

**Statutory Declaration**  
**OATHS ACT 1900, NSW, NINTH SCHEDULE**


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I, Louis Harold Jimmy Castagnet of 3/155 Hastings Parade North Bondi 2026 do hereby solemnly declare and affirm that:

1. I am a director of Moon Investments Pty Limited (Moon), have knowledge of its affairs and am authorised by Moon to make this Statutory Declaration on its behalf.
2. Pursuant to a Consultancy Agreement between **PDW Consulting Pty Limited** (ACN 061 742 821)(PDW) myself and the principals and prior to and following the granting of a Planning Proposal for Cabramatta East Town Centre gazetted by the NSW State Government on 7 July 2022, I was, inter alia, tasked with assisting in the purchase of properties and obtaining Option Agreements from other Landowners who owned Land within the development footprint of a proposed mixed use development at Cabramatta for which a Mixed Use Development (Application No 167.1/2023 PAN-333433 (DA) was ultimately lodged with Fairfield City Council.
3. The purpose of the proposed acquisitions were to complete the control of all land within Stages 1 & 2 of the DA. To that end I did negotiate for and Moon did purchase land within the development site being properties known as 125 Cabramatta Road East Cabramatta and 76 Broomfield Street Cabramatta.
4. Apart from the land purchased, other Landowners from whom Option Agreements were sought comprised 3 Properties located on Broomfield Street Cabramatta and 2 strata lots of a property located on Cabramatta Road East Cabramatta, namely :
  - (a) Lot 4 DP 438982, 92 Broomfield Street, Cabramatta; Proprietor Giovanni & Maria Cammareri.
  - (b) Lot 3 in Strata Plan 10266 (F.I. 3/SP10266) situate and known as 1/145 Cabramatta Road East, Cabramatta NSW 2166; Proprietor, Thi Ngoc Nhlen Dang.
  - (c) Lot 1 in Strata Plan 10266 (F.I. 1/SP10266) Proprietors Rosaria Tomlinson, Serafina Dunston, Linda Emanuele, Giulietta Emanuele.
  - (d) Lot 1 DP 25618, Lot 1 DP 203855 Lot 2 DP 650696, 88 Broomfield Street, Cabramatta; Proprietor Lo Property Pty Ltd.
  - (e) Lot 3 DP 25618, 90 Broomfield Street, Cabramatta; Proprietor Heng Lim and Cha Hua Lo.
5. Commencing in 2015 I entered into negotiations with the registered proprietors and or with persons who had been nominated to act for them in the course of those negotiations.
  - (a) Giovanni & Maria Cammareri instructed Dominic Mosca Solicitor of Marsdens Law Group to act for them.
  - (b) Thi Ngoc Nhlen Dang instructed Lawrence Liwei Lin of LLL The Law Firm to act for her.
  - (c) Rosaria Tomlinson, Serafina Dunston, Linda Emanuele, Guiletta Emanuele appointed Phillip John Dunston pursuant to a registered power of attorney number 592 Book 3496.
  - (d) Heng Lim and Cha Hua Lo nominated her daughter and son in law Vince To, to act for them
  - (e) Lo Property Pty Ltd directed me to deal with Cha Lo or his daughter Alica Lo Gabila to act for it.



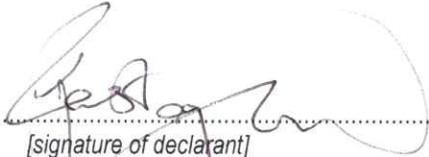
6. In the period between 2015 and 2023 I was successful in negotiating an option agreement for the purchase of Lot 1 SP10266 but otherwise despite lengthy negotiations I was unsuccessful in negotiating an option agreement for the purchase any of the other properties.
7. Due to the lack of success in negotiations, the proposed development was reconfigured to exclude those properties from the development whereby those properties would become isolated sites within the development footprint (Isolated Site Owners).
8. Notwithstanding the reconfiguration of the development and in compliance with the decision in *Karavellas v Sutherland Shire Council [2004] NSWLEC 251* formal full valuations of the properties referred to in Paragraph 5 (a) (b) (d) and (e) were obtained from Grahame Hollinshead a Senior Valuer of Lunney Watt and Associates Pty Ltd (Valuer).
9. On receipt of formal valuations, on about 21 or 22 December 2022 final written offers were made to the Isolated Site Owners on the basis of the highest valuation of that property either as an existing use or when incorporated in the development site as had been determined by the Valuer in each valuation. These offers meet the criteria for being reasonable offers based on the valuation by Moon.
10. On 20 March 2023 further final offers were made to the Isolated Site Owners on the basis of the highest valuation of that property either as an existing use or when incorporated in the development site as had been determined by the Valuer in each valuation, plus a 10 percent premium in each case.
10. The further final offers were communicated to proprietors directly or by email or to their representative by email and also by Registered Post to the addresses that had been advised by them to me.
11. The further final offers made by Moon to the Isolated Site Owners were either expressly rejected or not responded to:
  - (a) Giovanni & Maria Cammareri by their solicitor Dominic Mosca expressly rejected the final offer by email on 22 December 2022 and Giovanni Cammareri expressly rejected the further final offer when speaking to me by phone on 21 March 2023.
  - (b) Thi Ngoc Nhien Dang by her solicitor Lawrence Lin expressly rejected the final offer orally on 20 January 2023 and this was confirmed to him by email from me on 21 January 2023.
  - (c) Heng Lim and Cha Hua Lo did not respond to the final offer made to them by email to their son in law Vince To on 21 December 2022 or from the further final offer made to her on about 21 March 2023 by registered post, acknowledged to have been received.
  - (d) Lo Property Pty Ltd did not respond to the final offer made to it by email to their daughter Alica Lo Gabila on 21 March 2023 or from registered post sent on about 21 March 2023, acknowledged to have been received.
12. **Attached** and marked **A1, A2, A3, And A4** are copies of the registered post envelopes of letters to the Isolated Site Owners and copies of receipts of delivery of registered post of those letters with signature of recipient received from Australia Post. The respective letters to the Isolated Site Owners included in the registered posts are contained in the material now before the Western Sydney Planning Panel.



13. In the light of the failure to secure the acceptance of Thi Ngoc Nhlen Dang and as this property comprised lot 1 in a three lot strata plan for which the agreement of 75% of lot owners could not be obtained, the option agreement entered into with Rosaria Tomlinson, Serafina Dunston, Linda Emanuele, Guiletta Emanuele for the purchase of Lot 1 in Strata plan 10266 lapsed.

And I make this solemn declaration, as to the matter (or matters) aforesaid, according to the law in this behalf made – and subject to the punishment by law provided for any wilfully false statement in any such declaration.

Declared at: Leichhardt on 9 February 2024


  
 .....  
 [signature of declarant]

in the presence of an authorised witness, who states:

I, Anthony Clive Parisi a Solicitor

certify the following matters concerning the making of this statutory declaration by the person who made it:

1. I saw the face of the person, and
2. I have known the person for at least 12 months

  
 .....  
 [signature of authorised witness]

.....  
 9/2/2024

# Registered Post AUSTRALIA

POSTAGE PAID AUSTRALIA 

250g Max weight | 5mm Max thickness

Delivery within Australia

Prepaid envelope

AP Article Id:  
RPP44 63800 09400 45617 11609



Official use  
RPP44 63800 09400 45617 11609

Sender to keep  
RPP44 63800 09400 45617 11609

Download our app to scan & track or go online at [auspost.com.au/track](https://auspost.com.au/track)

## Optional service

Person to Person  
Affix label here

To: Company name

Attention

GIORGIANI CAMMINO 1

Mobile no. \*

PO Box number  
or street address

2 HERMAN CLOS

Suburb  
or town

COENOR PARK

State NSW

Postcode

2178

A1

OK 9/10/24



## Proof Of Delivery Browser

### Article information:

Article ID / Barcode Number: RPP4463800094004561711609

Scan Event Description: Delivered

Product Description: Registered Post

Consignment Number:

Date/Time of Scan Event: 21.04.2023 14:44:05

Merchant's Name:

Consignment Parcel Count:

Sender's Reference:

Special Delivery Instruction:

### Addressee Information:

Name:

Company Name:

Address Line1:

City:

Address Line 2:

State:

Address Line 3:

Country: AU

Address Line 4:

Postcode: 2176

### Delivery Information:

Signed For By: G CAMMERERI

Comment:

Nature of Authority: Occupant

Signature:

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A 2

Registered Post 



POSTAGE PAID AUSTRALIA

5mm  
x thickness

Delivery within Australia

Envelope

AP Article Id:

RPP44 63800 09400 45617 12606



Lift & Peel

Official use

RPP44 63800 09400 45617 12606

Lift & Peel

Sender to keep

RPP44 63800 09400 45617 12606

Download our app to scan & track or go online at [auspost.com.au](https://auspost.com.au)

To: Company name LLL THE LAW FIRM

Attention LAWRENCE LIN

Mobile no.\*

PO Box number  
or street address SUITE 8, LEVEL 1, 202 RAILWAY PDE

Postcode

Suburb  
or town CABRAMATTA

State NSW

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*LLR 9/2/24*



## Proof Of Delivery Browser

### Article information:

Article ID / Barcode Number: RPP4463800094004561712606

Consignment Number:

Scan Event Description: Delivered

Date/Time of Scan Event: 26.04.2023 15:11:48

Product Description: Registered Post

Merchant's Name:

Consignment Parcel Count:

Sender's Reference:

Special Delivery Instruction:

### Addressee Information:

Name:

Company Name:

Address Line1:

City:

Address Line 2:

State:

Address Line 3:

Country: AU

Address Line 4:

Postcode: 2166

### Delivery Information:

Signed For By: L LIN

Comment:

Nature of Authority: Occupant

Signature:

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A 3

# Registered Post AUSTRALIA

Delivery within Australia

**250g** | **5mm**  
Max weight | Max thickness

**Prepaid envelope**



AP Article Id:  
RPP44 63800 09400 45328 08604



Official use

RPP44 63800 09400 45328 08604

Sender to keep

RPP44 63800 09400 45328 08604

Download our app to scan & track or go online at [auspost.com.au/track](http://auspost.com.au/track)

## Optional service

**Person to Person**

Affix label here

To: Company name

Attention CHA HUA LO HENG LING Mobile no. \*

PO Box number or street address 90 BRAMFIELD ST

Suburb or town CHALMERS

State NSW

Postcode

2 1 6 8

*Handwritten signature* 9/2/24



## Proof Of Delivery Browser

### Article information:

Article ID / Barcode Number: RPP4463800094004532808604

Scan Event Description: Delivered

Product Description: Registered Post

Special Delivery Instruction:

Consignment Number:

Date/Time of Scan Event: 26.04.2023 12:47:21

Merchant's Name:

Consignment Parcel Count:

Sender's Reference:

### Addressee Information:

Name:

Address Line1:

Address Line 2:

Address Line 3:

Address Line 4:

Company Name:

City:

State:

Country: AU

Postcode: 2166

### Delivery Information:

Signed For By: C LO

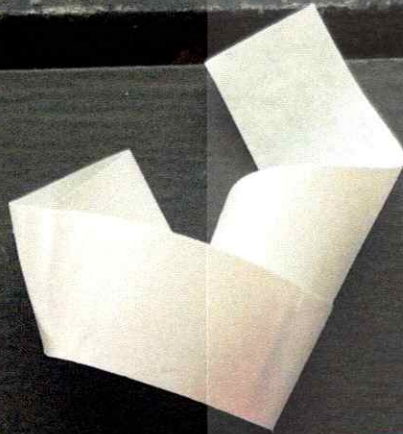
Nature of Authority: Occupant

Signature:

Comment:

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A4



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POSTAGE PAID AUSTRALIA

delivery within Australia

AP Article Id:

RPP44 63800 09400 45328 07607



Lift & Peel

Official use

RPP44 63800 09400 45328 07607

Lift & Peel

Sender to keep

RPP44 63800 09400 45328 07607

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Company name

Attention

CHILLO

Mobile no.\*

Box number  
street address

88 BROOMFIELD ST

Postcode

Suburb  
town

CABRAMATTA

State

NSW

2	1	6	6
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*CH 9/2/24*



## Proof Of Delivery Browser

### Article information:

Article ID / Barcode Number: RPP4463800094004532807607

Scan Event Description: Delivered

Product Description: Registered Post

Consignment Number:

Date/Time of Scan Event: 26.04.2023 12:46:37

Merchant's Name:

Consignment Parcel Count:

Sender's Reference:

Special Delivery Instruction:

### Addressee Information:

Name:

Address Line1:

Address Line 2:

Address Line 3:

Address Line 4:

Company Name:

City:

State:

Country: AU

Postcode: 2166

### Delivery Information:

Signed For By: C LO

Nature of Authority: Occupant

Signature:

Comment:

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