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Survey Report

Cockle Bay Redevelopment Site

24th September 2020

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Sydney NSW 2000

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Review of titles, easements and ownership for the Cockle Bay Development Site. The proposed development site boundary as depicted in annexure "A" (Plan Showing Location of Proposed Site Boundary dated 15/08/2017) is shown outlined in red and shaded pink in the figures below.

The Cockle Bay Development Site affects the land comprised in the following certificates of title;

LOTS AFFECTED BY PROPOSED COCKLE BAY SITE BOUNDARY

Lot and DP	Owner	Head Lessee	Sub Lessee Y/N
Lot 10 D.P.801770	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited	Y
Lot 17 D.P.801770	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited	Y
Lot 19 D.P.801770	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited	Y
Lot 30 D.P.1007434	Sydney Harbour Foreshore Authority	N/A	N
Lot 32 D.P.1007434	Sydney Harbour Foreshore Authority	N/A	N
Lot 33 D.P.1007434	Sydney Harbour Foreshore Authority	N/A	N
Lot 34 D.P.1007434	Sydney Harbour Foreshore Authority	N/A	N
Lot 35 D.P.1007434	Sydney Harbour Foreshore Authority	N/A	N
Lot 37 D.P.1007434	Sydney Harbour Foreshore Authority	N/A	N
Lot 42 D.P.864696	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited	Y
Lot 50 D.P.1009561	Place Management NSW	DPPT Operator Pty Limited and DPT Operator Pty Limited	N
Lot 56 D.P.1009561	Sydney Harbour Foreshore Authority	N/A	N
Lot 60 D.P.1009964	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited	Y

Lot and DP	Owner	Head Lessee	Sub Lessee Y/N
Lot 61 D.P.1009964	Sydney Harbour Foreshore Authority	N/A	N
Lot 63 D.P.1009964	Sydney Harbour Foreshore Authority	N/A	N
Lot 64 D.P.1009964	Place Management NSW	N/A	N
Lot 65 D.P.1009964	Place Management NSW	DPPT Operator Pty Limited and DPT Operator Pty Limited	Y
Lot 11 D.P.1125890	Place Management NSW	N/A	N
Lot 2 D.P.1048307	Place Management NSW	Ausgrid	Y
Lot 215 D.P.1234971	Place Management NSW	N/A	N
Lot 1 D.P.1199026	Roads and Traffic Authority of New South Wales	N/A	N
Lot 2 D.P.1199026	Place Management NSW	N/A	N
Lot 1 D.P.734580	Sydney Harbour Foreshore Authority	N/A	N

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Land Contained Within the Cockle Bay Development Site

Lot 10 D.P.801770 (Limited in Stratum)

Lot 10 in D.P.801770 (shown coloured purple) is located in the north eastern corner of the development site, has frontage to Sussex Street, contains Darling Park Tower 1 and is limited in height in part.

Owner:- Sydney Harbour Foreshore Authority

Leases:- The certificate of title contains a head lease and several subleases. With the exception of a lease of substation premises, we have not reviewed subleases on title.

Head Lease:

Z979293 – DPPT Operator Pty Limited & DPT Operator Pty Limited (vide transfer 8324442) expires 14/06/2088.

5729989 – Energy Australia substation premises 7110(basement level 3), 7111(basement level 2) & 7112 basement level 1) together with rights of way & easement. expires: 30/9/2047

Subleases:- Exist on title, with the exception of Energy Australia substation premises, subleases have not been reviewed

Easements, restrictions etc. burdening Lot 10

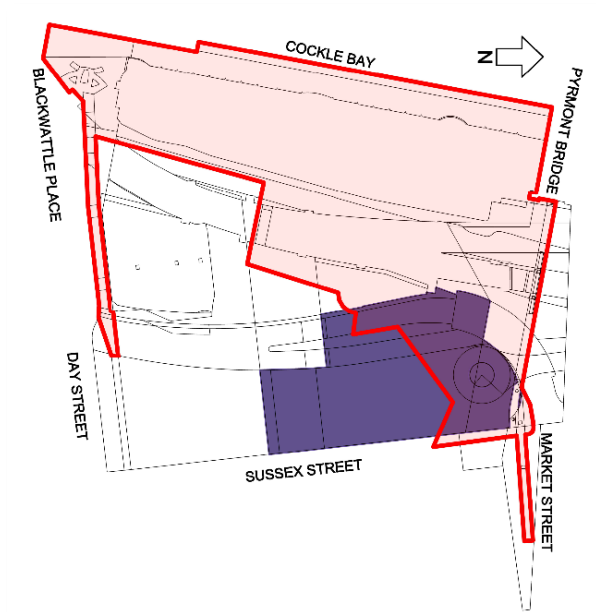
1. Easement for Support 2 wide (CC) created by D.P.801770 benefiting Lot 1 D.P.734580 – This easement provides support for Lot 1 D.P.734580 which is above Sussex Street and adjacent to Lot 10 D.P.801770.
2. Easement for support 2 wide and variable (DD) created by D.P.801770 benefiting Lot 1 D.P.734580 – This easement provides support for Lot 1 D.P.734580 which is above Sussex Street and adjacent to Lot 10 D.P.801770.

Easements, restrictions etc. benefiting Lot 10

There are no easements etc. benefiting Lot 10 recorded on the certificate of title.

Notations on Title

1. The subject certificate of title contains a note that D.P.1181007 a Plan of Proposed Easement for Electricity Purposes affects the subject land. D.P. 1181007 was registered 23/01/2003, however, the certificate of title does not contain an easement referring to the registered plan.



Lot 17 D.P.801770 (Limited in Stratum)

Lot 17 in D.P.801770 (shown coloured dark green) is located centrally within the development site, lies between the ramps of the Western Distributor and is limited in height, lying above Lot 42 D.P.864696.

Owner:- Sydney Harbour Foreshore Authority

Leases:- The certificate of title contains a head lease and several subleases.

Head Lease:- **2871518** – DPPT Operator Pty Limited & DPT Operator Pty Limited (vide transfer 8324446) expires 14/06/2088.

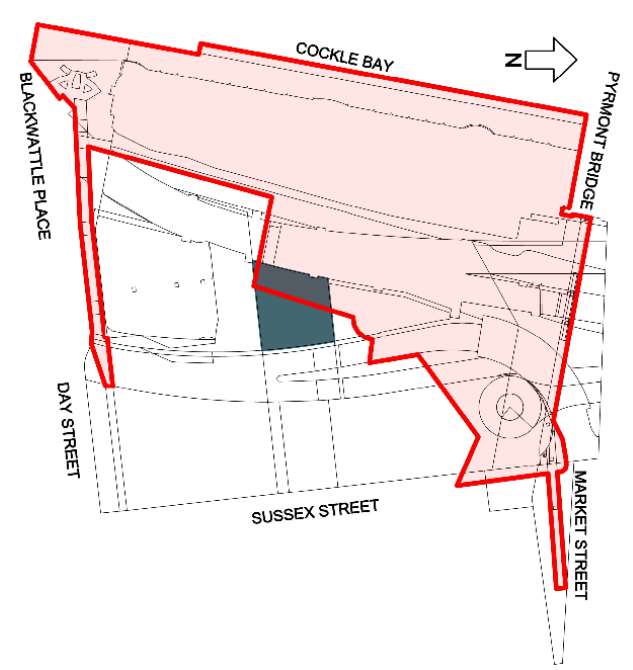
Subleases:- Exist on title, not reviewed

Easements, restrictions etc. burdening Lot 17

1. Easement for Support 2 wide and variable (BB) created by D.P.801770, benefiting Lot 60 D.P.1009964

Easements, restrictions etc. benefiting Lot 17

1. Easement for support 2 wide and variable (BB) created by D.P.801770, burdening Lot 42 D.P.864696.



Lot 19 D.P.801770 (Limited in Stratum)

Lot 19 in D.P.801770 (shown coloured green) is located at the northern end of the development site, lies between the ramps of the Western Distributor and is limited in height, lying above Lots 30, 32 & 33 DP801770 and Lots 60 & 61 D.P.1009964.

Owner:- Sydney Harbour Foreshore Authority

Leases:- The certificate of title contains a head lease and several subleases.

Head Lease:- **Z979293** – DPPT Operator Pty Limited & DPT Operator Pty Limited (vide transfer 8324442), expires 14/06/2088.

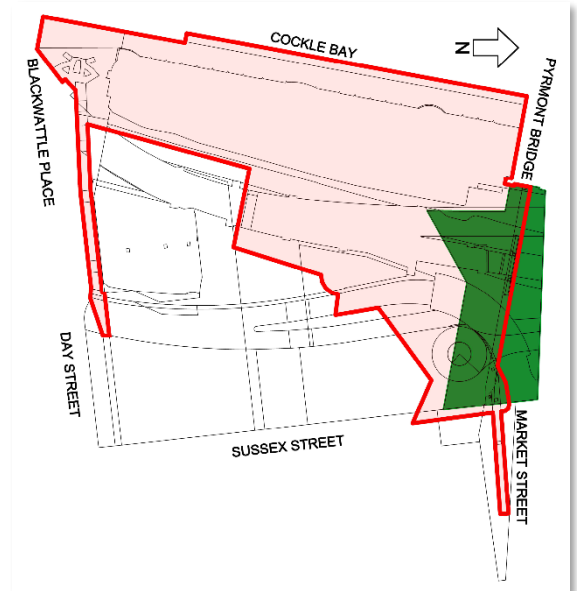
Subleases:- Exist on title, not reviewed

Easements, restrictions etc. burdening Lot 19

1. Easement for support 2 wide and variable (DD) created by D.P.801770, burdening Lot 1 D.P.734580, which is located above Sussex Street to the east.

Easements, restrictions etc. benefiting Lot 19

1. Easement to Drain Water 4 wide created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
2. Easement for Salt Water Conduits Variable Width created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.



Lot 30 D.P.1007434 (Limited in Stratum)

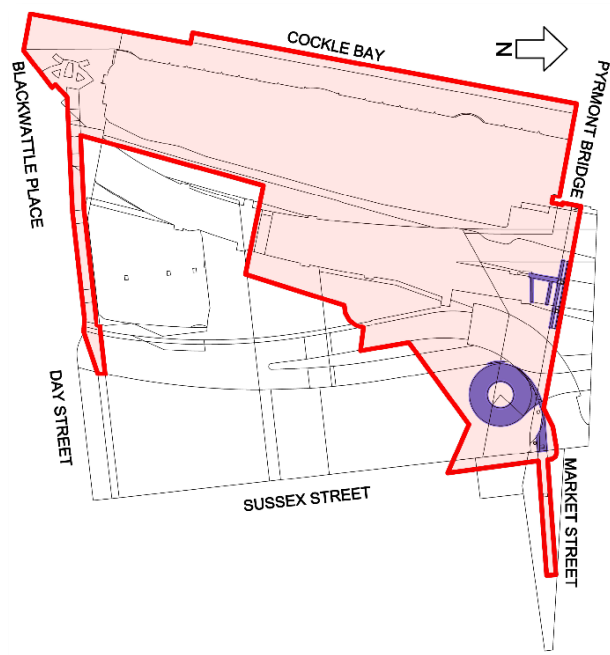
Lot 30 in D.P.1007434 (shown coloured purple) is located at the northern end of the development site, in the vicinity of the former monorail station, footbridge and cul-de-sac leading to the Darling Park loading dock and is limited in height.

Owner:- Sydney Harbour Foreshore Authority

Leases:- There are no leases recorded on the certificate of title.

Easements, restrictions etc.

There are no easements etc. recorded on the certificate of title.



Lot 32 D.P.1007434 (Limited in Stratum)

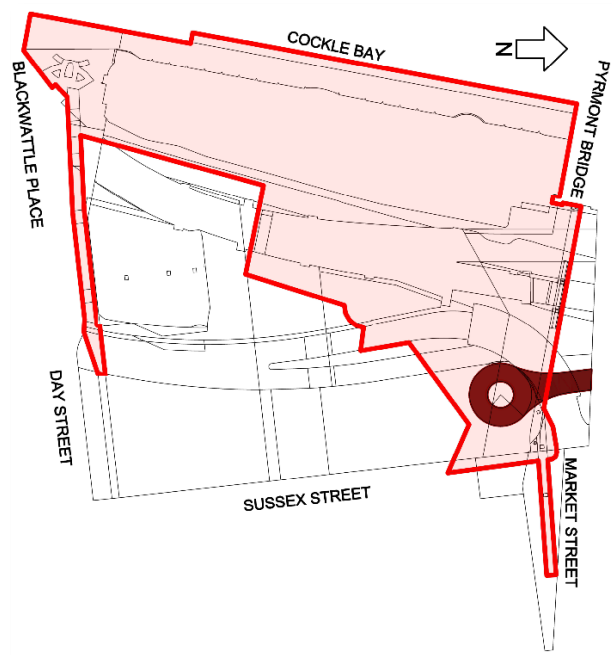
Lot 32 in D.P.1007434 (shown coloured dark brown) is located at the northern end of the development site, in the vicinity of the cul-de-sac leading to the Darling Park loading dock and is limited in height.

Owner:- Sydney Harbour Foreshore Authority

Leases:- There are no leases recorded on the certificate of title.

Easements, restrictions etc.

There are no easements etc. recorded on the certificate of title.



Lot 33 D.P.1007434 (Limited in Stratum)

Lot 33 in D.P.1007434 (shown coloured light brown) is located at the northern end of the development site and comprises part of the former monorail station, track and support columns and is limited in height.

Owner:- Sydney Harbour Foreshore Authority

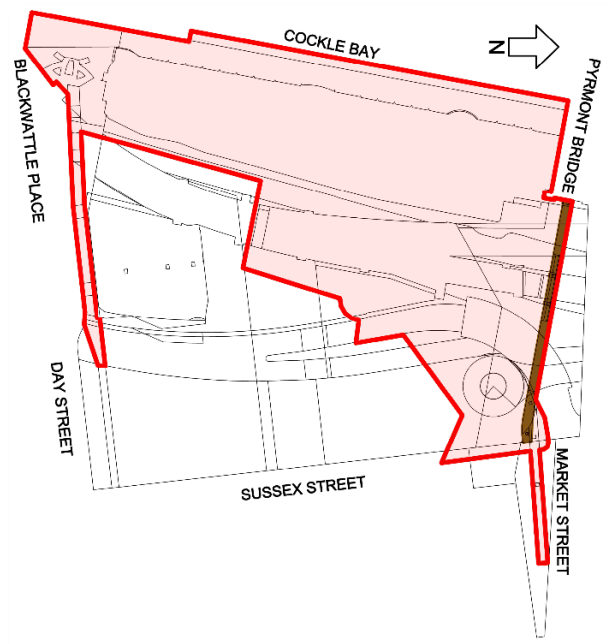
Leases:- There are no leases recorded on the certificate of title.

Easements, restrictions etc. burdening Lot 33

There are no easements etc. recorded on the certificate of title burdening this lot.

Easements, restrictions etc. benefiting Lot 33

1. Easement to Drain Water 4 wide created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
2. Easement for Salt Water Conduits Variable Width created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.



Lot 34 D.P.1007434 (Limited in Stratum)

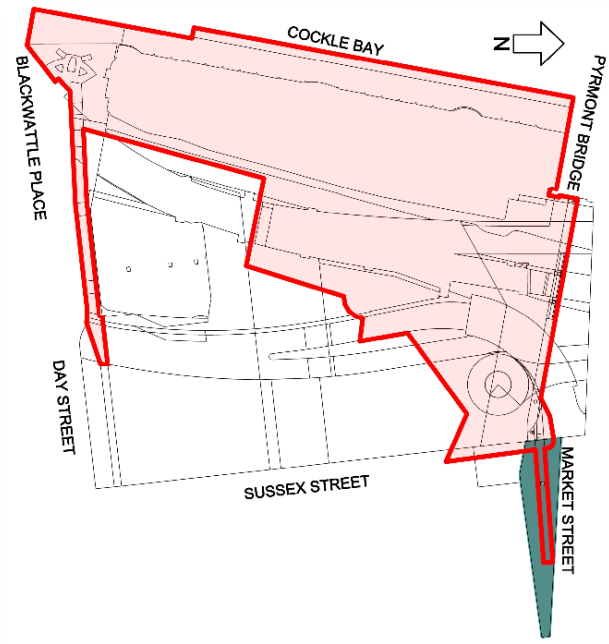
Lot 34 in D.P.1007434 (shown coloured blue/green) is located at the northern end of the development site and comprises part of Market and Sussex Streets and is limited in height.

Owner:- Sydney Harbour Foreshore Authority

Leases:- There are no leases recorded on the certificate of title.

Easements, restrictions etc.

There are no easements etc. recorded on the certificate of title.



Lot 35 D.P.1007434 (Limited in Stratum)

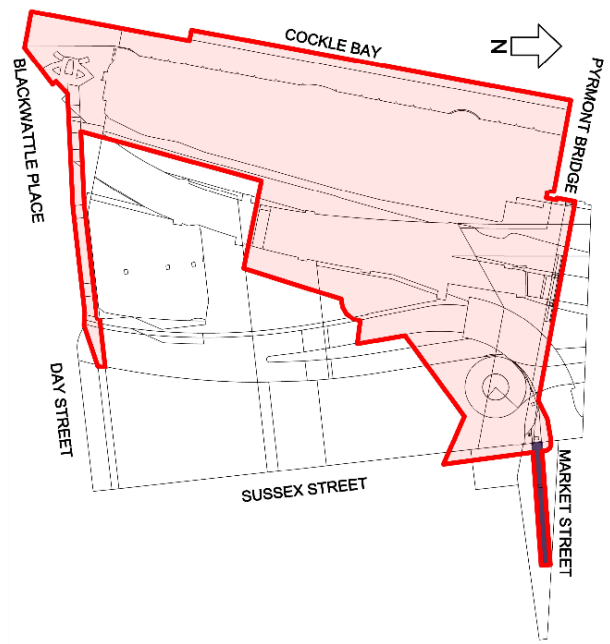
Lot 35 in D.P.1007434 (shown coloured purple) is located at the northern end of the development site and comprises the pedestrian footbridge within of Market and Sussex Streets and is limited in height.

Owner:- Sydney Harbour Foreshore Authority

Leases:- There are no leases recorded on the certificate of title.

Easements, restrictions etc.

There are no easements etc. recorded on the certificate of title.



Lot 37 D.P.1007434 (Limited in Stratum)

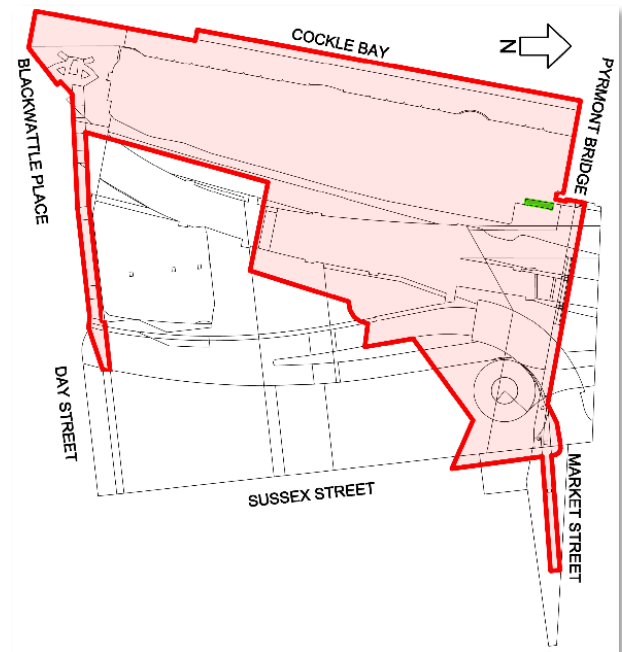
Lot 37 in D.P.1007434 (shown coloured light green) is located at the northern end of the development site at the western end of the pedestrian footbridge and is limited in height.

Owner:- Sydney Harbour Foreshore Authority

Leases:- There are no leases recorded on the certificate of title.

Easements, restrictions etc.

There are no easements etc. recorded on the certificate of title.



Lot 42 D.P.864696 (Limited in Stratum)

Lot 42 in D.P.801770 (shown coloured purple) is located centrally within the development site, running north/south and lies between the ramps of the Western Distributor, extending south to Lot 40 D.P.864696 and is limited in height.

Owner:- Sydney Harbour Foreshore Authority

Leases:- The certificate of title contains a head lease and several subleases.

Head Lease:- **2871518** – DPPT Operator Pty Limited & DPT Operator Pty Limited (vide transfer 8324446) expires 14/06/2088.

Subleases:- Exist on title, not reviewed

Easements, restrictions etc. burdening Lot 42

1. Easement for Support 2 wide and variable (BB) created by D.P.801770, benefiting Lot 17 D.P.801770 and Lot 60 D.P.1009964

Easements, restrictions etc. benefiting Lot 42

There are no easements etc. recorded on the certificate of title benefiting Lot 42.

Notations on Title

1. The subject certificate of title contains a note that D.P.1084896 a Plan of Proposed Easement for Electricity Purposes affects the subject land. D.P.1084896 was registered 14/07/2005, however, the certificate of title does not contain any easements referring to the registered plan.
2. The subject certificate of title also contains a notation that a Pre-existing Plan Number (PPN) D.P.1175987 has been issued by NSW LRS for a Plan of Subdivision of Lot 12 D.P.801770, Lots 40 & 42 D.P.864696, Lot 56 D.P.1009561 & Lots 60 & 62 D.P.1009964. This plan is currently unregistered.



Lot 50 D.P.1009561 (Limited in Stratum)

Lot 50 in D.P.1009561 (shown coloured light green) is located at the southern end of the development site and is limited in height.

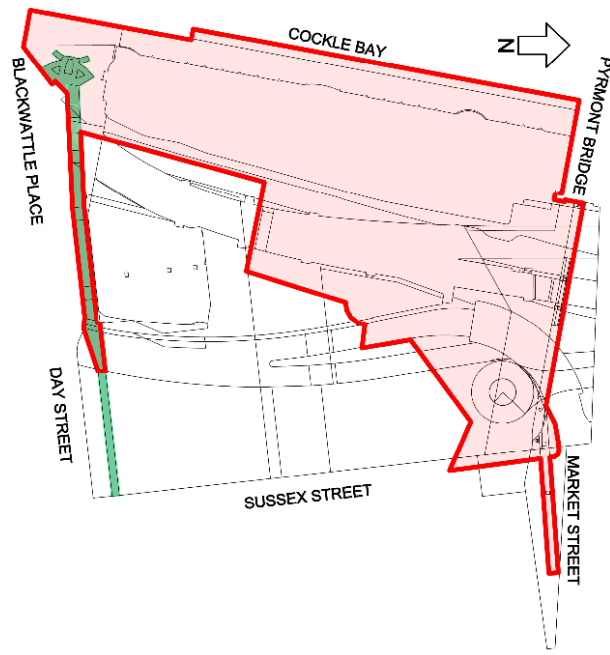
Owner:- Place Management NSW

Leases:- The certificate of title contains a head lease , but no subleases.

Head Lease:- **AM301216** – DPPT Operator Pty Limited & DPT Operator Pty Limited expires 14/06/2088.

Subleases:- None on Title

Easements, restrictions etc. burdening Lot 50



1. **Right of Carriageway Variable Width** created by D.P.862501 – Easement on the southern side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P. 862501 and Lot 38 D.P.870306.
2. **Easement for Stormwater Drainage Purposes 11.3 Wide and Variable** created by D.P.862501 – Easement on the southern side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P. 862501.
3. **Easement for Water Supply Works 2.5 Wide** created by D.P.862501 – Easement on the southern side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P.862501 and Lot 38 D.P.870306.
4. **Right of Way** created by Z743915– Easement on the western side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P. 862501 and Lot 38 D.P.870306.
5. **Right of Way** created by lease Z743915 – Easement on the western side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P. 862501 and Lot 38 D.P.870306.
6. **Right of Way** created by lease 5530855 – Easement to the south of the development site providing access to Ausgrid electricity substation premises No.1456 & No.6663.
7. **Easement for Support** created by D.P.870306 – Easement on the western side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P. 862501 and Lot 38 D.P.870306.

Easements, restrictions etc. benefiting Lot 50

1. **Easement to Drain Water 4 wide** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
2. **Right of Way 2.26 metre(s) Wide** created by D.P.836419 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
3. **Easement for Exhaust Air Duct** - Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
4. **Right of Way 1.9 metre(s) Wide** created by D.P.836419 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
5. **Easement for Salt Water Conduits Variable Width** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
6. **Right of Way Variable Width** created by D.P.1009561 – Easement located on the southern end of the development affecting land to the south of the development site.
7. **Easement for Support** created by D.P.1009561 – Easement located on the southern end of the development affecting land to the south of the development site.
8. **Easement for Support** created by D.P.870306 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.

Notations on Title

1. DP1048307 – Plan of Proposed Cross City Tunnel is a registered plan showing the land proposed to be acquired as part of the Cross City Tunnel.
2. 9765002 – Acquisition of Lot 31 D.P.1048307. Lot 31 has been acquired by the Roads and Traffic Authority of NSW (now Transport for NSW) for the purposes of the Roads Act 1993 (vide Government Gazette 17-01-2003 Folio 376). Shown as “Road” and coloured grey in the model).

Lot 56 D.P.1009561 (Limited in Stratum)

Lot 56 in D.P.1009561 (shown coloured maroon) is located at the southern end of the development site and is limited in height.

Owner:- Sydney Harbour Foreshore Authority

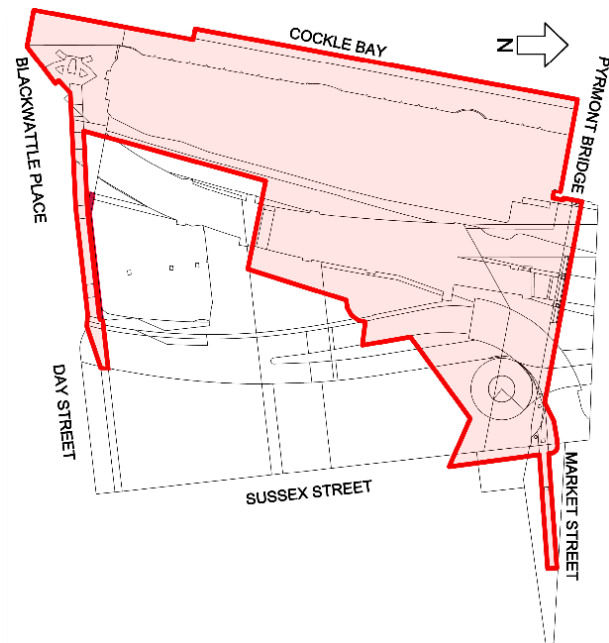
Leases:- There are no leases recorded on the certificate of title.

Easements, restrictions etc.

There are no easements etc. recorded on the certificate of title.

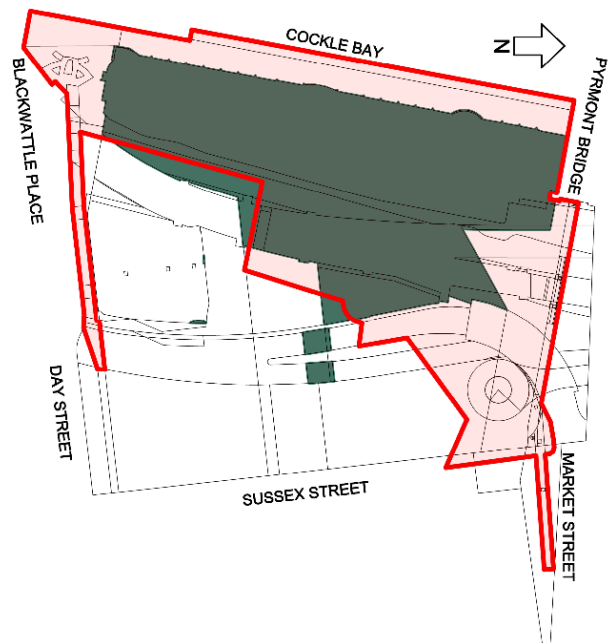
Notations on Title

1. The subject certificate of title also contains a notation that a Pre-existing Plan Number (PPN) D.P.1175987 has been issued by NSW LRS for a Plan of Subdivision of Lot 12 D.P.801770, Lots 40 & 42 D.P.864696, Lot 56 D.P.1009561 & Lots 60 & 62 D.P.1009964. This plan is currently unregistered.



Lot 60 D.P.1009964 (Limited in Stratum)

Lot 60 in D.P.1009964 (coloured dark green) is located centrally to the development site and is partially limited in height. It contains the existing “Cockle Bay Wharf” building (unlimited in height and depth), extends over Wheat Road (Lot 65 D.P.1009964), Harbour Street (Lot 61 D.P.1009964), the Western Distributor (Lot 61 D.P.1009964), encompasses the enclosed pedestrian bridge between the “Southern Pavilion” and “Cockle Bay Wharf” and the vehicular tunnel beneath the Western Distributor linking the “Darling Park” and “Cockle Bay Wharf” car parks. Lot 60 also extends above the “Cockle Bay Wharf” car park.



Owner:- Sydney Harbour Foreshore Authority

Leases – The certificate of title contains a head lease and several subleases.

Head Lease:- 2871518 – DPPT Operator Pty Limited & DPT Operator Pty Limited vide 8324446 expires 14/06/2088.

Subleases:- Exist on title, with the exception of Energy Australia substation premises, subleases have not been reviewed

AH261062 – Ausgrid substation premises 1713 together with right of way and easement affecting the sites designated (R) & (E) in D.P.1019128 expires: 13/6/2088.

Easements, restrictions etc. burdening Lot 60

1. **Right of Carriageway Variable Width** created by D.P.862501 – Easement on the southern side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P. 862501 and Lot 38 D.P.870306 and doesn't appear to have any direct relationship to the subject land.
2. **Easement for Stormwater Drainage Purposes 11.3 Wide and Variable** created by D.P.862501 – Easement on the southern side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P. 862501 and Lot 38 D.P.870306 and could be released.
3. **Easement for Water Supply Works 2.5 Wide** created by D.P.862501 – Easement on the southern side of Darling Harbour and is remote from Lot 50. It appears to have carried forward from the subdivision of Lot 406 D.P. 862501 and Lot 38 D.P.870306 and could be released.

Easements, restrictions etc. benefiting Lot 60

1. **Easement for Support 2 Wide and Variable (BB)** created by D.P.801770, burdening Lot 17 D.P.801770.

2. **Easement to Drain Water 4 wide** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
3. **Right of Way 2.26 metre(s) Wide** created by D.P.836419 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
4. **Easement for Exhaust Air Duct** - Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
5. **Right of Way 1.9 metre(s) Wide** created by D.P.836419 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
6. **Easement for Salt Water Conduits Variable Width** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
7. **Right of Way Variable** created by lease Z743915 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
8. **Right of Way** created by lease 5530855 – Easement to the south of the development site providing access to Ausgrid electricity substation premises No.1456 & No.6663.
9. **Easement for Support** created by D.P.870306 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.

Notations on Title

1. The subject certificate of title contains a note that D.P.1019128 a Plan of Proposed Easement for Electricity Purposes affects the subject land. D.P.1084896 was registered 14/07/2005, however, the certificate of title does not contain an easement referring to the registered plan.

Lot 61 D.P.1009964 (Limited in Stratum)

Lot 61 in D.P.1009964 (shown coloured purple) is located centrally to the development site and is limited in height. It runs longitudinally north south and primarily contains the “Western Distributor” and Harbour Street.

Owner:- Sydney Harbour Foreshore Authority

Leases:- There are no leases recorded on the certificate of title.

Easements, restrictions etc. benefiting Lot 61

1. **Easement to Drain Water 4 wide** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
2. **Easement for Salt Water Conduits Variable Width** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.

Notations on Title

1. DP1048307 – Plan of Proposed Cross City Tunnel is a registered plan showing the land proposed to be acquired as part of the Cross City Tunnel.
2. 9764955 – Acquisition of part Lot 39 D.P.1048307. Part of Lot 61 has been acquired by the Roads and Traffic Authority of NSW (now Transport for NSW) for the purposes of the Roads Act 1993 (vide Government Gazette 17-01-2003 Folio 376). Shown as “Road” and coloured grey in the model)
3. The subject certificate of title contains a note that D.P. 1181007 a Plan of Proposed Easement affects the subject land.



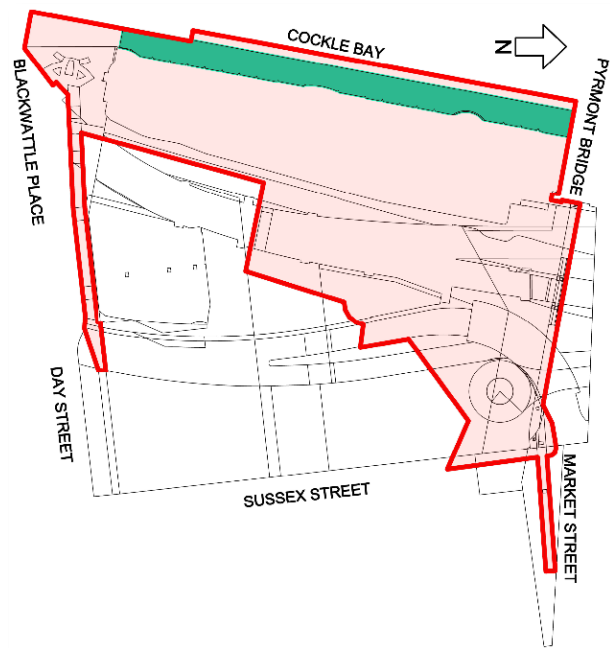
Lot 63 D.P.1009964 (Limited in Stratum)

Lot 63 in D.P.1009964 (shown coloured light green) is located on the western side of the development site and unlimited in height and depth. It contains the public promenade between the existing "Cockle Bay Wharf" building and Cockle Bay.

Owner:- Sydney Harbour Foreshore Authority

Easements, restrictions etc.

There are no easements etc. recorded on the certificate of title.



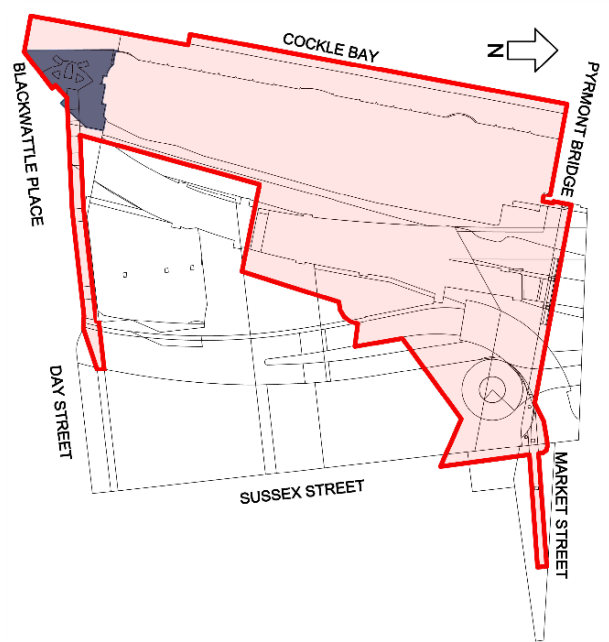
Lot 64 D.P.1009964 (Limited in Stratum)

Lot 64 in D.P.1009964 (shown coloured steel blue) is located at the south western corner of the development site, is partially limited in height and contains the existing "Spanish Steps".

Owner:- Place Management NSW

Easements, restrictions etc. benefiting Lot 64

1. **Easement for Salt Water Conduits Variable Width** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
2. **Easement for Support** created by D.P.870306 over land to the south of the development site.



Lot 65 D.P.1009964 (Limited in Stratum)

Lot 65 in D.P.1009964 (shown coloured olive) is located between Harbour Street and the existing "Cockle Bay Wharf" building towards the western side of the development site, is limited in height and encompasses Wheat Road.

Owner:- Place Management NSW

Head Lease:- **2871518** – DPPT Operator Pty Limited & DPT Operator Pty Limited (vide transfer 8324446), expires 14/06/2088.

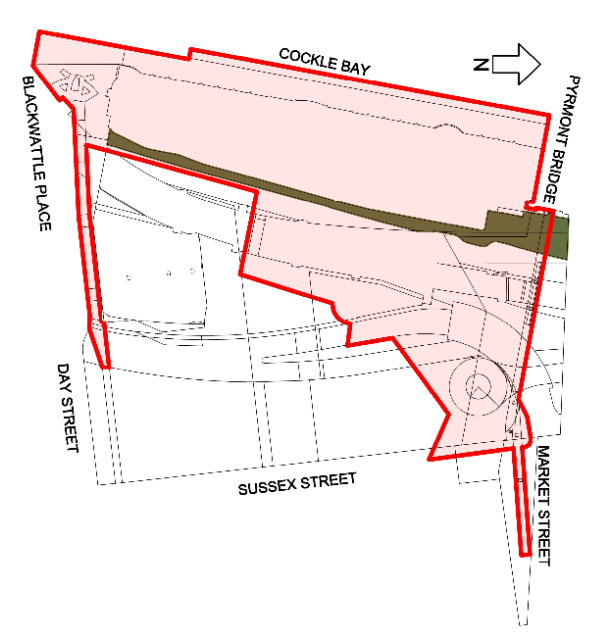
Subleases:- Exist on title, not reviewed

Easements, restrictions etc. burdening Lot 65

1. **Right of Way** created by lease 5530855 – Easement to the south of the development site providing access to Ausgrid electricity substation premises No.1456 & No.6663.

Easements, restrictions etc. benefiting Lot 65

2. **Easement for Support 2 Wide and Variable (BB)** created by D.P.801770, burdening Lot 17 D.P.801770.
3. **Easement to Drain Water 4 wide** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.
4. **Easement for Salt Water Conduits Variable Width** created by D.P.773353 – Easement on western side of Darling Harbour. Due to the distance between this easement and the subject lot it does not appear to provide any apparent benefit to the subject lot.



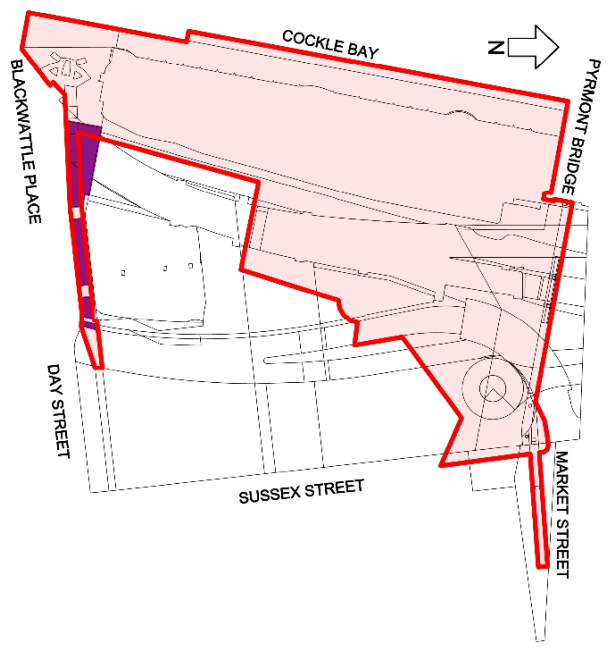
Lot 11 D.P.1125890 (Limited in Stratum)

Lot 11 D.P.1125890 (shown coloured purple) is located on the southern end of the development site

Owner:- Place Management NSW

Easements, restrictions etc. burdening Lot 65

1. **Right of Way Variable Width** created by D.P.1009561 benefiting Lot 50 D.P.1009561 and Energy Australia.
2. **Easement for Support** created by D.P.1009561 benefiting Lot 50 D.P.1009561
3. **Easement for Repairs 2 Wide** created by AF7033. This easement is not within the development site.
4. **Easement for Repairs Variable Width** created by AF7033. This easement is not within the development site.
5. **Easement for Electricity and Other Purposes 2 Wide** created by D.P.1165825. This easement is not within the development site.



Notations on Title

1. DP1045592 – Plan of Proposed Easement. -this easement site is not within the proposed development site.
2. DP1058604 – Plan of Proposed Acquisition for City Zone Substation and Associated Easements.
3. Unregistered Dealing – Pre Examined Plan DP1262372 which affects the following titles: 401-405/862501, 2/1048307, 9/1048307, 11/1125890, 217/1130038, 2/1199026.

Lot 2 D.P.1048307 (Limited in Stratum)

Lot 2 D.P.1048307 (shown coloured magenta) is located at the south western corner of the development site and is limited in height. Lot 2 extends south of the development site with only a small portion within the development site.

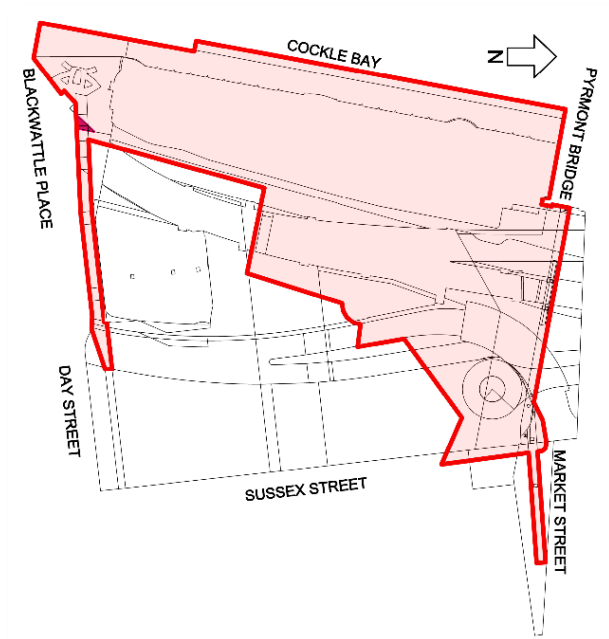
Owner:- Place Management NSW

Easements, restrictions etc.

There are no easements etc. on that part of Lot 2 within the development site recorded on the certificate of title.

Notations on Title

1. The following unregistered dealings are recorded on the certificate of title;
 - D.P.1254485 – Western side of Darling Harbour
 - D.P.1260775 – South of development site (Ribbon Building)
 - D.P.1262372 – South of development site (Ribbon Building)



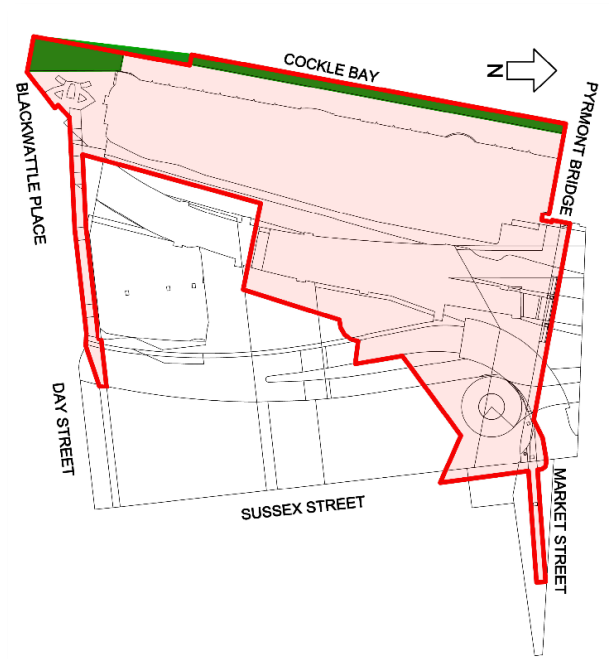
Lot 2015 D.P.1234971 (Limited in Stratum)

Lot 2015 D.P.1234971 (shown coloured green) is located on the western side of the development site, is partially limited in height and comprises part of Cockle Bay and public areas within Darling Harbour.

Owner:- Place Management NSW

Easements, restrictions etc. burdening Lot 2015

There are no easements affecting of Lot 2015 within the development site. We have not reviewed easements on title of Lot 2015 D.P.1234972 outside the development site.



Lot 1 D.P.1199026 (Limited in Stratum)

Lot 1 D.P.1199026 (shown coloured light brown) is located at the south western corner of the development site and is limited in height and extends south over Harbour Street.

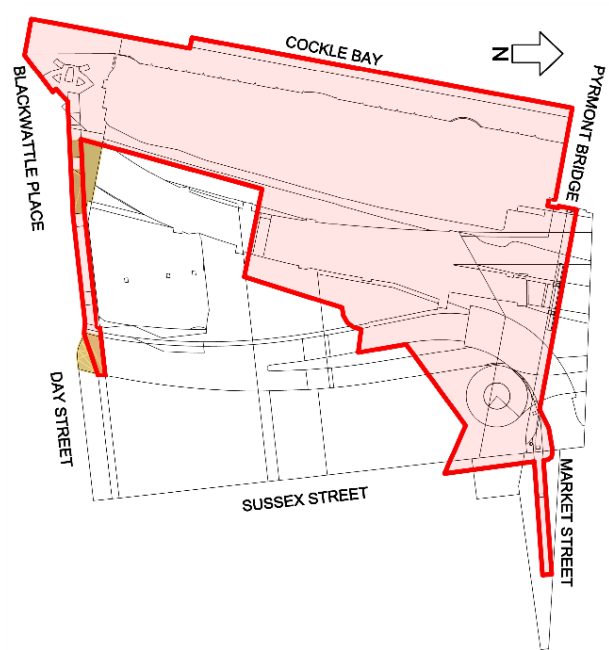
Owner:- Roads and Traffic Authority of NSW
(Transport for NSW)

Easements, restrictions etc. burdening Lot 1

1. **Right of Way Variable Width** created by D.P.1009561 benefiting Lot 50 D.P.1009561 and Energy Australia.

Notations on Title

1. DP1058604 – Plan of Proposed Acquisition for City Zone Substation and Associated Easements is a registered plan showing the land proposed to be acquired for a substation and associated easements.
2. The subject certificate of title contains a note that D.P. 1181007 a Plan of Proposed Easement affects Lot 1 D.P.1199026.



Lot 2 D.P.1199026 (Limited in Stratum)

Lot 2 D.P.1199026 (shown coloured brown) is located at the south western corner of the development site, is limited in height and extends south over Harbour Street.

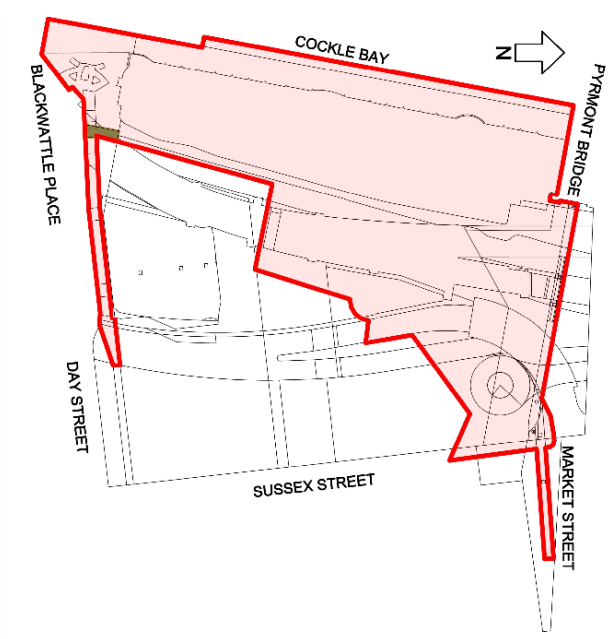
Owner:- Place Management NSW

Easements, restrictions etc.

There are no easements etc. recorded on the certificate of title.

Notations on Title

1. DP1058604 – Plan of Proposed Acquisition for City Zone Substation and Associated Easements is a registered plan showing the land proposed to be acquired for a substation and associated easements.
2. The subject certificate of title contains a note that D.P. 1181007 a Plan of Proposed Easement affects Lot 2 D.P.1199026.
3. The following unregistered dealings are recorded on the certificate of title;
 - D.P.1260775 – South of development site (Ribbon Building)
 - D.P.1262372 – South of development site (Ribbon Building)



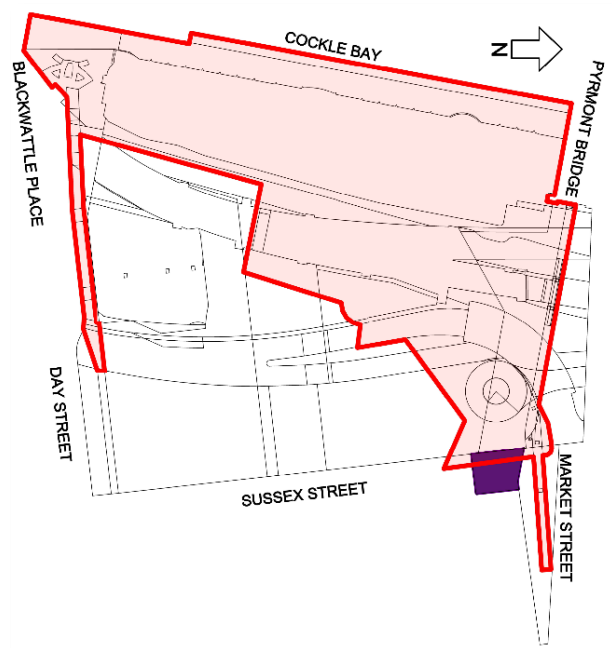
Lot 1 D.P.734580 (Limited in Stratum)

Lot 1 in D.P.734580 (shown coloured purple) is located at the north eastern corner of development site and is limited in height. It sits above part of Sussex Street.

Owner:- Sydney Harbour Foreshore Authority

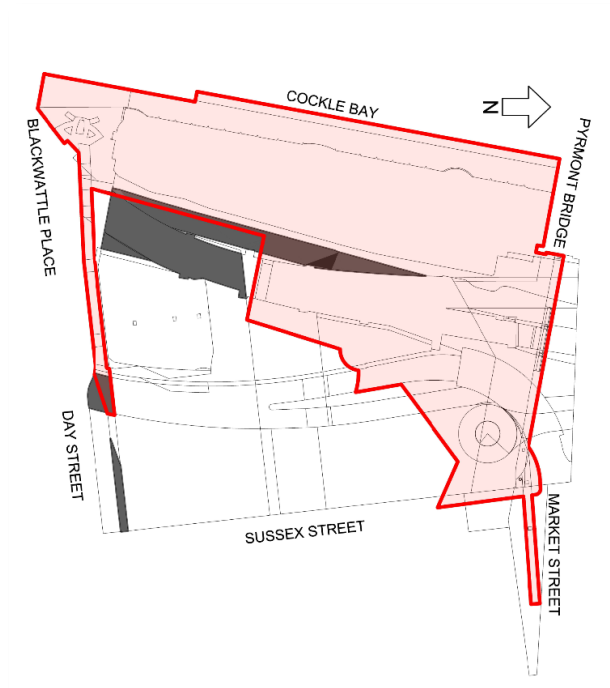
Easements, restrictions etc. benefiting Lot 1

1. **Easement for Support 2 Wide (CC)** created by D.P.801770 – being a strip of land within Lots 10 and 19 D.P.801770.
2. **Easement for Support 2 Wide (DD)** created by D.P.801770 – being a strip of land within Lots 10 D.P.801770.



Roads

The titles to Lot 61 D.P.1009964 and Lot 50 D.P.1009561 contain reference to the compulsory acquisition by the Roads and Traffic Authority of NSW of part of the land under the Land Acquisition (Just Terms Compensation) Act 1991 for the purposes of Roads Act 1993. This land coloured shown grey.



Land Adjacent to the Cockle Bay Development Site (Within Darling Park)

Lot 12 D.P.801770 (Limited in Stratum)

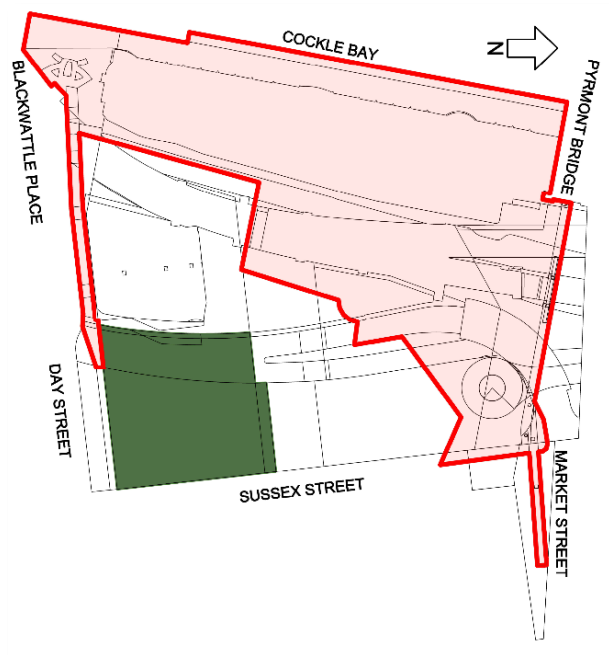
Lot 12 in D.P.801770 (shown coloured green) is located south east of the development site, has frontage to Sussex Street, contains Darling Park Tower 2 and is limited in height in part.

Owner:- Sydney Harbour Foreshore Authority

Leases:- The certificate of title contains a head lease and several subleases. With the exception of a lease of substation premises, we have not reviewed subleases on title.

Head Lease:- **2871518** – DPPT Operator Pty Limited & DPT Operator Pty Limited (vide transfer 8324446) expires 14/06/2088.

Subleases:- Exist on title, not reviewed



Easements, restrictions etc. burdening Lot 12

1. Easement for Rock Anchors created by 9362791 acquired by Roads and Traffic Authority of NSW.
2. Easement for Rock Anchors created by 9534814 acquired by Roads and Traffic Authority of NSW.

Easements, restrictions etc. benefiting Lot 12

There are no easements etc. benefiting Lot 12 recorded on the certificate of title.

Notations on Title

1. The subject certificate of title contains a note that D.P.1181007 a Plan of Proposed Easement for Electricity Purposes affects the subject land. D.P. 1181007 was registered 23/01/2003, however, the certificate of title does not contain an easement referring to the registered plan.
2. The subject certificate of title also contains a notation that a Pre-existing Plan Number (PPN) D.P.1175987 has been issued by NSW LRS for a Plan of Subdivision of Lot 12 D.P.801770, Lots 40 & 42 D.P.864696, Lot 56 D.P.1009561 & Lots 60 & 62 D.P.1009964. This plan is currently unregistered.

Lot 16 D.P.801770 (Limited in Stratum)

Lot 16 in D.P.801770 (shown coloured blue) is located east of the development site, has frontage to Sussex Street and is limited in height in part.

Owner:- Sydney Harbour Foreshore Authority

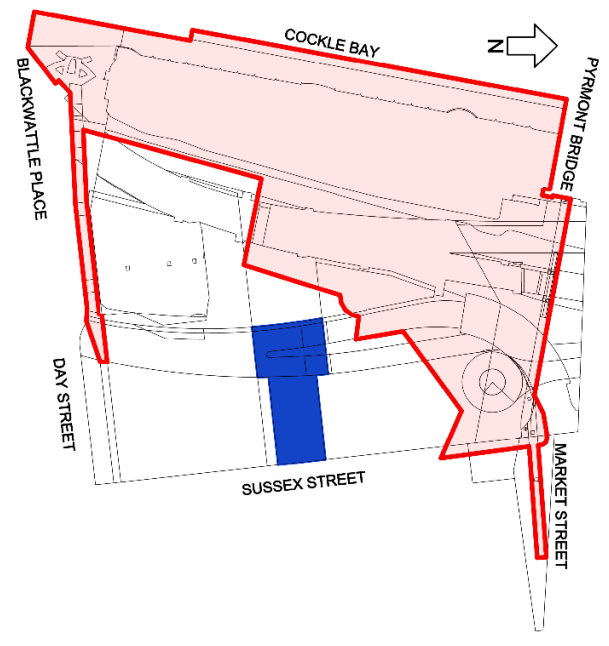
Leases:- The certificate of title contains a head lease and several subleases.

Head Lease:- **Z979293** – DPPT Operator Pty Limited & DPT Operator Pty Limited (vide transfer 8324442) expires 14/06/2088.

Subleases:- Exist on title, not reviewed

Easements, restrictions etc.

There are no easements etc. benefiting or burdening Lot 16 recorded on the certificate of title.



Lot 51 D.P.1009561 (Limited in Stratum)

Lot 51 D.P.1009561 (shown coloured orange) is located south east of the development site, has frontage to Sussex Street and is limited in height in part.

Owner:- Sydney Harbour Foreshore Authority

Leases:- The certificate of title contains a head lease and several subleases.

Head Lease:- **9443510** – GPT Funds Management Limited expires 14/06/2088.

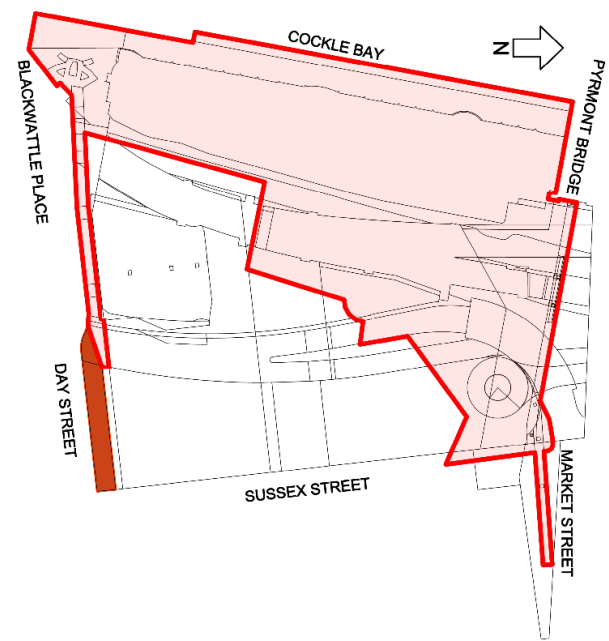
Subleases:- Exist on title, not reviewed

Easements, restrictions etc.

There are no easements etc. benefiting or burdening Lot 51 recorded on the certificate of title

Notations on Title

1. 9672397 Part of Lot 51 below a horizontal plane at 11.0 metres AHD acquired for purposes of the Roads Act 1993 vide Govt. Gaz. 30-05-2003 Folio 5006. 9605088 Propsoed Acquisition (Just Terms Compensation Act, 1991)



Lot 40 D.P.864696 (Limited in Stratum)

Lot 40 D.P.864696 (shown coloured olive) is located at the southern end of the development site and is limited in height in part.

Owner:- Sydney Harbour Foreshore Authority

Leases:- The certificate of title contains a head lease and several subleases.

Head Lease:- **2871519** – GPT Funds Management Limited expires 14/06/2088.

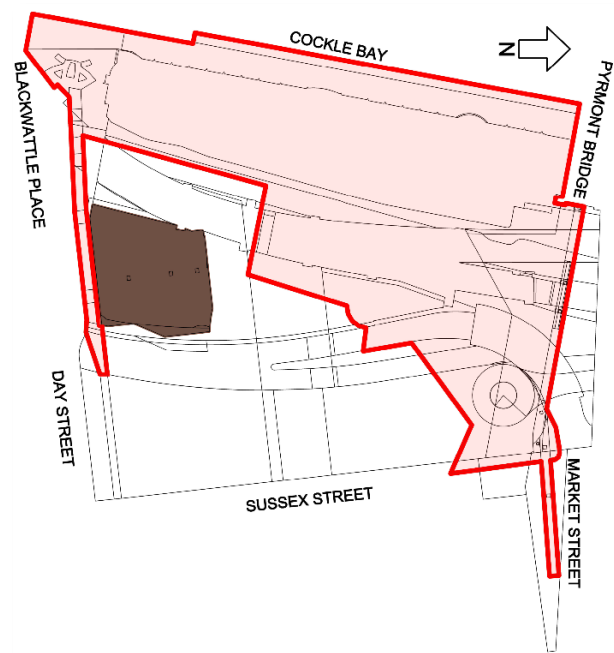
Subleases:- Exist on title, not reviewed

Easements, restrictions etc.

There are no easements etc. benefiting or burdening Lot 40 recorded on the certificate of title

Notations on Title

1. D.P.1084896 – Plan of Proposed Easements for Electricity Purposes, no easement recorded on title.



Lot 62 D.P.1009964 (Limited in Stratum)

62 D.P.1009964 (shown coloured olive) is located at the southern end of the development site and is limited in height in part.

Owner:- Sydney Harbour Foreshore Authority

Leases:- The certificate of title contains a head lease and several subleases.

Head Lease:- **9443508** – GPT Funds Management Limited expires 14/06/2088.

Subleases:- Exist on title, not reviewed

Easements, restrictions etc.

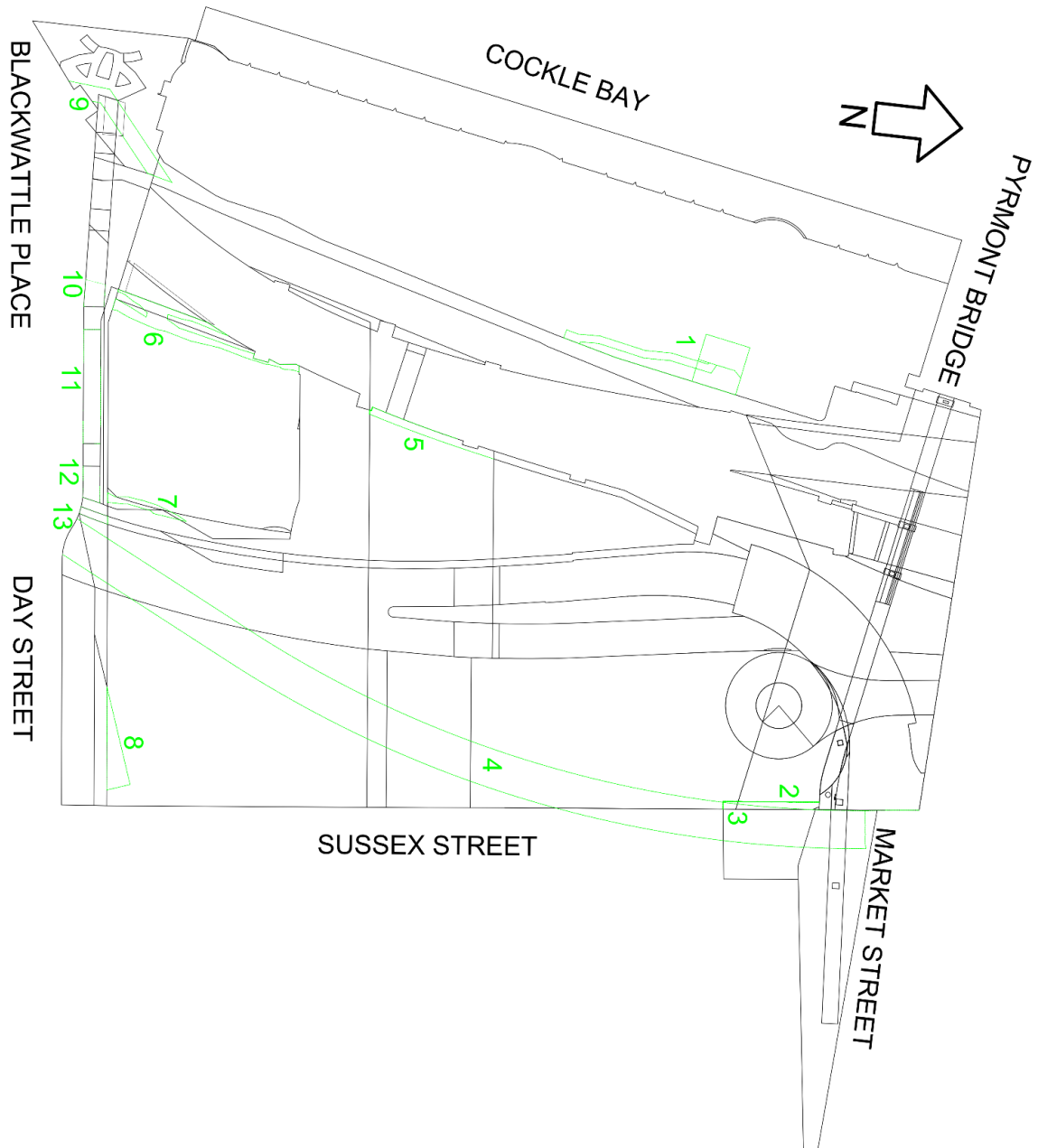
There are no easements etc. benefiting or burdening Lot 62 recorded on the certificate of title

Notations on Title

2. D.P.1084896 – Plan of Proposed Easements for Electricity Purposes, no easement recorded on title.



Easements Burdening the Cockle Bay Development Site



The following easements exist within the Cockle Bay Development Site.

1. Easement for Support 2 2 Wide and variable (BB) – created by D.P.801770 ((Denoted as “5” in the figure above)

Burdening	Benefiting	Owner	Head Lessee
Lot 42 D.P.864696	Lot 17 D.P.801770	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited
	Lot 60 D.P.1009964	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited
Lot 17 D.P.801770	Lot 60 D.P.1009964	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited

2. Easement for support 2 Wide (CC) – created by D.P.801770 (Denoted as “3” in the figure above)

Burdening	Benefiting	Owner	Head Lessee
Lot 10 D.P.801770	Lot 1 D.P.734580	Sydney Harbour Foreshore Authority	N/A

3. Easement for support 2 Wide (DD) – created by D.P.801770 (Denoted as “2” in the figure above)

Burdening	Benefiting	Owner	Head Lessee
Lot 10 D.P.801770	Lot 19 D.P.801770	Sydney Harbour Foreshore Authority	DPPT Operator Pty Limited and DPT Operator Pty Limited
	Lot 1 D.P.734580	Sydney Harbour Foreshore Authority	N/A
Lot 19 D.P.801770	Lot 1 D.P.734580	Sydney Harbour Foreshore Authority	N/A

4. Right of Way (Limited in Stratum) – created by D.P.1009561 (Denoted as “10”, “11” & “12 in the figure above)

Burdening	Benefiting	Owner	Head Lessee
Lot 1 D.P.1199026	Lot 50 D.P.1009561	Place Management NSW	DPPT Operator Pty Limited and DPT Operator Pty Limited
Lot 11 D.P.1125890	Energy Australia	N/A	N/A
Lot 19 D.P.801770	Lot 1 D.P.734580	Sydney Harbour Foreshore Authority	N/A

5. Easement for Support (Limited in Stratum) – created by D.P.1009561 (Denoted as “13” in the figure above)

Burdening	Benefiting	Owner	Head Lessee
Lot 11 D.P.1125890	Lot 50 D.P.1009561	Place Management NSW	N/A
	Energy Australia	N/A	N/A

Plans of Proposed Easements

- D.P.1084896 – Plan of Proposed Easements for Electricity Purposes (Denoted as “6” & “7” in the figure above)
 - Registered 14-07-2005
 - Easements not recorded on title
 - Affects:- Lot 40 D.P.864696, Lot 42 D.P.864696 and Lot 62 D.P.1009964
- D.P.1019128 – Plan of Substation Premises No.1713, Proposed Right of Way and Easement for Electricity Purposes Within Lot 60 D.P.1009964 (Denoted as “1” in the figure above)
 - Registered 08-11-2000
 - Lease AH261062 recorded on tile – Expires 13/06/2088
 - Affects :-
 - Lot 60 D.P.1009964
- D.P.1181007 – Plan of Stratum Easement for Electricity and Other Purposes ((Denoted as “4” in the figure above)
 - Registered 23-01-2013
 - Easement not recorded on title
 - Affects :- Lot 10 D.P.801770, Lot 12 D.P.801770, Lot 17 D.P.801770, Lot 61 D.P.1009964, Lot 1 D.P.1199026, Lot 2 D.P.1199026,

Summary

All of the aforementioned property within and adjacent to the Cockle Bay Development Site are owned or controlled by the following entities:

1. Sydney Harbour Foreshore Authority
2. Place Management NSW
3. The Roads and Traffic Authority of NSW (Transport for NSW)

The details of head leases affecting the properties are listed below.

Details of Leased Lots

Head Lease	Lessee	Lots Contained in Lease
Z979293	DPPT Operator Pty Limited and DPT Operator Pty Limited	Lot 10 D.P.801770 Lot 16 D.P.801770 Lot 19 D.P.801770
2871518	DPPT Operator Pty Limited and DPT Operator Pty Limited	Lot 12 D.P.801770 Lot 17 D.P.801770 Lot 42 D.P.864696 Lot 60 D.P.1009964 Lot 65 D.P.1009964
AM301216	DPPT Operator Pty Limited and DPT Operator Pty Limited	Lot 50 D.P.1009561
2871519	GPT Funds Management Limited	Lot 40 D.P.864696
9443510	GPT Funds Management Limited	Lot 51 D.P.1009561
9443508	GPT Funds Management Limited	Lot 62 D.P.1009964

We have prepared a 3D model in Sketchup format to be read in conjunction with this report. Each Lot is contained in a separate layer with layer names corresponding to the Lot and D.P. (Deposited Plan) numbers. Lots which are unlimited in height and/or depth have been limited to between R.L. 0.0 A.H.D. (Australian Height Datum) and R.L. 20.0 A.H.D. with the exception of Lot 19 D.P.801770 which has an upper limit of R.L. 25.0 A.H.D.

The red outline in “Development Site” layer represents the proposed Cockle Bay Development Site and the “Boundaries” layer gives context to the various lots as you turn them on and off.

Indicative Summary of required new subdivision lease, easement and license:				
Lot and DP	Existing Head Lessee	Required Subdivision for New Head Lease	Easement for Support (Columns in WD corridor)	Required for Construction License
Lot 10 D.P.801770	DPPT Operator Pty Limited and DPT Operator Pty Limited	Yes (in part)	Yes	Yes
Lot 17 D.P.801770	DPPT Operator Pty Limited and DPT Operator Pty Limited	Yes (in part)	No	Yes
Lot 19 D.P.801770	DPPT Operator Pty Limited and DPT Operator Pty Limited	Yes (in part)	Yes	Yes
Lot 30 D.P.1007434	None	Yes	Yes	Yes
Lot 32 D.P.1007434	None	Yes (in part)	Yes	Yes
Lot 33 D.P.1007434	None	No	No	Yes
Lot 34 D.P.1007434	None	Yes (in part)	No	Yes
Lot 35 D.P.1007434	None	No	No	Yes
Lot 37 D.P.1007434	None	Yes	No	Yes
Lot 42 D.P.864696	DPPT Operator Pty Limited and DPT Operator Pty Limited	Yes (in part)	Yes	Yes
Lot 50 D.P.1009561	DPPT Operator Pty Limited and DPT Operator Pty Limited	Yes (in part)	No	Yes
Lot 56 D.P.1009561	N/A	Yes (in par)	No	Yes
Lot 60 D.P.1009964	DPPT Operator Pty Limited and DPT Operator Pty Limited	Yes (in part)	Yes	Yes
Lot 61 D.P.1009964	N/A	No	Yes	No
Lot 63 D.P.1009964	N/A	No	No	Yes
Lot 64 D.P.1009964	N/A	Yes	No	Yes
Lot 65 D.P.1009964	DPPT Operator Pty Limited and DPT Operator Pty Limited	Yes	Yes	Yes
Lot 11 D.P.1125890	N/A	Yes (in part)	YEs	yes
Lot 2 D.P.1048307	Ausgrid	Yes (in part)	Yes	Yes
Lot 215 D.P.1234971	N/A	No	No	Yes
Lot 1 D.P.1199026	N/A	Yes	Yes	Yes
Lot 2 D.P.1199026	N/A	Yes	Yes	Yes
Lot 1 D.P.734580	N/A	No	No	No
Road	N/A	Yes (in part)	Yes	Yes