

MR TONY KHATTAR

STAGE 1 ENVIRONMENTAL SITE ASSESSMENT

**2-8 VAUGHAN STREET AND 1-15 KERRS ROAD,
LIDCOMBE, NSW**



Environmental Investigations

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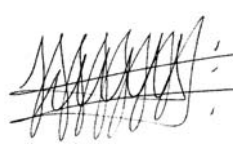
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STAGE 1 ENVIRONMENTAL SITE ASSESSMENT 2-8 Vaughan Street and 1-15 Kerrs Road, Lidcombe, NSW

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1.0 INTRODUCTION

Environmental Investigations was engaged by Mr Tony Khattar to conduct a Stage 1 Environmental Site Assessment (ESA1) for 2-8 Vaughan Street and 1-15 Kerrs Road, Lidcombe, NSW (henceforth referred to as 'the site').

The site is also identified as Lot C and D in DP 416771; Lots A and B in DP 432751; Lots 5 and 6, Section 8 in DP 3424; and SP438 and is situated within the local government authority of Auburn City Council, Parish of Liberty Plains and the County of Cumberland as shown in the site locality plan presented as Figure 1.

At the time of this assessment the site was occupied by two, single-storey residential dwellings at the north-western part; a single storey retail building at the central northern end; a two-storey commercial building at the eastern end; and a concrete paved car park building which occupied the central part of the site. The purpose of this assessment is to evaluate the potential for site contamination prior to the proposed mixed commercial and residential redevelopment of the site.

This report documents the findings of a detailed site walkover inspection and a desk study involving a review of site history and includes a discussion of the potential areas of environmental concern.

The work reported herein followed standard environmental procedures generally in accordance with the *Guidelines on Data Collection, Sample Design and Reporting* published by the National Environmental Protection Council (NEPC), and the *Guidelines for Consultants Reporting on Contaminated Sites*, published by the NSW Environment Protection Authority (EPA).

2.0 PROJECT OBJECTIVES AND SCOPE OF WORKS

The objective of this assessment was to appraise the site for potential contamination resulting from any past and/or present land uses. In keeping the project cost-effective and defensible for Council requirements, the following scope of works was conducted:

- detailed site walkover inspection across the site;
- search of historical aerial photographs archived at the Land and Property Management Authority for the identification of changes to the site and operational, land-use history;
- review of historical ownership of the site through existing land titles records;
- a search of Auburn City Council records pertaining to previous site use and/or relevant environmental incidents;
- search through the EPA/OEH Land Information database to confirm that there are no statutory notices current on the site under the *Unhealthy Building Land Act* (1990), or the *Contaminated Land Management Act* (1997);
- data interpretation and reporting.

3.0 SITE DESCRIPTION

3.1 PROPERTY IDENTIFICATION, PHYSICAL SETTING AND LOCAL LAND USE

With the street address of 2-8 Vaughan Street and 1-15 Kerrs Road, Lidcombe, NSW the site is further identified as Lot C and D in DP 416771; Lots A and B in DP 432751; Lots 5 and 6, Section 8 in DP 3424; and SP438 which falls within the Local Government Authority of Auburn City Council, Parish of Liberty Plains and County of Cumberland.

The site is an irregular-shaped block, covering a total area of approximately 2,800m². The site is bound by Vaughan Street to the north, Joseph Street to the east, Kerrs Road to the south-east and residential apartments and vacant land to the west.

The nearest watercourse is Haslams Creek located approximately 1.4km north of the site, which flows into Homebush Bay.

3.2 REGIONAL GEOLOGICAL & HYDROGEOLOGICAL CONDITIONS

Geology

Information on regional sub-surface conditions, referenced from the Department of Mineral Resources geological map *Sydney 1:100,000 Geological Series Sheet 9130* (DMR, 1983), indicated that the site overlies Ashfield Shale (*Rwa*) of the Wianamatta Group. Ashfield shale is characterised by black to dark-grey shale and laminate.

The Soil Conservation Service of NSW *Soil Landscapes of the Sydney 1:100,000 Sheet* (Chapman and Murphy, 1989), indicated that the site overlies a *Fluvial Landscape – Birrong (bg)*. According to Chapman and Murphy, this landscape type includes level to gently undulating alluvial floodplain draining Wianamatta Group shales. Land use is mostly recreational with landfill occurring in many areas.

Local relief is <5m with slopes gradients <3% and broad concave valleys. Most drainage lines have been converted to lined concrete and brick channels. Vegetation is extensively cleared.

Soils are identified as deep (>250cm) yellow podzolic soils and yellow solodic soils on older alluvial (terraces) while solodic soils and yellow solonetzic soils exist on current floodplain.

Limitations of this landscape are localised flooding, high soil erosion hazard, saline subsoil, seasonal water logging and very low soil fertility.

Hydrogeology

A search of registered groundwater bores through the NSW Natural Resource Atlas (NRAtlas - the water bore database accessed through the *NSW Government WaterInfo* website <http://www.waterinfo.nsw.gov.au/gw/>) revealed that no, registered, water supply bores, have been constructed within 1km of the site (*Ref.* Appendix A).

4.0 SITE CONTAMINATION APPRAISAL

4.1 HISTORICAL AERIAL PHOTOGRAPHY REVIEW

The site history review included a search of historical aerial photographs sourced from the Land and Property Management Authority. The inspected photographs were as follows:

1. 6 March 1930, Sydney – Run 4, print 1276, NSW 3424
2. May 1951, Sydney – Run 12, print 133, NSW 467
3. 1961, Cumberland – Run 34, print 5109, NSW 1050
4. 9 August 1982, Sydney – Run 22, print 150, NSW 3241
5. 24 August 1991, Sydney – Run 10, print 127, NSW 4029
6. 4 May 1999, Sydney – Run 4, print 53, NSW 4702

1930

The 1930 aerial photograph revealed the site to be occupied by a large single-storey structure covering the eastern part of the site with smaller structures at the southern end and northern parts and appeared to be commercial or residential in nature. A residential dwelling was located at the north- western corner of the site while the north-western part (to the east of the dwelling) was vacant land. The surrounding properties (beyond street frontages) to the north appeared to be vacant / commercial; to the south-east was retail / residential; the west was commercial / residential; and to the east was a park.

1951

The 1951 aerial photograph revealed eastern part of the site to be covered by a two-storey commercial structure, replacing the previous structure. The central part appeared to be a yard area with machinery or equipment while the south-western corner was occupied by a shop as part of row of retail stores extending to the west. The north-western parts of the site were generally unchanged. The properties appeared to be relatively unchanged

1961

The 1961 aerial photograph showed the site to be relatively unchanged with the exception of two structures at the central part, likely to have been of commercial use and a residential dwelling occupying the previously vacant area at the north-western part. The surrounding properties appeared to be relatively unchanged.

1982

The 1986 aerial photograph revealed little or no changes to the site as compared to the 1961 photograph. The surrounding properties also had little or no changes.

1991

The 1991 aerial photograph revealed the south-western corner as well as the central northern end to be vacant and concrete paved and used as a car park. The remainder of the site had little or no changes to the site as compared to the 1982 photograph. The surrounding properties also had little or no changes with the exception of the property to the north which appeared to be a service station.

1999

The 1999 aerial photograph revealed little or no changes. The surrounding properties also had little or no changes.

In summary, the site appeared to have been occupied by a structure covering the eastern part of the site before being replaced by a two-storey structure (1930-1951); the central part was occupied by structures of commercial use including a shop at the south-western corner which were demolished (1980s) before being concrete paved for use as a car park; The north-western corner was occupied by a residential dwelling. The area adjacent to the east of the dwelling was vacant before being occupied by a residential dwelling (1950s)

The surrounding properties (beyond street frontages) to the north appeared to be vacant / commercial and later was partially a service station; to the south-east was retail / residential; the west was commercial / residential; and to the east was a park.

4.2 LAND TITLES INFORMATION

A historical land titles search was conducted through Service First Registration Pty Ltd. Copies of relevant documents resulting from this search are presented in Appendix B.

A summary of owners is compiled in Tables 1a to 1e.

Table 1a. Summary of Owners – SP 438

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
04.11.1905	William Barkley (Butcher)	Vol 1648 Fol 148
13.10.1925	Carrington Jubilee Barkley (Produce Merchant) Clementine Garnett Barkley (Butcher) (Transmission Application not investigated)	Vol 1648 Fol 148
30.03.1954	Clementine Garnett Barkley (Butcher)	Vol 1648 Fol 148
30.10.1953	Clementine Garnett Barkley (Butcher) Nellie Doreen McOnie (Married Woman)	Vol 1648 Fol 148
29.04.1963	Lidcombe Project Developers Pty Limited	Vol 1648 Fol 148
01.05.1963	The Dancers Club Limited	Vol 1648 Fol 148
21.10.1963	The Owners – Strata Plan 438	CP/SP 438

Table 1b. Summary of Owners – Lots C & D D.P. 416771

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
<i>As regards the whole of Lots C & D</i>		
22.03.1910	Hugh John Epthorp (Teacher)	Vol 2045 Fol 179
27.04.1921	Annie Caroline Epthorp (Widow)	Vol 2045 Fol 179
28.03.1922	Alick Robert Shepherd (Wharf Laborer)	Vol 245 Fol 179 now Vol 3308 Fol 82
16.01.1930	Walter Corrick (Baker)	Vol 3308 Fol 82 (as regards the part marked (A) also Vol 5649 Fol 134 (as regards the part marked (B) on the said cadastre
<i>As regards the part of Lot C marked (A) on the attached cadastre</i>		
23.10.1937	Henry Sneesby (Bootmaker now Spray Painter)	Vol 3308 Fol 82 now Vol 8045 Fol 244
<i>As regards the part of Lot C and the whole of Lot D marked (B) on the attached cadastre</i>		
28.02.1959	Clive Walter Corrick (Clerk) (Section 94 Application not investigated)	Vol 3308 Fol 82 now Vol 5659 Fol 134 (as regards the part Lot C marked (B)) Also Vol 8497 Folio 176 (as regards Lot D)
13.12.1958	Henry Sneesby (Bootmaker now Spray Painter)	Vol 5659 Fol 134 now Vol 8045 Fol 244 (as regards the part of Lot C)
<i>As regards the whole of Lot C</i>		
09.09.1968	Lillian Sneesby (Widow) (Section 94 Application not investigated)	Vol 8045 Fol 244
18.06.1976	Levik Pty Limited	Vol 8045 Fol 244 now C/416771
10.12.2003	Tony Khattar	C/416771
<i>As regards the whole of Lot D</i>		
15.08.1967	The Dancers Club Limited	Vol 8497 Fol 176
22.09.1981	Emil Koborsi Alek Moses	Vol 8497 Fol 176
25.03.1986	The Australian Mid-Eastern Club Limited	Vol 8497 Fol 176 now D/416771
14.10.1991	Tony Khattar George Khattar Robert Khattar	Raymond Khattar Joseph Khattar Peter Khattar D/416771

Table 1c. Summary of Owners – Lots A & B D.P. 432751

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
22.03.1910	Hugh John Epthorp (Teacher)	Vol 2045 Fol 179
27.04.1921	Annie Caroline Epthorp (Widow)	Vol 2045 Fol 179
08.06.1921	Walter Corrick (Baker)	Vol 2045 Fol 179 now Vol 3204 Fol 91
<i>As regards Lot A D.P. 432751</i>		
20.12.1946	Stewart Geddes (Master Baker) James Geddes (Master Baker)	Vol 3204 Fol 91 now Vol 5874 Fol 236
18.06.1954	Edward Francis Pettit (Master Baker)	Vol 5874 Fol 236
24.01.1958	Amanut (Australasia) Pty Limited	Vol 5874 Fol 236
20.02.1959	Otto Simon Weissman (Company Director) Hedy Weissman (Married Woman)	Vol 5874 Fol 236
26.06.1966	The Dancers Club Limited	Vol 5874 Fol 236
22.09.1981	Emil Koborsi Alek Moses	Vol 11596 Fol 165 now 18/C/1560
25.03.1986	The Australian Mid-Eastern Club Limited	Vol 5874 Fol 236 now A/432751
14.10.1991	Tony Khattar George Khattar Robert Khattar	Raymond Khattar Joseph Khattar Peter Khattar A/432751
<i>As regards Lot B D.P. 432751</i>		
11.03.1948	Rainsford Edward Dennis (Insurance Agent)	Vol 3204 Fol 91 now Vol 5875 Fol 8
15.09.1948	James Gibray (Rubber Worker)	Vol 5875 Fol 8
27.01.1955	Eric Winton (Manufacturer) Elsa Rosa Winton (Married Woman)	Vol 5875 Fol 8
27.09.1960	Daphne June Greentree (Married Woman) Erol Margaret Faux (Married Woman)	Vol 5875 Fol 8
29.06.1979	Daphne June Greentree (Married Woman)	Vol 5875 Fol 8
12.12.1979	Ian David Gowanloch (Motor Cycle Mechanic)	Vol 5875 Fol 8
15.10.1984	Emil Koborsi Alek Moses	Vol 5875 Fol 8
25.03.1986	The Australian Mid-Eastern Club Limited	Vol 5875 Fol 8 now B/432751
14.10.1991	Tony Khattar George Khattar Robert Khattar	Raymond Khattar Joseph Khattar Peter Khattar B/432751

Table 1d. Summary of Owners – Lot 5 Section 8 D.P. 3424

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
17.11.1916	Frederick Henry McGrady (Farmer)	Vol 2716 Fol 81
22.11.1923	War Service Homes Commissioner	Vol 2716 Fol 81
03.07.1951	Louis Sylvester Turner (Clerk) Hazel Mary Turner (Married Woman)	Vol 2716 Fol 81 now Vol 6379 Fol 179
03.0.1972	Hazel Mary Turner (Widow)	Vol 6379 Fol 179 now 5/8/3424
28.10.1993	Eric Dagg Noeline Marie Turner (Executors of the Will of Hazel Mary Turner)	5/8/3424
06.10.1994	Davinder Singh Passi Anita Passi	5/8/3424
28.06.1999	Ihsan Dogan Meriman Dogan	5/8/3424
19.08.2003	Raymond Khattar	5/8/3424
03.04.2007	Carla Khattar	5/8/3424

Table 1e. Summary of Owners – Lot 6 Section 8 D.P. 3424

Date of Acquisition	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
17.11.1916	Frederick Henry McGrady (Farmer)	Vol 2716 Fol 81
22.11.1923	War Service Homes Commissioner	Vol 2716 Fol 81
07.08.1951	Letitia Keren Cameron (Married Woman)	Vol 2716 Fol 81 now Vol 6388 Fol 23
11.12.1973	William Bagan (Machinist) Mona Bagan (Married Woman)	Vol 6388 Fol 23
09.06.1978	Rafet Sima (Machine Operator) Naime Sima (Married Woman)	Vol 6388 Fol 23
15.07.1986	Dinh Vu Thi Yen Vu	Vol 6388 Fol 23 now 6/8/3424
12.08.2003	Peter Khattar	6/8/3424

The title search revealed the site to be divided into seven lots. The eastern part of the site, which formed the largest lot, was owned by a family of butchers from 1905 until 1963 when The Dancers Club acquired the property and created a strata plan.

Two lots were located to the west of the strata plan (forming the eastern-central part) divided into northern (Lot C) and southern (Lot D) with the boundary between the two

adjusted in 1930. The two lots were owned by individuals followed by a baker from 1930 to 1937/1958 when the northern lot was transferred to a spray painter in 1937 with the southern lot also transferred to the same person in 1958. The northern lot was then divested in 1968 to an individual followed by Levik Pty Ltd from 1976 to 2003 then again to an individual. The southern lot was transferred to The Dancers Club (1967-1981) with The Australian Mid-Eastern Club acquiring this lot in 1986 and then transferred to a family in 1991.

Similarly, the adjoining lots further to the west (forming the western-central part) divided into northern (Lot A) and southern (Lot B). The two lots were owned by individuals followed by a baker from 1921 to 1946/1948 when the northern lot was transferred to a master baker (1946-1958), a company / company director (1958-1966), The Dancers Club (1966-1981) before being transferred to individuals (1981-1986). The southern lot was occupied by individuals including a rubber worker (1948-1955), manufacturer (1955-1960), a motor cycle mechanic (1979-1984) before being transferred to individual (1984-1986). Both the northern and southern lots were transferred to The Australian Mid-Eastern Club (1986-1991) and then transferred to a family in 1991.

The two lots at the north-western corner of the site (Lots 5 and 6) were owned by a farmer (1916-1923) and War Service Homes Commissioner (1923-1951) after which the two lots were conveyed to different parties, mainly individuals and likely as residential use.

4.3 COUNCIL INFORMATION

A search of site history records held by Auburn City Council was initiated on 6th May, 2011. The search was processed and EI received attended Council to inspect the available records on 24th May, 2011.

The council files included records dating back to 1976 relating to the following uses, development applications and /or complaints as detailed in Table 2

Table 2. Council Records Search

DATE	REFERENCE	DESCRIPTION
<i>2-4 Vaughan Street</i>		
May, 1976	DA64/76	No. 2: Demolition of existing cottage and construct new building – approved
November, 1976	DA190/76	No. 2: Use part of newly constructed building as dental surgery – approved
May, 1982	DA97/82	No. 4: Construction of car park – approved
November, 1984	DA283/84	Construction of car park and licensed club – approved
December, 1984	BA640/84	Construction of club
1991	DA317/91	Change of use from club to function centre – approved

Council records data indicated use of the eastern part of the site and central northern part to have been used as a club and later as a function centre with a car park.

No records relating to the southern and north-western parts of the site were available.

4.4 HAZARDOUS CHEMICALS AND REGULATORY COMPLIANCE

On 9th May, 2011 an on-line search of the *Contaminated Land – Record of EPA Notices* was conducted, this being a database that is maintained by the Department of Environment, Climate Change and Water (DECCW NSW). This search confirmed that the DECCW NSW has no current involvement, or regulation, under Section 58 of the *Contaminated Land Management Act 1997* (CLM Act) for the property identified as 2-8 Vaughan Street and 1-15 Kerrs Road, Lidcombe, NSW.

Section 58 of the *CLM Act 1997* relates to the investigation, remediation and management of sites where contamination poses a significant risk of harm, and includes Sections 35 and 36 of the *Environmentally Hazardous Chemicals Act 1985*.

4.5 SITE WALKOVER INSPECTION

Mr Tony Guirguis (EI, Project Manager) made the following observations during an inspection of the site on 11th May, 2011:

1. The site was an irregular-shaped block of land with a two-storey commercial brick building at the eastern end, a small single-storey commercial building adjacent to the west, two residential dwellings at the north-western end and concrete paved car parking at the central part
2. The two-storey commercial building at the eastern end appeared to be disused or used on a limited basis as a church as indicated by signage on the façade. A single-storey commercial building was located adjacent to the north-western side and appeared to be abandoned or vacant.
3. Two single-storey residential dwellings were located at the north-western corner with one being constructed of brick and fibro with tile roofing and the other timber with tile roofing. A fibro and tiled roof garage was located at the rear of each dwelling.
4. The central part of the site comprised of a concrete paved car park which was found to be in good condition with minimal cracking or oil staining.
5. The local topography was sloping gently downwards to the west to south-west.

4.6 AREAS AND CONTAMINANTS OF ENVIRONMENTAL CONCERN

On the basis of site history information collected during the assessment and the site walkover inspection, potential Areas of Environmental Concern (AEC) and Contaminants of Concern were identified as summarised in Table 3.

Table 3. Summary of Potential Areas and Chemicals of Environmental Concern

<i>AEC</i>	<i>Potential AECs</i>	<i>Potentially contaminating activity</i>	<i>Contaminants of Concern</i>	<i>Likelihood of Contamination*</i>
1	Central and eastern end of the site where a car park and commercial activities were previously conducted	Potentially contaminated soil from commercial activities	Total Petroleum Hydrocarbons (TPHs), Heavy Metals, Monocyclic Aromatics (BTEX), Polyaromatic Hydrocarbons (PAHs), Volatile Organic Compounds (VOCs) and phenols	Low
2	Imported fill or demolition rubble across the site for levelling purposes	Potentially contaminated filling previously imported onto the site	Heavy Metals, TPH, BTEX, Polycyclic Aromatic Hydrocarbons (PAHs), Polychlorinated Biphenyls (PCBs), OCPs; OPPs and asbestos	Low

Notes: * The likelihood of contamination is based on a qualitative probability of contamination being detected, based on the nature and distribution of contaminations

5.0 CONCLUSIONS AND RECOMMENDATIONS

The property located at 2-8 Vaughan Street and 1-15 Kerrs Road, Lidcombe, NSW, was the subject of a Stage 1 Environmental Site Assessment (ESA 1) in order to determine the potential for site contamination resulting from past site activities and present a baseline of contamination conditions for assessment of the site's suitability for the proposed mixed commercial and residential development.

Based on the review of historical information for the site, the predominant land uses of the site have been mainly commercial across the central and eastern parts of the site and included car parking, club and function centre operations. The north-western part was identified as mainly residential with two dwellings covering two separate lots..

In view of the historical activities and site walkover inspection, areas of environmental concern (AECs) were subject to potential soil contamination. These areas comprised of the central and eastern part of the site where a car park and commercial activities were conducted (AEC 1); and the entire site where demolition rubble or fill of unknown origin may have been imported for the purposes of levelling (AEC 2).

The likelihood of contamination at all three AECs were considered to be low to medium.

It is therefore recommended that a field-based investigation be conducted aiming the identified Areas of Environmental Concern, prior to the development of the site. It is recommended that such an assessment includes laboratory analysis of site fill soils and natural soils for the identified chemicals of concern. The results of such testing should be interpreted in relation to the soil criteria appropriate for the intended land use.

Given that no evident sources of mobile contamination could be visually identified on site, it is considered that contaminants associated with past land uses, even if present, would be confined to the upper surficial material and the associated impact would be minimal.

Furthermore, it is considered that there would be no major difficulties in remediating the site, should it be required.

Should site soils require excavation and disposal from the site, then these soils should be classified in accordance with the DECCW (2009) *Waste Classification Guidelines* and disposed to an approved landfill facility. Any soils to be imported onto the site for the purpose of back-filling excavated areas will also require validation testing following the EPA (1995) Sampling Design Guidelines to confirm their suitability for the proposed land use.

6.0 STATEMENT OF LIMITATIONS

This Stage 1 Environmental Site Assessment evaluated the likelihood of site contamination resulting from previous known uses of the site. This appraisal was limited to visual inspection of ground level conditions and a review of anecdotal and historical information and archived data provided by local and state government authorities. It is assumed that this information was accurate and complete. Sampling and laboratory analysis of site materials were not conducted as part of this assessment. Although this methodology is consistent with current industry practice for such appraisal assessments, no warranty or guarantee of site conditions is given or intended.


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Should you have any queries regarding this report, please do not hesitate to contact the undersigned.

For and on behalf of,

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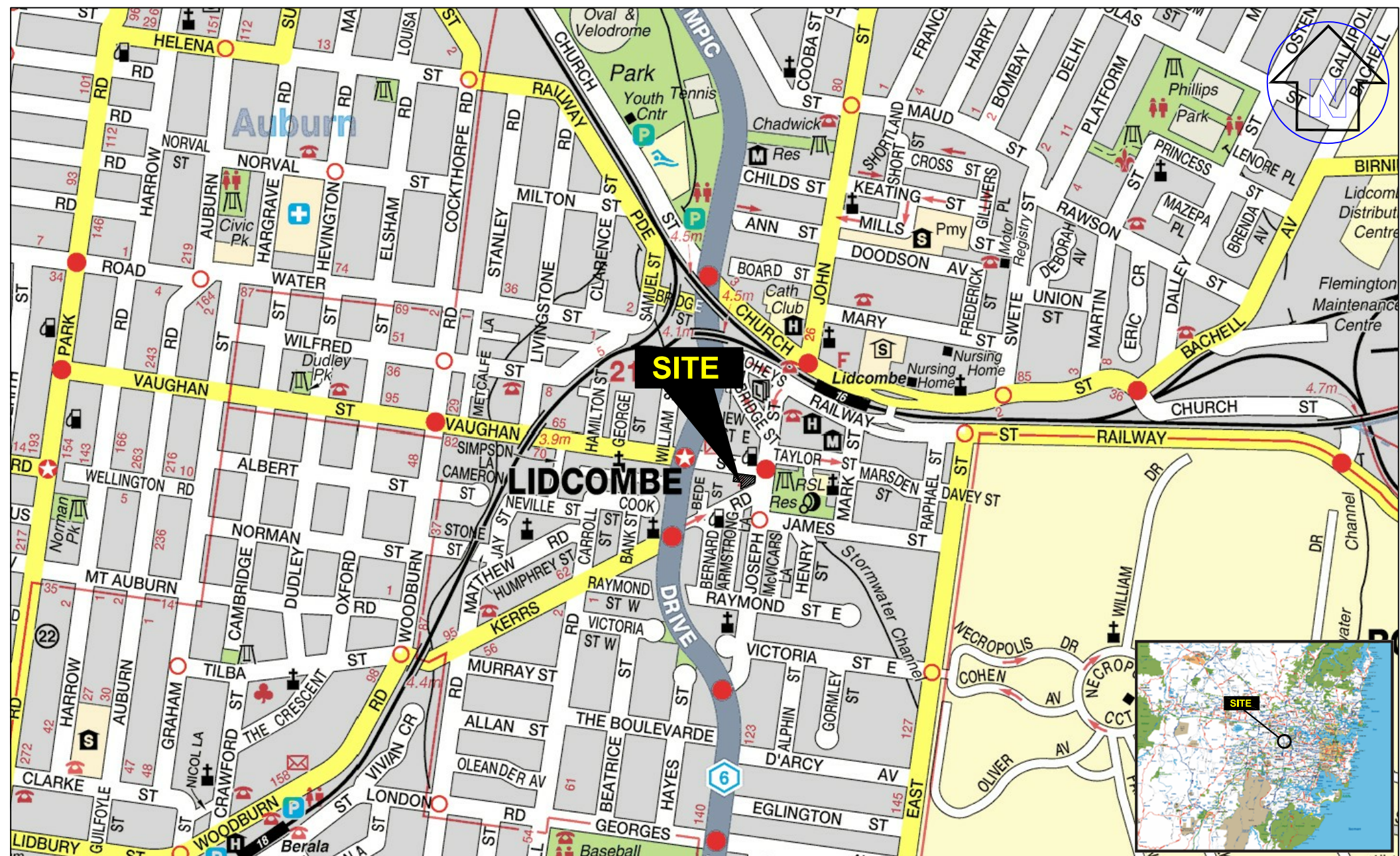
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ABBREVIATIONS

AAS	Atomic Absorption Spectrometry
AHD	Australian Height Datum
AST	Aboveground Storage Tank
ANZECC	Australian and New Zealand Environment Conservation Council
BAP	Benzo(a)pyrene
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethyl benzene, Xylene
COC	Chain of Custody documentation, or Contaminant of Concern (subject to context)
DAC	Data Acceptance Criteria
DEC	NSW Department of Environment and Conservation (now DECC)
DECC	NSW Department of Environment and Climate Change (now DECCW)
DECCW	NSW Department of Environment, Climate Change and Water
DP	Deposited Plan
DQO	Data Quality Objective
EI	Environmental Investigations
EIL	Ecological Investigation Level
EPA NSW	Environment Protection Authority, New South Wales
ESA	Environmental Site Assessment
GC-ECD	Gas Chromatograph-Electron Capture Detector
GC-FID	Gas Chromatograph-Flame Ionisation Detector
GC-MS	Gas Chromatograph-Mass Spectrometer
HDPE	High Density Polyethylene
HIL	Health Based Investigation Level
ICP-AES	Inductively Couple Plasma – Atomic Emission Spectra
NATA	National Association of Testing Authorities, Australia
NEPC	National Environmental Protection Council
NHMRC	National Health and Medical Research Council
OCPs	Organochlorine Pesticides
PAHs	Polycyclic Aromatic Hydrocarbons
PCBs	Polychlorinated Biphenyls
PID	Photo-ionisation Detector
PIL	Phytotoxicity-based Investigation Levels
PQL	Practical Quantitation Limit (laboratory instrument detection limit)
QA/QC	Quality Assurance / Quality Control
RAC	Remediation Acceptance Criteria
RAP	Remediation Action Plan
RPD	Relative Percentage Difference
SIL	Soil Investigation Level
SWL	Standing Water Level (a measurement to current groundwater level)
TOC	Top of bore Casing (water levels are generally measured relative to TOC)
TPHs	Total Petroleum Hydrocarbons
USEPA	United States Environmental Protection Agency
UST	Underground Storage Tank
VOC	Volatile Organic Compound
UCL	Upper Confidence Limit

FIGURES



P O Box 215, ST PETERS 2044
Ph (02) 9516 0722 Fax (02) 9516 0744

Drawn:	T.G
Approved:	V.J
Date:	06-05-11
Approx Scale:	N.T.S

Mr Tony Khattar
Stage 1 Environmental Site Assessment
Cnr Joseph St, Vaughan St & Kerrs Rd, Lidcombe, NSW
Site Locality Plan

Figure:

1

Project: E1367.1

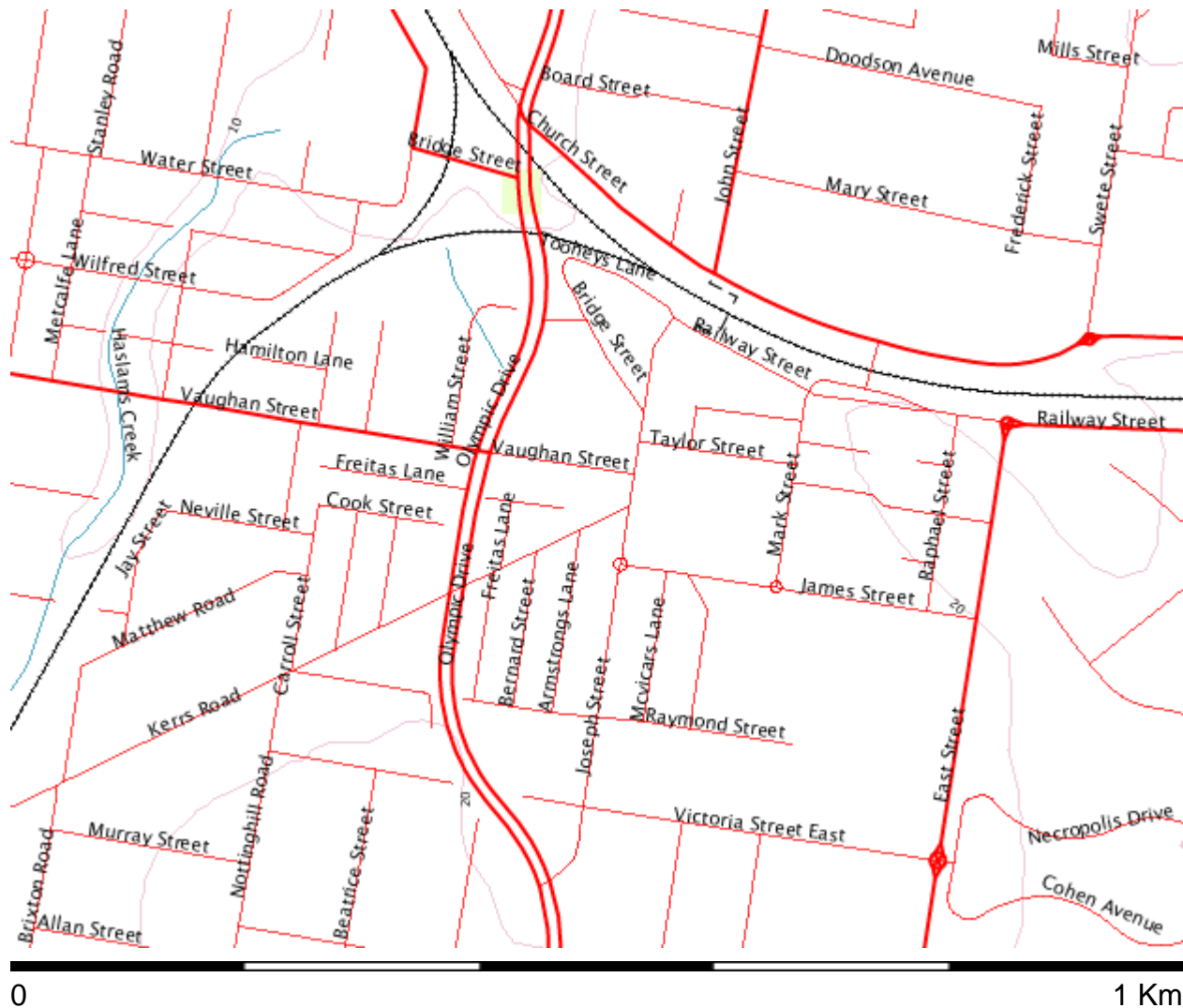
APPENDIX A

GROUNDWATER BORE RECORDS SEARCH

E1367.1 - Lidcombe

Map created with NSW Natural Resource Atlas - <http://www.nratlas.nsw.gov.au>

Wednesday, May 11, 2011



0

1 Km

Legend

Symbol	Layer	Custodian
	Cities and large towns	renderImage: Cannot build image from features
	Populated places	renderImage: Cannot build image from features
	Towns	
	Groundwater Bores	
	Catchment Management Authority boundaries	
	Major rivers	

Topographic base map



Copyright © 2011 New South Wales Government. Map has been compiled from various sources and may contain errors or omissions. No representation is made as to its accuracy or suitability.

APPENDIX B

LAND TITLES INFORMATION EXTRACT

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Summary of Owners Report

LPMA

Sydney

Re: Vaughan & Joseph Streets and Kerrs Road, Lidcombe

Description: - Lots C & D D.P. 416771, Lots A & B D.P. 432751

Also

Lots 5 & 6 Section 8 D.P. 3424 and the Common Property Strata Plan 438

As regards the Common Property for Strata Plan 438

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
04.11.1905 (1905 to 1925)	William Barkley (Butcher)	Vol 1648 Fol 148
13.10.1925 (1925 to 1954)	Carrington Jubilee Barkley (Produce Merchant) Clementine Garnett Barkley (Butcher) (Transmission Application not investigated)	Vol 1648 Fol 148
30.03.1954 ² (1954 to 1954)	Clementine Garnett Barkley (Butcher)	Vol 1648 Fol 148
30.10.1953 (1953 to 1963)	Clementine Garnett Barkley (Butcher) Nellie Doreen McOnie (Married Woman)	Vol 1648 Fol 148
29.04.1963 (1963 to 1963)	Lidcombe Project Developers Pty Limited	Vol 1648 Fol 148
01.05.1963 (1963 to 1963)	The Dancers Club Limited	Vol 1648 Fol 148
21.10.1963 (1963 to date)	The Owners – Strata Plan 438	CP/SP 438

Denotes Current Registered Proprietor

Leases: - NIL

Easements: - J 393979. Easement for Drainage

As regards Lots C & D D.P. 416771

As regards the whole of Lots C & D

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.03.1910 (1910 to 1921)	Hugh John Epthorp (Teacher)	Vol 2045 Fol 179
27.04.1921 (1921 to 1922)	Annie Caroline Epthorp (Widow)	Vol 2045 Fol 179
28.03.1922 (1922 to 1930)	Alick Robert Shepherd (Wharf Laborer)	Vol 245 Fol 179 now Vol 3308 Fol 82
16.01.1930 (1930 to 1937 - as regards the part marked A on the attached cadastre) (1930 to 1959 – as regards the part marked (B) on the attached cadastre)	Walter Corrick (Baker)	Vol 3308 Fol 82 (as regards the part marked (A) also Vol 5649 Fol 134 (as regards the part marked (B) on the said cadastre)

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Search continued as regards the part of Lot C marked (A) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
23.10.1937 (1937 to 1968)	Henry Sneesby (Bootmaker now Spray Painter)	Vol 3308 Fol 82 now Vol 8045 Fol 244

Search continued as regards the part of Lot C and the whole of Lot D marked (B) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.02.1959? (1959 to 1959 - as regards the part of Lot C) (1959 to 1967 – as regards Lot D)	Clive Walter Corrick (Clerk) (Section 94 Application not investigated)	Vol 3308 Fol 82 now Vol 5659 Fol 134 (as regards the part Lot C marked (B)) Also Vol 8497 Folio 176 (as regards Lot D)
13.12.1958 (1958 to 1968 – as regards part Lot C)	Henry Sneesby (Bootmaker now Spray Painter)	Vol 5659 Fol 134 now Vol 8045 Fol 244 (as regards the part of Lot C)

Search continued as regards the whole of Lot C

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.09.1968 (1968 to 1976)	Lillian Sneesby (Widow) (Section 94 Application not investigated)	Vol 8045 Fol 244
18.06.1976 (1976 to 2003)	Levik Pty Limited	Vol 8045 Fol 244 now C/416771
10.12.2003 (2003 to date)	# Tony Khattar	C/416771

Denotes Current Registered Proprietor

Leases: - NIL

Easements: - 23.10.1937. Easement for Pipe Drain (C591057)
03.11.1960. Easement for Pipe Drain (H 153437)

Search continued as regards the whole of Lot D

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.08.1967 (1967 to 1981)	The Dancers Club Limited	Vol 8497 Fol 176
22.09.1981 (1981 to 1986)	Emil Koborsi Alek Moses	Vol 8497 Fol 176
25.03.1986 (1986 to 1991)	The Australian Mid-Eastern Club Limited	Vol 8497 Fol 176 now D/416771
14.10.1991 (1991 to Date)	# Tony Khattar # Raymond Khattar # George Khattar # Joseph Khattar # Robert Khattar # Peter Khattar	D/416771

Denotes Current Registered Proprietors

Leases & Easements: - NIL

Email: grolly1@bigpond.net.au

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

As regards Lots A & B D.P. 432751

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.03.1910 (1910 to 1921)	Hugh John Epthorp (Teacher)	Vol 2045 Fol 179
27.04.1921 (1921 to 1921)	Annie Caroline Epthorp (Widow)	Vol 2045 Fol 179
08.06.1921 (1921 to 1946 - as regards Lot A) (1921 to 1948 - as regards Lot B)	Walter Corrick (Baker)	Vol 2045 Fol 179 now Vol 3204 Fol 91

Leases: - 02.03.1922. To Florence Lamb (Married Woman) & Reginald Arthur Cowell (Cabinet Maker), as to part. Expired prior to 1948

07.04.1922. To William Sands (Fruiterer), as to part. Expired prior to 1948

Search continued as regards Lot A D.P. 432751

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.12.1946 (1946 to 1954)	Stewart Geddes (Master Baker) James Geddes (Master Baker)	Vol 3204 Fol 91 now Vol 5874 Fol 236
18.06.1954 (1954 to 1958)	Edward Francis Pettit (Master Baker)	Vol 5874 Fol 236
24.01.1958 (1958 to 1959)	Amanut (Australasia) Pty Limited	Vol 5874 Fol 236
20.02.1959 (1959 to 1966)	Otto Simon Weissman (Company Director) Hedy Weissman (Married Woman)	Vol 5874 Fol 236
26.06.1966 (1966 to 1981)	The Dancers Club Limited	Vol 5874 Fol 236
22.09.1981 (1981 to 1986)	Emil Koborsi Alek Moses	Vol 11596 Fol 165 now 18/C/1560
25.03.1986 (1986 to 1991)	The Australian Mid-Eastern Club Limited	Vol 5874 Fol 236 now A/432751
14.10.1991 (1991 to Date)	# Tony Khattar # Raymond Khattar # George Khattar # Joseph Khattar # Robert Khattar # Peter Khattar	A/432751

Denotes Current Registered Proprietors

Leases & Easements: - NIL

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

Search continued as regards Lot B D.P. 432751

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
11.03.1948 (1948 to 1948)	Rainsford Edward Dennis (Insurance Agent)	Vol 3204 Fol 91 now Vol 5875 Fol 8
15.09.1948 (1948 to 1955)	James Gibray (Rubber Worker)	Vol 5875 Fol 8
27.01.1955 (1955 to 1960)	Eric Winton (Manufacturer) Elsa Rosa Winton (Married Woman)	Vol 5875 Fol 8
27.09.1960 (1960 to 1979)	Daphne June Greentree (Married Woman) Erol Margaret Faux (Married Woman)	Vol 5875 Fol 8
29.06.1979 (1979 to 1979)	Daphne June Greentree (Married Woman)	Vol 5875 Fol 8
12.12.1979 (1979 to 1984)	Ian David Gowanloch (Motor Cycle Mechanic)	Vol 5875 Fol 8
15.10.1984 (1984 to 1986)	Emil Koborsi Alek Moses	Vol 5875 Fol 8
25.03.1986 (1986 to 1991)	The Australian Mid-Eastern Club Limited	Vol 5875 Fol 8 now B/432751
14.10.1991 (1991 to Date)	# Tony Khattar # Raymond Khattar # George Khattar # Joseph Khattar # Robert Khattar # Peter Khattar	B/432751

Denotes Current Registered Proprietors

Leases & Easements: - NIL

As regards Lot 5 Section 8 D.P. 3424

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.11.1916 (1916 to 1923)	Frederick Henry McGrady (Farmer)	Vol 2716 Fol 81
22.11.1923 (1923 to 1951)	War Service Homes Commissioner	Vol 2716 Fol 81
03.07.1951 (1951 to 1972)	Louis Sylvester Turner (Clerk) Hazel Mary Turner (Married Woman)	Vol 2716 Fol 81 now Vol 6379 Fol 179
03.0.1972 (1972 to 1993)	Hazel Mary Turner (Widow)	Vol 6379 Fol 179 now 5/8/3424
28.10.1993 (1993 to 1994)	Eric Dagg Noeline Marie Turner (Executors of the Will of Hazel Mary Turner)	5/8/3424
06.10.1994 (1994 to 1999)	Davinder Singh Passi Anita Passi	5/8/3424
28.06.1999 (1999 to 2003)	Ihsan Dogan Meriman Dogan	5/8/3424
19.08.2003 (2003 to 2007)	Raymond Khattar	5/8/3424
03.04.2007 (2007 to Date)	# Carla Khattar	5/8/3424

Denotes Current Registered Proprietors

Leases & Easements: - NIL

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

As regards Lot 6 Section 8 D.P. 3424

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
17.11.1916 (1916 to 1923)	Frederick Henry McGrady (Farmer)	Vol 2716 Fol 81
22.11.1923 (1923 to 1951)	War Service Homes Commissioner	Vol 2716 Fol 81
07.08.1951 (1951 to 1973)	Letitia Keren Cameron (Married Woman)	Vol 2716 Fol 81 now Vol 6388 Fol 23
11.12.1973 (1973 to 1978)	William Bagan (Machinist) Mona Bagan (Married Woman)	Vol 6388 Fol 23
09.06.1978 (1978 to 1986)	Rafet Sima (Machine Operator) Naime Sima (Married Woman)	Vol 6388 Fol 23
15.07.1986 (1986 to 2003)	Dinh Vu Thi Yen Vu	Vol 6388 Fol 23 now 6/8/3424
12.08.2003 (2003 to Date)	# Peter Khattar	6/8/3424

Denotes Current Registered Proprietors

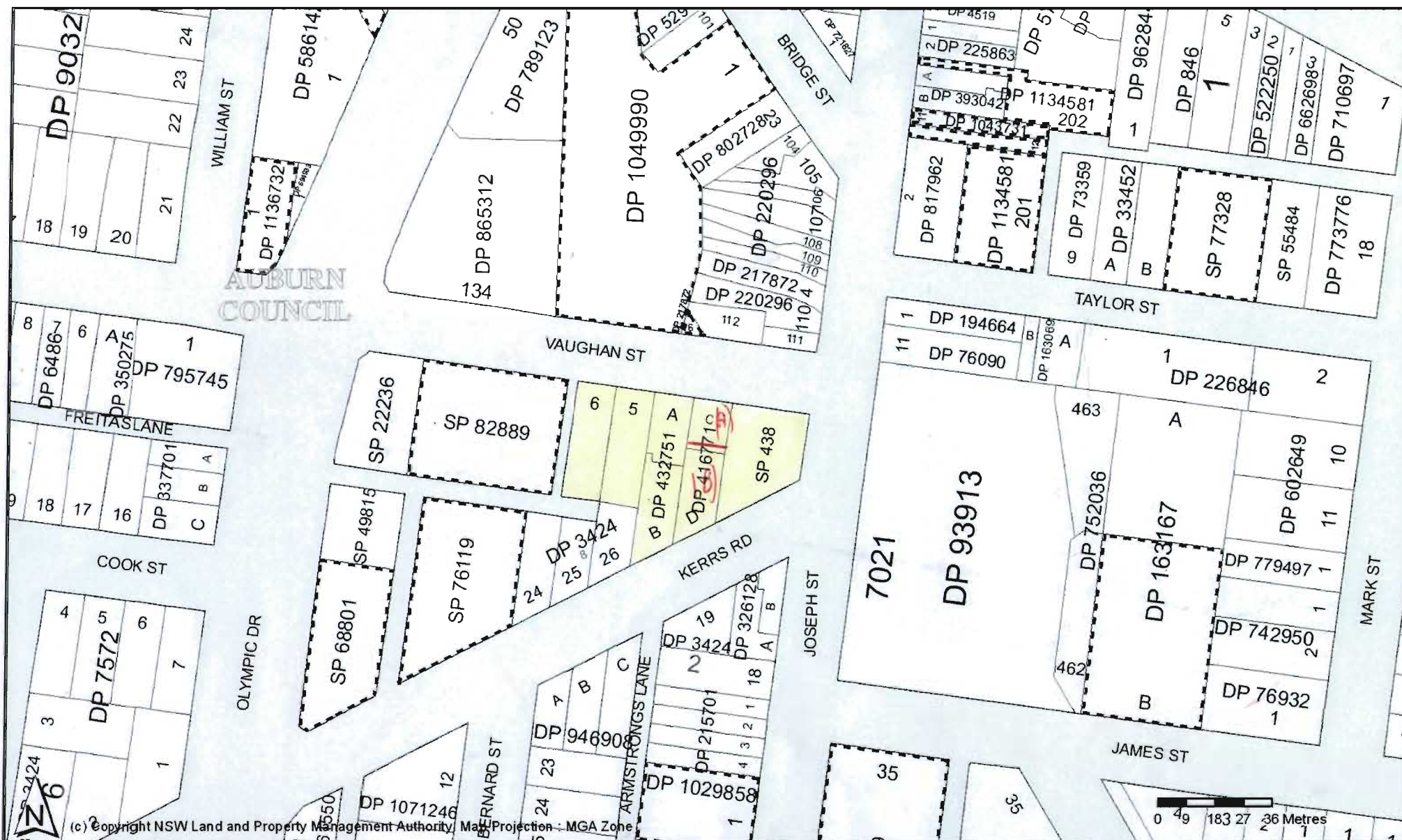
Leases & Easements: - NIL

Yours Sincerely

Mark Groll

3 June 2011

(Ph: 0412 199 304)



STRATA PLAN

OFFICE USE ONLY

3

Mun./~~Shire/City~~ of Auburn

Locality Lidcombe

Reference to Title Vol. 1648 Fol. 148

Parcel comprises (a) whole of (b) Lots 1 & 2, Sec. 8.

D.P. 3424

Strata Plan 438

E

Registered: 21/10/1963

C.A. 33/63 of 15/1963

Ref. Map: Lidcombe sht. 8

Last Plan: D.P. 3424 #

(a) State if whole or part.

(b) Refer to number of lot, allotment, or portion and to the Deposited Plan, Town, or as the case may be.

Parish of Liberty Plains County of Cumberland

The address for service of notices on the body corporate is: The Proprietors - Strata Plan No 438

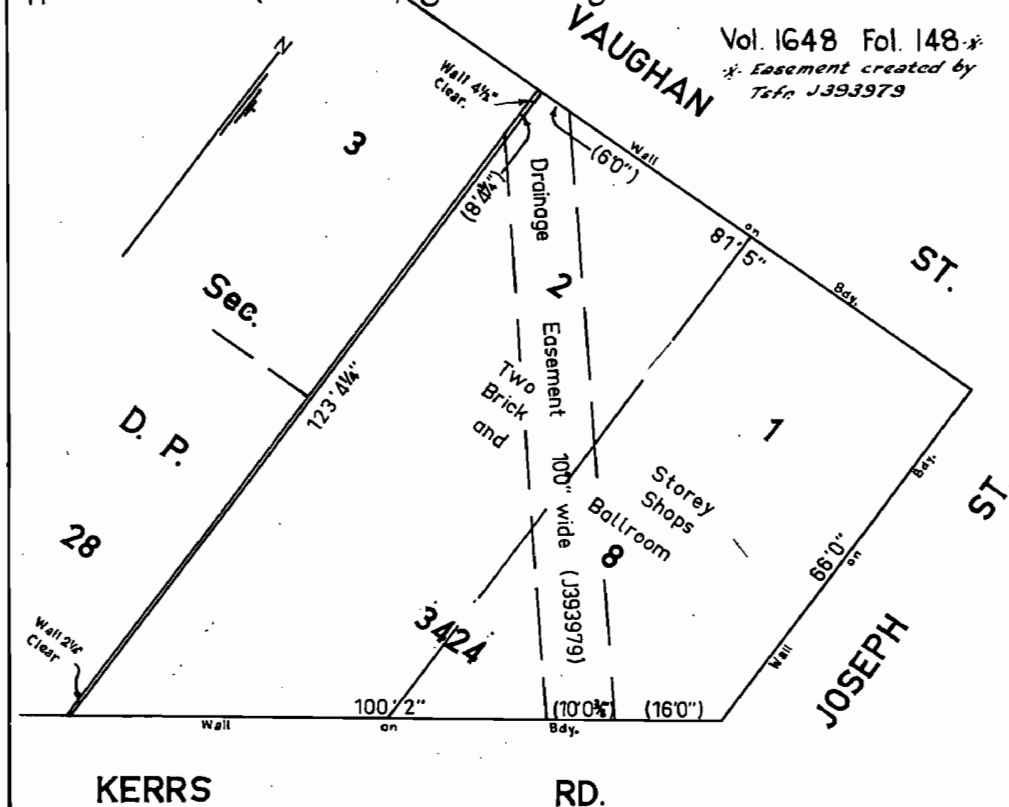
Corr. Kerrs Rd, Joseph St. & Vaughan St. LIDCOMBE

Appn. 9289 Pt. 60 ac. (Por. 38 Ph.) gtd. to George Sunderland on 30th. June 1823

Vol. 1648 Fol. 148

* Easement created by Tfn J393979

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



Schedule of Unit Entitlement

OFFICE USE ONLY

Current C's of T.

Lot No. Unit Entitlement

1 10

2 9

3 10

4 7

5 9

6 100

Vol. Fol.

9556-60

9556-61

9556-62

9556-63

9556-64

9556-65

I, John Henry Forshaw

of 25 Albion St., BEXLEY

a surveyor registered under the Surveyors Act, 1913, as amended hereby certify that:

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

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

Dated 10th April 1963

Signature J. H. Forshaw

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

Date 1st May, 1963

Subdivision No. 33/63

W. A. Ley
Council Clerk

(c) Delete if inappropriate

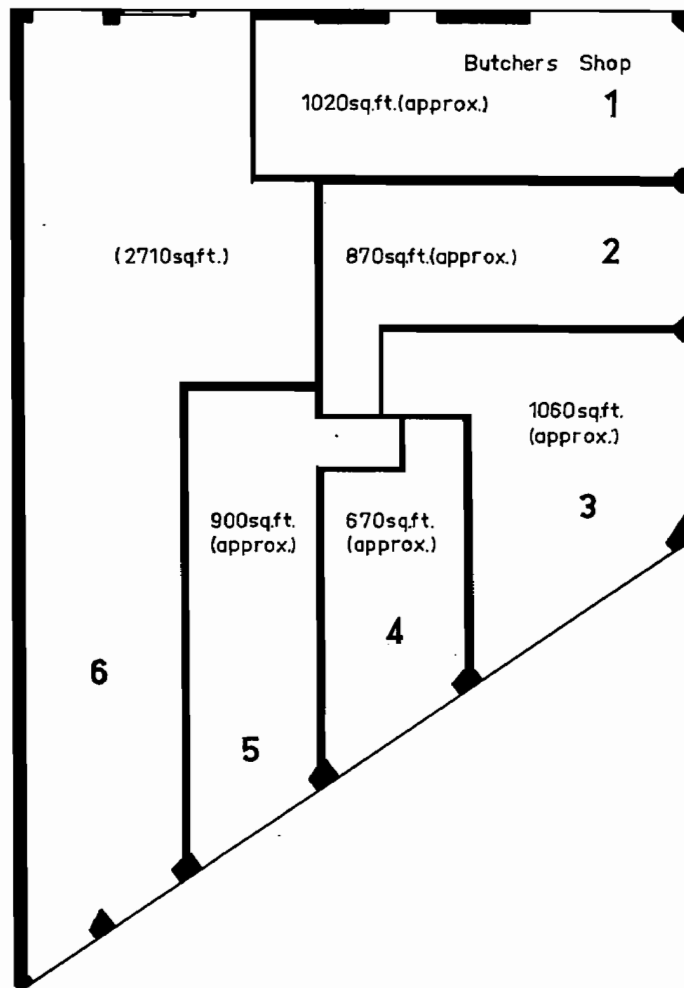
AGGREGATE

145

STRATA PLAN No. 438

SHEET No. 2 OF 3 SHEETS

GROUND FLOOR



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

STRATA PLAN 438

FEET	INCHES	METRES
-	2 1/4	0.055
-	4 1/2	0.113
6	-	1.83
8	4 3/4	2.56
10	-	3.05
10	0 3/8	3.055
16	-	4.875
66	-	20.115
81	5	24.815
100	2	30.53
123	4 1/4	37.6

SQ FT	SQ M
670	62.2
870	80.8
900	83.6
1020	94.8
1060	98.5
2710	251.8
7280	676.3
9990	928.1

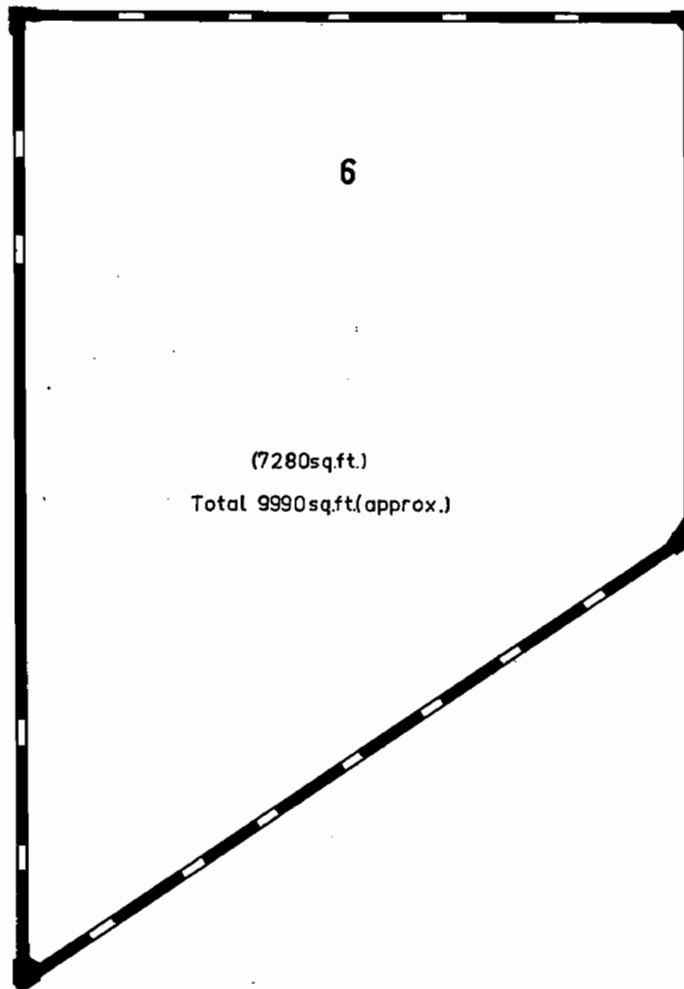
[Signature]
 Council Clerk

STRATA PLAN No. 438

SHEET No. **3** OF **3** SHEETS




FIRST FLOOR



[Signature]
Council Clerk.

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 2nd day of June 1900

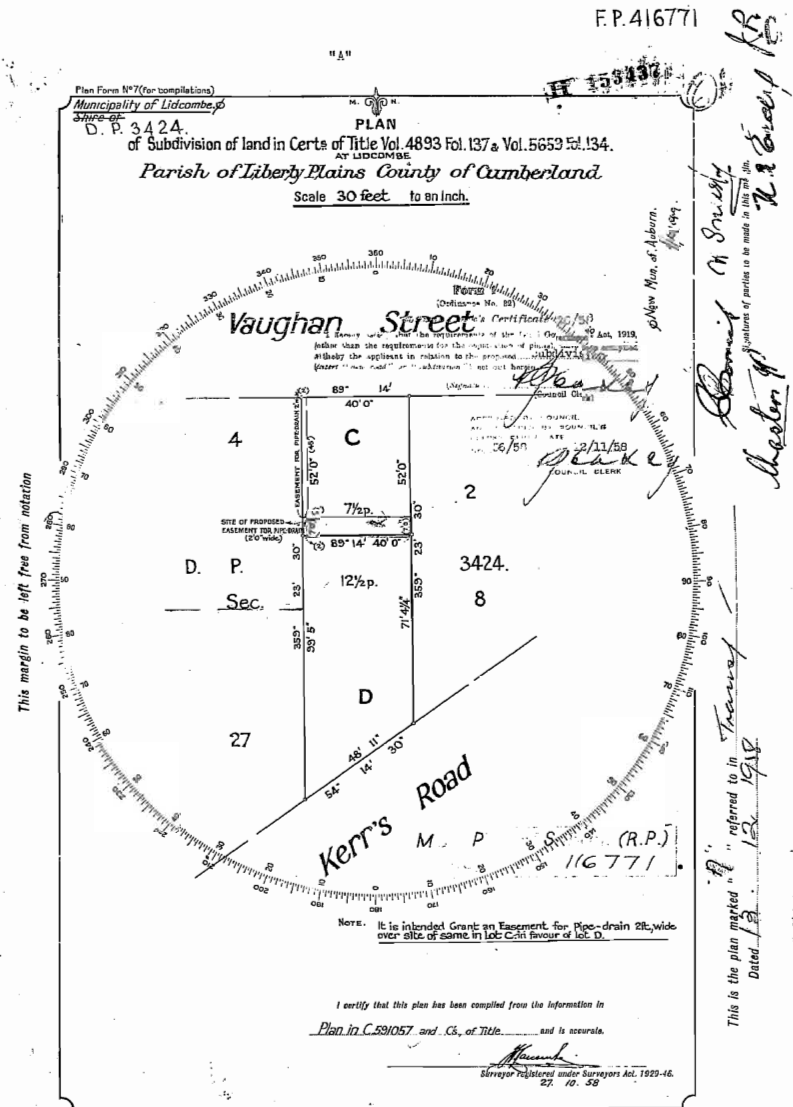
AMENDMENTS AND/OR ADDITIONS NOTED ON
PLAN IN REGISTRAR GENERAL'S OFFICE.

 CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 416771

FEET	INCHES	METRES
-	2	0.051
7	-	0.610
2	-	2.134
40	-	12.192
45	-	13.716
48 11	-	14.910
52	-	15.850
71	1 1/4	21.749
99 5	-	30.302
400	-	121.920
450	-	137.160
520	-	158.496

AC	RD	P	SQ M
-	-	7 1/2	189.7
-	-	12 1/2	316.2

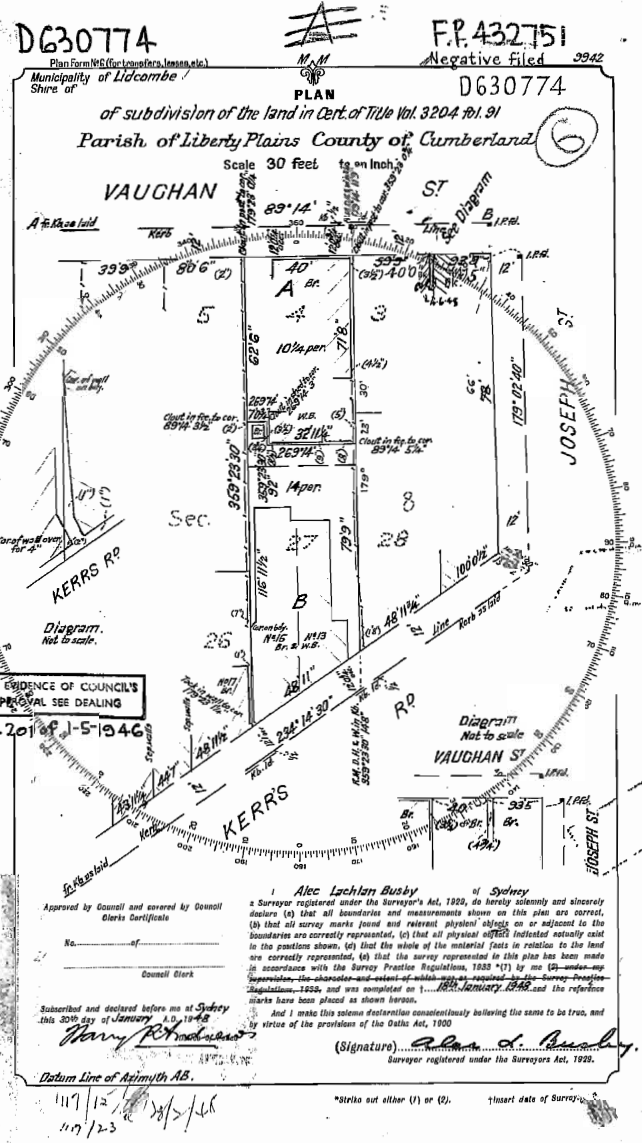


APPROPRIATE AND/OR ADDITIONAL NOTES ON
PLAN IN REGISTERAL GENERAL'S OFFICE.

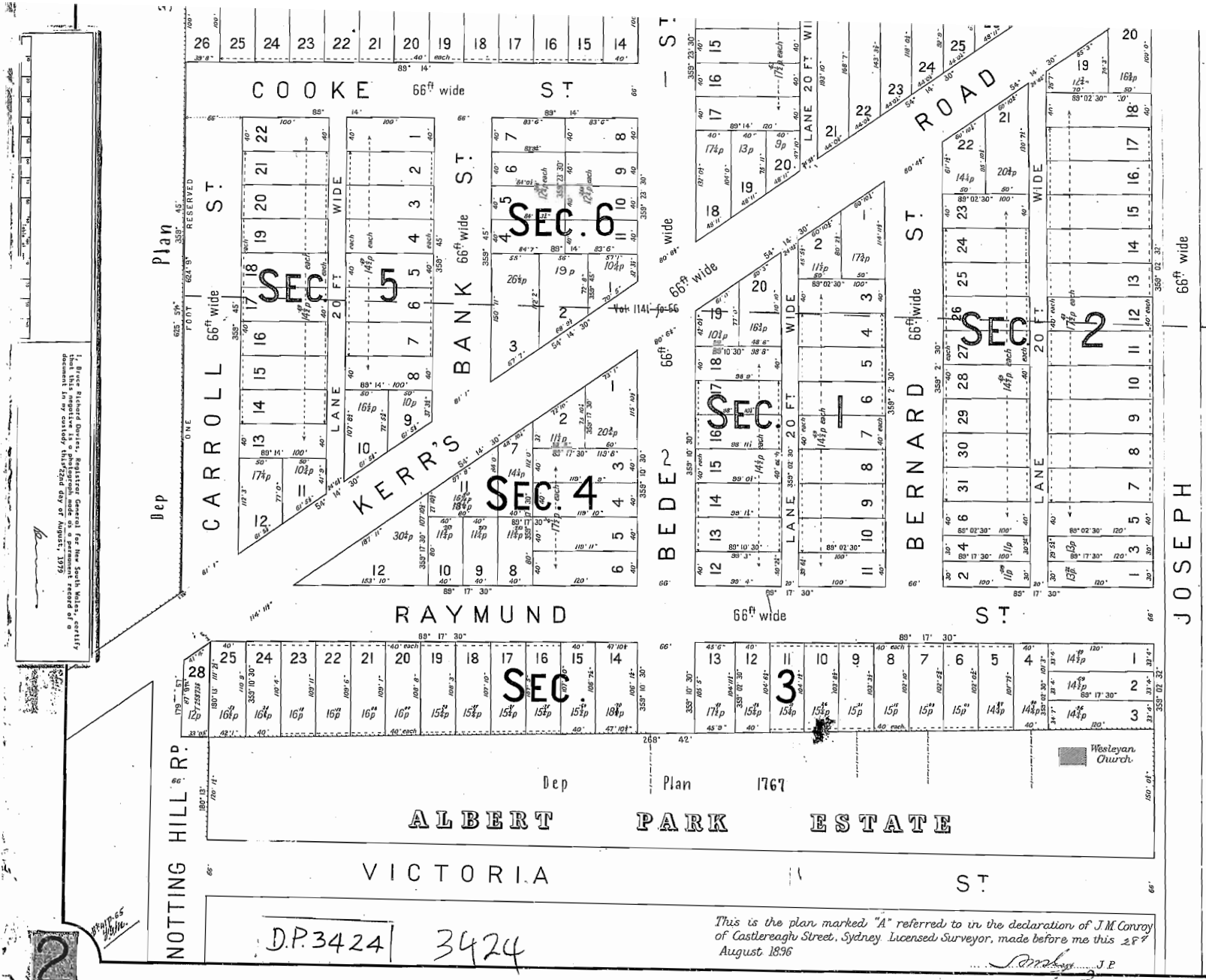
I, Bruce Richard Davies, Registered General for New South Wales, certify
document is a true and correct copy of the original as shown to me on 10th day of June, 1990

1

CONVERSION TABLE ADDED IN DEPARTMENT OF LANDS		
DP 432751		
FEET	INCHES	METRES
0	1/4	0.006
1	1/4	0.032
1	1/2	0.038
2		0.051
3	1/4	0.083
3	1/2	0.089
3	3/4	0.095
4		0.102
4	1/2	0.114
4	3/4	0.121
5		0.127
5	1/4	0.133
5	1/2	0.153
5	3/4	0.203
6		0.216
6	1/2	0.229
6	3/4	0.508
7		1.219
7	1/4	2.153
7	1/2	2.794
8		3.061
8	1/4	3.581
8	1/2	3.658
8	3/4	3.664
9		3.670
9	1/4	3.677
9	1/2	3.683
9	3/4	4.121
10		4.128
10	1/4	4.70
10	1/2	10.039
10	3/4	12.116
11		12.192
11	1/4	13.392
11	1/2	13.589
11	3/4	14.910
12		14.923
12	1/4	14.929
12	1/2	19.050
12	3/4	20.117
13		21.844
13	1/4	23.393
13	1/2	23.774
13	3/4	24.308
14		24.536
14	1/4	28.473
14	1/2	28.550
14	3/4	30.493
15		35.649
AC RD P SQ M		
10	1/4	259.3
14		354.1



ト	ウ
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This is the plan marked "A" referred to in the declaration of J.M. Conroy of Castlereagh Street, Sydney Licensed Surveyor, made before me this 28th August 1896

J.P.

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 3424		
FEET	INCHES	METRES
6	7 1/4	2.015
20	-	6.095
24	4 1/4	7.425
24	5 1/2	7.455
24	6 7/8	7.49
25	7	7.6
25	10 1/2	7.885
27	10 1/2	8.495
29	5 3/4	8.985
30	-	9.145
30	5 1/4	9.275
32	-	9.755
32	3 1/2	9.84
33	0 1/2	10.07
33	4	10.16
34	7	10.54
36	-	10.975
37	3 1/2	11.365
38	11	11.86
39	-	11.885
39	6 3/4	12.06
39	8	12.09
40	-	12.19
40	2 1/2	12.255
41	4	12.6
41	5	12.625
41	9	12.725
42	0 1/2	12.815
42	1	12.825
44	0 1/4	13.415
45	5 1/2	13.855
47	6 3/8	14.485
47	10	14.58
48	8	14.835
48	10 1/4	14.89
48	11	14.91
50	-	15.24
51	3	15.62
55	-	16.765
56	-	17.07
57	1	17.4
59	3	18.06
59	5 1/2	18.125
59	8	18.185
60	-	18.29
60	10 3/4	18.56
61	-	18.595
61	1 1/2	18.63
61	5 1/8	18.725
63	4 1/4	19.31
66	-	20.115
67	6	20.575
67	7	20.6
68	9 1/2	20.97
70	-	21.335
70	5	21.465
71	5	21.77
72	5 3/4	22.09
72	8	22.15
72	10 3/8	22.21
73	1	22.275
73	10 1/4	22.51
74	3	22.63
75	11	23.14
77	-	23.47
80	-	24.385
80	2 1/2	24.445
80	4 1/2	24.5
80	6 1/4	24.545
80	8 1/2	24.6
81	1	24.715
84	-	25.605
85	3	25.985
87	6	26.67
87	9 1/2	26.76
91	5	27.865
92	9	28.27

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 3424 CONTINUED		
FEET	INCHES	METRES
95	4	29.06
95	10 1/2	29.225
97	8	29.77
97	10	29.82
98	8	30.075
98	9	30.1
98	10 1/4	30.13
98	11 1/2	30.16
99	0 1/2	30.19
99	1 3/4	30.22
99	3	30.25
99	4	30.275
99	5 1/2	30.315
100	-	30.48
101	3	30.86
101	7 1/2	30.975
102	0 3/4	31.11
102	5 3/4	31.235
102	10	31.345
103	3 1/2	31.485
103	8 1/2	31.61
104	-	31.7
104	1 1/2	31.735
104	6 1/2	31.865
104	11 1/2	31.99
105	5	32.13
105	1 1/4	32.34
106	7 1/4	32.495
107	-	32.615
107	5	32.74
107	8 1/2	32.83
107	10	32.87
107	10 1/2	32.88
108	3	32.995
108	8	33.12
109	-	33.225
109	1	33.25
109	6	33.375
109	11	33.505
110	10	33.78
111	2 1/2	33.895
112	-	34.14
112	2	34.19
112	3	34.215
114	11 1/2	35.04
115	10 1/2	35.32
118	0 1/2	35.98
119	8	36.475
119	9	36.5
119	10	36.525
119	11	36.55
120	-	36.575
120	1 1/2	36.615
123	4 1/4	37.6
130	7 1/2	39.815
132	0 1/2	40.245
143	3 3/4	43.68
150	0 1/2	45.735
150	11	46
150	11 3/8	46.01
153	10	46.89
166	11 3/4	50.9
168	7	51.38
176	10 1/2	53.91
179	6 1/4	54.72
187	11	57.28
193	10	59.08
438	5	133.63
625	5 1/4	190.63
LINKS		METRES
60		12.07
95.33		19.175

CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 3424 CONTINUED			
AC	RD	P	SQ M
-	-	8 3/4	221.3
-	-	9	227.6
-	-	10	252.9
-	-	10 1/2	265.6
-	-	10 3/4	271.9
-	-	11	278.2
-	-	11 1/4	284.5
-	-	11 1/2	290.9
-	-	11 3/4	297.2
-	-	12	303.5
-	-	12 1/4	309.8
-	-	12 1/2	316.2
-	-	12 3/4	322.5
-	-	13	328.8
-	-	13 3/4	347.8
-	-	14	354.1
-	-	14 1/4	360.4
-	-	14 1/2	366.7
-	-	14 3/4	373.1
-	-	15	379.4
-	-	15 1/4	385.7
-	-	15 1/2	392
-	-	15 3/4	398.4
-	-	16	404.7
-	-	16 1/4	411
-	-	16 1/2	417.3
-	-	16 3/4	423.7
-	-	17 1/4	436.3
-	-	17 1/2	442.6
-	-	17 3/4	448.9
-	-	18	455.3
-	-	19	480.6
-	-	20 1/2	518.5
-	-	20 3/4	524.8
-	-	23 3/4	600.7
-	-	26 1/2	670.3
-	-	30 1/4	765.1

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 22nd day of August, 1979

Bruce Richard Davies



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE REGISTER **CANCELLED**

Vol. 8499

See new edition
Fol. 188

Issued 1-7-1974



Fol. 188

I certify that The Proprietors—Strata Plan No. 438 is the registered proprietor of an Estate in Fee Simple in the common property in the Strata Plan so numbered subject nevertheless to the exceptions, encumbrances and interests recorded hereon.

Jawatson
Registrar General.



(Page 1) Vol. 8499

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

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

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

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

Jawatson
Registrar General.

CANCELLED

See new edition issued 9.1.1975
Vol 8499 Fol 188

Jawatson

REGISTRAR GENERAL

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

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

88188780



CERTIFICATE OF TITLE

NEW SOUTH WALES

REAL PROPERTY ACT, 1900

TORRENS TITLE
CANCELLED

Vol. 8499 Fol. 188

SEE AUTO FOLIO

Edition Issued 9-1-1975.

Appln. No. 9289 OS

Prior Title Vol. 1648 Fol. 148



I certify that The Proprietors - Strata Plan No. 438 is the registered proprietor of an Estate in Fee Simple in the common property in the strata scheme relating to the Strata Plan so numbered, within the land herein described, subject nevertheless to the exceptions encumbrances and interests recorded hereon and to the reservations and conditions, if any, contained in the Crown grant.

S

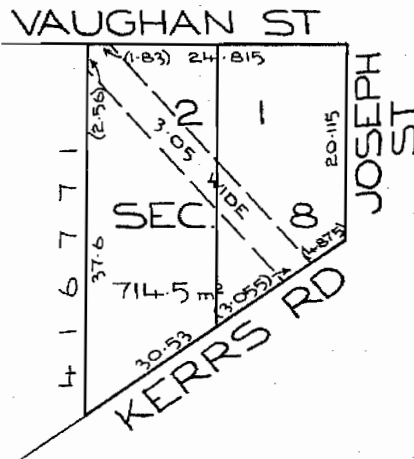
Lawson
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

REDUCTION RATIO 1:500



ADDRESS FOR SERVICE OF NOTICES

CORNER KERRS RD, JOSEPH ST., AND VAUGHAN ST., LIDCOMBE. 2141

LAND REFERRED TO

Lots 1 and 2 of Section 8 in Deposited Plan 3424 at Lidcombe in the Municipality of Auburn Parish of Liberty Plains and County of Cumberland being part of Portion 38 granted to George Sunderland on 30-6-1823.

EXCEPTIONS ENCUMBRANCES AND INTERESTS REFERRED TO

(S8). Easement for Drainage created by Transfer No. J393979 affecting part of the land above described 3.05 metres wide shown in the plan hereon.

SCHEDULE OF UNIT ENTITLEMENT

Aggregate unit entitlement: 145

Lot No.	Strata Plan No.	Unit Entitlement
1	438	10
2	"	9
3	"	10
4	"	7
5	"	9
6	"	100

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

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



Historical Title

LEAP Searching
An Approved LPMA NSW
Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

11/5/2011 7:41AM

FOLIO: CP/SP438

First Title(s): OLD SYSTEM

Prior Title(s): VOL 8499 FOL 188

Recorded	Number	Type of Instrument	C.T. Issue
28/4/1986		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
29/5/1986		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/10/2006	AC679767	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

mg

PRINTED ON 11/5/2011



Title Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: CP/SP438

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/5/2011	7:40 AM	-	-

VOL 8499 FOL 188 IS THE CURRENT CERTIFICATE OF TITLE

LAND

THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 438
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT LIDCOMBE
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM SHEET 1 SP438

FIRST SCHEDULE

THE OWNERS - STRATA PLAN NO. 438
ADDRESS FOR SERVICE OF NOTICES:
CORNER KERRS RD, JOSEPH ST, AND VAUGHAN ST
LIDCOMBE 2141

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 1 STRATA
SCHEMES MANAGEMENT ACT 1996
- 3 J393979 EASEMENT FOR DRAINAGE AFFECTING THE PART SHOWN SO
BURDENED IN THE TITLE DIAGRAM

SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 145)

STRATA PLAN 438

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 10	2	- 9	3	- 10	4	- 7
5	- 9	6	- 100				

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

11/5/2011 7:41AM

FOLIO: C/416771

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8045 FOL 244

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
31/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
8/8/2003	9860846	DISCHARGE OF MORTGAGE	
8/8/2003	9860847	APPLN FOR REPLACEMENT CT	EDITION 1
10/12/2003	AA238944	TRANSFER	
10/12/2003	AA238945	MORTGAGE	EDITION 2

*** END OF SEARCH ***

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Title Search

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: C/416771

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/5/2011	7:40 AM	2	10/12/2003

LAND

LOT C IN DEPOSITED PLAN 416771
AT LIDCOMBE
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP416771

FIRST SCHEDULE

TONY KHATTAR (T AA238944)

SECOND SCHEDULE (5 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 C591057 EASEMENT FOR PIPE DRAIN AFFECTING THE PART OF THE
LAND SHOWN SO BURDENED IN VOL 8045 FOL 244
- 3 H153437 EASEMENT FOR PIPE DRAIN AFFECTING THE PART OF THE
LAND SHOWN IN THE TITLE DIAGRAM
- 4 A803663 COVENANT
- 5 AA238945 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

11/5/2011 7:41AM

FOLIO: D/416771

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 8497 FOL 176

Recorded	Number	Type of Instrument	C.T. Issue
30/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
26/10/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/11/1990	Z311786	CAVEAT	
24/1/1991	Z427342	WITHDRAWAL OF CAVEAT	
14/10/1991	Z984113	DISCHARGE OF MORTGAGE	
14/10/1991	Z984114	TRANSFER	EDITION 1
3/2/1993	I88880	MORTGAGE	EDITION 2
5/8/1999	6069260	DEPARTMENTAL DEALING	
23/7/2003	9814619	DISCHARGE OF MORTGAGE	EDITION 3
30/3/2004	AA529879	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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Title Search

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: D/416771

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/5/2011	7:40 AM	4	30/3/2004

LAND

LOT D IN DEPOSITED PLAN 416771
AT LIDCOMBE
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP416771

FIRST SCHEDULE

TONY KHATTAR
IN 1/4 SHARE
RAYMOND KHATTAR
IN 1/4 SHARE
GEORGE KHATTAR
IN 1/5 SHARE
JOSEPH KHATTAR
IN 1/10 SHARE
ROBERT KHATTAR
IN 1/10 SHARE
PETER KHATTAR
IN 1/10 SHARE
AS TENANTS IN COMMON (T Z984114)

SECOND SCHEDULE (4 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 A803663 COVENANT
3 C591057 H153437 EASEMENT FOR PIPE DRAIN APPURTENANT TO THE
LAND ABOVE DESCRIBED AFFECTING THE PART OF THE LAND
SHOWN SO BURDENED IN VOL 8497 FOL 176
4 AA529879 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

11/5/2011 7:41AM

FOLIO: A/432751

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5874 FOL 236

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/11/1990	Z311786	CAVEAT	
24/1/1991	Z427342	WITHDRAWAL OF CAVEAT	
14/10/1991	Z984113	DISCHARGE OF MORTGAGE	
14/10/1991	Z984114	TRANSFER	EDITION 1
3/2/1993	I88880	MORTGAGE	EDITION 2
5/8/1999	6069260	DEPARTMENTAL DEALING	
23/7/2003	9814619	DISCHARGE OF MORTGAGE	EDITION 3
30/3/2004	AA529879	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: A/432751

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/5/2011	7:40 AM	4	30/3/2004

LAND

LOT A IN DEPOSITED PLAN 432751
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP432751

FIRST SCHEDULE

TONY KHATTAR
IN 1/4 SHARE
RAYMOND KHATTAR
IN 1/4 SHARE
GEORGE KHATTAR
IN 1/5 SHARE
JOSEPH KHATTAR
IN 1/10 SHARE
ROBERT KHATTAR
IN 1/10 SHARE
PETER KHATTAR
IN 1/10 SHARE
AS TENANTS IN COMMON (T Z984114)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AA529879 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

11/5/2011 7:41AM

FOLIO: B/432751

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 5875 FOL 8

Recorded	Number	Type of Instrument	C.T. Issue
2/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
3/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/11/1990	Z311786	CAVEAT	
24/1/1991	Z427342	WITHDRAWAL OF CAVEAT	
14/10/1991	Z984113	DISCHARGE OF MORTGAGE	
14/10/1991	Z984114	TRANSFER	EDITION 1
3/2/1993	I88880	MORTGAGE	EDITION 2
5/8/1999	6069260	DEPARTMENTAL DEALING	
23/7/2003	9814619	DISCHARGE OF MORTGAGE	EDITION 3
30/3/2004	AA529879	MORTGAGE	EDITION 4

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: B/432751

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/5/2011	7:41 AM	4	30/3/2004

LAND

LOT B IN DEPOSITED PLAN 432751
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP432751

FIRST SCHEDULE

TONY KHATTAR
IN 1/4 SHARE
RAYMOND KHATTAR
IN 1/4 SHARE
GEORGE KHATTAR
IN 1/5 SHARE
JOSEPH KHATTAR
IN 1/10 SHARE
ROBERT KHATTAR
IN 1/10 SHARE
PETER KHATTAR
IN 1/10 SHARE
AS TENANTS IN COMMON (T Z984114)

SECOND SCHEDULE (2 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 AA529879 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

11/5/2011 7:41AM

FOLIO: 5/8/3424

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 6379 FOL 179

Recorded	Number	Type of Instrument	C.T. Issue
9/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
28/10/1993	I754171	TRANSMISSION APPLICATION	EDITION 1
6/10/1994	U679942	TRANSFER	
6/10/1994	U679943	MORTGAGE	EDITION 2
28/6/1999	5932527	DISCHARGE OF MORTGAGE	
28/6/1999	5932528	TRANSFER	
28/6/1999	5932529	MORTGAGE	EDITION 3
19/8/2003	9887461	DISCHARGE OF MORTGAGE	
19/8/2003	9887462	TRANSFER	
19/8/2003	9887463	MORTGAGE	EDITION 4
3/4/2007	AC951029	TRANSFER	
3/4/2007	AC951030	MORTGAGE	EDITION 5

*** END OF SEARCH ***

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Title Search

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/8/3424

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/5/2011	7:41 AM	5	3/4/2007

LAND

LOT 5 OF SECTION 8 IN DEPOSITED PLAN 3424
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP3424

FIRST SCHEDULE

CARLA KHATTAR (T AC951029)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
2 9887463 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED
3 AC951030 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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Historical Title

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

11/5/2011 7:41AM

FOLIO: 6/8/3424

First Title(s): SEE PRIOR TITLE(S)
Prior Title(s): VOL 6388 FOL 23

Recorded	Number	Type of Instrument	C.T. Issue
9/9/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
5/7/1995	0357847	DISCHARGE OF MORTGAGE	EDITION 1
12/8/2003	9873747	TRANSFER	
12/8/2003	9873748	MORTGAGE	EDITION 2

*** END OF SEARCH ***

mg

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Title Search

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Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 6/8/3424

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
11/5/2011	7:41 AM	2	12/8/2003

LAND

LOT 6 OF SECTION 8 IN DEPOSITED PLAN 3424
AT LIDCOMBE
LOCAL GOVERNMENT AREA AUBURN
PARISH OF LIBERTY PLAINS COUNTY OF CUMBERLAND
TITLE DIAGRAM DP3424

FIRST SCHEDULE

PETER KHATTAR (T 9873747)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 9873748 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

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

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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RP3



TRANSMISSIC APPLICATION

Section 93 Real Property Act 1901



I
754171 M

Office of State Revenue use only

(A) **LAND**

Show no more than 20 References to Title.

VOL. 6379 FOL. 179

NOW BEING 5/8/3424

(B) **REGISTERED DEALING**

If applicable.

(C) **LODGED BY**

L.T.O. Box

49

Name, Address or DX and Telephone

HALL TUCKFIELD RICHARDSON
SOLICITORS
DX 652 SYDNEY

REFERENCE (max. 15 characters):

(D) **DECEASED REGISTERED
PROPRIETOR**

HAZEL MARY TURNER

(E) **APPLICANT**

TA

ERIC DAGG and NOELINE MARIE TURNER

(F) I, the Applicant, being entitled as executors of the ~~will~~/estate of the Deceased Registered Proprietor (who died on 7 July 1993) pursuant to ~~Probate~~/Letters of Administration No. 113595/93 granted on 1 October 1993 to Eric Dagg and Noeline Marie Turner, apply to be registered as proprietor of the estate or interest of the Deceased Registered Proprietor in the Land/Registered Dealing specified above.

(G) Certified correct for the purposes of the Real property Act 1900.

DATE 21 October 1993

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

Signature of Witness

A J RICHARDSON
Name of Witness (BLOCK LETTERS)

1 Crestview St Sydney
Address of Witness

Eric R Dagg
Signature of Applicant

EVIDENCE SIGHTED & RETURNED (office use only)

CHECKED BY (office use only)

12

(H)

CONSENT OF EXECUTOR OR ADMINISTRATOR

I, **Executor of the will /Administrator of the estate**
of the Deceased Registered Proprietor, hereby consent to this application.

.....
Signature of Witness

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

.....
Address of Witness

.....
Signature of Executor/Administrator

INSTRUCTIONS FOR COMPLETION

STAMP DUTY: If the Applicant is a devisee, beneficiary, next-of-kin or otherwise beneficially entitled or if the Deceased Registered Proprietor died prior to 31 December 1981 the application must be presented to the Office of State Revenue prior to lodgment at the Land Titles Office.

1. The Application must be completed clearly and legibly in permanent, dense, black or dark blue non-copying ink. If using a dot-matrix printer the print must be letter-quality.
2. Do not use an eraser or correction fluid to make alterations: rule through rejected material. Initial each alteration in the lefthand margin.
3. If the space provided at any point is insufficient, you may annex additional pages. These must be the same size as the form; paper quality, colour, etc, must conform to the requirements set out in Land Titles Office Information Bulletin No. 19. All pages of any annexure must be signed by the person executing the Application and any attesting witness.
4. The following instructions relate to the marginal letters on the application.

(A) LAND

Show the relevant Reference to Title. If there are more than 20 show none in this panel. Place ALL of them on an annexure (see 3 above) with 20 per sheet.

(B) REGISTERED DEALING

Show the registration number of any lease, mortgage or charge in regard to which the Applicant is applying to be registered as a proprietor.

(C) LODGED BY

This section relates to the person or firm lodging the Application at the Land Titles Office.

Reference (max. 15 characters) This is optional. Any slashes, dots, blank spaces, etc, will be counted as characters.

(D) DECEASED REGISTERED PROPRIETOR

Show the name in full. Address and occupation need not be shown.

(E) APPLICANT

Show the name in full. Address and occupation need not be shown.

(F) WILL/ESTATE, etc

Amend "will/estate", "Probate/Letters of Administration" and "Land/Registered Dealing" as appropriate.

In the relevant spaces show the capacity (executor, devisee, etc) in which the Applicant is entitled to apply, the number and date of grant of the Probate or Letters of Administration pursuant to which the application is made, and the name of the person to whom the grant was made.

(G) EXECUTION

General The application must be executed by or on behalf of the Applicant.

By the Applicant Personally The application must be signed in the presence of an adult witness who is not an Applicant and who knows the party executing personally. The witness should complete the appropriate section of the application.

By the Applicant's Attorney The Power of Attorney must be registered in the General Register of Deeds at the Land Titles Office. The execution should take the form, "AB by her attorney XY [full name] pursuant to Power of Attorney Book 1234 Number 567".

Under Authority If the application is made pursuant to any statutory, judicial or other authority, except a Power of Attorney (see above), the nature of the authority should be disclosed.

By a Corporation under Seal The execution should include a statement that the seal has been properly affixed, for example, "... pursuant to a resolution of the board of directors ...". Alternatively, all those attesting the affixing of the seal must state their position in the corporation.

(H) CONSENT OF EXECUTOR OR ADMINISTRATOR

This is required only where the Applicant claims to be entitled other than as executor, administrator or trustee.

The completed Application must be lodged by hand at the LAND TITLES OFFICE, Queen's Square, Sydney, together with the Certificate of Title, the probate or letters of administration (or a copy thereof certified by a solicitor to be a true copy) and a completed Notice of Sale.

If you have any questions about filling out the form, please call 228-6666 and ask for our Customer Services Branch.

Form: 97-01T
Licence: 10V/0096/95
Printed: 0897LTO

TRANSFER
New South Wales
Real Property Act 1900

5932528E



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

Office of State Revenue use only

00.24

20/04/04 5254 469080

ALTO JWS "M" "N" STAMP DUTY

OFFICE OF STATE REVENUE
(N.S.W. TREASURY)

1996/97



PAC

ALTERATION NOTED

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

Folio IDENTIFIER 5/8/3424
3426

- (B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone
236	CSB
Reference (15 character maximum): 213764506	

- (C) **TRANSFEROR** ... DAVINDER SINGH PASSI AND ANITA PASSI

- (D) acknowledges receipt of the consideration of \$240,000.00

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

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

- (F) **TRANSFEEE**

T TS (s/13 LGA) TW (Sheriff)	<u>1HSAN DOGAN AND NERIMAN DOGAN</u> <u>BOTH OF 32 VICTORIA ST., LICOMBE</u> TENANCY: <u>JOINT</u>
---	---

- (G)

- (H) We certify this dealing correct for the purposes of the Real Property Act 1900. **DATE** 22/6/99

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

[Signature]
Signature of Witness
RAYMOND JOHN HUME
Name of Witness (BLOCK LETTERS)

12-14 AUBURN ROAD, AUBURN
Address of Witness
SOLICITOR

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

[Signature]
Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

[Signature]
Signature of Transferor

[Signature]
Signature of Transferee
FRANK BASSI
If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name in block letters.

Form: 01T
Release: 2.1

RELOADED

STAMP DUTY
- 1 MAR 2007

TIME: 11.06

TRANSFER

New South Wales
Real Property Act 1900

AC951029R

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

Office of State Revenue use only

NEW SOUTH WALES DUTY

14-12-2006

0003940748-001

SECTION 80(1)-TRANSFER FIRST HOME PLUS

NO DUTY PAYABLE

CONTRACT CONSIDERATION \$ 480,000.00

PRIVATE DWELLING

(A) TORRENS TITLE

Folio 5/8/3424

(B) LODGED BY

Delivery
Box

Name, Address or DX and Telephone

NATIONAL AUSTRALIA BANK

197 Prospect Highway

Seven Hills NSW 2147

45A Fax: 8825 0404

LLPN: 123011G

01303401

Reference:

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

RAYMOND KHATTAR

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$480,000

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) TRANSFEE

CARLA KHATTAR

(I)

TENANCY:

(J) DATE

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

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

Signature of witness:

SARAH
YAMMOUMI

Signature of transferor:

By TONY KHATTAR

Name of witness:

Address of witness:

53 SPURWAY ST
ERMINGTON NSW 2115

PURSUANT TO POWER OF ATTORNEY
REGISTERED BOOK 4392 NO 888.

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

of the

Signature: TRANSFEREE

SIGNATURE OF WITNESS

ADDRESS OF WITNESS

SARAH
YAMMOUMI

53 SPURWAY ST
ERMINGTON NSW 2115

Page 1 of
number additional
pages sequentially

Land and Property Information NSW.

All handwriting must be in block capitals.

28 days notice regn sent