

15 July 2020
Ref. E24391.E09.1_Rev0

Mr Fulya Karabacak
Urban Link Pty Ltd
Level 10, 11-15 Deane Street,
BURWOOD NSW 2134

EI Australia
Suite 6.01, 55 Miller Street
PYRMONT, NSW, 2009

ABN 42 909 129 957

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W www.eiaustralia.com.au

T 02 9516 0722

Email Address: FulyaK@urbanlink.com.au

Re: Response to Campbelltown City Council Request for Additional Information regarding the Phase 1 Preliminary Site Investigation at 12-16 Francis Street and 121 Minto Road, Minto NSW

At the request of Mr Fulya Karabacak of Urban Link Pty Ltd ('the client'), EI Australia (EI) is pleased to provide the following Response to Campbelltown City Council Request for Additional Information regarding the Phase 1 Preliminary Site Investigation at 12-16 Francis Street and 121 Minto Road, Minto NSW ('the site').

As part of a Development Application (1227/2019/DA-M) to Campbelltown City Council (Council), EI completed a Preliminary Site Investigation (PSI) (EI, 2019, *Preliminary Site Investigation*, Ref. E24391.E01_Rev0, dated 23 October 2019). The main objective of the investigation was to provide a qualitative assessment of the environmental conditions of the site by appraising the potential for site contamination on the basis of field observations, historical land uses and anecdotal and documentary evidence.

On 9 June 2020, Council issued a 'Request For Additional Information' (RFI). Item 22 of the RFI required a revised preliminary contaminated site assessment to be provided addressing the following information gaps:

- A NSW SafeWork authority search;
- The Title History of the subject lots;
- The information from the enquiries to Council; and
- Local knowledge from the current and readily available previous owners (if any).

In response to the Council RFI, EI have provided a response to the data gaps in **Table 1** below:

Table 1 RFI Response Table

Council Information Gap	EI Australia Response
A NSW SafeWork authority search	<p>EI consider that a SafeWork NSW search of dangerous goods storage onsite was not warranted for the following reasons:</p> <ul style="list-style-type: none"> ▪ The site has been and is residential in nature, and therefore the storage of hazardous goods is unlikely; and ▪ No signs of an underground storage tank (UST) or storage of hazardous goods was observed during the detailed site walkover.

Council Information Gap	EI Australia Response
The Title History of the subject lots	At the time of preparing the EI (2019) report, EI considered that the Land Titles were not warranted, given the site has been vacant land until the 1960's when it became residential. However, for completeness, EI have recently completed the land title searches for the properties (Attachment A), which confirmed the site has been completely privately owned since 1916.
The information from the enquiries to Council	Based on the current information collected for the properties, the site has been predominantly used for residential purposes (was cleared vacant land prior to residential occupation). A review of the aerial photography suggests the residential structures appearing on the properties remained relatively unchanged since they were constructed, between the period 1960-1990. EI consider the likelihood of any potential contamination would be low and to be present within site structures (i.e. hazardous materials within the building structures) and/or at the site surfaces. These would be effectively addressed with the current recommendations of the PSI (hazardous materials survey prior to demolition and waste classification for offsite disposal during basement construction).
Local knowledge from the current and readily available previous owners	EI have discussed the properties with the current owners. Additionally, during the site walkover on 8 October 2019, one tenant was available and discussed the storage of vehicles and car parts at the rear of 16 Francis Street. During the inspection of the property at 16 Francis Street there was one car in the backyard sitting on top of a concrete slab. No signs of contamination were observed surrounding the car and/or concrete slab. Further to this, the concrete slab would limit the migration of any spills or leaks from the vehicle to the underlying soils and groundwater.

Based on the above, EI consider revising the current PSI was not warranted and the findings and recommendations outlined in EI (2019) remain valid.

EI consider that the site can be made suitable for its proposed use, subject to the implementation of recommendations outlined below:

- A Hazardous Materials Survey should be completed by a suitably qualified and experienced consultant, before commencement of demolition works, to identify any hazardous materials present within the building structure. All identified hazardous materials must be appropriately managed to maintain worker health and safety during site construction works;
 - Following demolition, a Clearance Inspection and Certificate should be prepared by a suitably qualified and experienced consultant;
- Removal of the identified septic tank and its contents identified at 121 Minto Road, Minto. Following removal an assessment should be carried out by a suitably qualified environmental consultant to demonstrate effective removal;
- Removal of the shallow soil profile (i.e. anthropogenic fill / topsoil) from areas of proposed landscaping to ensure any impacted soil (including undesirable aesthetic impacts) are removed from the site;

- Soil materials being removed from site (including virgin excavated natural materials or VENM) as part of any excavation works are to be classified for off-site disposal in accordance the EPA (2014) Waste Classification Guidelines;
- Any material being imported to the site (i.e. for landscaping purposes) should be assessed for potential contamination in accordance with NSW EPA guidelines as being suitable for the intended use or be classified as VENM;
- Should undiscovered contamination (i.e. hazardous materials including asbestos, UST, odorous and stained soils) be identified during redevelopment, all works should cease and a suitability qualified environmental consultant engaged to suitably address the issue.

Should you require anything further, please do not hesitate to contact the undersigned.

For and on behalf of

EI AUSTRALIA



BEN AGGAR

Environmental Engineer – Project Coordinator

Encl: Attachment A

Attachment A Information



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 12 to 16 Francis Street and 121 Minto Road, Minto

Description: - Lots 6 to 8 & 22 Section 12 D.P. 1186

As regards Lot 6 Section 12 D.P. 1186

<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>
26.01.1916 (1916 to 1945)	Jean Paul Boyer (Laborer)	Vol 694 Fol 22
23.04.1945 (1945 to 1953)	John Studach (Farmer) Lucy Victoria Studach (Married Woman)	Vol 694 Fol 22 Now Vol 6175 Fol 88
14.09.1953 (1953 to 1967)	Dorothy Patricia Darling (Married Woman)	Vol 6175 Fol 88 Now Vol 8460 Fol 17
04.12.1967 (1967 to 1985)	John Strathearn Lawry (Farmer)	Vol 8460 Fol 17
16.12.1985 (1985 to 1986)	Elizabeth Christie Lawry (Transmission Application not investigated)	Vol 8460 Fol 17
02.07.1986 (1986 to 1990)	David Sidney Brooks Maureen Brooks	Vol 8460 Fol 17 Now 6/12/1186
19.06.1990 (1990 to 2011)	David Ross Willis Karen Willis	6/12/1186
03.11.2011 (2011 to 2015)	Karen Willis	6/12/1186
24.04.2015 (2015 to 2017)	David Ross Willis	6/12/1186
14.06.2017 (2017 to date)	A & F Cornerstone Development Pty Ltd	6/12/1186

Denotes Current Registered Proprietor

Easements & Leases: - NIL



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

As regards Lot 7 Section 12 D.P. 1186

<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>
26.01.1916 (1916 to 1945)	Jean Paul Boyer (Laborer)	Vol 694 Fol 22
23.04.1945 (1945 to 1953)	John Studach (Farmer) Lucy Victoria Studach (Married Woman)	Vol 694 Fol 22 Now Vol 6175 Fol 88
14.09.1953 (1953 to	Dorothy Patricia Darling (Married Woman)	Vol 6175 Fol 88
05.04.1961 (1961 to 1977)	David Taylor (Diesel Fitter) Kathleen Eileen Taylor (Married Woman)	Vol 6175 Fol 88 Now Vol 8333 Fol 204
08.11.1977 (1977 to 1982)	Kathleen Eileen Taylor (Widow)	Vol 14560 Fol 150
01.07.1982 (1982 to 1985)	Richard Anthony Brookhuysse Carle Marice Brookhuysse	Vol 14560 Fol 150
06.03.1985 (1985 to 1991)	Robin John Hyde Karen sylvia Hyde	Vol 14560 Fol 150 Now 7/12/1186
13.11.1991 (1991 to 2017)	Kenneth John Simmonds Leone Simmonds	7/12/1186
28.04.2017 (2017 to date)	# Mervat Habib Awad # Maher Habib Awad	7/12/1186

Denotes Current Registered Proprietors

Easements & Leases: - NIL

As regards Lot 8 Section 12 D.P. 1186

<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>
26.01.1916 (1916 to 1945)	Jean Paul Boyer (Laborer)	Vol 694 Fol 22
23.04.1945 (1945 to 1947)	John Studach (Farmer) Lucy Victoria Studach (Married Woman)	Vol 694 Fol 22
09.07.1947 (1947 to 1948)	Irwin McAndrew (Grazier)	Vol 694 Fol 22 Now Vol 5763 Fol 129
25.10.1948 (1948 to 1959)	John Harry Robert Stroud (Motor Mechanic) Carrie Stroud (Married Woman)	Vol 5763 Fol 129
08.10.1959 (1959 to 1966)	John Thomas Kelleher (T.V. Mechanic) Nellie Kelleher (Married Woman)	Vol 5763 Fol 129 Now Vol 7676 Fol 63
06.10.1966 (1966 to 1976)	Nellie Kelleher (Widow)	Vol 7676 Fol 63 Now Vol 12699 Fol 213
20.09.1976 (1976 to 1983)	David Andrew John Taylor (Truck Driver)	Vol 12699 Fol 213



ABN: 36 092 724 251
 Ph: 02 9099 7400
 (Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
 Sydney 2000
 GPO Box 4103 Sydney NSW 2001
 DX 967 Sydney

Continued as regards Lot 8 Section 12 D.P. 1186

<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>
10.06.1983 (1983 to 1984)	Faizel Hassan Lillian Hassan	Vol 12699 Fol 213
07.09.1984 (1984 to 1986)	Robert Lindsay Allen	Vol 12699 Fol 213
25.09.1986 (1986 to 1995)	Robert Lindsay Allen Mary Louise Allen	Vol 12699 Fol 213 Now 8/12/1186
08.12.1995 (1995 to 2007)	Robert Lindsay Allen	8/12/1186
30.08.2007 (2007 to 2012)	Robert Lindsay Allen Mary-Louise Allen	8/12/1186
12.07.2012 (2012 to 2017)	Mary-Louise Allen	8/12/1186
27.06.2017 (2017 to date)	# Michelle Mounir Ibrahim # Nancy Shawky Awadallah Ibrahim	8/12/1186

Denotes Current Registered Proprietors

Easements & Leases: - NIL

As regards Lot 22 Section 12 D.P. 1186

<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>
26.01.1916 (1916 to 1945)	Jean Paul Boyer (Laborer)	Vol 694 Fol 22
23.04.1945 (1945 to 1953)	John Studach (Farmer) Lucy Victoria Studach (Married Woman)	Vol 694 Fol 22 Now Vol 6175 Fol 88
14.09.1953 (1953 to	Dorothy Patricia Darling (Married Woman)	Vol 6175 Fol 88
05.04.1961 (1961 to 1977)	David Taylor (Diesel Fitter) Kathleen Eileen Taylor (Married Woman)	Vol 6175 Fol 88 Now Vol 8333 Fol 204
08.11.1977 (1977 to 1981)	Kathleen Eileen Taylor (Widow)	Vol 8333 Fol 204
25.09.1981 (1981 to 1993)	Patrick Kevan O'Callaghan Patricia Ann O'Callaghan	Vol 8333 Fol 204 Now 22/12/1186
20.05.1993 (1993 to 2017)	Robert Munro Lang Alice Jessie Lang	22/12/1186
14.06.2017 (2017 to date)	A & F Cornerstone Development Pty Ltd	22/12/1186

Denotes Current Registered Proprietors



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards Lot 22 Section 12 D.P. 1186

Easements & Leases: - NIL

Yours Sincerely
Mark Groll
7 July 2020

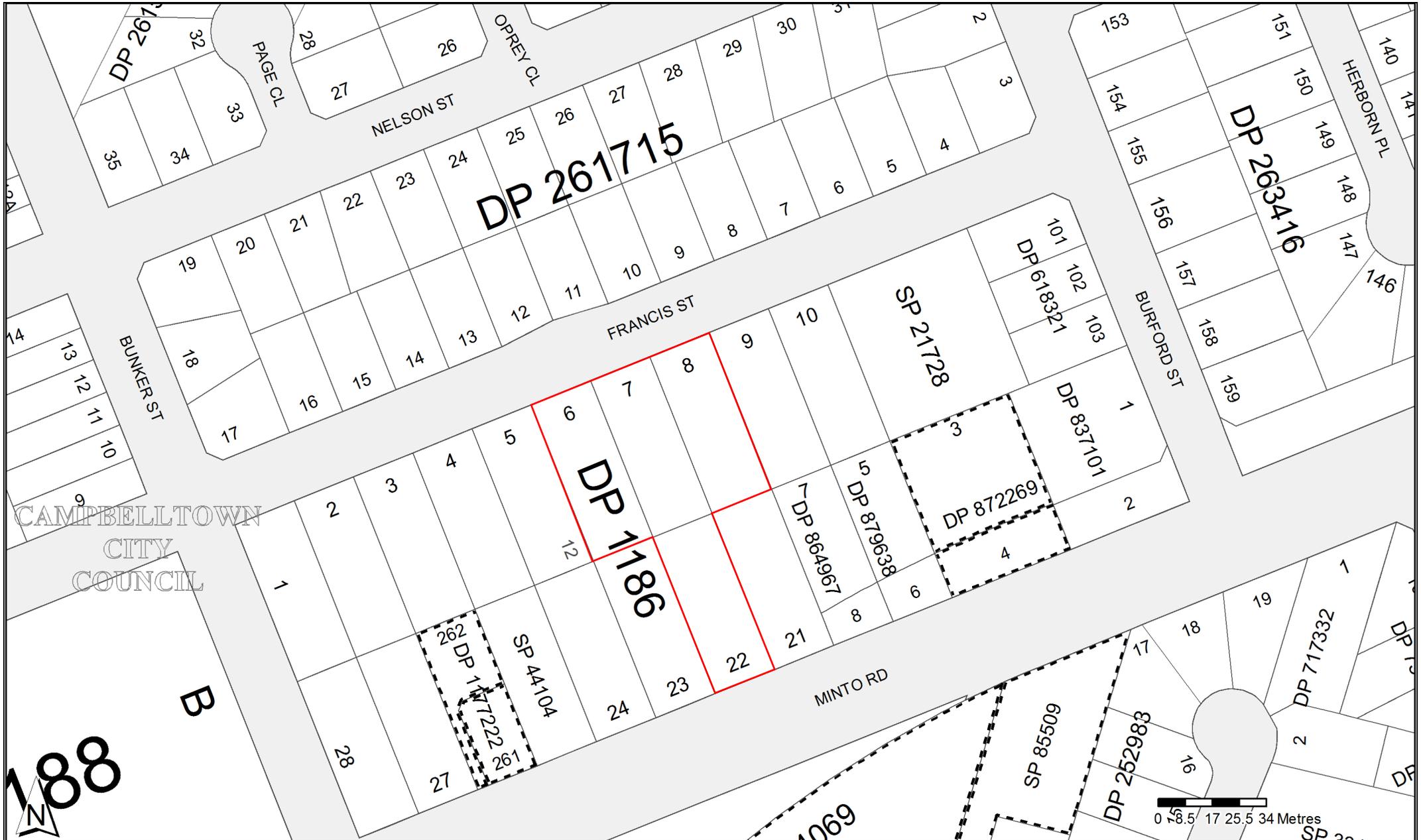
Cadastral Records Enquiry Report : Lot 8 Section 12 DP 1186

Locality : MINTO

Parish : MINTO

LGA : CAMPBELLTOWN

County : CUMBERLAND

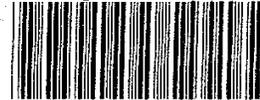


CAMPBELLTOWN
CITY
COUNCIL



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



08633016

NEW SOUTH WALES

First Title Old System

Prior Title Vol.8460 Fol.17



Vol. 8633 Fol. 16
D EDITION ISSUED
CANCELLED W₂₁ 3 1990

I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

[Signature]

Registrar General.



LAND REFERRED TO

Lots 6 & 23 of Sec.12 in DP1186 at Minto in the City of Campbelltown Parish of Minto County of Cumberland.

Title Diagram: DP1186

FIRST SCHEDULE

DAVID SIDNEY BROOKS and MAUREEN BROOKS as joint tenants.

W394279

SECOND SCHEDULE

1. Reservations and conditions in the Crown Grant.
2. W394280 Mortgage to Illawarra Mutual Building Society Ltd.

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

(Page 1) Vol. 8633 Fol. 16

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

FIRST SCHEDULE (continued)
REGISTERED PROPRIETOR

Registrar General

THIS FOLIO IS CANCELLED - NO MORE
LOT(S) 6, 23 IN DEPT. 5
PLAN 1186 SEE NEW FOLIO(S)
6, 23 / 1186 12-4-1990

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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



SEARCH DATE

3/7/2020 8:08AM

FOLIO: 6/12/1186

First Title(s): OLD SYSTEM

Prior Title(s): VOL 8633 FOL 16

Recorded	Number	Type of Instrument	C.T. Issue
29/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/4/1990	Y851469	APPLICATION FOR ISSUE OF CERTIFICATE OF TITLE	FOLIO CREATED EDITION 1
19/6/1990	Z69178	DISCHARGE OF MORTGAGE	
19/6/1990	Z69179	TRANSFER	EDITION 2
10/5/2001	7600261	MORTGAGE	EDITION 3
13/11/2003	AA156541	DISCHARGE OF MORTGAGE	
13/11/2003	AA156542	MORTGAGE	EDITION 4
3/11/2011	AG596114	DISCHARGE OF MORTGAGE	
3/11/2011	AG596115	TRANSFER WITHOUT MONETARY CONSIDERATION	
3/11/2011	AG596116	MORTGAGE	EDITION 5
24/4/2015	AJ428650	DISCHARGE OF MORTGAGE	
24/4/2015	AJ428651	TRANSFER	EDITION 6
14/6/2017	AM474167	TRANSFER	
14/6/2017	AM474168	MORTGAGE	EDITION 7
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 8 CORD ISSUED

*** END OF SEARCH ***

RP 13

STAMP DUTY

①



2
069179



TRANSFER
REAL PROPERTY ACT, 1900

T	3	202	x	R ² / ₂
	\$	44		

DESCRIPTION OF LAND
Note (a)

Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
FOLIO IDENTIFIER 6/12/1186	WHOLE	LOT 6 SECTION 12 D.P. 1186 Minto

TRANSFEROR
Note (b)

DAVID SIDNEY BROOKS
MAUREEN BROOKS

ESTATE
Note (c)

(the abovenamed TRANSFEROR) hereby acknowledges receipt of the consideration of \$ 75,000.00 and transfers an estate in fee simple in the land above described to the TRANSFEREE

TRANSFEREE
Note (d)

DAVID ROSS WILLIS
KAREN WILLIS
19 SELKIRK ST, ST ANDREWS

OFFICE USE ONLY

JT2

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

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]
Signature of Witness

MOYA WILLIAMSON
Name of Witness (BLOCK LETTERS)

82 Green Street Campbelltown
Address and occupation of Witness

[Signature]
Signature of Transferor

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

[Signature]
Signature of Witness

R. H. WILLIS
Name of Witness (BLOCK LETTERS)

42 DOROTHY ST, CHESTER HILL
Address and occupation of Witness

[Signature]
Signature of Transferee

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

LODGED BY Karen Willis 19 Selkirk St St Andrews		LOCATION OF DOCUMENTS	
Ref: Delivery Box Number 1W H603 1087		CT	OTHER
			Herewith.
			In L.T.O. with
			Produced by
Checked EC7 R7	Passed	REGISTERED -19	
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	C.T. 1W K. Willis 19 Selkirk St. St Andrews 2566

OFFICE USE ONLY

19 JUN 1990

040690 4310 001 400192371/03

\$1.00

Form: 01T
Licence: 01-05-025
Licensee: LEAP Legal Software Pty Limited
Firm name: Tierman Lawyers

TRANSFER



New South Wales
Real Property Act 1900

AG596115B

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar-General to collect and use information provided 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: 1390864	214
Duty: <u>EXEMPT</u>	Trans No: <u>6441692</u>
Acct details: <u>568 (1)</u>	

(A) TORRENS TITLE

6/12/1186

(B) LODGED BY

Document Collection Box <u>127x</u>	Name, Address or DX, Telephone, and Customer Account Number if any <u>NS</u>	CODES T JT TF TJ TK TW
	Reference: <u>984748: WILLIS</u>	

(C) TRANSFEROR

DAVID ROSS WILLIS and KAREN WILLIS

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of Pursuant to Family Court Orders and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple.

(F) SHARE

WHOLE

TRANSFERRED

(G)

Encumbrances (if applicable):

(H) TRANSFEE

KAREN WILLIS

(I)

TENANCY:

DATE

18/10/2011
dd mm yyyy

(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 of transferor:

See Annexure

Name of witness:

TASHA NOLAN

Address of witness:

3/346 Port Hacking Rd, Carlingbah NSW

KAREN WILLIS

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

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.

Signature of witness:

Signature of transferee:

Name of witness:

TASHA NOLAN

Address of witness:

3/346 Port Hacking Rd, Carlingbah NSW

KAREN WILLIS

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under

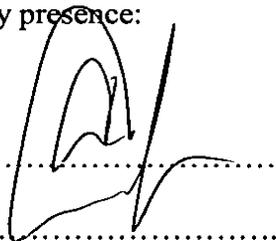
eNOS ID No. 190446 Full name: TASHA NOLAN Signature:

ANNEXURE

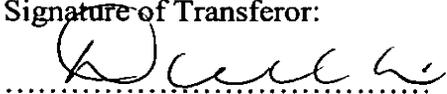
I certify that the person signing opposite,
with whom I am personally acquainted
or as to whose identity I am satisfied
signed this instrument in my presence:

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

Signature of witness:.....



Signature of Transferor:



Name of witness:

Address of witness:

Daniel Delfino...
Solicitor
Suite 1, Level 2, 7 Secant Street,
LIVERPOOL NSW 2170

Form: 01T
Licence: 05-11-638
Licensee: Softdocs
Cleary Law

①

TRANSFER

New South Wales
Real Property Act 1900



AJ428651S

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the I made available to any person for search upon payment of a fee, if any.

Section 30B of the RP Act requires that the Registrar is

Office of State Revenue	
Client No: 88909403	1243
Duty: \$0	Treas No: 8088469-001
Asst details: _____	

STAMP DUTY

Office of State Revenue use only

(A) TORRENS TITLE

6/12/1186

(B) LODGED BY

Document Collection Box 312D	Name, Address or DX, Telephone, and Customer Account Number if any Lawagents 123202Y Reference (optional): Cleary - kathy Willis	CODES T TW
--	--	--------------------------

(C) TRANSFEROR

KAREN WILLIS

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 555,000.00 and as regards the land
(E) **ESTATE** specified above transfers to the transferee an estate in fee simple.

(F) SHARE TRANSFERRED

(G) Encumbrances (if applicable):

(H) TRANSFEREE

DAVID ROSS WILLIS

(I) TENANCY:

DATE / /

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

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

Signature of witness:

Signature of transferor:

Name of witness: **Jessica Morgan**
Address of witness: **4/12 Laycock Ave
Cronulla NSW 2230**

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

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

Signature of witness:

Signature of transferee:

Name of witness: **DIANNE SHARDLOW**
Address of witness: **21 JELICOE STREE
CARINABAH NSW 2229**

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



FOLIO: 6/12/1186

SEARCH DATE	TIME	EDITION NO	DATE
3/7/2020	5:05 PM	8	9/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 6 OF SECTION 12 IN DEPOSITED PLAN 1186
AT MINTO
LOCAL GOVERNMENT AREA CAMPBELLTOWN
PARISH OF MINTO COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1186

FIRST SCHEDULE

A&F CORNERSTONE DEVELOPMENT PTY LTD

(T AM474167)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM474168 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES



CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900



Vol. **14560** Fol. **150**

Appln No 1064

Prior Title Vol. 8333 Fol. 204



RECEIVED

22 10 1981

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.

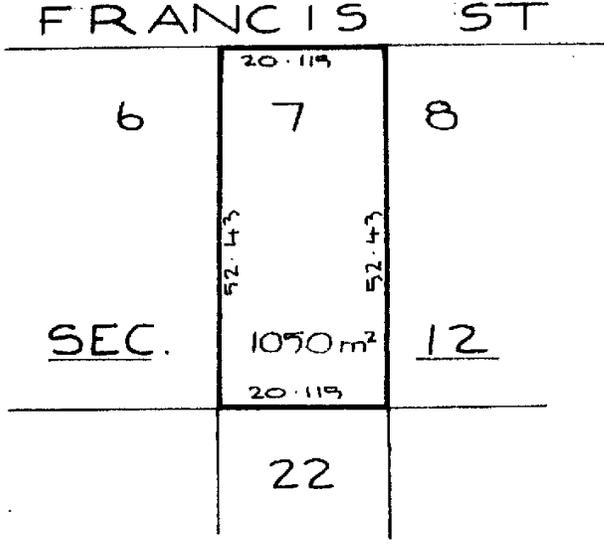
CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



S 657141 *GRY*

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 7 of Section 12 in Deposited Plan 1186 at Minto in the City of Campbelltown Parish of Minto County of Cumberland being part of Portion 28 granted to William Redfern on 11-9-1817.

FIRST SCHEDULE

~~KATHLEEN MARY TAYLOR.~~

SECOND SCHEDULE

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

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

14560 Fol. 150
(Page 1) Vol.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

~~Richard Anthony Brookhuyse and Carol Marice Brookhuyse as joint tenants by Transfer T121914. Registered 1-7-1982~~

Robin John Hyde and Karen Sylvia Hyde as joint tenants by Transfer V606833. Registered 6-3-1985

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

~~T121915 Mortgage to N.S.W. Permanent Building Society Limited. Registered 1-7-1982~~

V791661 Mortgage to National Australia Savings Bank Limited. Registered 11-6-1985

V606832

NOTATIONS AND UNREGISTERED DEALINGS

T121914 R
- 3A R
V606832 AM R
- 3 Te R
V791661 M R



SEARCH DATE

3/7/2020 5:06PM

FOLIO: 7/12/1186

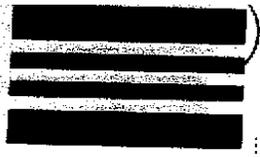
First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 14560 FOL 150

Recorded	Number	Type of Instrument	C.T. Issue
9/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
23/4/1991	Z608000	CAVEAT	
13/11/1991	E58731	WITHDRAWAL OF CAVEAT	
13/11/1991	E58732	DISCHARGE OF MORTGAGE	
13/11/1991	E58733	TRANSFER	EDITION 1
1/4/1992	E359606	MORTGAGE	EDITION 2
7/11/2013	AI146844	DEPARTMENTAL DEALING	
5/1/2017	AM32036	DISCHARGE OF MORTGAGE	EDITION 3
28/4/2017	AM337731	TRANSFER	
28/4/2017	AM337732	MORTGAGE	EDITION 4
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 5 CORD ISSUED

*** END OF SEARCH ***

RP13



TRANSFER

Real Property Act 1900



E
058733 B



Office of State Revenue use only

2200

00.2\$

141091 6825 04 200334026/03

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 7/12/1186

(B) **LODGED BY**

L.T.O. Box

Name, Address or DX and Telephone
GORDON CAVANAGH
Solicitor
P.O. Box 894,
Campbelltown. 2560
DX 5140 Campbelltown
REFERENCE (max. 15 characters):

(C) **TRANSFEROR**

ROBIN JOHN HYDE and KAREN SYLVIA HYDE

(D) acknowledges receipt of the consideration of \$180,100.00

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

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFeree**

T

KENNETH JOHN SIMMONDS to be of 14 Francis Street,
Minto and LEONE SIMMONDS of the same address
as joint tenants/tenants-in-common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATE OF EXECUTION**

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

[Signature]
Signature of Witness
ROBERT TRICIA
Name of Witness (BLOCK LETTERS)
8/151 Queen St Campbelltown
Address of Witness

[Signature]
J. Thomas
ct 7/2-6 Hunter St,
Paramatta
Secretary.

[Signature]
K. Hyde
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



13 NOV 1991

[Signature]
Signature of Transferee
GORDON CAVANAGH
Solicitor

[Handwritten initials]
27



FOLIO: 7/12/1186

SEARCH DATE	TIME	EDITION NO	DATE
3/7/2020	5:04 PM	5	9/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 7 OF SECTION 12 IN DEPOSITED PLAN 1186
AT MINTO
LOCAL GOVERNMENT AREA CAMPBELLTOWN
PARISH OF MINTO COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1186

FIRST SCHEDULE

MERVAT HABIB AWAD
MAHER HABIB AWAD

AS JOINT TENANTS

(T AM337731)

SECOND SCHEDULE (2 NOTIFICATIONS)

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- AM337732 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

CERTIFICATE OF TITLE
PROPERTY ACT, 1900



12699-213

NEW SOUTH WALES

Appln. No.1064

Prior Title Vol.7676 Fol.63

Vol. **12699** Fol. **213**
Edition issued 7-2-1975.



CANCELLED

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.

Jawatson
Registrar General.

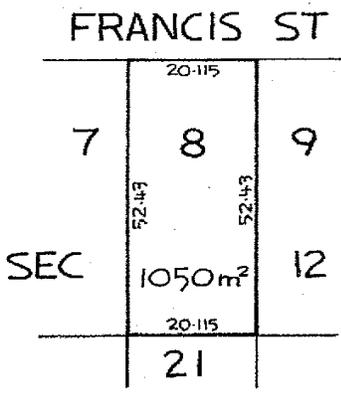


(Page 1) Vol. **12699** Fol. **213**



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



P103714 ~~CMS~~

REDUCTION RATIO 1:1000

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 8 of Section 12 in Deposited Plan 1186 in the City of Campbelltown Parish of Minto and County of Cumberland being part of Portion 28 granted to William Redfern on 11-9-1817.

FIRST SCHEDULE

~~NELLIE KELLEHER, of North Sydney, Widow.~~

SECOND SCHEDULE

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

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.



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/7/2020 5:06PM

FOLIO: 8/12/1186

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

Prior Title(s): VOL 12699 FOL 213

Recorded	Number	Type of Instrument	C.T. Issue
5/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
12/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
13/7/1993	I479432	DISCHARGE OF MORTGAGE	EDITION 1
3/3/1995	061598	TRANSFER	
3/3/1995	061599	MORTGAGE	EDITION 2
30/8/1999	6141005	DISCHARGE OF MORTGAGE	EDITION 3
30/8/2007	AD381764	TRANSFER	EDITION 4
12/7/2012	AH106780	NOTICE OF DEATH	EDITION 5
27/6/2017	AM515237	TRANSFER	
27/6/2017	AM515238	MORTGAGE	EDITION 6
2/9/2018	AN678864	DEPARTMENTAL DEALING	EDITION 7 CORD ISSUED

*** END OF SEARCH ***

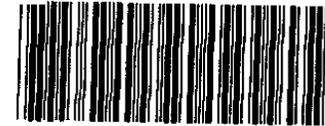
97-01 T



①

TRANSFER

Real Property Act, 1900



0
061598 L



\$1815-

Office of State Revenue use only
310824 0409 04 001706075/01 00*51814

(A) LAND TRANSFERRED

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier: 8/12/1186

(B) LODGED BY

L.T.O. Box 568Q	Name, Address or DX and Telephone T. J. JOHNSON & CO DX 5046, LIVERPOOL REFERENCE (max. 15 characters): TJJ:CA Allen-CA
------------------------	--

(C) TRANSFEROR

ROBERT LINDSAY ALLEN and MARY LOUISE ALLEN

(D) acknowledges receipt of the consideration of \$1.00

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

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) TRANSFEREE

T	ROBERT LINDSAY ALLEN of 12 Francis Street, Minto.
	TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900. **DATED** 22nd August 1994

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

[Signature]
.....
Signature of Witness

T. J. JOHNSON
.....
Name of Witness (BLOCK LETTERS)

1/47 Memorial Ave. Liverpool
.....
Address of Witness

[Signature] *[Signature]*
.....
Signature of Transferor

Signed in my presence by the Transferee who is personally known to

.....
Signature of Witness

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

.....
Address of Witness

[Signature]
.....
T. J. JOHNSON
Solicitor for the *[Signature]*
.....
Signature of Transferee

INSTRUCTIONS FOR FILLING OUT THIS FORM ARE AVAILABLE FROM THE LAND TITLES OFFICE

CHECKED BY (office use only) *[Signature]*

Form: 01TWC
Release: 2.1
www.lands.nsw.gov.au

①

TRANSFER
without monetary conside
New South Wales
Real Property Act 1900



AD381764K

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the F 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	NEW SOUTH WALES DUTY
	30-08-2007 0004528340-001
	SECTION 67-ORIGINAL
	NO DUTY PAYABLE

(A) **TORRENS TITLE**

8/12/1186

(B) **LODGED BY**

Document Collection Box 570E	Name, Address or DX and Telephone Marsdens Law Group DX 5107 CAMPBELLTOWN Phone: (02) 4626 5077 Fax: (02) 4626 4826 Reference: 96 33 9839:BMM	CODES T TW (Sheriff)
	12348y.	

(C) **TRANSFEROR**

ROBERT LINDSAY ALLEN

(D)

(E) **ESTATE**

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

(F) **SHARE TRANSFERRED**

WHOLE

(G)

Encumbrances (if applicable):

(H) **TRANSFEEEE**

ROBERT LINDSAY ALLEN AND MARY-LOUISE ALLEN
TENANCY: Joint Tenants

(I)

DATE

29/8/07

(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:

Sandra Rocha
Solicitor

Signature of transferor:

Name of witness:

Address of witness:

49 Dumaresq St
Campbelltown

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 transferee.

Signature of witness:

Sandra Rocha
Solicitor

Signature of transferee:

Name of witness:

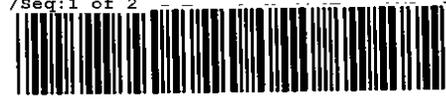
Address of witness:

49 Dumaresq St
Campbelltown

Form: 01T
Release: 6-0

TRANSFER

New South Wales
Real Property Act 1900



AM515237T

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	NSW Treasury Client No: 3323749 Duty: <u>\$10-</u> Trans No: <u>9089927</u> Asst details: _____	2766
----------------------------------	--	------

(A) **TORRENS TITLE** 8/12/1186

(B) **LODGED BY**

Document Collection Box 23L	Name, Address or DX, Telephone, and Customer Account Number if any LLPN: 123835G Reference: <u>642223-IBRAHIM</u>	CBA C/- SAI GLOBAL Property DX 885 SYDNEY C2 9210 0700 CODES T TW
------------------------------------	--	--

(C) **TRANSFEROR** MARY-LOUISE ALLEN

(D) **CONSIDERATION** The transferor acknowledges receipt of the consideration of \$ 910,000.00 and as regards
(E) **ESTATE** the abovementioned land transfers to the transferee an estate in fee simple

(F) **SHARE TRANSFERRED** WHOLE SHARE

(G) Encumbrances (if applicable):

(H) **TRANSFeree** MICHELLE MOUNIR IBRAHIM AND NANCY SHAWKY AWADALLAH IBRAHIM
(I) **TENANCY:** Tenants in Common in Equal Shares

DATE _____

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

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

Signature of witness:

Signature of transferor:

Name of witness: _____
Address of witness: _____

see annexure

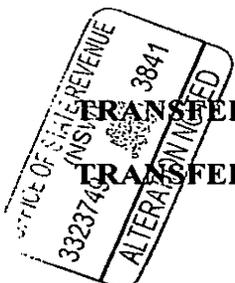
Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name: Bishop Genday
Signatory's capacity: solicitor

(K) The transferee's solicitor certifies that the eNOS data relevant to this dealing has been submitted and stored under eNOS ID No. 1245899 Full name: Bishop Genday Signature: _____

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.
ALL HANDWRITING MUST BE IN BLOCK CAPITALS
Page 1 of 2
1111



ANNEXURE A

TRANSFEROR
TRANSFEREE'S

MARY-LOUISE ALLEN

MICHELLE MOUNIR IBRAHIM AND NANCY SHAWLEY
AWADALLA IBRAHIM
AWADALLAH

SHAWLEY

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

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

Signature of witness:

Signature of transferor:

Name of witness: Alan Sharman
Address of witness: 12A/44 Oxford Rd.
Ingleburn 2565

* S117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.



FOLIO: 8/12/1186

SEARCH DATE	TIME	EDITION NO	DATE
3/7/2020	5:04 PM	7	2/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY COMMONWEALTH BANK OF AUSTRALIA.

LAND

LOT 8 OF SECTION 12 IN DEPOSITED PLAN 1186
LOCAL GOVERNMENT AREA CAMPBELLTOWN
PARISH OF MINTO COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1186

FIRST SCHEDULE

MICHELLE MOUNIR IBRAHIM
NANCY SHAWKY AWADALLAH IBRAHIM
AS TENANTS IN COMMON IN EQUAL SHARES

(T AM515237)

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AM515238 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

NEW SOUTH WALES

CERTIFICATE OF TITLE
REAL PROPERTY ACT, 1900



Vol. **14560** Fol. **151**
EDITION ISSUED
22 10 1981

Appln No 1064

Prior Title Vol. 8333 Fol. 204



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.

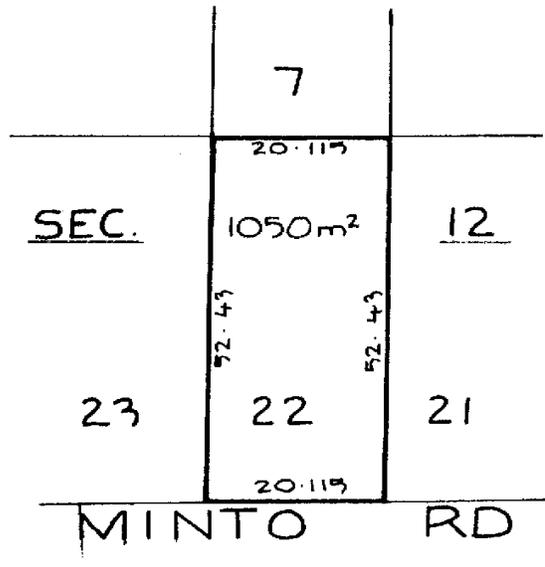
CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



S 657141 W. *GRY*

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 22 of Section 12 in Deposited Plan 1186 at Minto in the City of Campbelltown Parish of Minto County of Cumberland being part of Portion 28 granted to William Redfern on 11-9-1817.

FIRST SCHEDULE

PATRICK KEVON O'CALLAGHAN and PATRICIA ANN O'CALLAGHAN, as Joint Tenants.

SECOND SCHEDULE

- 1. Reservations and conditions, if any, contained in the Crown grant above referred to.
- 2. S657141pCovenant.

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

14560 Vol. 151 (Page 1) Vol. 151 Fol. 151

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

CANCELLED

SEE AUTO FOLIO

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

S799647P Mortgage to Lombard Australia Limited. Registered 26-11-1981
X 61058 P CAVENT BK AVON FINANCIAL SERVICES LIMITED RESIDENTS PROJECT



X m

NOTATIONS AND UNREGISTERED DEALINGS

S. 799647M P

X 61058 R



SEARCH DATE

3/7/2020 5:06PM

FOLIO: 22/12/1186

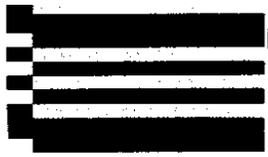
First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 14560 FOL 151

Recorded	Number	Type of Instrument	C.T. Issue
9/8/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/9/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
19/4/1990	Y936529	WITHDRAWAL OF CAVEAT	
19/4/1990	Y936530	CAVEAT	
19/7/1990	Z121145	WITHDRAWAL OF CAVEAT	
19/7/1990	Z121146	DISCHARGE OF MORTGAGE	
19/7/1990	Z121147	MORTGAGE	EDITION 1
20/5/1993	I346378	DISCHARGE OF MORTGAGE	
20/5/1993	I346379	TRANSFER	
20/5/1993	I346380	MORTGAGE	EDITION 2
8/7/1993	I469409	MORTGAGE	EDITION 3
11/3/1999	5670174	DISCHARGE OF MORTGAGE	EDITION 4
14/6/2017	AM474153	DISCHARGE OF MORTGAGE	
14/6/2017	AM474154	TRANSFER	
14/6/2017	AM474155	MORTGAGE	EDITION 5
9/9/2018	AN695392	DEPARTMENTAL DEALING	EDITION 6 CORD ISSUED

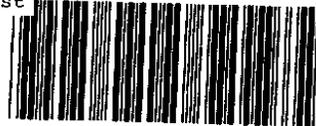
*** END OF SEARCH ***

RPI3



TRANSFER

Real Property Act, 1900



I
346379 M



Office of State Revenue

B

00*24

030595 0121 30 200596776/03 RHP

(A) **LAND TRANSFERRED**
Show no more than 20 References to Title.
If appropriate, specify the share transferred.

22/12/1186

(B) **LODGED BY**

L.T.O. Box	Name, Address or DX and Telephone <i>WESTPAC</i>
<i>374</i>	Reference (max. 15 characters): <i>23659 512</i>

(C) **TRANSFEROR**

PATRICK KEVON O'CALLAGHAN, PATRICIA ANN O'CALLAGHAN
joint tenants

(D) acknowledges receipt of the consideration of \$130,000.00
and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES** 1. 2. 3.

(F) **TRANSFEEE**

T	ROBERT MUNRO LANG, ALICE JESSIE LANG
	as joint tenants X

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900 **DATE**

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

[Signature]
.....
Signature of Witness
JOHN TOWNSEND
.....
Name of Witness (BLOCK LETTERS)
17 JUNCTION RD, PEAKHURST
.....
Address of Witness

[Signature]
.....
[Signature]
.....
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]
George Shad
Solicitor for ~~Signature of~~ Transferee

CHECKED BY (office use only) *[Signature]*



FOLIO: 22/12/1186

SEARCH DATE	TIME	EDITION NO	DATE
3/7/2020	5:06 PM	6	9/9/2018

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY NATIONAL AUSTRALIA BANK LIMITED.

LAND

LOT 22 OF SECTION 12 IN DEPOSITED PLAN 1186
AT MINTO
LOCAL GOVERNMENT AREA CAMPBELLTOWN
PARISH OF MINTO COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1186

FIRST SCHEDULE

A&F CORNERSTONE DEVELOPMENT PTY LTD (T AM474154)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 S657141 COVENANT
- 3 AM474155 MORTGAGE TO NATIONAL AUSTRALIA BANK LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***