Vincent (Retired) Ernest Edward Vitnell (Retired)
1963 to 1963	Nellila Pty Limited
1963 to 2001	Carlo Travaglia (Engine Driver) Rosa Travaglia
2001 to 2004	Rosa Travaglia
2004 to 2017	Rosa Travaglia Hamish Laurence Robertson Joanne Francis Travaglia
2017 to 2024	Joanne Francis Travaglia Hamish Laurence Robertson (Transmission Application – Not Investigated)
2024 to 2024	Hamish Laurence Robertson
2024 to 2024	Hamish Laurence Robertson (Transmission Application – Not Investigated)
2024 to Date	# Xiao Xia Lin

Note: # Denotes current registered proprietor(s)

In summary, the majority of historical title records pertain to individual or residential ownership, which is consistent with the historical images (**Section 3.1**) and not indicative of a likely source of significant contamination. Land titles search was not conducted at Lot 2 in DP301407 (7 Burton Street) as the information gathered from historical aerial images and site walkover inspection (**Section 2.4**) confirmed that the property has been used for residential purposes and as such an unlikely source of significant contamination.

3.3 Council Information

A search for property files archived by City of Canada Bay Council was initiated on 3 August 2025. No files were subsequently made available by Council during the course of this PSI. If records that relate to (possible) environmental/contaminating activities become available, an addendum to this report may be submitted.

3.4 EPA Online Records

Searches of public registers maintained by the NSW EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* (CLM Act) and *Protection of the Environment Operations Act 1997* (POEO Act) were conducted for this PSI.

Record of Notices Under Section 58 of CLM Act 1997

An on-line search of the contaminated land public record was conducted on 29 August 2025. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act 1997;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site audit statements provided to the EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the NSW EPA under Schedule 2 of the CLM Act or under the POEO Act (previously Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985*).

The search indicated that neither the site nor the surrounding lands within close proximity ($\leq 250\text{m}$) to any regulatory notices relevant to the above legislations.

List of NSW Contaminated Sites Notified to EPA

The *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 is maintained by the NSW EPA. It includes properties on which contamination has been identified, but not deemed significant to warrant regulation.

The search of this list indicated that the site had not been notified to the NSW EPA as being contaminated (i.e. it was not on the list).

POEO Public Register

A search of the *Protection of the Environment Operations Act 1997* public register was conducted on 29 August 2025. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs.

The search indicated that neither the site nor the surrounding lands within close proximity ($\leq 250\text{m}$) were subject to any licensing agreements/notices/programs relevant to the above legislation.

4.3 Previous Environmental Investigations

With the exception of the ASS Assessment completed by EI (2025, refer **Table 2.3**), EI is not aware of any previous environmental investigations having been completed for the site.

4.3 Summary of Site History

Land title documentation and aerial photographs were generally consistent, showing that the site's structures appear to have remained largely unchanged from at least 1930 through to 2025, with no notable alterations to its development or use for residential purposes.

The former and/or current building structures on the site were constructed prior to the mid-1980s, at a time when the use of asbestos in building materials and lead paint was not yet restricted or prohibited in Australia. Therefore, hazardous building materials may be present on-site including potential asbestos containing material (ACM) and lead-based paint.

It is not known whether fill of unknown origin and quality has been historically imported to the site.

4. Conceptual Site Model

4.1 Rationale

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a CSM as part of the contamination appraisal, assessing potential linkages between potential contamination sources, migration pathways and receptors. It is hereby presented and provides a framework for identifying data gaps in the existing site characterisation.

This CSM did not refer to data derived from intrusive sampling and laboratory analysis of soils or groundwater. Instead, the potential for contamination was based on a desktop study, collating information from history searches and government-maintained databases, as well as the walkover inspection. Professional judgement was then applied, based on previous experience.

4.3 Predicted Subsurface Conditions

Based on the map information and site walkover inspection, the subsurface was expected to consist of anthropogenic, sandy clay / silty clay filling, overlying residual silty clay and sandy clay, with siltstone and sandstone.

4.4 Potential Contamination Sources

The potential contamination sources were as follows:

- Imported fill materials of unknown origin and quality (used to grade the site);
- Weathering of exposed building fabrics containing hazardous substances (including bonded asbestos containing material (ACM), lead-based paints and metallic surfaces) or deposition of these on near-surface soils;
- Application of pesticides around building (footing) perimeters; and
- Leakage or atmospheric fallout from vehicles.

Per or Poly-fluoroalkyl Substances (PFAS)

The NSW EPA (2017) *Guidelines for the NSW Site Auditor Scheme* requires that per- and poly-fluoroalkyl substances (PFAS) are considered when investigating land contamination. An assessment of the probability for PFAS occurrence at the site is provided in **Table 4-1**. This was based on considerations outlined in the *PFAS National Environmental Management Plan* (HEPA, 2025) and the EnRisk (2016) decision tree. In this instance, the potential for PFAS to be present on-site was considered to be low and subsequently PFAS sampling/analysis of soil was not considered warranted. PFAS analysis of groundwater was undertaken as a conservative screening measure.

Table 4-1 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence ¹
Is the past or present site activity listed in the NEMP (HEPA, 2025) ² . If so list activity:	L
Is the past or present off-site activity up-gradient or adjacent to the site listed in the NEMP (HEPA, 2025) ⁵ . If so list activity:	L
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	L
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010? ³	L

Have “fuel” fires ever occurred on-site? e.g. ignition of fuel (solvent, petrol, diesel, kerosene) tanks?	L
Have PFAS been used in manufacturing or stored on-site ? ⁴	L
Could PFAS have been imported to the site in fill materials from a site with activity listed in NEMP (HEPA, 2025)?	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? ⁵	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil and waters?	No
Note 1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale), M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale); risk, N/A – not applicable (or “-“) Note 2 Activities listed in Appendix C of the HEPA (2025). Further information, refer to https://www.dceew.gov.au/environment/protection/publications/pfas-nemp-3 Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater. Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas) Note 5 https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program	

Emerging Chemicals

The NSW EPA uses chemical control orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985* to manage chemicals of concern and limit their potential impact on the environment. CCOs provide the NSW EPA with a flexible mechanism for responding to emerging chemical issues. EI considered chemicals controlled by CCOs, as well as other emerging chemicals, in this assessment, as outlined in **Table 4-2**.

Table 4-2 Emerging or Controlled Chemicals

Chemicals of Concern (CCO or Emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO,1986)?	No
Do dioxin contaminated wastes (CCO,1986) have the potential to impact the site? ¹	No
Were organotin products (CCO,1989) used or stored on site? ²	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? ³	Possibility for pesticides applied to surrounding areas.
Were scheduled chemical or wastes (CCO, 2004) used or stored? ⁴	No
Are other emerging chemicals suspected? ⁵	No
If Yes to any questions, has site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water	Yes
Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site. Note 2 From anti-fouling paints used or removed at boat & ship yards and marinas. Note 3 From older transformer oils & electrical capacitors. Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products. Note 5 Other chemicals considered as emerging (e.g. 1,4 dioxane).	

4.5 Contaminants of Potential Concern

Based on the sources listed in **Section 4.4**, the contaminants of potential concern (COPC) for this site were:

- Heavy Metals (HM), including arsenic, cadmium, chromium, copper, lead, mercury, nickel and zinc;
- Total Recoverable Hydrocarbons (TRH);
- Monocyclic aromatic hydrocarbons Benzene, Toluene, Ethylbenzene, Xylenes (BTEX);
- Polycyclic Aromatic Hydrocarbons (PAH);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP);
- Polychlorinated Biphenyls (PCB); and
- Asbestos.

4.6 Risk Assessment

An assessment of the potential contamination risks for the site is given in **Table 4-3**.

Table 4-3 Assessment of Potential Contamination Risk

Potential Source	Impacted Medium	COPC	Risk of Contamination
Imported fill of unknown origin and quality	Soil	HM, TRH, BTEX, PAH, OCP, OPP, PCB, asbestos	Moderate Filling expected beneath hardstand slabs and buildings
Hazardous building materials	Near surface soil	HM (lead in particular), PCB, asbestos	Moderate Given the age of structures, hazardous building materials likely to be (have been) present
Application of pesticides	Near surface soil (building footing areas)	HM (arsenic and copper), OCP, OPP	Low If present, pesticides are expected to be limited to shallow, building footprint soils

Potential Source	Impacted Medium	COPC	Risk of Contamination
Leakage from vehicles	Near surface soil	TRH, BTEX, PAH and lead	Low There is a possibility of contamination from low-level leakage in the driveway/parking areas, or emissions from passing vehicles from the adjacent road. However, any contamination, if present, is expected to be localised and limited to near surface soils.

4.7 Identified Receptors

The following potential receptors of site contamination were identified:

- Existing and future site users / occupiers, including intrusive (maintenance) workers;
- On-site demolition, excavation and construction workers (during future redevelopment);
- Users of the adjacent land (during future redevelopment);
- Ecological receptors (flora and fauna) in areas of exposed soil / landscaping; and
- Local groundwater and surface runoff.

4.6 CSM Summary

Please refer to **Table 4-4** for a summary of the CSM.

Table 4-4 Summary of the Conceptual Site Model

Potential Source	Impacted Media	Contaminants of Potential Concern	Transport Mechanism	Exposure Pathway	Potential Receptor	Complete Source-Pathway-Receptor (SPR) Linkage?
Imported fill of unknown origin and quality	Soil	PM, TRH, BTEX, PAH, OCP, OPP, PCB	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment	Ingestion Dermal contact Inhalation of vapours	Demolition / construction workers Adjacent site users Future site users Future intrusive workers	Unlikely. No concentrations of COPCs exceeding adopted assessment criteria were reported as part of this PSI. No evidence of significant sources or presence of contamination observed as part of this PSI. Low-risk predominantly residential site history and setting. Appropriate demolition, excavation, and soil handling controls will further minimise contamination related risk, including any associated with potentially hazardous building materials (refer to recommendations in Section 6).
Application of pesticides			Atmospheric dispersion from soil to outdoor and indoor air spaces			
Leakage or atmospheric fallout from vehicles			Volatilisation of contamination from soil and diffusion to indoor air spaces.			
			Roots absorption of bioavailable compounds from impacted soils.	Biota uptake	Ecological receptors in areas of exposed soil/landscaping	
Hazardous building materials	Soil	PM, asbestos	Disturbance of surface and subsurface soils during site redevelopment, future site maintenance and future use of the site post redevelopment.	Inhalation of particulates	Demolition / construction workers Adjacent site users Future site users Future intrusive workers	Potentially complete. However, the recommended controls (Section 6) should eliminate this contamination source. Furthermore, the use of personal protective equipment (PPE) is mandatory for construction workers.

5. Conclusion

The site identified as 1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord NSW was the subject of this preliminary investigation, the primary objective of which was to assess the potential for contamination. The key findings of this PSI were as follows:

- The site comprises 15 adjoining residential lots. Each lot is occupied by a single property, including associated gardens and paved areas.
- A review of historical information indicated that the site has been occupied by residential properties since at least the 1930s and that the existing site structures have remained largely unchanged since their construction.
- The majority of the building structures on the site were constructed prior to the mid-1980s, at a time when the use of asbestos in building materials and lead paint was not yet restricted or prohibited in Australia. Therefore, hazardous building materials may be present on-site including potential asbestos containing materials (ACM) and lead-based paint.
- It is not known whether fill of unknown origin and quality has been historically imported to the site.
- Surrounding areas have historically consisted of residential properties and recreational sports fields. Heavy industrial activities were not identified close to the site.
- The site was free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. It was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- No olfactory or visual indicators of contamination (e.g. suspicious odours, staining, potential ACM) were detected during the site inspection.
- Evidence that underground or above ground fuel storage tanks were present at the site was not observed.
- The potential presence of ASS at the site is considered unlikely and further ASS related investigation or assessment is considered unwarranted.
- Potential contamination sources at the site are considered to include imported fill material and hazardous building materials within the site structures and on the soil surface (if present). However, the qualitative conceptual site model (CSM) indicated that the contamination risk posed to future site receptors is low given the proposed redevelopment design.

Based on the findings of this PSI, the overall potential for contamination to exist on the site is considered to be low, and the need for further (detailed/intrusive) investigation unwarranted at this stage. It is considered that the site can be made suitable for the proposed development in the context of the following:

- the findings of this PSI and the CSM;
- the nature of the proposed site development design (bulk excavation of the northern half of the site for a basement);
- subject to the successful implementation of the recommendations provided in **Section 6**; and
- with reference to EI's Statement of Limitations (**Section 7**).

6. Recommendations

EI provides the following recommendations in relation to the proposed site redevelopment:

- A Construction Environmental Management Plan (CEMP) for the site redevelopment works should be developed in accordance with relevant City of Canada Bay Council Development Control Plans (DCPs) and any relevant development consent conditions. The purpose of the CEMP is to guide the environmental management of the construction activities performed on-site and ensure that they are conducted safely and with minimal impacts on the environment. The CEMP should reference any environmental management sub-plans and include an Unexpected Finds Protocol (UFP).
- Before commencement of any demolition works, a hazardous materials survey (HMS) should be completed by a suitably qualified consultant, to assess for the presence/location of any hazardous materials within the existing building fabrics.
 - All identified hazardous materials must be appropriately managed during future demolition works, to maintain worker health and safety and prevent the spread of hazardous substances onto the site surface.
 - An asbestos clearance inspection and certificate should be completed by a SafeWork NSW Licensed Asbestos Assessor following the removal of all ACM (if present).
 - Where clearance inspection indicates hazardous materials remain on the site, further removal and re-clearance inspection, must be undertaken.
 - Following building/pavement demolition and removal of associated wastes, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant. This inspection may coincide with the asbestos clearance reporting.
- Under the proposed development, excavation of soils will be conducted, in order to construct the basement. All soil materials designated for off-site disposal, including any *virgin excavated natural material* (VENM), must be classified in accordance the NSW EPA (2014) *Waste Classification Guidelines*. In designing the SAQP for waste classification, the EPA (2022a) *Sampling Design Part 1 - Application* guidelines should also be referred to and the analytical suite is to include the identified COPCs listed in **Section 4.5**.
- Once appropriately classified, all waste materials are to be transported to EPA-licensed waste facilities by the appointed waste contractors. All tipping dockets supplied by the landfill companies are to be retained, to demonstrate the appropriate (lawful) disposal of wastes.
- Any material being imported to the site should be validated as suitable for the intended land use, in accordance with NSW EPA guidelines. In particular, imported filling / landscaping material must be certified as meeting the VENM classification, prior to importation.
- If the bulk (basement) excavation is expected to intercept the local groundwater table, a Dewatering Management Plan (DMP) and relevant WaterNSW approvals/licences will be required. Further (pre-dewatering) quality assessment should then be conducted, to inform the DMP and establish the recommended treatment measures, in accordance with the NSW Government (2012) *Aquifer Interference Policy* and NSW Department of Planning and Environment (2022) *Minimum Requirements for Building Site Groundwater Investigations and Reporting: Information for Developers and Consultants*.

EI emphasises that these recommendations can be managed post demolition and through the development approval process, in accordance with *State Environmental Planning Policy (Resilience and Hazards) 2021*.

Should the proposed development design change significantly, or the site become subject to significant redevelopment as part of any future Development Applications (DAs), additional investigation may be required to assess potential contamination risks.

7. Statement of Limitations

This report has been prepared for the exclusive use of LFD Concord Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with LFD Concord Pty Ltd.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site and a site inspection. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

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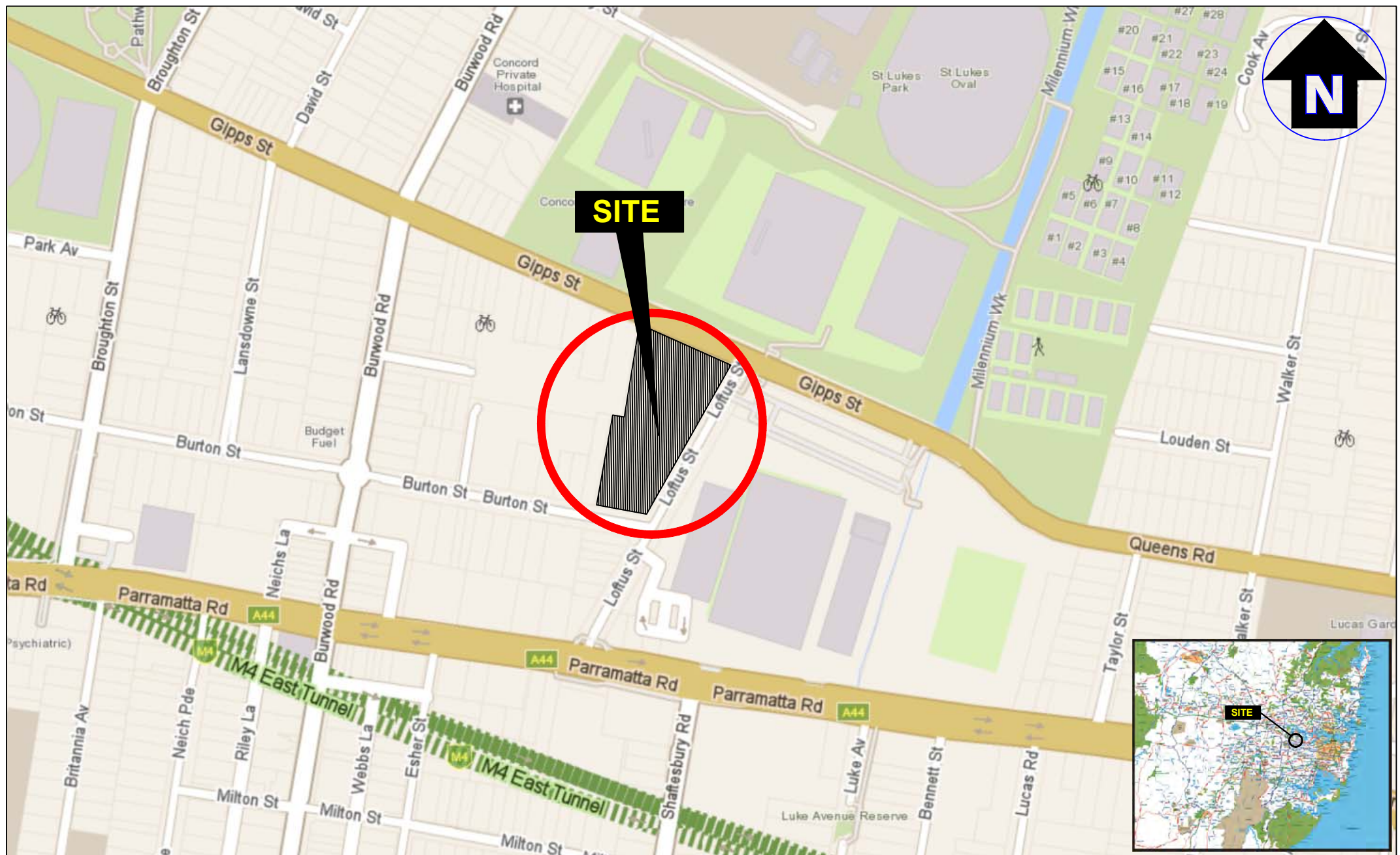
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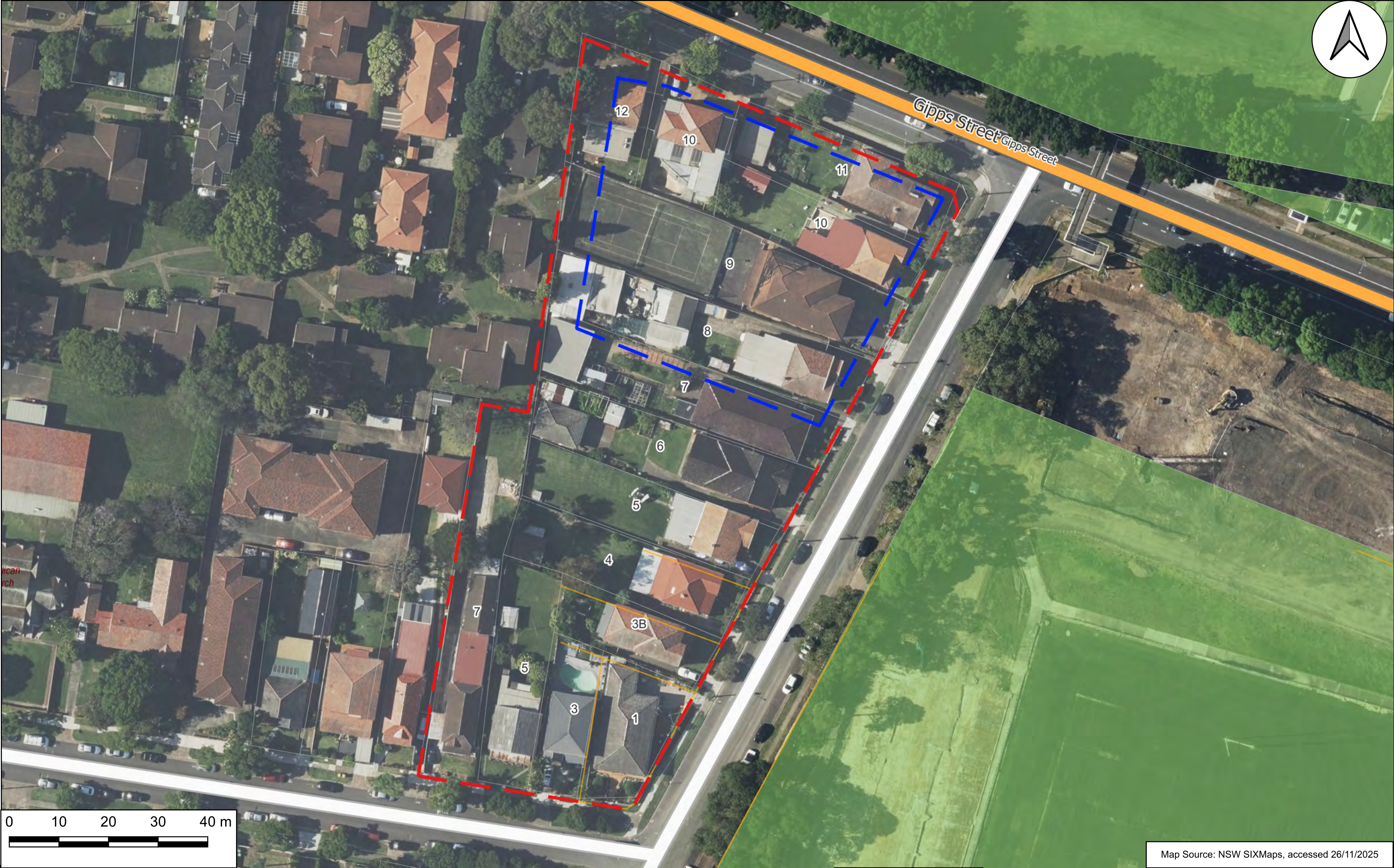
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Appendix A – Figures

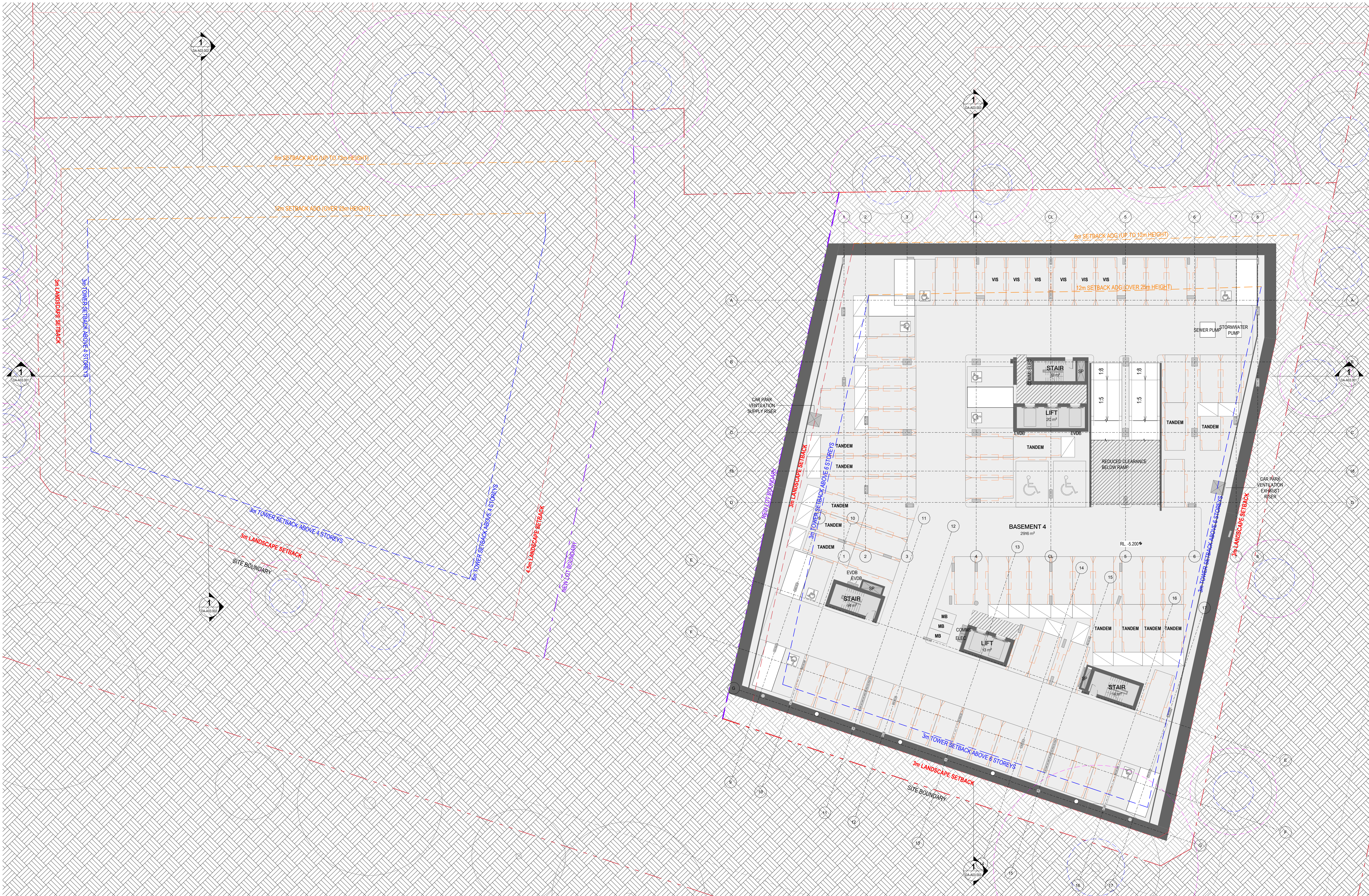




LEGEND Note: Areas are approximate Site Boundary Proposed Basement Boundary	 eiaustralia Practical Solutions for Built Environments Suite 6.01, 55 Miller Street, PYRMONT 2009 Ph (02) 9516 0722 Fax (02) 9518 5088	Drawn:	N.G.N	LFD Concord Pty Ltd Preliminary Site Investigation Cnr Loftus and Gipps Street, Concord NSW Sute Layout Plan	Figure:
		Approved:			2
		Date:	26/11/2025		

Map Source: NSW SIXMaps, accessed 26/11/2025

Appendix B – Proposed Development



Revisions	3	26.09.25	Consultant Issue	AC
	4	03.10.25	ESD Issue	JC
	5	20.10.25	Consultant Issue	JC
	6	28.10.25	Consultant Issue	JC
	7	12.11.25	Consultant Issue	JC

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Loftus & Gipps Street, Concord

Drawing / **GA Basement 04**

Project No / **223181** Author / **CM**

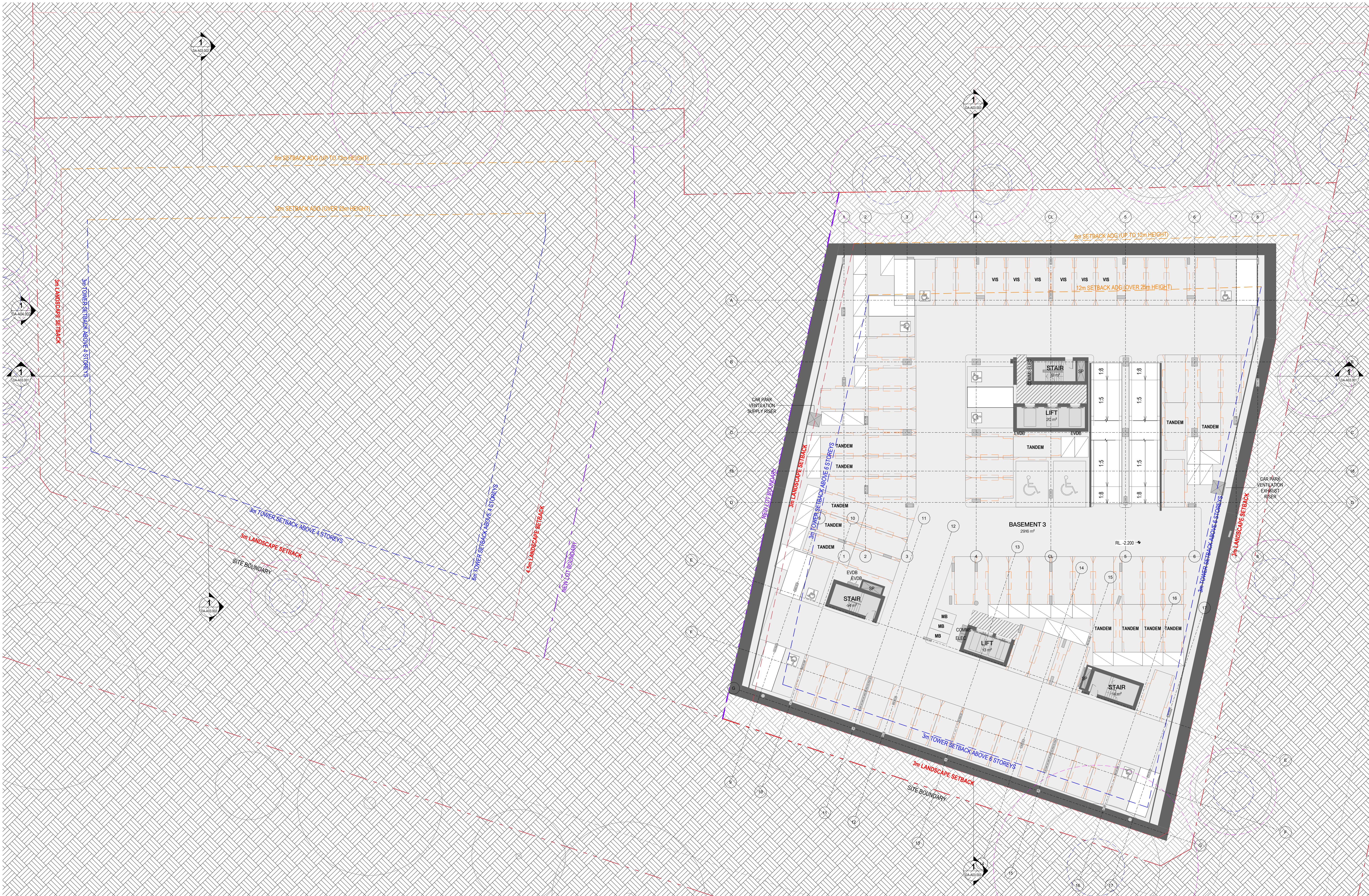
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Revisions	3	26.09.25	Consultant Issue	AC
	4	03.10.25	ESD Issue	JC
	5	20.10.25	Consultant Issue	JC
	6	28.10.25	Consultant Issue	JC
	7	12.11.25	Consultant Issue	JC

Project / **Loftus & Gipps St**
Loftus & Gipps Street, Concord

Drawing / **GA Basement 03**

Project No / **223181** Author / **CM**

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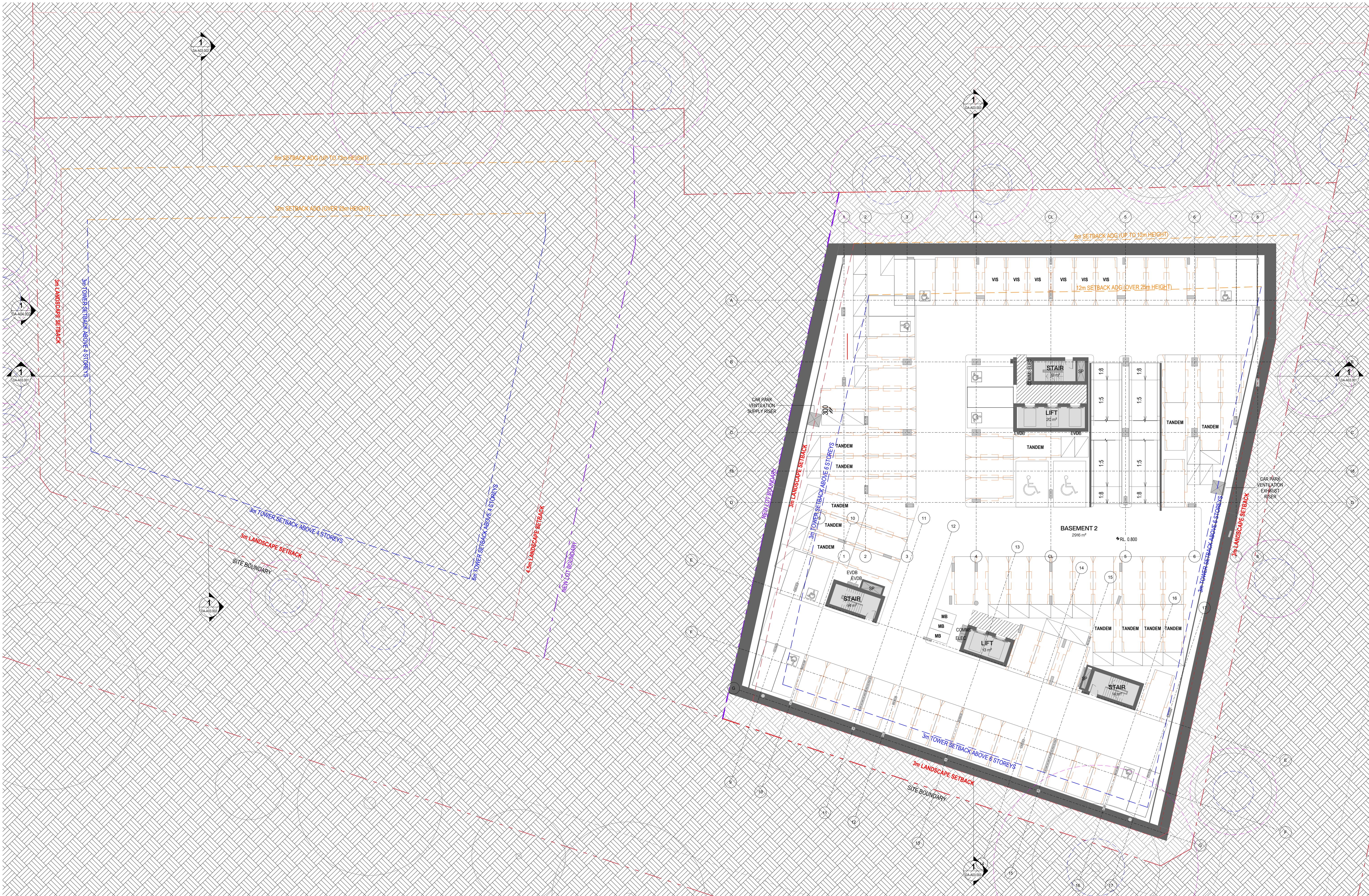
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Revisions	3	26.09.25	Consultant Issue	AC
	4	03.10.25	ESD Issue	JC
	5	20.10.25	Consultant Issue	JC
	6	28.10.25	Consultant Issue	JC
	7	12.11.25	Consultant Issue	JC

Project / **Loftus & Gipps St**
Loftus & Gipps Street, Concord

Drawing / **GA Basement 02**

Project No / **223181** Author / **CM**

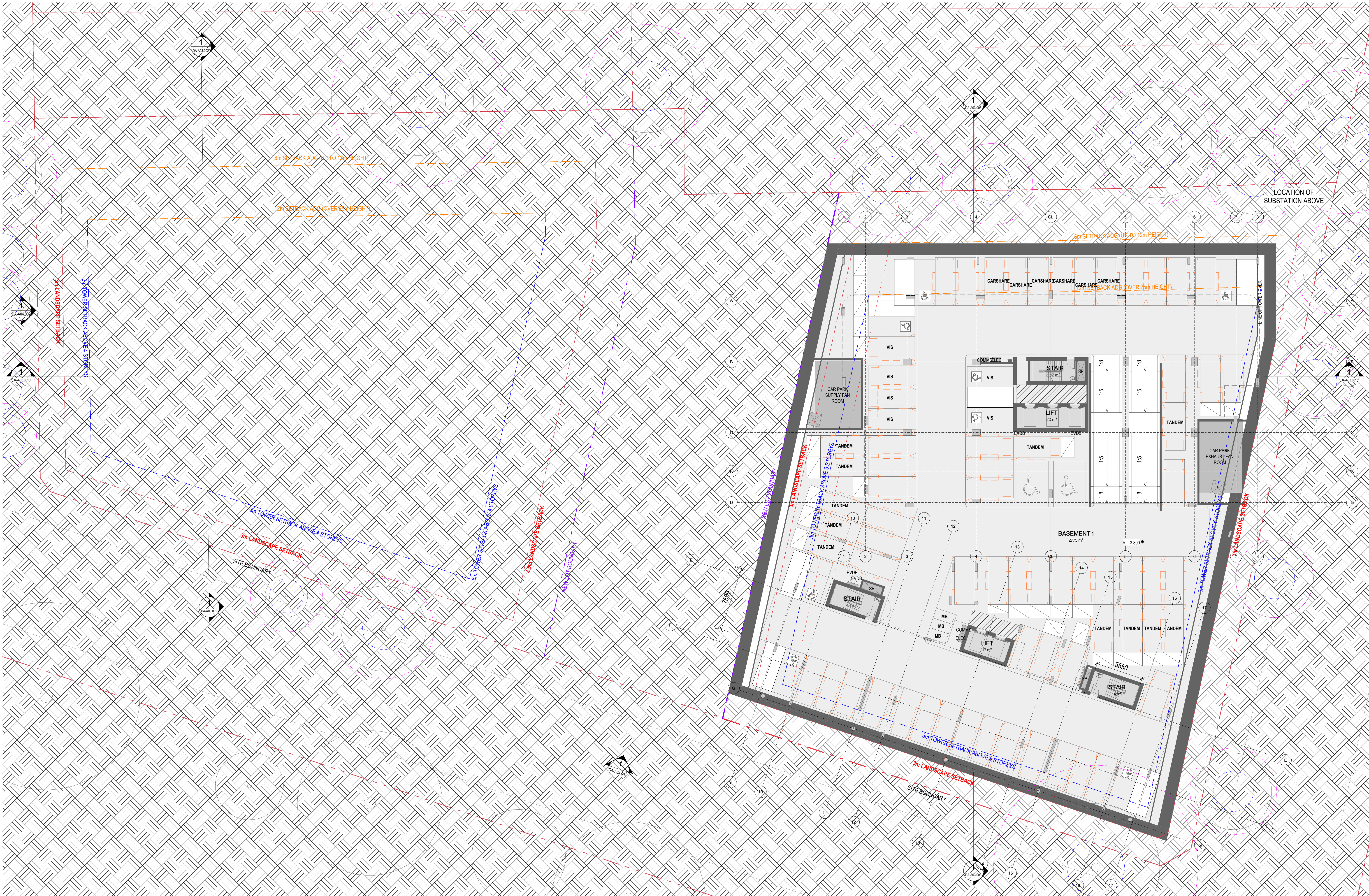
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Revisions	4	03.10.25	ESD Issue	JC
	5	20.10.25	Consultant Issue	JC
	6	28.10.25	Consultant Issue	JC
	7	30.10.25	Consultant Issue	TL
	8	12.11.25	Consultant Issue	JC

Project / **Loftus & Gipps St**
Loftus & Gipps Street, Concord

Drawing / **GA Basement 01**

Project No / **223181** Author / **CM**

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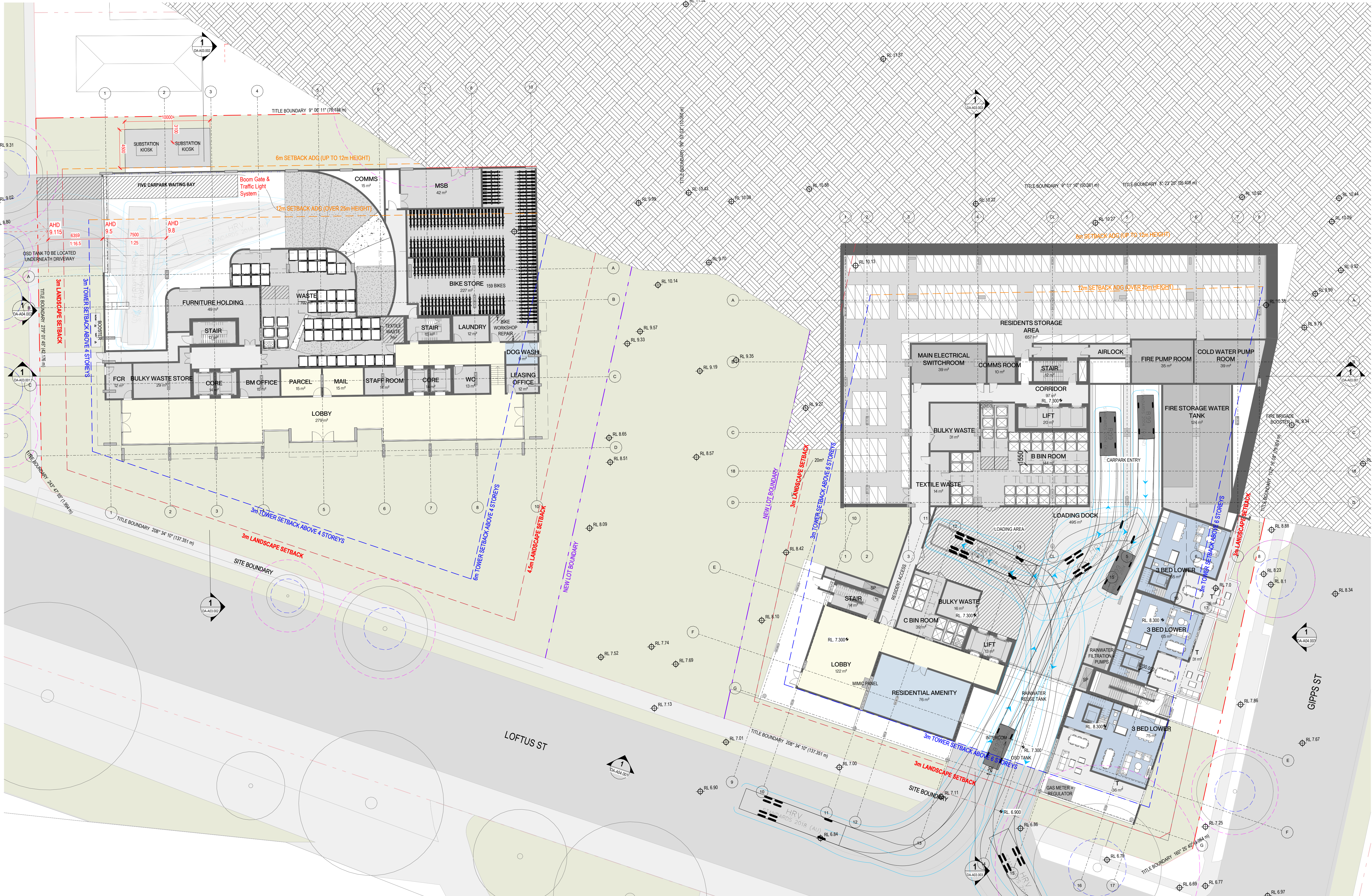
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Revisions	5	07.10.25	Traffic Issue	JC
	6	20.10.25	Consultant Issue	JC
	7	28.10.25	Consultant Issue	JC
	8	30.10.25	Consultant Issue	TL
	9	12.11.25	Consultant Issue	JC

Project **Loftus & Gipps St**

Drawing **GA Ground Lower**

Project No **223181**

Author **CM**

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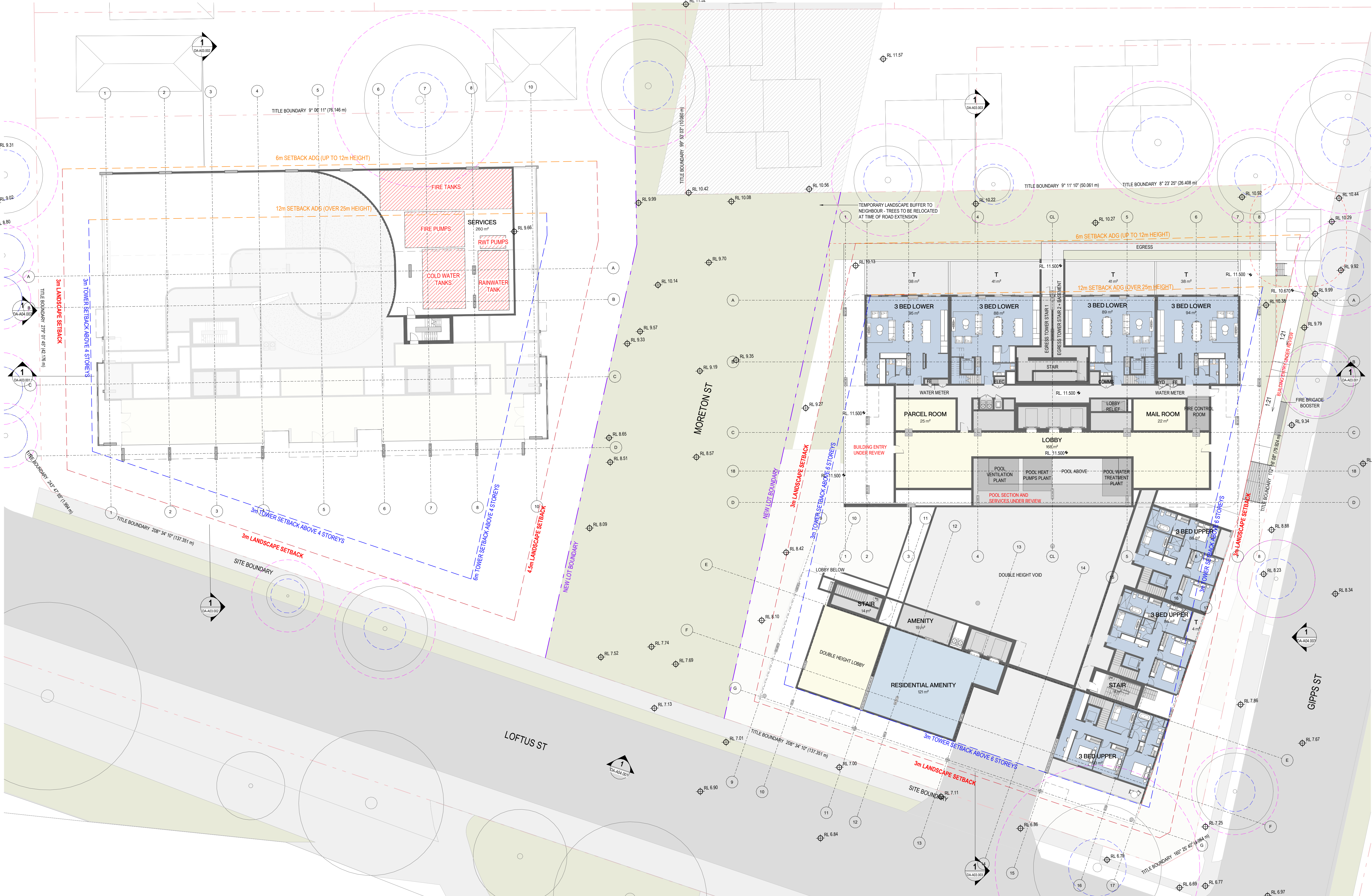
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Revisions	5	08.10.25	Traffic Issue	JC
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	7	28.10.25	Consultant Issue	JC
	8	30.10.25	Consultant Issue	TL
	9	12.11.25	Consultant Issue	JC

Project **Loftus & Gipps St**

Drawing **GA Ground Upper**

Project No **223181**

Author **CM**

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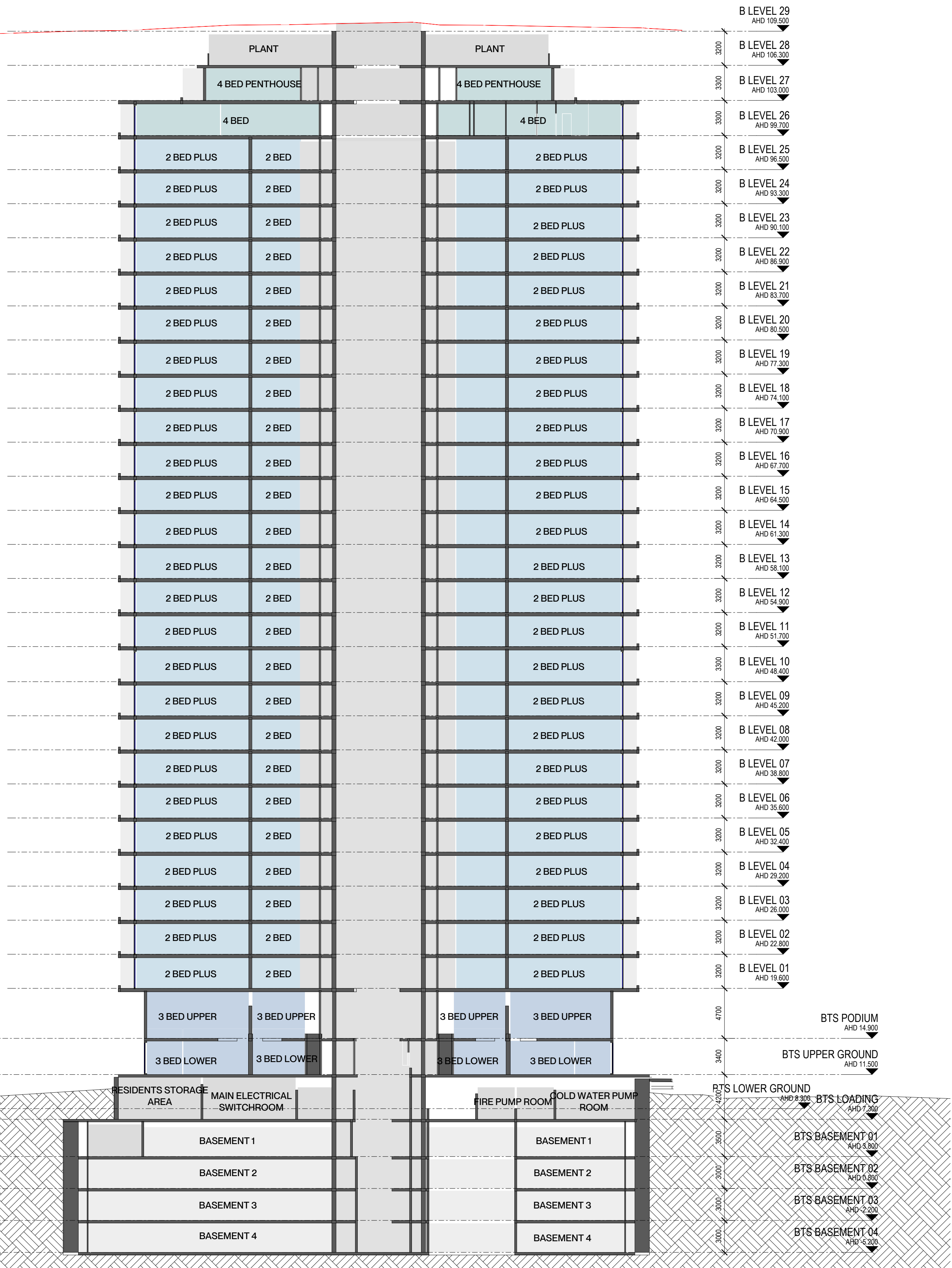
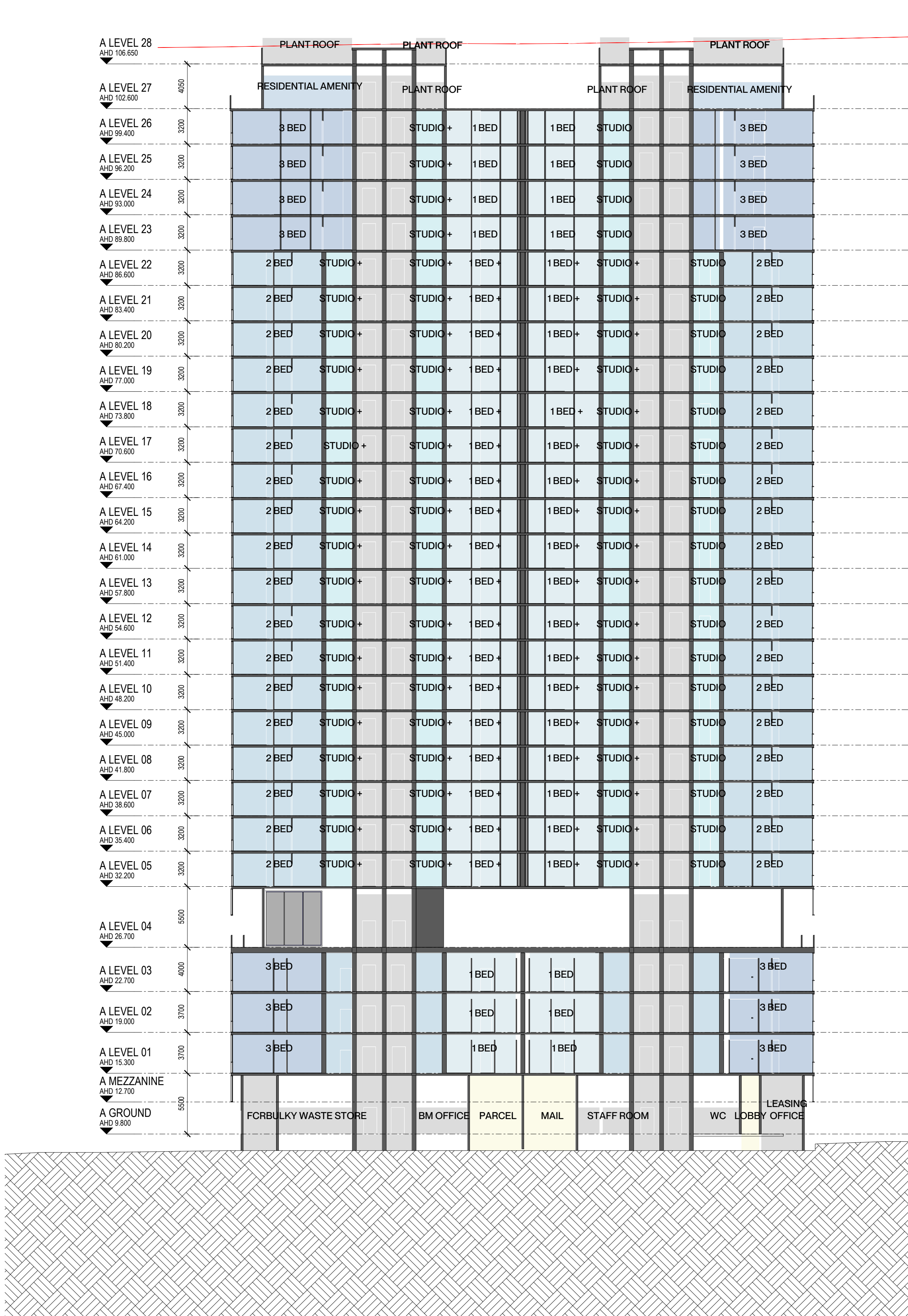
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Revisions	1	17.09.25	Design Review Issue	JC
	2	26.09.25	Consultant Issue	AC
	3	03.10.25	ESD Issue	JC
	4	20.10.25	Consultant Issue	JC
	5	12.11.25	Consultant Issue	JC

12/11/2025 7:38:55 PM

Project **Loftus & Gipps St**

Loftus & Gipps Street, Concord

Drawing **Section 01**

Project No **223181**

Author **CM**

Scale: @ A1 **1 : 250**

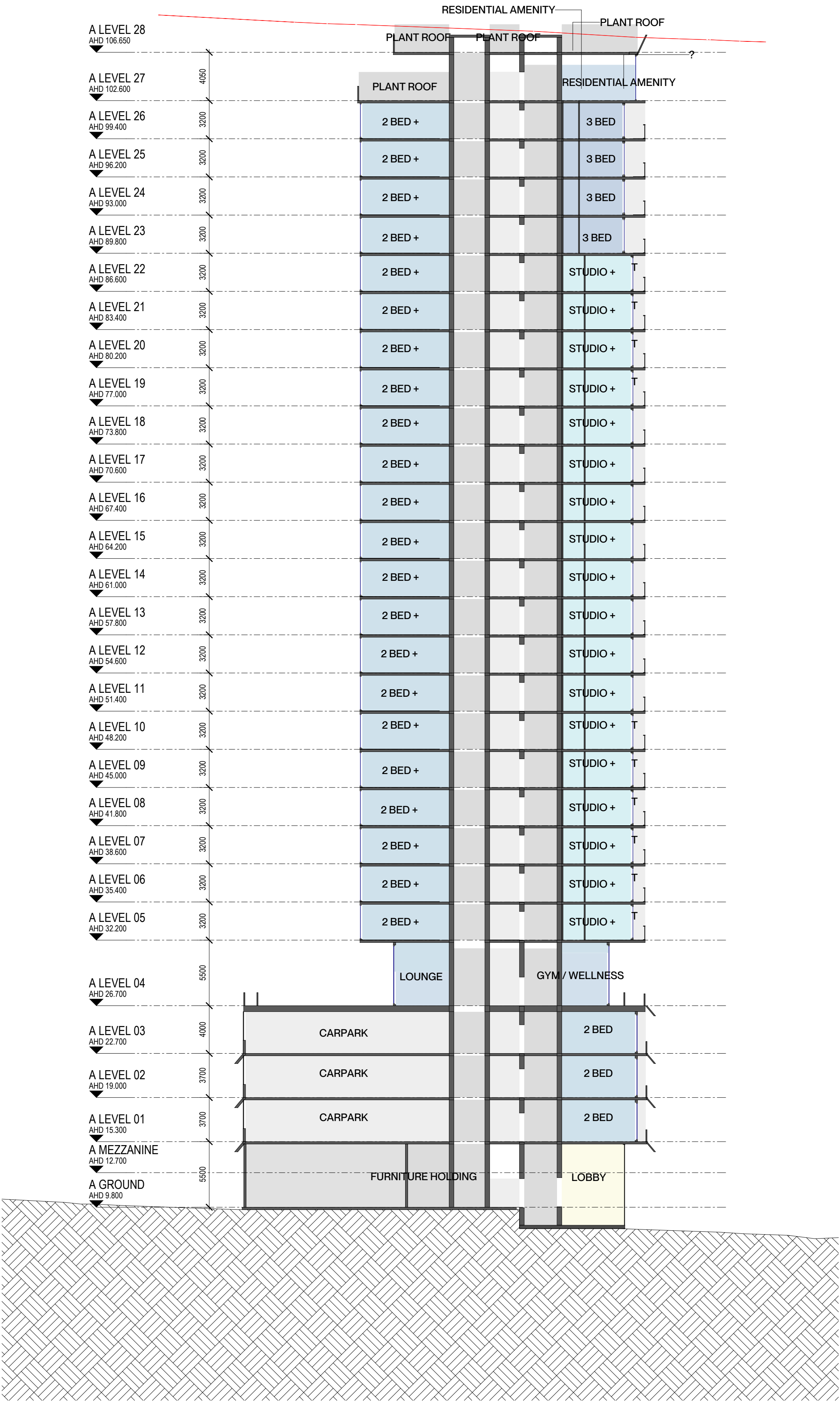
Drawing No **DA-A03.001**

5

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Brisbane, Gold Coast,
Melbourne, Perth, Sydney
www.rothelowman.com.au

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Revisions	1	17.09.25	Design Review Issue	JC
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	3	03.10.25	ESD Issue	JC
	4	20.10.25	Consultant Issue	JC
	5	12.11.25	Consultant Issue	JC

12/11/2025 7:38:59 PM

Project / **Loftus & Gipps St**

Loftus & Gipps Street, Concord

Drawing / **Section 02**

Project No / **223181**

Author / **CM**

Scale: @ A1 / **1 : 250**

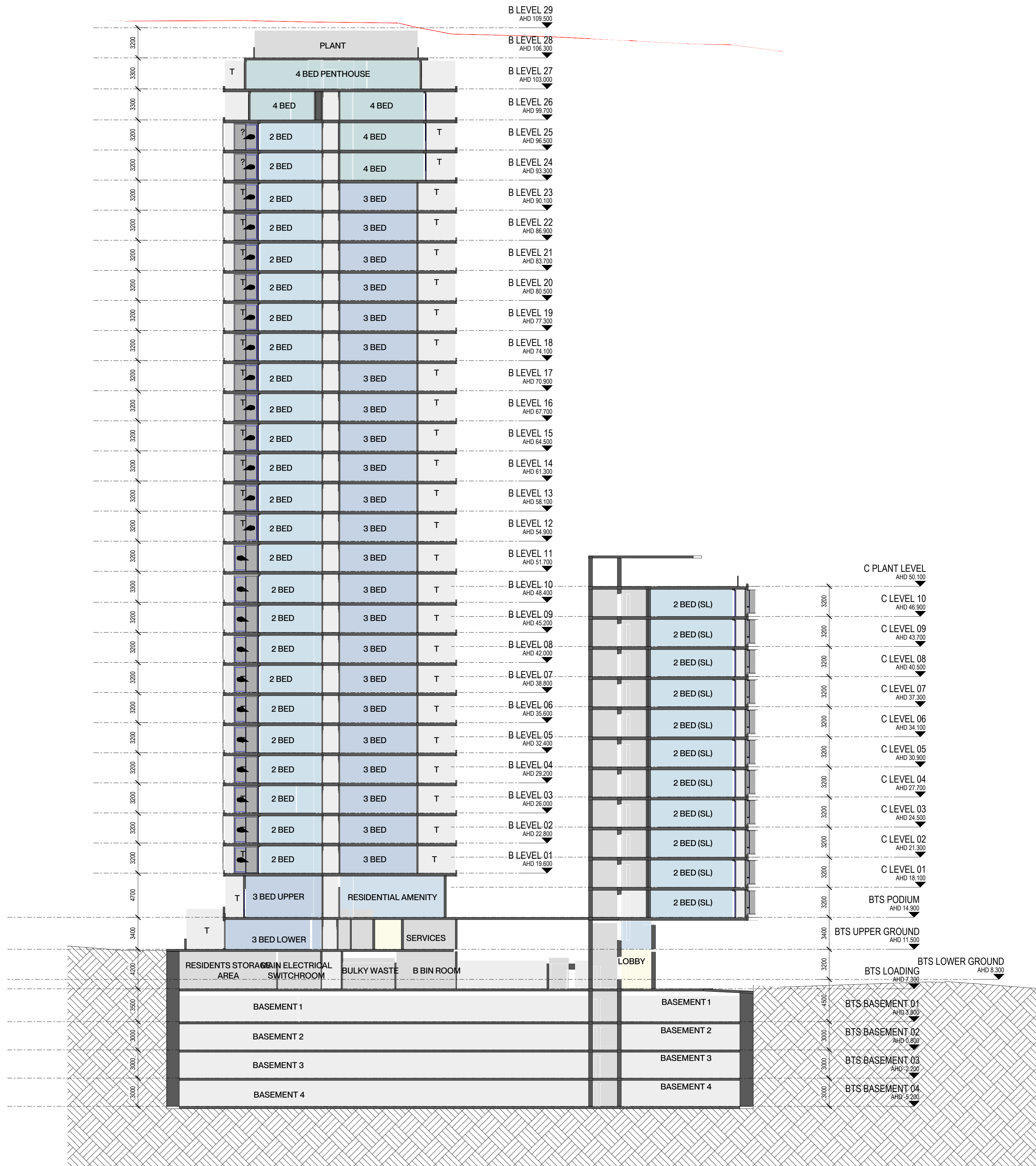
Drawing No. / **DA-A03.002**

5

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Revisions	1	17.09.25	Design Review Issue
	2	26.09.25	Consultant Issue
	3	03.10.25	ESD Issue
	4	20.10.25	Consultant Issue
	5	12.11.25	Consultant Issue

JC
AC
JC
JC
JC

Project **Loftus & Gipps St**

Loftus & Gipps Street, Concord

Drawing **Section 03**

Project No **223181**

Author **CM**

Scale: @ A1 **1 : 250**

Drawing No. **DA-A03.003**

5

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Appendix C – Site Photographs



Photograph 1: Frontage of property at 1 Burton Street



Photograph 2: Frontage of property at 3 Burton Street



Photograph 3: Frontage of property at 5 Burton Street



Photograph 4: Frontage of property at 7 Burton Street



Photograph 5: Frontage of property at 3B Loftus Street



Photograph 6: Frontage of property at 7 Loftus Street



Photograph 7: Frontage of property at 9 Loftus Street



Photograph 8: Frontage of property at 12 Loftus Street



Photograph 9: Frontage of property at 10 Gipps Street



Photograph 10: Frontage of property at 8 Loftus Street



Photograph 11: Frontage of property at 6 Loftus Street



Photograph 12: Frontage of property at 4 Loftus Street



Photograph 13: Frontage of property at 10 Loftus Street



Photograph 14: Frontage of property at 11 Loftus Street

Appendix D – Groundwater Bore Search

Rivers and Streams

favourites search download sites

find a site

Real Time Data - Rivers And Streams

Daily River Reports

Daily River Reports

Dams

favourites search download sites

find a site

Real Time Data - Major Dams

Groundwater (Telemetered data)

favourites search download sites

find a site

Real Time Data - Bores

All Groundwater Site details

search download sites find a site

search by licence

All Groundwater Map

Meteorology

favourites search download sites

find a site

Real Time Data - Weather Stations

Hunter River Salinity Trading Scheme

Hunter River Salinity Trading Scheme

All Groundwater Site Details

ALL GROUNDWATER MAP

All data times are Eastern Standard Time

Map

Info

current site: GW102215



bookmark this page

Scale = 1 : 6771

166021, 0, 31

WaterNSW

Work Summary

GW102215

Licence: 10BL157754

Licence Status: CANCELLED

Authorised Purpose(s): DEWATERING (GROUNDWATER)
Intended Purpose(s): DEWATERING (GROU

Work Type: Bore

Work Status:

Construct.Method:

Owner Type: Private

Commenced Date:
Completion Date: 12/05/1999

Final Depth: 15.00 m
Drilled Depth: 15.00 m

Contractor Name: (None)

Driller:

Assistant Driller:

Property: N/A NSW
GWMA:
GW Zone:

Standing Water Level (m):
Salinity Description:
Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBERLAND
Licensed: CUMBERLA

Parish
CONCORD
CONCORD

Cadastre
10//900454
Whole Lot

Region: 10 - Sydney South Coast
River Basin: - Unknown
Area/District:

CMA Map:
Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6251338.000
Easting: 324765.000

Latitude: 33°51'49.5"S
Longitude: 151°06'20.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	15.00	250			(Unknown)
1		Annulus	(Unknown)	1.00	15.00				Graded
1	1	Casing	Steel	-0.50	14.50	125			
1	1	Opening	Screen - Wire Wound	5.50	14.50	125		0	Stainless Steel, , A: 1.00mm

Drillers Log

From	To	Thickness	Drillers Description	Geological Material	Comments
------	----	-----------	----------------------	---------------------	----------

(m)	(m)	(m)			
0.00	15.00	15.00	Fill	Fill	

*** End of GW102215 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW112140

Licence: 10BL160939

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Other Govt

Commenced Date:

Final Depth: 52.18 m

Completion Date: 21/01/2003

Drilled Depth: 52.18 m

Contractor Name: (None)

Driller: Unkown Unknown

Assistant Driller:

Property: M4 MOTORWAY EAST OPTION
Various Properties NSW

Standing Water Level (m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBERLAND
Licensed: CUMBERLA

Parish
CONCORD
CONCORD

Cadastre
A//338430
ROAD FRONTING
21//719909

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6251116.000
Easting: 324820.000

Latitude: 33°51'56.7"S
Longitude: 151°06'22.1"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated work name, status, drill method & drilled depth.

***** End of GW112140 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW112141

Licence: 10BL160939

Licence Status: ACTIVE

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method:

Owner Type: Other Govt

Commenced Date:

Final Depth: 67.20 m

Completion Date: 08/11/2002

Drilled Depth: 67.20 m

Contractor Name: (None)

Driller: Unkown Unknown

Assistant Driller:

Property: M4 MOTORWAY EAST OPTION
Various Properties NSW

Standing Water Level (m):

GWMA:

Salinity Description:

GW Zone:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBERLAND
Licensed: CUMBERLA

Parish
CONCORD
CONCORD

Cadastre
78//1003839
ROAD FRONTING
21//719909

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown
Area/District:

Grid Zone:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6250679.000
Easting: 325215.000

Latitude: 33°52'11.1"S
Longitude: 151°06'37.2"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Remarks

17/07/2014: Nat Carling, 17-July-2014; Updated work name, status, drill method & drilled depth.

***** End of GW112141 *****

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

WaterNSW

Work Summary

GW114577

Licence: 10BL604460

Licence Status: CANCELLED

Authorised Purpose(s): MONITORING BORE

Intended Purpose(s): MONITORING BORE

Work Type: Bore

Work Status: Equipped

Construct.Method: Auger - Solid

Owner Type: Private

Commenced Date:

Completion Date: 02/02/2011

Final Depth: 2.50 m

Drilled Depth: 2.50 m

Contractor Name: Numac Drilling Services Pty Ltd

Driller: Unkown Unknown

Assistant Driller:

Property: 7 ELEVEN BURWOOD Cnr Parramatta
Rd And Shaftsbury Rd BURWOOD
2134 NSW

Standing Water Level (m):

GWMA:

GW Zone:

Salinity Description:

Yield (L/s):

Site Details

Site Chosen By:

County
Form A: CUMBERLAND
Licensed: CUMBERLA

Parish
CONCORD
CONCORD

Cadastre
1//773472
Whole Lot 5//1226856

Region: 10 - Sydney South Coast

CMA Map:

River Basin: - Unknown

Grid Zone:

Area/District:

Scale:

Elevation: 0.00 m (A.H.D.)
Elevation Source: Unknown

Northing: 6250693.000
Easting: 325013.000

Latitude: 33°52'10.5"S
Longitude: 151°06'29.3"E

GS Map: -

MGA Zone: 56

Coordinate Source: Unknown

Construction

Negative depths indicate Above Ground Level; C-Cemented; SL-Slot Length; A-Aperture; GS-Grain Size; Q-Quantity; PL-Placement of Gravel Pack; PC-Pressure Cemented; S-Sump; CE-Centralisers

Hole	Pipe	Component	Type	From (m)	To (m)	Outside Diameter (mm)	Inside Diameter (mm)	Interval	Details
1		Hole	Hole	0.00	2.50	0			Auger - Solid Flight
1	1	Casing		0.00	2.50				

Drillers Log

From (m)	To (m)	Thickness (m)	Drillers Description	Geological Material	Comments

0.00	0.10	0.10	CONCRETE	Fill	
0.10	0.30	0.20	GRAVEL, SILT MINOR SAND	Gravel	
0.30	0.80	0.50	SAND, GRAVEL, MINOR CLAY	Sand	
0.80	1.40	0.60	SILTY CLAY MEDIUM SOFT WET AND MOIST	Silty Clay	
1.40	2.50	1.10	CLAY, STIFF, MOIST, LOW PLASTICITY RED BROWN	Clay	

*** End of GW114577 ***

Warning To Clients: This raw data has been supplied to the WaterNSW by drillers, licensees and other sources. WaterNSW does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Appendix E - Aerial Photographs



MAP 3424

01254



COMMONWEALTH OF
AUSTRALIA
CROWN COPYRIGHT RESERVED

FOIES LENS F=70V
SYDNEY SURVEY
No. 1-12
F2.0 Aero 2
6.5-100



MAP 3424 SYDNEY 6-3-1930



▼ 1-5 burton street 🔍

Show search results for 1-5 bur...



December 31, 1929 to December 31, 1938

⏮ ⏪ ⏩ ⏭ 1x

60m
151.11 -33.87 Degrees

POWERED BY
esri

5102
0501
NSN



UAg 1025 151.45



NSW 273 69

UAGII 3057 153.10

6912

NSW
3528
55





WILSON + JONES
NO 1321 15278

0173



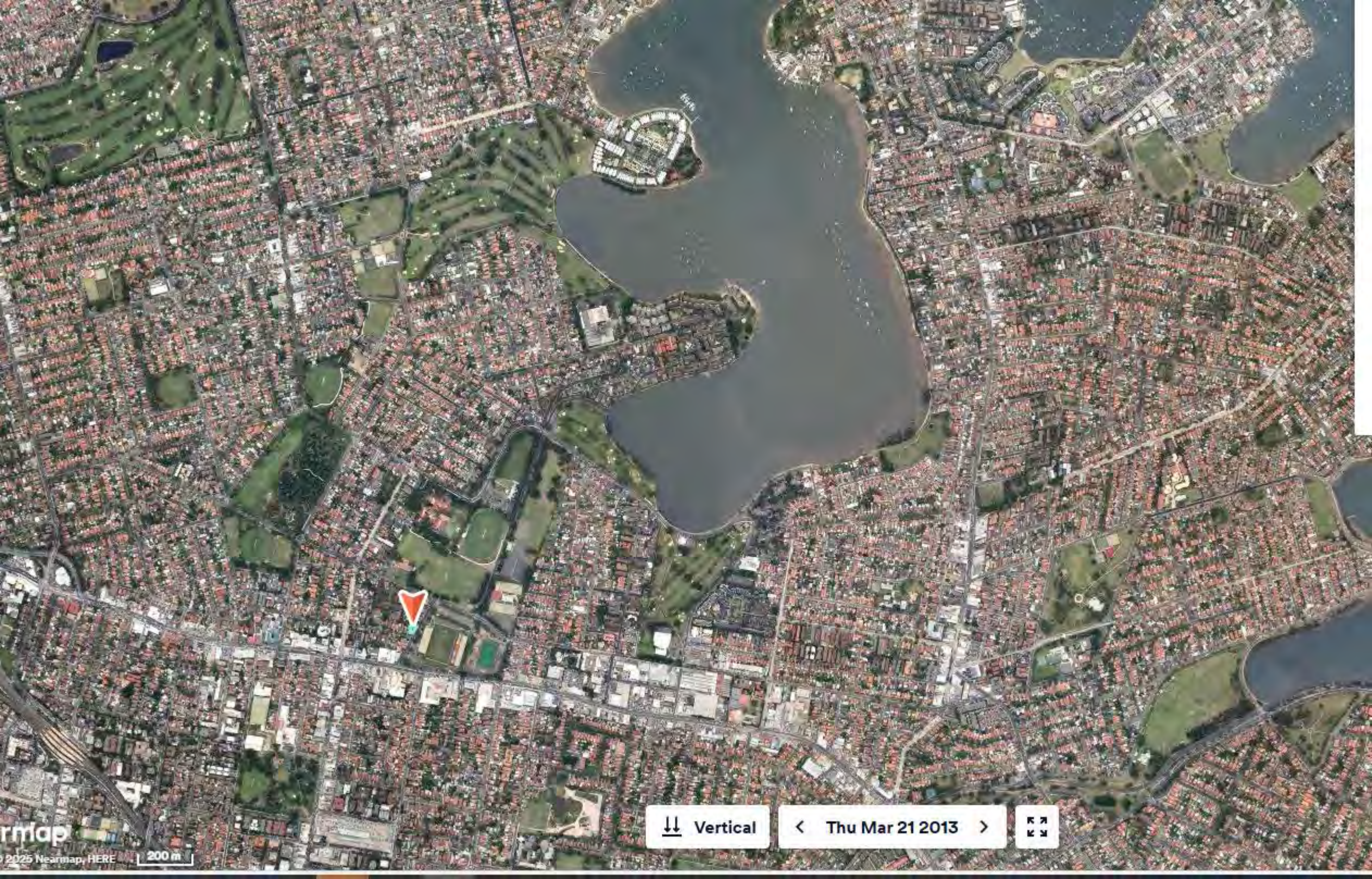
09:43:53 16/03 0205138 K 4724 K10 M2302

SYDNEY I:25000 GDM 533.6632 E151.1153 4283M K-270

WILD 15/4 UA8-S
No1217 152.78

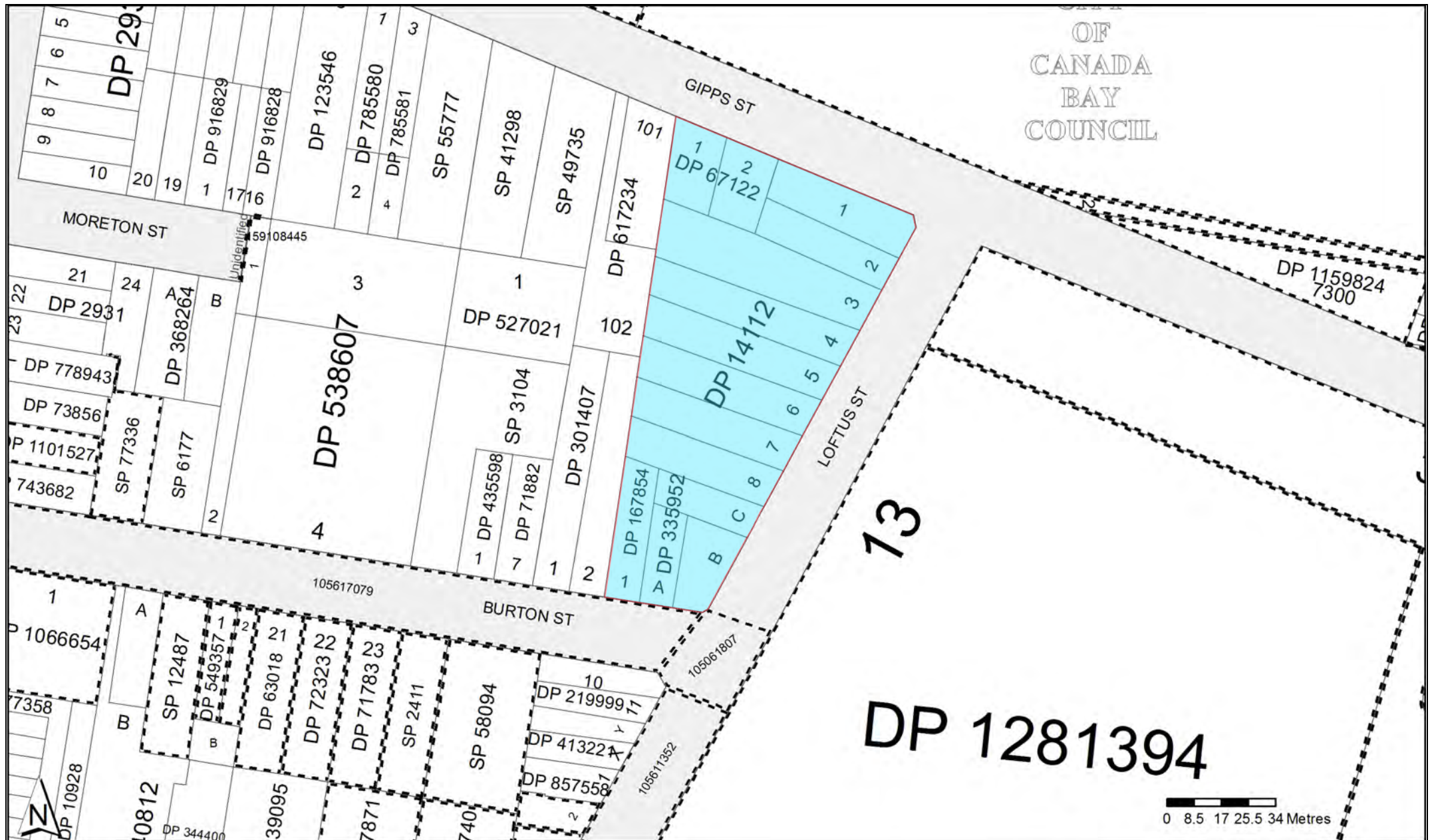
0118

FS100 1/ 400 f/4.0 FF2.0 EC 0 * SP- v/h.02459 00% dt025.3 ds009 26.9V -64mb ER00 CAM5202





Appendix F - Land Titles Records



FP 67122 0159

D.P. 67122

(E)

Land included in Application No 17122/17123 edged red

Mun^y of Concord

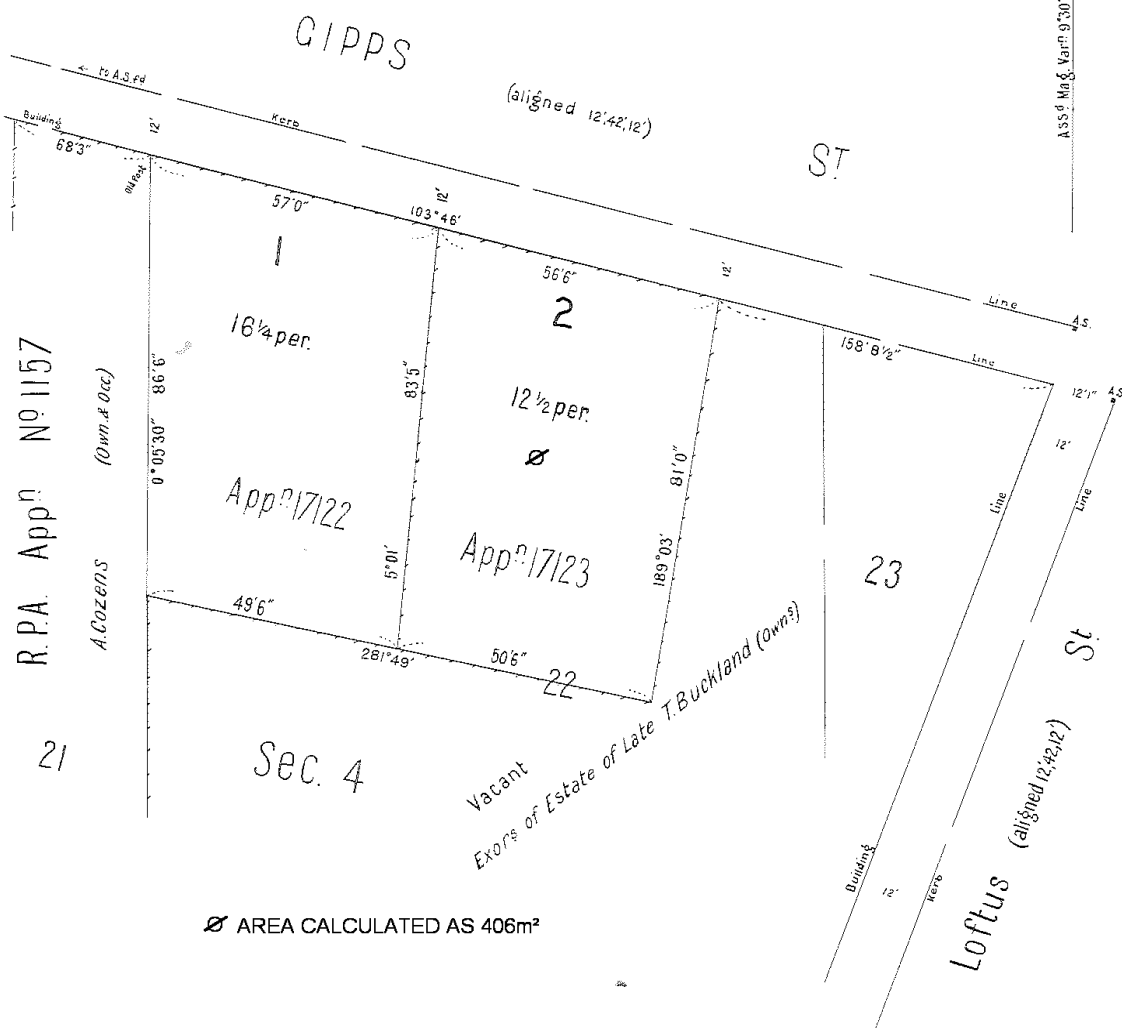
L.G.A. : CANADA BAY

Ph of Concord C^o of Cumberland

Scale: 30ft. to an inch

FEET	INCHES	METRES
12	-	3.658
12	1	3.663
30	-	9.144
46	-	14.021
47	-	14.326
49	6	15.008
50	6	15.392
56	6	17.221
57	-	17.374
68	5	20.803
81	1	24.689
83	5	25.425
86	6	26.365
158	8 5/8	48.377
158	9 1/2	48.400

AC	RD	P	SQ M
-	-	12 1/2	316.2
-	-	16 1/4	411
-	-	28 3/4	727.2
-	1	1 1/4	1043

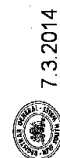


AREA CALCULATED AS 406m²

(Sgd) P.W. Rygate L.S.

Surveyed: November 1910

Note: Lengths hereon are in feet & inches



AREA IN DEED IS QUOTED AS (12 1/2 p) 316.2m²
 AREA CALCULATED FROM DIMENSIONS IS 406m² ADDED VIDE 2014-197

4th 7th 15.7.11
 Ed. 2204 15.7.11

F P 67122 (E)

APPROPRIATION GRANTED	
REFERENCE MAP	Concord
LOCAL PLAN	
STWD. PLAN	
STWD. VILLAGE	Longbottom
STWD. BLANK	
STWD. NO.	
BOOK	43
BOOK	43

PLAN OF

part of Allot 22, Village of Longbottom

Municipality of Concord

Parish of Concord

County of Cumberland.

Scale 30 ft. to an Inch.

STANDARD PREPARED	18-7-11
STANDARD EXAMINED	18-7-11
STANDARD CATALOGUED	18-7-11
STANDARD COMPLETED	18-7-11

17122
17123

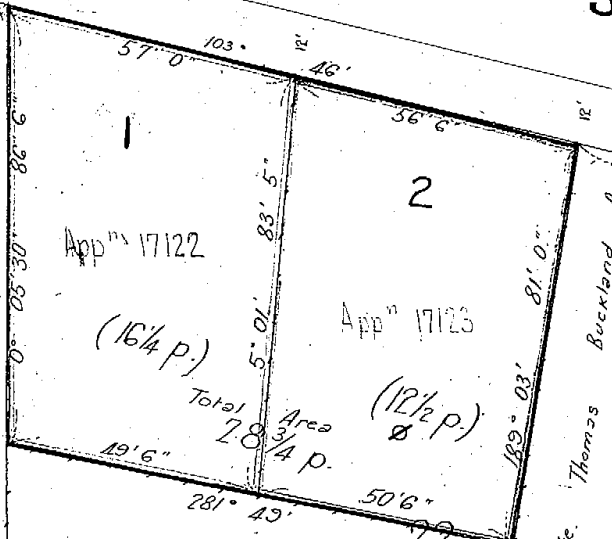
GIPPS

(aligned 12°-42'-12")

ST

R.P.A. Appl'n N° 1157

A. Cozens' Own & Occ.



AREA CALCULATED AS 406m²

I, Philip William Rygate, of Sydney, Licensed Surveyor, specially licensed under the Real Property Act, do hereby solemnly and sincerely declare that the boundaries and measurements shown on this Plan are correct for the purposes of the said Act, and that the said Plan and the survey of the land to which the same relates, have been prepared and made by me, or under my immediate supervision; and I make this solemn declaration conscientiously believing the same to be true, and by virtue of the provisions of the Oaths Act, 1900.

Subscribed and declared before me at Sydney

this 30th day of November A.D. 1910.

Philip W. Rygate
Licensed Surveyor

Assumed Magnetic Variation 2° 30'
Azimuth taken from N 1/4 Line A.B.

Date of Survey November 1910.

AREA IN DEED IS QUOTED AS (12 1/2 p) 316.2m²
AREA CALCULATED FROM DIMENSIONS IS 406m² ADDED VIDE 2014-197

7.3.2014

Plan Form No. 2 (for Deposited Plan).

(8138)

Municipality of Concord
Shire of
B430205 9.11.26

PLAN DP 14112 (E)

DP 14112 (E)

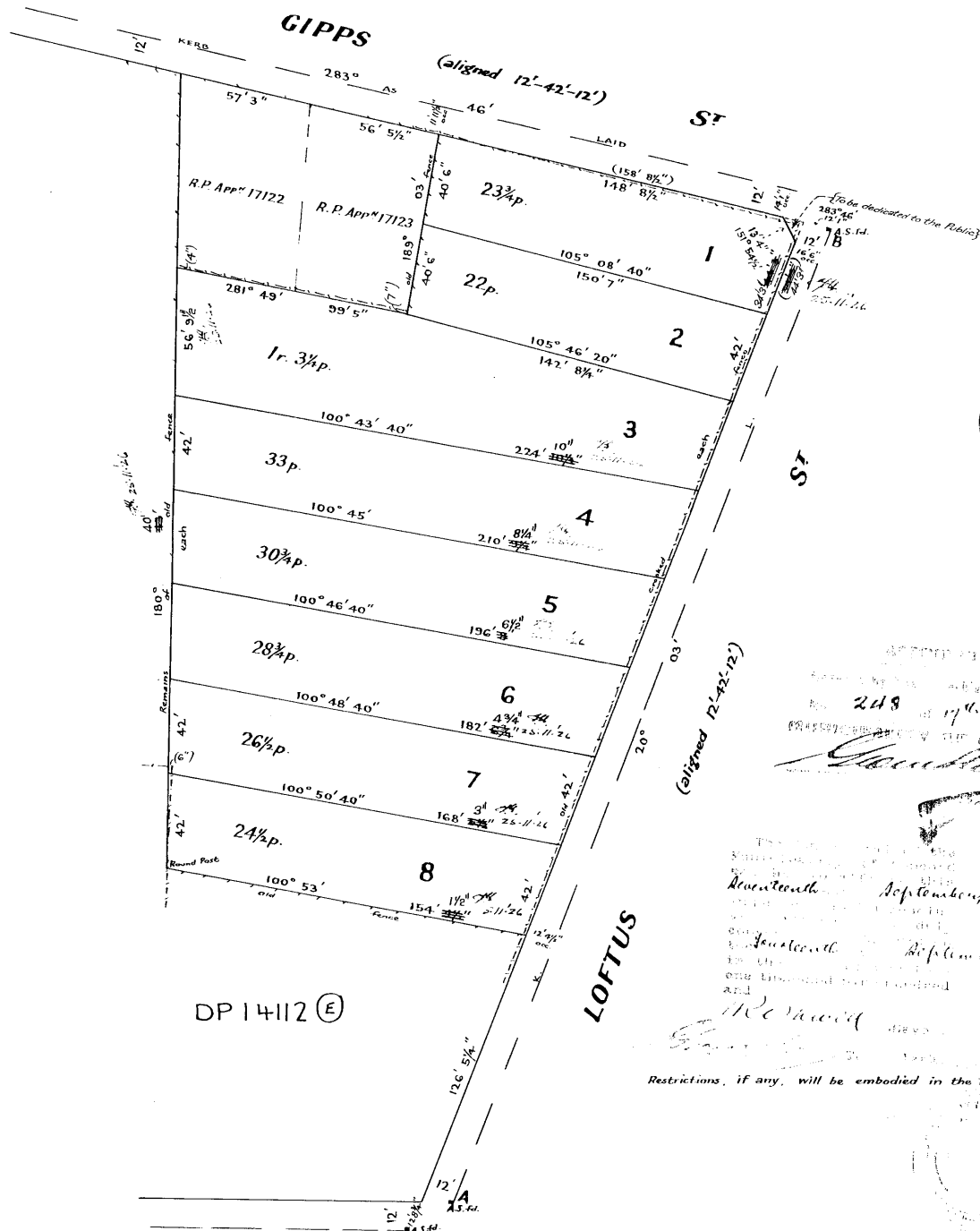
of Allotments 23 and 24 and part of Allotments 1, 22 and 25

VILLAGE OF LONGBOTTOM

PARISH OF CONCORD

COUNTY OF CUMBERLAND

Scale 40 feet to an inch



William W. Hardy
Surveyor

Approved by the
Municipality of Concord
on 24th September, 1926
Frederick Rupert Hardy
Surveyor

Restrictions, if any, will be embodied in the Transfers.

Approved
Covered by Council Clerk's Certificate

BURTON (aligned 12'-42'-12') ST

No. 130 of 13/12/23
248 11/4/26

Leonard
Council Clerk

Subscribed and declared before me at Sydney
this 8th day of September, A.D. 1926

John de Raaf J.P.

Date of Survey Sept 1925

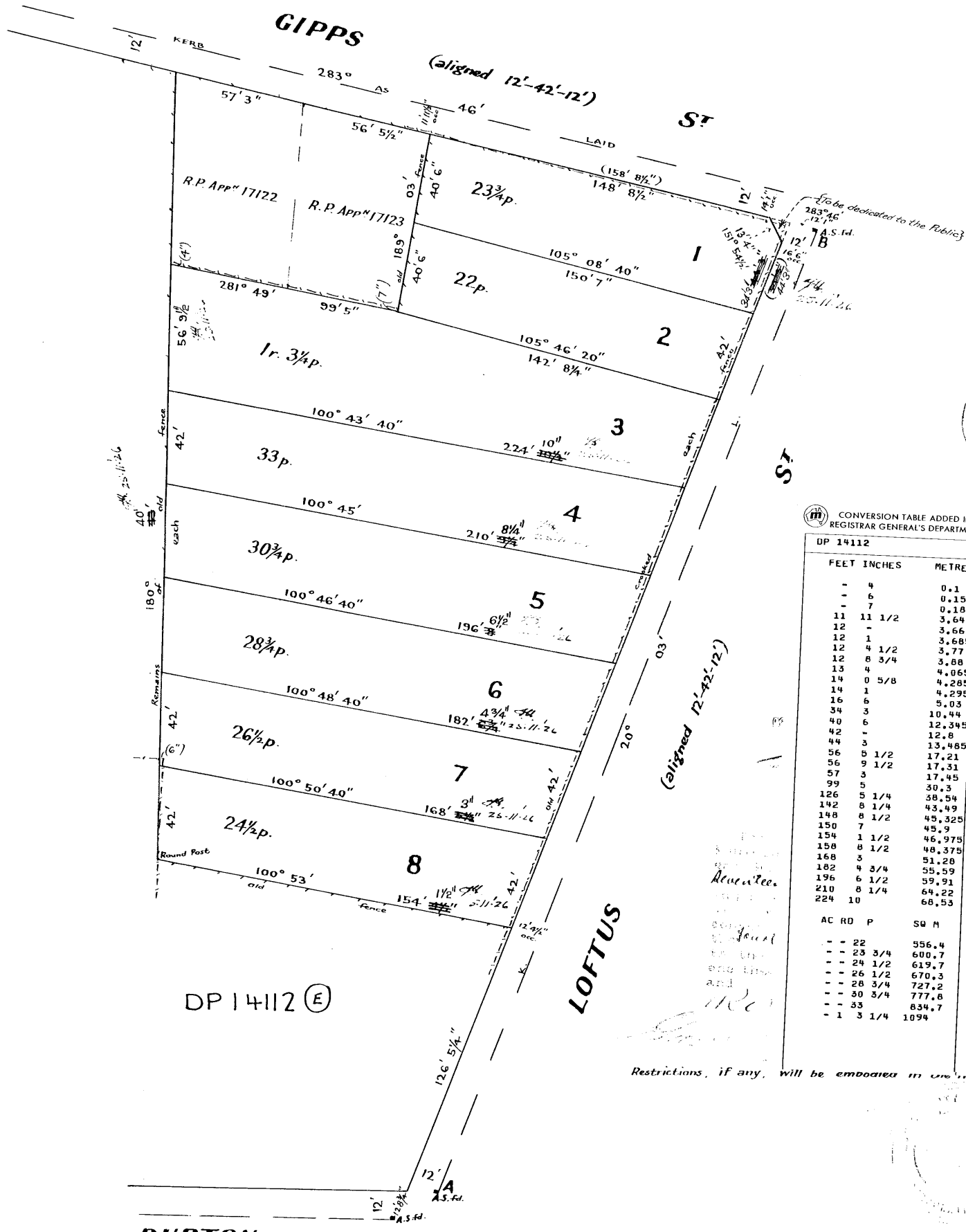
Datum line of Azimuth A-B.

15 9.11.26 of Allotments 23 and 24 and part of Allotments 1, 22 and 25

VILLAGE OF LONGBOTTOM

PARISH OF CONCORD COUNTY OF CUMBERLAND

Scale 40 feet to an inch



by Council Clerk's Certificate

30 of 13/12/23

I Frederick Rupert Hardy of Sydney
 Licensed Surveyor specially licensed under the Real Property Act, 1900,
 solemnly and sincerely declare (a) that all boundaries and measurement
 this plan are correct, (b) that all survey marks found and relevant physical
 or adjacent to the boundaries are correctly represented, (c) that all physical

C 589948

F.P. 335952 (E)

Plan Form N°6 (for transfers leases etc.)

Municipality of Concord
re of



PLAN

of subdivision of land comprised in C.T. Vol. 3150. folios 225-227

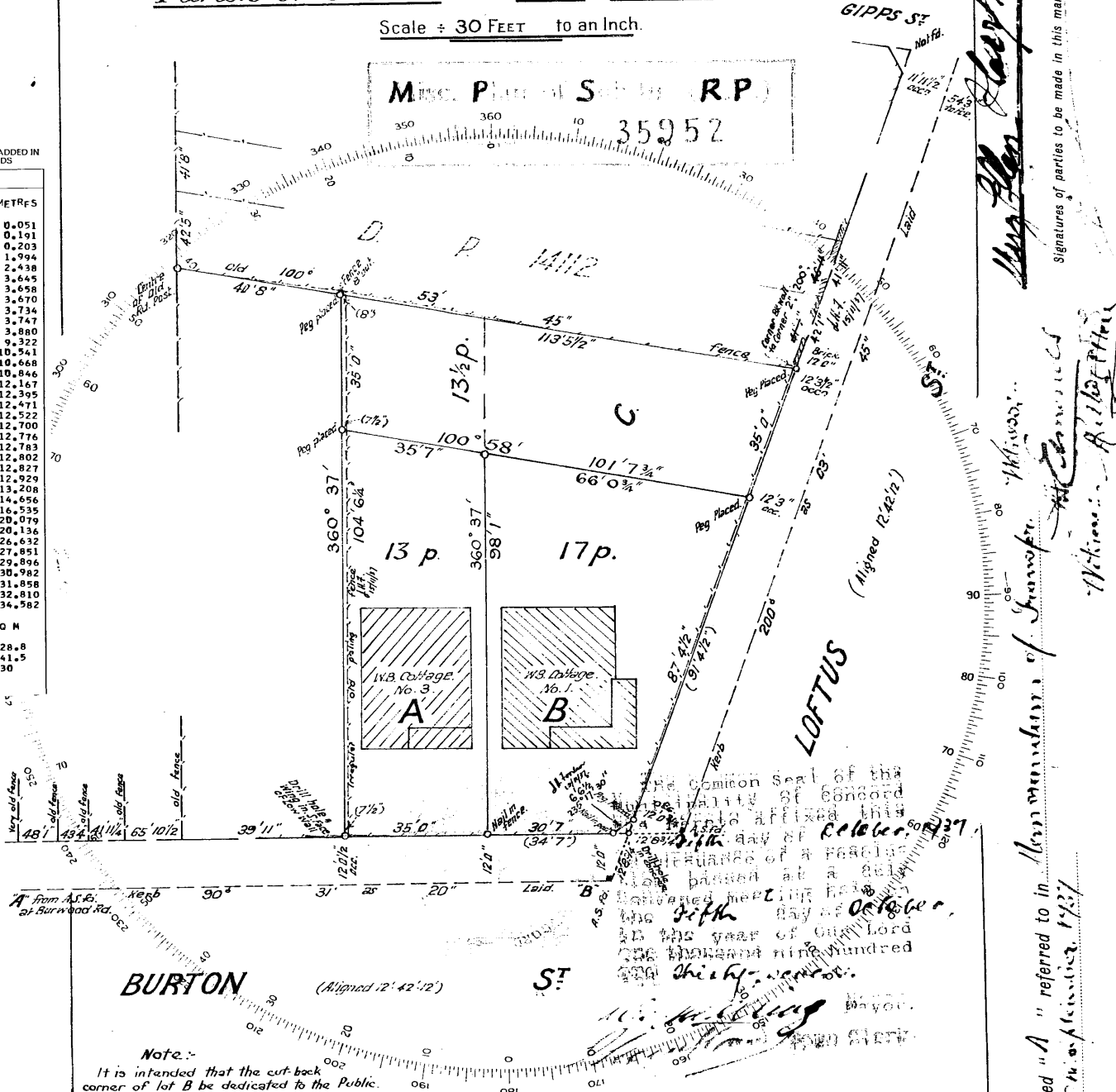
— Parish of Concord — County of Cumberland —

Scale = 30 FEET to an Inch.

CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

FEET	INCHES	METRES
2		0.051
7 1/2		0.191
8		0.203
6 1/2		1.994
8		12.438
11 1/2		3.645
12		3.658
12 0 1/2		3.670
12 3		3.734
12 3 1/2		3.747
12 8 3/4		3.880
30 7		9.322
34 7		10.541
35		10.668
35 7		10.846
39 11		12.167
40 8		12.395
40 11		12.471
41 1		12.522
41 8		12.700
41 11		12.776
41 11 1/4		12.783
42		12.802
42 1		12.827
42 5		12.929
43 4		13.208
48 1		14.656
54 3		16.535
65 10 1/2		20.079
66 0 3/4		20.136
67 4 1/2		26.632
91 4 1/2		27.851
98 1		29.896
101 7 3/4		30.982
104 6 1/4		31.858
107 7 3/4		32.810
113 5 1/2		34.582

AC	RD	P	SG	M
-	-	13	328.8	
-	-	13 1/2	341.5	
-	-	17	430	



Note:-
It is intended that the cut-back
corner of lot B be dedicated to the Public.

Approved by Council and covered by Council
Clerks Certificate (AMENDED)

No. 448 of 5/10/37

Council Clerk.

I, JOHN HENRY FORSHAW of 25 ALBYN ST. BEXLEY
a Surveyor registered under the Surveyor's Act, 1929, do hereby solemnly and sincerely
declare (a) that all boundaries and measurements shown on this plan are correct,
(b) that all survey marks found and relevant physical objects on or adjacent to the
boundaries are correctly represented, (c) that all physical objects indicated actually exist
in the positions shown, (d) that the whole of the material facts in relation to the land
are correctly represented, (e) that the survey represented in this plan has been made
in accordance with the Survey Practice Regulations, 1933 (1) by me (2) under my
supervision, the character and extent of which was as required by the Survey Practice
Regulations, 1933, and was completed on the 24th September 1937.

And I make this solemn declaration conscientiously believing the same to be true, and
by virtue of the provisions of the Oaths Act, 1900.

Subscribed and declared before me at Bexley.
this 27th day of September A.D. 1937.

Henry Dorman
Datum line of Azimuth A.B.

(Signature) *J. H. Forshaw*

Surveyor Registered under the Surveyors Act, 1929

*Strike out either (1) or (2).

†Insert date of Survey.

This is the plan marked "A" referred to in
Memorandum of Transfer
Dated 24th September 1937

602529

Proposed Subdivision - portion Original Lot 5.

(Now Lot 1.)
of Section 4.

Burkion and Loftus Streets

For Mrs M. E. Harps.

Concord

LOT 1

Lot 2

LOT 3

147. 0%

140' 0"

133.

Present Cottage.

Proposed Cottage.

APPROVED

Clerk, Concord

κ-5:

५०

$$-A_0', \quad 0',$$

35'. d.

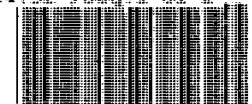
22' 0"

35'. d.

Burton St.

Scale 1/16"

H. Dixon Chapter.
Architect & L.E.
Oakling House.
Ransom Place. City.
Feb. 2. 22.



13602079

NEW SOUTH WALES

CERTIFICATE OF TITLE

PROPERTY ACT, 1900

Vol. **13602** Fol. **79**

Appln No 17122

Prior Title Vol. 2193 Fol. 75



EDITION ISSUED

16 5 1978

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

CANCELLED

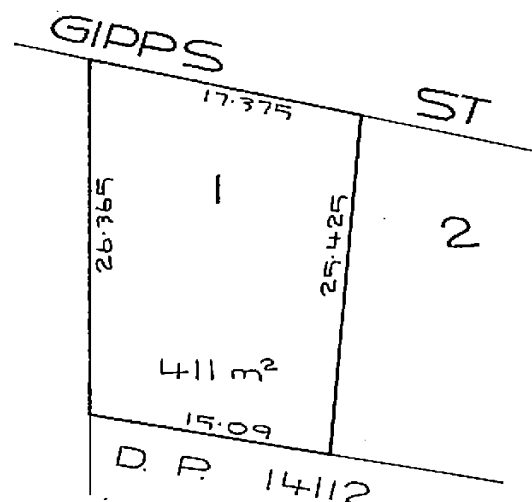
Registrar General.

SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



Q 624734 *Sh.*

REDUCTION RATIO 1:400

ESTATE AND LAND REFERRED TO

S Estate in Fee Simple in Lot 1 in Deposited Plan 67122 at Longbottom in the Municipality of Concord Parish of Concord and County of Cumberland being part of Allotment 22 of Section 4 granted to John Canfield on 15-11-1852. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grant.

FIRST SCHEDULE

~~ANGELO JOHN MARGIOTTA of Drummoyne, Solicitor and SILVANA ANNA COGO of Concord, Secretary, as Joint Tenants.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Q624734 Mortgage to Commonwealth Savings Bank of Australia. Discharged S994904~~

REGISTERED PROPRIETOR

[illegible]

INSTRUMENT

[illegible]

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



SEARCH DATE

15/8/2025 2:31PM

FOLIO: 1/67122

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

Prior Title(s): VOL 13602 FOL 79

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
24/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
1/8/1991	Z785644	TRANSFER	
1/8/1991	Z785645	MORTGAGE	
1/8/1991	Z785646	MORTGAGE	EDITION 1
9/3/1992	E305341	DISCHARGE OF MORTGAGE	
9/3/1992	E305342	DISCHARGE OF MORTGAGE	EDITION 2
3/5/1999	5787725	TRANSFER	
3/5/1999	5787726	MORTGAGE	EDITION 3
20/3/2001	7482964	DISCHARGE OF MORTGAGE	
20/3/2001	7482965	MORTGAGE	EDITION 4
27/3/2001	7408114	DEPARTMENTAL DEALING	
5/2/2002	8330740	DISCHARGE OF MORTGAGE	
5/2/2002	8330741	MORTGAGE	EDITION 5
10/6/2004	AA711436	CAVEAT	
24/11/2006	AC764260	WITHDRAWAL OF CAVEAT	
8/11/2011	AG606750	DISCHARGE OF MORTGAGE	
8/11/2011	AG606751	TRANSFER	
8/11/2011	AG606752	MORTGAGE	EDITION 6
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED
2/5/2024	AU34884	DISCHARGE OF MORTGAGE	EDITION 8
27/6/2024	AU190981	CAVEAT	EDITION 9

*** END OF SEARCH ***

Form: 97-011

Licence: AUS/0634/96



TRANSFER

5787725H

New South Wales
Real Property Act 1900



Instructions for filling out
this form are available
from the Land Titles Office

Office of State Revenue use only

00*2\$

50/5099/2200 40 4056 865061
190598 7504 04 002276603/03
N.S.W. STAMP DUTY

- (A) **LAND TRANSFERRED**
If appropriate, specify the
share or part transferred.

F.I. 1/67122

- (B) **LODGED BY**

LTO Box

187D

Name, Address or DX and Telephone

HOLMES & BEVAN
LEVEL 31
TOWER BUILDING
AUSTRALIA SQUARE
SYDNEY

DX 1268 SYDNEY PH: 241 3835
187D

J-46145
Reference (15 character maximum):

- (C) **TRANSFEROR** ANTHONY WILLIAM HARRIS & AMELIA HARRIS

- (D) acknowledges receipt of the consideration of \$264,100.00
and as regards the land specified above transfers to the transferee an estate in fee simple.

- (E) Encumbrances (if applicable): 1. 2. 3.

- (F) **TRANSFEE**

T
TS
(\$713 LGA)
TW
(Sheriff)

DARRELL WAYNE DONNELLY

- (G) **TENANCY:**

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. DATE 29 May 1998
Signed in my presence by the transferor who is personally known to me.


Signature of Witness

J. A. Hunt
Name of Witness (BLOCK LETTERS)

8700-92 Waverley Rd Epping
Address of Witness


A. DAWSON
133 Castlereagh St.
Sydney

ANTHONY WILLIAM HARRIS

By 
for Executive Commissioner

Amelia Harris
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness



Signature of Transferee's Solicitor
LAI YIN FUNG

If signed on the transferee's behalf by a solicitor or licensed
conveyancer, show the signatory's full name in block letters.



FOLIO: 1/67122

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	2:31 PM	9	27/6/2024

LAND

LOT 1 IN DEPOSITED PLAN 67122
AT LONGBOTTOM
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP67122

FIRST SCHEDULE

JEUNG KWON LEE
SUNG HEE LEE
AS JOINT TENANTS

(T AG606751)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AU190981 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

15/8/2025 2:50PM

FOLIO: 2/67122

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2192 FOL 43

Recorded	Number	Type of Instrument	C.T. Issue
7/4/1994		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
30/7/1999	6046314	DISCHARGE OF MORTGAGE	EDITION 1
17/12/1999	6432980	TRANSFER	
17/12/1999	6432981	MORTGAGE	EDITION 2
27/3/2001	7408114	DEPARTMENTAL DEALING	
27/9/2002	8990572	DISCHARGE OF MORTGAGE	
27/9/2002	8990573	MORTGAGE	EDITION 3
20/2/2007	AC949525	DISCHARGE OF MORTGAGE	
20/2/2007	AC949526	TRANSFER	
20/2/2007	AC949527	MORTGAGE	EDITION 4
2/6/2014	AI627195	DISCHARGE OF MORTGAGE	
2/6/2014	AI627196	TRANSFER	
2/6/2014	AI627197	MORTGAGE	EDITION 5
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED
14/11/2022	AS632211	DISCHARGE OF MORTGAGE	
14/11/2022	AS632212	MORTGAGE	EDITION 7
27/10/2023	AT554074	DISCHARGE OF MORTGAGE	
27/10/2023	AT554075	MORTGAGE	EDITION 8
27/6/2024	AU191002	CAVEAT	EDITION 9

*** END OF SEARCH ***

Form: 01T
Release: 3.0
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900

AC949526P

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: 1411509

Duty: \$2-

Trans No: 4048201

Asst details:

(A) TORRENS TITLE

Folio Identifier 2/67122

(B) LODGED BY

Document
Collection
Box

231

Name, Address or DX and Telephone

LLPN:123835G
CSB

Reference: 22731878

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

Claudia Florean

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 700,000.00 and as regards

(E) ESTATE

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

(F) SHARE TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

George Barbour and Suk Kyoung Lee

(I)

TENANCY: Joint Tenants

DATE

20/08/2009

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

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

Signature of witness:

[Signature]

Signature of transferor:

[Signature]

Name of witness:

Connie Florean

Address of witness:

31/36 Village Drive
Breakfast Point NSW 2137

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

Signature:

[Signature]

Signatory's name:

Loradana Smith

Signatory's capacity:

transferee's licensed conveyancer

[Handwritten signature]



FOLIO: 2/67122

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	2:50 PM	9	27/6/2024

LAND

LOT 2 IN DEPOSITED PLAN 67122
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP67122

FIRST SCHEDULE

SIXI XIE
HUAN GUO
AS JOINT TENANTS

(T AI627196)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AT554075 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- * 3 AU191002 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

15/8/2025 3:06PM

FOLIO: 1/14112

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

Prior Title(s): VOL 4001 FOL 247

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
18/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/3/2001	7408114	DEPARTMENTAL DEALING	
2/6/2014	AI623380	NOTICE OF DEATH	EDITION 1
27/6/2024	AU190984	CAVEAT	EDITION 2

*** END OF SEARCH ***



FOLIO: 1/14112

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	3:05 PM	2	27/6/2024

LAND

LOT 1 IN DEPOSITED PLAN 14112
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14112

FIRST SCHEDULE

ELENI KAVALLARIS

(ND AI623380)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AU190984 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

15/8/2025 4:16PM

FOLIO: 2/14112

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

Prior Title(s): VOL 4043 FOL 44

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
5/6/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/4/1991	Z602463	MORTGAGE	EDITION 1
29/8/1996	2418135	MORTGAGE	EDITION 2
22/8/2000	7039245	DISCHARGE OF MORTGAGE	
22/8/2000	7039246	DISCHARGE OF MORTGAGE	
22/8/2000	7039247	TRANSFER	
22/8/2000	7039248	MORTGAGE	EDITION 3
27/3/2001	7408114	DEPARTMENTAL DEALING	
2/12/2003	AA211561	MORTGAGE	EDITION 4
18/12/2013	AI254805	DISCHARGE OF MORTGAGE	
18/12/2013	AI254806	DISCHARGE OF MORTGAGE	
18/12/2013	AI254807	MORTGAGE	EDITION 5
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED
27/6/2024	AU190976	CAVEAT	EDITION 7

*** END OF SEARCH ***



FOLIO: 2/14112

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	4:16 PM	7	27/6/2024

LAND

LOT 2 IN DEPOSITED PLAN 14112
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14112

FIRST SCHEDULE

CON STILLIANESIS
DENNIS STILLIANESIS
AS TENANTS IN COMMON IN EQUAL SHARES

(T 7039247)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AI254807 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- * 3 AU190976 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

15/8/2025 4:19PM

FOLIO: 3/14112

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

Prior Title(s): VOL 4011 FOL 113

Recorded	Number	Type of Instrument	C.T. Issue
9/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/5/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/7/1990	Z88265	TRANSFER	EDITION 1
13/10/1994	U700412	MORTGAGE	EDITION 2
12/2/2001	7406212	DISCHARGE OF MORTGAGE	
12/2/2001	7406213	TRANSFER	
12/2/2001	7406214	MORTGAGE	EDITION 3
27/3/2001	7408114	DEPARTMENTAL DEALING	
1/9/2018	AN678862	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED
28/11/2019	AP717352	DISCHARGE OF MORTGAGE	EDITION 5
1/12/2023	AT650755	CAVEAT	EDITION 6

*** END OF SEARCH ***

RP 13

STAMP DUTY



8



7
088265

TRANSFER

REAL PROPERTY ACT, 1900

T	Cb 1 st	X	R
	\$.44		

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
Volume 4011 Folio 113 NOW BEING <u>WHOLE</u> OF LAND COMPRISED IN FOLIO/C.T. <u>3/1412</u>	WHOLE	Concord

TRANSFEROR
Note (b)

GUIDO DI GIOVANNI and CESARE MARTINO

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 465,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

YET KWONG CHIANG and HO YUK LIN CHIANG

OFFICE USE ONLY

JT2

TENANCY
Note (e)

Joint Tenants



PRIOR
ENCUMBRANCES
Note (f)

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

DATE 15th JUNE, 1990

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

EXECUTION
Note (g)

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

M. Gregorio
Signature of Witness

MARIO GREGORIO
Name of Witness (BLOCK LETTERS)

9 LINKS AVE CONCORD 2137.
Address and occupation of Witness

CARPENTER.

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

Note (g)

.....
Signature of Witness

699 Name of Witness (BLOCK LETTERS)

.....
Address and occupation of Witness

Guido Di Giovanni

C. Martino
Signature of Transferor

T P Shanahan
Signature of Transferee

T P SHANAHAN
SOLICITOR FOR TRANSFEE

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

LODGED BY		LOCATION OF DOCUMENTS	
BUTLERS SOLICITORS 15 Parnell Street Strathfield 2135 150L Ph: 744 3900		CT	OTHER
Ref: Delivery Box Number		☒	Herewith.
		☐	In L.T.O. with
		☐	Produced by
Checked <u>699</u>	Passed	Secondary Directions	
Signed	Extra Fee	Delivery Directions	CT 158L
REGISTERED -19			
2 JUL 1990			

OFFICE USE ONLY



FOLIO: 3/14112

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
15/8/2025	4:19 PM	6	1/12/2023

LAND

LOT 3 IN DEPOSITED PLAN 14112
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14112

FIRST SCHEDULE

RAYMOND CHI WAH HO
PAULINE WAN CHUNG WONG
AS JOINT TENANTS

(T 7406213)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AT650755 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

10985 Fol. 130
(Page 1) Vol.

NEW SOUTH WALES

Appln. No.25072

Prior Title Vol.4011 Fol.125

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. _____ Fol. _____

AS Edition issued 13-2-1969
L293011

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

Witness *M. Flint*

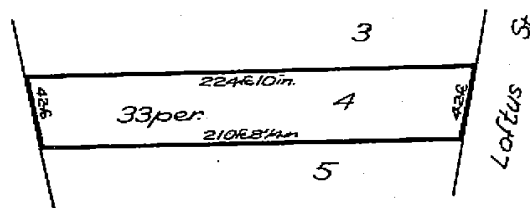
J. Watson
Registrar General.



PLAN SHOWING LOCATION OF LAND

CANCELLED

SEE A111 - FILE



L293011-656

Scale: 80 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 14,112 in the Municipality of Concord Parish of Concord and County of Cumberland being part of Allotments 22 and 24 of Section 4 Village of Longbottom granted separately to John Caufield on 15-11-1852. EXCEPTING THEREOUT all mines of coal reserved by the Crown Grant.

FIRST SCHEDULE

GRAEME LESLIE WHITNEY of Concord, P.M.G. Linesman and CHRISTINE NARELLE WHITNEY, his wife as Joint Tenants.

SECOND SCHEDULE

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

J. Watson
Registrar General

2 of 2

FIRST SCHEDULE (continued)

FIRST SCHEDULE (continued)					
REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
CANCELLED SEE AUTO FOLIO					

SECOND SCHEDULE (continued)[illegible]

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



SEARCH DATE

15/8/2025 4:20PM

FOLIO: 4/14112

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

Prior Title(s): VOL 10985 FOL 130

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/10/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/3/2001	7408114	DEPARTMENTAL DEALING	
3/4/2025	AU942637	CAVEAT	EDITION 1

*** END OF SEARCH ***



FOLIO: 4/14112

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
15/8/2025	4:20 PM	1	3/4/2025

LAND

LOT 4 IN DEPOSITED PLAN 14112
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14112

FIRST SCHEDULE

GRAEME LESLIE WHITNEY
CHRISTINE NARELLE WHITNEY
AS JOINT TENANTS

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AU942637 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

15/8/2025 4:47PM

FOLIO: 5/14112

First Title(s): OLD SYSTEM

Prior Title(s): VOL 3987 FOL 21

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
10/5/1988	X490343	MORTGAGE	FOLIO CREATED EDITION 1
18/2/1991		AMENDMENT: VOL FOL INDEX	
1/6/1992	E498066	DISCHARGE OF MORTGAGE	EDITION 2
27/3/2001	7408114	DEPARTMENTAL DEALING	
12/7/2023	AT252678	CHANGE OF NAME	EDITION 3
24/7/2023	AT288503	NOTICE OF DEATH	EDITION 4
3/4/2025	AU942624	CAVEAT	EDITION 5

*** END OF SEARCH ***

Lodger Details

Lodger Code 502378
Name GARRY PENHALL PENHALL & CO LAWYERS
Address 7 GORDON ST
BURWOOD 2134

Lodger Box 1W
Phone
Email
Reference GNP:JA: 8345A

For Office Use Only

AT288503

NOTICE OF DEATH

Jurisdiction NEW SOUTH WALES

Privacy Collection Statement

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.

Land Title Reference

5/14112

Deceased Joint Tenant

Given Name(s) GEORGE
Family Name STILIANESSIS
Date of Death 2022-09-16
Pursuant to Death Certificate
Evidence No. 1046082/2022

Surviving Joint Tenant

Given Name(s) MARIA
Family Name STILLIANESIS

The surviving joint tenant applies to be registered as proprietor of the Estate of the deceased joint tenant as specified in this Instrument.

APPLICANT EXECUTION

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of MARIA STILLIANESIS
Signer Name GARRY NEVILLE PENHALL
Signer Organisation GARRY PENHALL
Signer Role PRACTITIONER CERTIFIER
Execution Date 24/07/2023



FOLIO: 5/14112

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	4:46 PM	5	3/4/2025

LAND

LOT 5 IN DEPOSITED PLAN 14112
AT CONCORD
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14112

FIRST SCHEDULE

MARIA STILLIANESIS

(ND AT288503)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AU942624 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES



FICATE OF TITLE

REAL PROPERTY ACT, 1900



14257011

Appln No. 25072

Prior Title Vol. 3966 Fol. 118



Vol. 14257 Fol. 11

EDITION ISSUED

21 10 1980

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

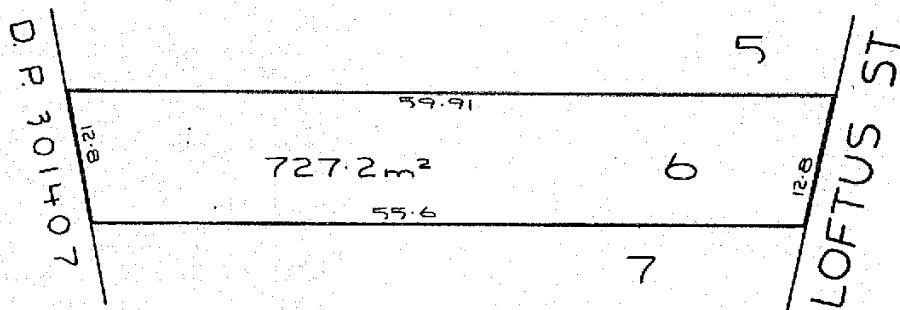
CANCELLED

Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



5224812N

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 6 in Deposited Plan 14112 in the Municipality of Concord Parish of Concord County of Cumberland being part of Allotment 25 of Section 4 granted to John Caufield on 1-3-1852 and part of Allotment 24 of Section 4 granted to John Caufield on 15-11-1852. EXCEPTING THEREOUT all mines of coal.

FIRST SCHEDULE

ANTHANASSIOS MAVROIDIS of Concord, Painter and ANNO MAVROIDIS, his wife, as Joint Tenants.

SECOND SCHEDULE

GRY

1. Reservations and conditions, if any, contained in the Crown grants above referred to.
2. ~~822481 Mortgage to Australia and New Zealand Banking Group Limited, T756179~~

1750790NR

SEE AUTO FOLIO

[illegible]

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



SEARCH DATE

15/8/2025 4:47PM

FOLIO: 6/14112

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

Prior Title(s): VOL 14257 FOL 11

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
1/12/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/11/1993	I822695	MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
5/7/2003	9761452	DISCHARGE OF MORTGAGE	EDITION 2
29/8/2003	9923459	CHANGE OF NAME	EDITION 3
29/8/2003	9923586	DEPARTMENTAL DEALING	EDITION 4
3/4/2025	AU942614	CAVEAT	EDITION 5

*** END OF SEARCH ***



FOLIO: 6/14112

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	4:47 PM	5	3/4/2025

LAND

LOT 6 IN DEPOSITED PLAN 14112
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14112

FIRST SCHEDULE

ATHANASIOS MAVROIDIS
ANNA MAVROIDIS
AS JOINT TENANTS

(CN 9923459)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AU942614 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

15/8/2025 4:48PM

FOLIO: 7/14112

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

Prior Title(s): VOL 3966 FOL 119

Recorded	Number	Type of Instrument	C.T. Issue
16/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
11/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
21/12/1989	Y763539	DISCHARGE OF MORTGAGE	
21/12/1989	Y763540	TRANSFER	
21/12/1989	Y763541	MORTGAGE	EDITION 1
20/5/1991	Z667782	MORTGAGE	EDITION 2
4/8/1992	E655681	DISCHARGE OF MORTGAGE	
4/8/1992	E655682	DISCHARGE OF MORTGAGE	
4/8/1992	E655683	TRANSFER	
4/8/1992	E655684	MORTGAGE	EDITION 3
4/8/1995	0435746	DISCHARGE OF MORTGAGE	EDITION 4
27/3/2001	7408114	DEPARTMENTAL DEALING	
19/2/2007	AC930373	MORTGAGE	EDITION 5
1/9/2018	AN678863	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED
28/10/2021	AR563150	DISCHARGE OF MORTGAGE	EDITION 7
25/10/2023	AT548371	CAVEAT	EDITION 8

*** END OF SEARCH ***

RP 13

STAMP DUTY



Y763540

TRANSFER

REAL PROPERTY ACT, 1900

T

3	2 ⁰¹ 3	3	R ² / ₃
\$ 44			

DESCRIPTION
OF LAND
Note (a)

VOLUME 3966 FOLIO 119
(NOW FOLIO IDENTIFIER
7/14112)

If Part Only: Delete Whole and Give Details

WHOLE

Location

CONCORD

TRANSFEROR
Note (b)

KERRY JOHN HEMSLEY

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 180,000.00
and transfers an estate in fee simple
in the land above described to the TRANSFEREE

TRANSFEE
Note (d)

MICHAEL FEZZUOGLIO and VIVIAN FEZZUOGLIO both of 163
Ramsay Road, Haberfield

OFFICE USE ONLY

ST2

TENANCY
Note (e)

as joint tenants/~~tenants in common~~

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1.

DATE

17/11/89

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

EXECUTION
Note (g)

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

Michael Stevens
Signature of Witness

MICHAEL EDWIN STEVENS
Name of Witness (BLOCK LETTERS)

25 Lyons Rd Drummoyne
Address and occupation of Witness

Solent

K. J. Hemsley
Signature of Transferor

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

LODGED BY

NATIONAL AUSTRALIA BANK LIMITED
National Australia Bank Limited
255 George Street, Sydney
237-1111 FAX 237-1284

Ref:

Delivery Box Number

45A

CT OTHER LOCATION OF DOCUMENTS

Herewith.

In L.T.O. with

Produced by

Checked

Passed

REGISTERED

-19

Signed

Extra Fee



21 DEC 1989

Secondary
Directions

Delivery
Directions

OFFICE USE ONLY



FOLIO: 7/14112

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	4:48 PM	8	25/10/2023

LAND

LOT 7 IN DEPOSITED PLAN 14112
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14112

FIRST SCHEDULE

JOSEPH ANTHONY CARISTI

(T E655683)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AT548371 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



CERTIFICATE OF TITLE



12672227

NEW SOUTH WALES

PROPERTY ACT, 1900

Appln. No.25072

Prior Title Vol.4006 Fol.10

Vol. 12672 Fol. 227

Edition issued 16-1-1975



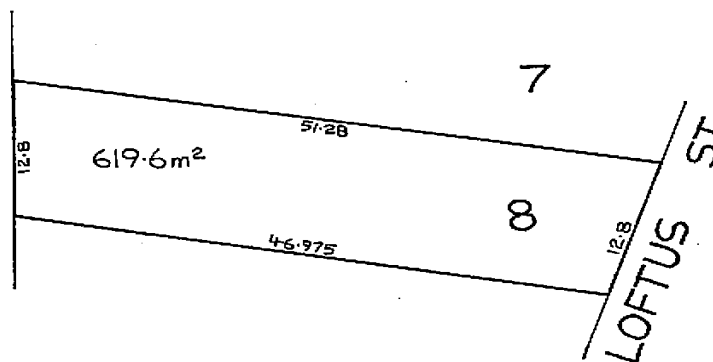
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Lawton
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P 118742

SK

REDUCTION RATIO 1:500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 in Deposited Plan 14112 in the Municipality of Concord Parish of Concord and County of Cumberland being part of Allotment 1 of Section 4 granted to Richard McKelligett on 30-6-1847 and also part of Allotment 25 of Section 4 granted to John Caulfield on 1-3-1852. EXCEPTING THEREOUT the coal reserved by the Crown Grant.

FIRST SCHEDULE

ANDREW JOHN OZOLINS, Theatrical Agent and JILL FIONA OZOLINS, Teacher, both of Five Dock, as Joint Tenants.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Mortgage No. P118742 to Commonwealth Savings Bank of Australia. Entered 1975.~~ X546515



SEARCH DATE

15/8/2025 4:49PM

FOLIO: 8/14112

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

Prior Title(s): VOL 12672 FOL 227

Recorded	Number	Type of Instrument	C.T. Issue
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
14/11/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
10/5/1991	Z635192	TRANSFER	
10/5/1991	Z635193	MORTGAGE	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
17/2/2004	AA423729	DISCHARGE OF MORTGAGE	
17/2/2004	AA423730	MORTGAGE	EDITION 2
30/11/2007	AD601996	DISCHARGE OF MORTGAGE	
30/11/2007	AD601997	TRANSFER	
30/11/2007	AD601998	MORTGAGE	EDITION 3
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 4 CORD ISSUED
25/10/2023	AT548370	CAVEAT	EDITION 5

*** END OF SEARCH ***

RP 13
1985

STAMP DUTY



2
635192T

\$2.
①

TRANSFER

REAL PROPERTY ACT, 1900

T

A	1 ^{of} 2	X
\$ 47		

R 1/2

DESCRIPTION
OF LAND
Note (a)

Torrens Title Reference

If Part Only, Delete Whole and Give Details

Location

Folio identifier
8/14112

WHOLE

Concord

TRANSFEROR
Note (b)

ANDREW JOHN OZOLINS (NOW ANDREWS) and JILL FIONA OZOLINS (NOW ANDREWS) Ø

REGISTER AS DEANN

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$197,500.00
and transfers an estate in fee simple
in the land above described to the TRANSFeree

TRANSFeree
Note (d)

ROSS D'AGOSTINO of 26 Rawson Street, Haberfield

OFFICE USE ONLY

S

TENANCY
Note (e)

as joint tenants/tenants in common

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. Reservations and conditions in the Crown Grant(s)

2. 3.

DATE 26 April 1991

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

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

EXECUTION
Note (g)

M. Kay J.P.
Signature of Witness

SIGNED on behalf of
JILL FIONA ANDREWS
by ANDREW JOHN ANDREWS
under power of unrevoked Power of Attorney
Book 3830 Number 672

MARY KAY J.P.

Name of Witness (BLOCK LETTERS)

159 Cathedral St.

Address and occupation of Witness

Woolloomooloo 2011 CLAK.

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

Note (g)

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

Signature of Transferor

P.J. Egisto

Solicitor for the Registrar-General

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

LODGED BY

Tennord Partner

Delivery Box Number

854P

LOCATION OF DOCUMENTS

CT OTHER

Herewith.

In L.T.O. with

Produced by

Checked

Passed

REGISTERED

-19

EB3
KM

Signed

Extra Fee



10 MAY 1991

Secondary
Directions

Delivery
Directions

EVIDENCE OF C/N
(STAT DEC.) SIGHTED

OFFICE USE ONLY



FOLIO: 8/14112

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	4:49 PM	5	25/10/2023

LAND

LOT 8 IN DEPOSITED PLAN 14112
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP14112

FIRST SCHEDULE

EDDIE PUI FAI CHEUNG
LOLA CHUI WAH LING
AS TENANTS IN COMMON IN EQUAL SHARES

(T AD601997)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AD601998 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA
- * 3 AT548370 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

15/8/2025 9:27PM

FOLIO: 1/167854

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

Prior Title(s): VOL 3098 FOL 95

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
21/8/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
9/5/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/3/2001	7408114	DEPARTMENTAL DEALING	
25/10/2023	AT548368	CAVEAT	EDITION 1

*** END OF SEARCH ***



FOLIO: 1/167854

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	9:26 PM	1	25/10/2023

LAND

LOT 1 IN DEPOSITED PLAN 167854
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP167854

FIRST SCHEDULE

KEVIN NOEL FRANKLIN

(T P229514)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AT548368 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

15/8/2025 9:36PM

FOLIO: A/335952

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

Prior Title(s): VOL 5781 FOL 62

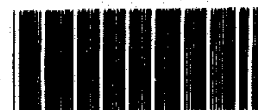
Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
6/9/1991	Z899633	TRANSFER BY MORTGAGEE UNDER POWER OF SALE	
6/9/1991	Z899634	MORTGAGE	EDITION 1
13/10/1997	3487035	DISCHARGE OF MORTGAGE	
13/10/1997	3487036	TRANSFER	
13/10/1997	3487037	MORTGAGE	EDITION 2
27/3/2001	7408114	DEPARTMENTAL DEALING	
8/5/2008	AD941404	DISCHARGE OF MORTGAGE	EDITION 3
25/10/2023	AT548367	CAVEAT	EDITION 4

*** END OF SEARCH ***

STAMP DUTY



NOU RELODING
S6



Z
899633 N

2

**TRANSFER BY MORTGAGEE
UNDER POWER OF SALE TP**

REAL PROPERTY ACT, 1900

(See Instructions for Completion on back of form)

DESCRIPTION
OF LAND
Note (a)

F/I A/335952
(Formerly Vol. 5781 Fol. 62)

WHOLE

At Longbottom
Parish of Concord
County of Cumberland

TRANSFEROR
Note (b)

BANK OF NEW ZEALAND

MORTGAGOR
Note (c)

Note (d)

hereby acknowledges receipt of the consideration of \$ 137,000.00
and, as mortgagee under the abovementioned mortgage, transfers in exercise of power of sale an estate in fee simple in the land above described to the
undermentioned TRANSFEREE

TRANSFEREE
Note (b)

NOURELDDINE BAHAMAD and AFAF BAHAMAD

as joint tenants/tenants in common

OFFICE USE ONLY

JT 2

TENANCY
Note (e)

PRIOR
ENCUMBRANCES
Note (f)

subject to the following PRIOR ENCUMBRANCES 1. N.I.L.

2. 3.

DATE

29/8/91

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

EXECUTION
Note (g)

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

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

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address and occupation of Witness

DATED AT SYDNEY this 14th August 1991

EXECUTED by BANK OF NEW ZEALAND A.R.B.N. 000 000 288

by being

SIGNED SEALED AND DELIVERED in New South

Wales by its Attorneys:

JOSEPH ANTHONY BREWSTER

DAVID JOHN MITCHELL

under Power of Attorney dated the 28th day of October,
1987 and registered as Book 3719 No. 034, who declare
that they hold the office in the Bank indicated under
their signature and that they have no notice of revocation
of the said Power of Attorney in the said presence of

Signature of Transferee

(Otto Stichter)
Solicitor

Signature of Transferee

LODGED BY

Westpac Banking Corporation
THE BANKING HOUSE, 223 PITT STREET,
SYDNEY, 2000 PHONE: 226-2611
DELIVERY BOX No. 37Y

Ref:-

Delivery Box Number

032 265 085293 S6

Checked

Passed

REGISTERED

- 19

Signed

Extra Fee



- 6 SEP 1991

Secondary
Directions

Delivery
Directions

LOCATION OF DOCUMENTS

CT

OTHER

✓

m

Herewith

In L.T.O. with

Produced by

OFF

M

X680758

OFFICE USE ONLY

310791 1521 04 20030820/03

\$2.00

ID
TY

WESTPAC TRANSFER





FOLIO: A/335952

SEARCH DATE	TIME	EDITION NO	DATE
15/8/2025	9:36 PM	4	25/10/2023

LAND

LOT A IN DEPOSITED PLAN 335952
AT LONGBOTTOM
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP335952

FIRST SCHEDULE

JOSEPH WILLIAM IMBESI
PAULA MARIA MARANGON
AS JOINT TENANTS

(T 3487036)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AT548367 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

18/8/2025 7:50AM

FOLIO: B/335952

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

Prior Title(s): VOL 5819 FOL 130

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
2/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/3/2001	7408114	DEPARTMENTAL DEALING	
25/10/2023	AT548366	CAVEAT	EDITION 1

*** END OF SEARCH ***



FOLIO: B/335952

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
18/8/2025	7:50 AM	1	25/10/2023

LAND

LOT B IN DEPOSITED PLAN 335952
AT LONGBOTTOM
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP335952

FIRST SCHEDULE

ZISSIS KALIVAS
VIA KALIVAS
AS JOINT TENANTS

(T K898526)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 AT548366 CAVEAT BY LFD CONCORD PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



SEARCH DATE

18/8/2025 7:51AM

FOLIO: C/335952

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

Prior Title(s): VOL 4891 FOL 168

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/3/1990		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
25/1/2001	7368085	NOTICE OF DEATH	EDITION 1
27/3/2001	7408114	DEPARTMENTAL DEALING	
4/2/2004	AA385333	TRANSFER	EDITION 2
24/2/2004	AA441019	MORTGAGE	EDITION 3
11/7/2017	AM555469	TRANSMISSION APPLICATION (DEWISEE, BENEFICIARY, NEXT OF KIN)	EDITION 4
1/9/2018	AN678862	DEPARTMENTAL DEALING	
8/9/2018	AN695391	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED
3/5/2022	AS95123	DISCHARGE OF MORTGAGE	EDITION 6
22/7/2024	AU215497	NOTICE OF DEATH	EDITION 7
26/7/2024	AU277781	TRANSMISSION APPLICATION (DEWISEE, BENEFICIARY, NEXT OF KIN)	EDITION 8
5/8/2024	AU304698	TRANSFER	
5/8/2024	AU304699	MORTGAGE	EDITION 9
7/8/2024	AU306057	CAVEAT	EDITION 10
3/3/2025	AU856879	MORTGAGE	EDITION 11

*** END OF SEARCH ***

Form: 97-02ND
Licence: 026CN/0533/96

NOTICE OF DEATH

7368085G

Instructions for filling out this form are available from the Land Titles Office

New South Wales
Section 101 Real Property Act 190



- (A) **LAND**
Show no more than 20 titles.

Volume 4891 Folio 168

4335952
NOW BEING

- (B) **REGISTERED DEALING**
If applicable.

- (C) **LODGED BY**

LTO Box Name, Address by LTO and Telephone	
BOX 302G	
Burkhart Legal	
Tel: 9231 0122 Fax: 9262 1904	
REFERENCE (max. 15 characters):	
SERIO / TRAVAGLIA	

- (D) **DECEASED JOINT TENANT**

CARLO TRAVAGLIA

- (E) **SURVIVING JOINT TENANT**

ND	ROSA TRAVAGLIA 3B Loftus Street, Concord
-----------	---

- (F) I, the Surviving Joint Tenant, apply to be registered as proprietor of the interest of the Deceased Joint Tenant in the Land referred to above.

- (G) **STATUTORY DECLARATION**

I solemnly and sincerely declare that the Deceased Joint Tenant died on 21st October 2000 and is identical with the deceased named in the certified copy of the Death Certificate No 38077/2000 accompanying this application.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the Oaths Act, 1900, and I certify this application correct for the purposes of the Real Property Act 1900. Made and subscribed at Sydney in the State of New South Wales on 19th January 2001 in the presence of

Signature of Witness

LUIGI SERIO
Name of Witness (BLOCK LETTERS)

SOLICITOR FINE DOCK
Address and Qualification of Witness

Rosa Travaglia
Signature of Surviving Joint Tenant

GT SIGHTED
CANCELLED
to 302G 25/1/01

Form: 03AD
Release: 2.2
Licence: 01-05-051
Licensee: LEAP Legal Software Pty Limited
Firm name: Serio & Associates

TRANSMISSION APPLICATION



AM555469U

by a Devisee, Beneficiary
or Next-of-Kin
New South Wales

Section 93 Real Property Act 1900

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: 112076789	3108
Duty: \$50.00	3108 9121588-00
Asst details:	

(A) TORRENS TITLE

C/335952

(B) REGISTERED
DEALING

NUMBER

TORRENS TITLE

(C) LODGED BY

DOCUMENT
COLLECTION
BOX

NAME, ADDRESS OR DX, TELEPHONE, AND CUSTOMER ACCOUNT NUMBER IF ANY

BOX 155S
LegalStream

LLPN: 123846 B

Tel: 9231 0122 Fax: 9233 6411

CODE

AD

REFERENCE: SERIO / TRAVAGLIA

(D) DECEASED
PROPRIETOR

ROSA TRAVAGLIA

(E) APPLICANT

JOANNE FRANCIS TRAVAGLIA

CT PROD 127X

TENANCY:

(F) The applicant, being entitled as devisee under the will of the deceased registered proprietor (who died on 25/01/2017) pursuant to Probate No. 2017/00103058 granted on 24 May 2017 to Joanne Travaglia (a certified copy of which is lodged herewith) applies to be registered as proprietor of the estate or interest of the deceased registered proprietor in the abovementioned land
DATE 10 July 2017

(G)

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

Signature:

Signatory's name: Luigi Serio

Signatory's capacity: Applicant's Solicitor

(H) CONSENT OF EXECUTOR, ADMINISTRATOR OR TRUSTEE - NOT APPLICABLE

of the deceased registered proprietor, consent to this application.

Signature of witness:

Signature of NOT APPLICABLE:

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 through eNOS. The applicant's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No.

1357408

Full name:

Luigi Serio

Signature:

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

ALL HANDWRITING MUST BE IN BLOCK CAPITALS.

Evidence sighted and returned (Office use only): A.M

Lodger Details

Lodger Code 600001
Name SETTLEIT PTY LTD
Address P.O. BOX 4103
SYDNEY 2000

Lodger Box 1W
Email SARAH.AFIOUNI@INFOTRACK.COM.AU
Reference 140710010 KL

For Office Use Only

AU277781

TRANSMISSION APPLICATION

Jurisdiction NEW SOUTH WALES

Duty Assessment 10952473-001

Privacy Collection Statement

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.

Land Title Reference

C/335952

Deceased Registered Proprietor

Given Name(s) JOANNE FRANCIS
Family Name TRAVAGLIA
Date of Death 2023-05-17
Pursuant to Letters of Administration No. 202400030447
Granted on 2024-05-15

Applicant

Given Name(s) HAMISH LAURENCE
Family Name(s) ROBERTSON
Capacity Beneficiary
Tenancy SOLE PROPRIETOR

The Applicant applies to be registered as proprietor of the Estate of the deceased registered proprietor as specified in this Instrument.

Consent of Executor, Administrator or Trustee

Given Name(s) HAMISH LAURENCE ROBERTSON
Capacity EXECUTOR

The Subscriber confirms: Written consent to this Application has been obtained from the executor of the will/administrator of the estate/trustee of the estate of the deceased registered proprietor.

APPLICANT EXECUTION

The Certifier has taken reasonable steps to verify the identity of the applicant or his, her or its administrator or attorney.

The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

The Certifier has retained the evidence supporting this Registry Instrument or Document.

The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of HAMISH LAURENCE ROBERTSON
Signer Name JOVAN SRNIC
Signer Organisation SETTLEIT PTY LTD
Signer Role PRACTITIONER CERTIFIER
Execution Date 26/07/2024



FOLIO: C/335952

SEARCH DATE	TIME	EDITION NO	DATE
18/8/2025	7:50 AM	11	3/3/2025

LAND

LOT C IN DEPOSITED PLAN 335952
LOCAL GOVERNMENT AREA CANADA BAY
PARISH OF CONCORD COUNTY OF CUMBERLAND
TITLE DIAGRAM DP335952

FIRST SCHEDULE

XIAO XIA LIN

(T AU304698)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AU304699 MORTGAGE TO WESTPAC BANKING CORPORATION
- * 3 AU306057 CAVEAT BY LFD CONCORD PTY LTD
- * AU856879 CAVEATOR CONSENTED
- 4 AU856879 MORTGAGE TO VESTYN CAPITAL PTY LTD

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***