



Douglas Partners

Geotechnics | Environment | Groundwater

Integrated Practical Solutions

Report on
Preliminary Site (Contamination) Investigation

Proposed Mixed Use Development
85 Harrington Street
The Rocks, NSW

Prepared for
Golden Age and Hannas The Rocks Pty Ltd
c/o Savills Project Management Pty Ltd

Project 85061.00
September 2015



Document History

Document details

Project No.	85061.00	Document No.	2
Document title	Report on Preliminary Site Investigation Proposed Mixed Use Development		
Site address	85 Harrington Street, The Rocks NSW		
Report prepared for	Golden Age and Hannas The Rocks c/o Savills Project Management		
File name	P:\85061.00 - 85 Harrington St Desktop Study\8.0 Documents\8.2 Out\85061.00.R.002.The Rocks PSI.docx		

Document status and review

Revision	Prepared by	Reviewed by	Date issued
0	Kathryne Sargent	Paul Gorman	29 September 2015

Distribution of copies

Revision	Electronic	Paper	Issued to
0	1		C. Hyland, Savills Project Management Pty Ltd

The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

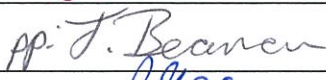
	Signature	Date
Author		29 September 2015
Reviewer		29 September 2015

Table of Contents

	Page
1. Introduction	1
2. Scope of Works	1
3. Site Identification and Location	2
3.1 Site Identification.....	2
3.2 Site Location	2
4. Geology, Topography and Hydrogeology	2
4.1 Geology and Topography	2
4.2 Hydrogeology	2
4.3 Acid Sulphate Soils.....	3
5. Site History	3
5.1 Historic Aerial Photographs	3
5.2 Historic Title Deeds.....	4
5.3 Regulatory Notices Search	5
5.4 Section 149 (2) and (5) Planning Certificates	6
5.5 Features of Heritage Significance.....	6
6. Site Inspection.....	7
7. Preliminary Conceptual Site Model.....	7
7.1 Potential Contamination Sources and Contaminants of Concern	7
7.2 Potential Receptors.....	8
7.2.1 Human Health Receptors.....	8
7.2.2 Environmental Receptors.....	8
7.2.3 Potential Pathways	9
7.3 Summary of Preliminary CSM	9
8. Conclusion and Recommendations	10
9. Limitations	10
 Appendix A: Drawing and Notes About this Report	
Appendix B: Groundwater Bores	
Appendix C: Historic Aerial Photographs	
Appendix D: Historic Title Deeds	
Appendix E: Section 149 (2 & 5) Planning Certificates	
Appendix F: Site Photographs	

Report on Preliminary Site (Contamination) Investigation 85 Harrington Street, The Rocks NSW

1. Introduction

This report presents the results of a preliminary site (contamination) investigation (PSI) undertaken for a proposed mixed use commercial and residential development at 85 Harrington Street, The Rocks, NSW (the 'site'). The investigation was commissioned in an email dated 28 August 2015 by Ms Catherine Hyland of Savills Project Management Pty Ltd on behalf of Golden Age and Hannas The Rocks Pty Ltd and was undertaken in accordance with Douglas Partners' proposal dated 4 December 2014.

It is understood that the development of the site will include construction of two luxury residential apartment buildings (5 and 10 storey), with ground floor retail and a two storey basement car park.

The objectives of the PSI were to:

- Identify potential sources of contamination and determine the potential contaminants of concern;
- Identify areas of potential contamination;
- Identify potential human and ecological receptors; and
- Identify potentially affected media.

The PSI has been conducted in general accordance with the National Environment Protection Council (NEPC) *National Environment Protection (Assessment of Site Contamination) Measure* 1999 (amended 2013, NEPC 2013) and included a review of historical information, a site walkover and development of a preliminary conceptual site model.

It is noted that an intrusive investigation has not been conducted as part of the PSI.

2. Scope of Works

The scope of works for the PSI comprised the following:

- Conduct a site walkover and observe current site features, activities and identify any areas of environmental concern;
- Review of historical and current aerial photographs;
- Review of historical land title records;
- Review of soil and geological maps;
- Review of Section 149 planning certificates;
- Review of EPA notices and registered groundwater bore records; and
- Provision of this PSI report.

3. Site Identification and Location

3.1 Site Identification

The site is known as 85 Harrington Street, The Rocks NSW and is identified as Lot 1 in deposited plan 777033. The site is located in the local government area of City of Sydney Council, Parish of St Phillip, County of Cumberland. The site has an approximate area of 2,102 m².

3.2 Site Location

The site is located within the Sydney CBD. The site location and boundaries are shown on Drawing 1 in Appendix A. The site is bordered by commercial and residential properties to the north, south, east and west. The site is surrounded by Cumberland Stairs to the north, Harrington Street to the east, the Cahill Expressway to the south, and Gloucester Street to the west.

4. Geology, Topography and Hydrogeology

4.1 Geology and Topography

Reference to the Sydney 1:100 000 Geological Sheet indicates that the site is underlain by the Triassic age Hawkesbury Sandstone. This rock is a quartz sandstone which is predominantly medium to coarse grained with fine grained lenses. Most of the Hawkesbury Sandstone sequence does not suffer obvious reduction in strength on exposure. Thus, medium or high strength rock which has been exposed for many years in excavations around the city has not noticeably weathered.

Available information indicates that the site is on the eastern side of a ridge, which runs between the Observatory and Dawes Point and carries the Bradfield Highway. The ground surface slopes from the ridge towards Sydney Cove, in an easterly direction, with the surface elevation of the site (over a horizontal distance of approximately 25 m) ranging between about RL27 m and RL17 m at the Gloucester Street and Harrington Street frontages, respectively.

4.2 Hydrogeology

A groundwater bore search of the NSW Office of Water database was conducted on 9 September 2015 for any water bores registered within 1 km of the site. Works summaries were available for three bores located to the south west of the site. Details are as follows:

Table 1: Groundwater Bores

Bore Identification	Standing Water Level	Purpose
GW109085	Not Encountered	Monitoring Bore
GW109086	Not Encountered	Monitoring Bore
GW109087	Not Encountered	Monitoring Bore

Drillers logs for the bores indicate that the area was largely fill underlain by sand and clay. Work summaries are provided in Appendix B.

Regional groundwater associated with the sandstone aquifers of the Sydney CBD is generally deep.

Localised groundwater is anticipated to be encountered as discrete seepage points from defects within the rock to depths of up to 6 m, with generally low inflow rates.

4.3 Acid Sulphate Soils

Based on a review of the NSW Acid Sulphate Soils Map the site does not appear to be in an area of potential acid sulphate soils (PASS). However, areas of disturbed terrain and areas of high probability of occurrence of acid sulphate soils are located less than 1 km away to the north, east and west.

5. Site History

A review of site history was based on historic aerial photographs, historical title deeds, a search of regulatory notices (issued under the CLM Act 1997 and POEO Act 1997), and a review of council's section 149 (2) and (5) planning certificates.

5.1 Historic Aerial Photographs

Historic aerial photographs for the years 1930, 1943, 1968, 1982, 2000, 2006 and 2014 were obtained from the Department of Lands Office, GoogleEarth and SixViewer websites. These photographs were studied in order to identify the likely past uses and changes to the site, particularly of a potentially contaminating nature. The findings are summarised below and the photographs are provided in Appendix C.

- | | |
|------|--|
| 1930 | Poor quality photograph so difficult to discern detail. From what can be seen it appears that a number of built structures are on the site. In the surrounding area the Harbour Bridge and associated roadway is half constructed. The Cahill Expressway does not yet exist. |
| 1943 | The site comprises terraced housing across the site and a number of other buildings either used as dwellings or potentially commercial or industrial purposes to the north. The Baker's Terraces are evident to the north west of the site. The surrounding area is largely developed with the exception of the Cumberland Archeological site to the west of the Baker's Terraces (formerly a large shed used for engineering purposes from 1917, the earliest properties found at the Cumberland site dated 1795). The Harbour Bridge and associated roads have been completed. |
| 1968 | The site appears to be similar to that observed in the 1843 photograph. The Cahill Expressway has been constructed to the south of Lot 1, DP777033. The Cumberland Archeological site to the west appears to have some structures present on it. |

- 1982 The photograph is of poor quality and details are difficult to discern, however it appears likely that the majority of the site still comprises terraced housing.
- 2000 A large building has been constructed on Lot 1 DP 777033 taking up the majority of the site. The now Rendevous Hotel is present to the north. The site appearance is essentially the same as currently exists. The Cumberland Archeological site now appears to be an open excavation associated with the archeological works.
- 2006 The boundaries on the 2006 photograph appear to be slightly skewed due to the quality of the photograph. Appears to be unchanged since the 2000 photograph.
- 2014 The site appears relatively unchanged since 2006.

Based on the aerial photographs it appears that the site has largely been used for residential purposes up until around the 1960s. Part of the site has since been largely used for commercial purposes.

5.2 Historic Title Deeds

A historic title deed search was conducted for the site. Searches were carried out by Mr Mark Groll of Legal Liaison Services Pty Ltd. Tables 2 – 6 provide details of the search. A full copy is also provided in Appendix D.

Table 2: As regards part Lot 1 in Deposited Plan 777033 (highlighted green, see Appendix C)

Date of Acquisition	Registered Proprietor(s) & Occupations	Possible Site Use
29.12.1900 (1900 to 1929)	The Minister for Public Works for the State of New South Wales	Residential
30.1.1929 (1929 to 1944)	The Perpetual Trustee Company (Limited) Rosanna Yeend (Married Woman)	Residential
24.3.1944 (1944 to 1982)	The Housing Commission of New South Wales	Residential
30.8.1982	Sydney Cove Redevelopment Authority	Commercial

Table 3: As regards part Lot 1 in Deposited Plan 777033 (highlighted yellow, see Appendix C)

Date of Acquisition	Registered Proprietor(s) & Occupations	Possible Site Use
29.12.1900 (1900 to 1988)	The Minister for Public Works for the State of New South Wales	Residential
2.9.1988	Sydney Cove Redevelopment Authority	Commercial

* The ownership of those parts of the subject land held under old system title pursuant to the above mentioned resumptions in 1900 & 1988 has not been confirmed

Table 4: As the whole of Lot 1 in Deposited Plan 777033

Date of Acquisition	Registered Proprietor(s) & Occupations	Possible Site Use
1982/1988 to Date	Sydney Cove Redevelopment Authority Now # Sydney Harbour Foreshore Authority	Commercial

Indicates current proprietor

Leases –

- The registration of numerous leases and sub leases, both current and expired has been noted, the details of which have not been ascertained

Easements – Nil

5.3 Regulatory Notices Search

The EPA publishes records of contaminated sites under Section 58 of the CLM Act on a public database, accessible via the internet. The notices relate to investigation and/or remediation of site contamination considered to be significantly contaminated under the definition of the CLM Act. More specifically the notices cover the following:

- Actions taken by the EPA under sections 15, 17, 19, 21, 23, 26 and 28 of the CLM Act;
- Actions taken by the EPA under sections 35 or 36 of the Environmentally Hazardous Chemicals Act 1985; and
- Site audit statements provided to the EPA under section 52 of the CLM Act on sites subject to an in-force remediation order.

A search of the public database conducted on 10 September 2015 revealed that the subject site was not listed.

It should be noted that the EPA record of notices for contaminated land does not provide a record of all contaminated land in NSW.

The nearest properties listed in the area as contaminated were the former AGL gasworks site at Millers Point, less than 1 km to the west. It is considered unlikely that the property would impact on the subject site.

The NSW EPA also issues environmental protection licences under section 308 of the POEO Act. The register contains:

- Environmental protection licences;
- Applications for new licences and transfer or vary or extend licences;
- Environment protection and noise control licences;
- Convictions and prosecutions under the POEO Act;
- The result of civil proceedings;
- Licence review information;

- Exemptions and provisions of the POEO Act or Regulations;
- Approvals granted under Clause 9 of the POEO (Control of Burning) Regulation; and
- Approvals granted under Clause 7a of the POEO (Clean Air) Regulation.

A search of the public register indicated that no licences were listed for the site.

5.4 Section 149 (2) and (5) Planning Certificates

The Section 149 (2) and (5) Planning Certificates from City of Sydney Council were obtained for the site and dated 10 September 2015. The certificates are provided in Appendix E.

The certificates indicate that the site is identified as being in a foreshore area and are zoned:

- Residential – Sydney Cove Authority Redevelopment Scheme;
- Commercial – Sydney Cove Redevelopment Scheme;
- Special Uses – Sydney Cove Redevelopment Scheme.

This lot was not listed as an area of concern in relation to section 59(2) of the CLM Act 1997.

5.5 Features of Heritage Significance

It is noted that Lot 1, deposited plan 777033 contains The Baker's Terrace (#66-68 Gloucester Street) which is listed to be of State Heritage Significance for their historical and scientific significance.

Information was obtained about the terraces from the heritage register at the Sydney Harbour Foreshore Authority website. The website disclosed the following information:

- The site has been continually occupied since earlier settlement and has a strong association with the early grants and subsequent developments on the site and The Rocks generally;
- In 1807 the site apparently had a well defined building line to the west and a lane on the northern boundary. Over the period between 1835 to 1887 the site appeared to contain several stone cottages generally described as being in 'bad repair (with) no outhouses';
- It is thought that the original buildings were demolished some time around 1881. The land was owned at the time by Edward Baker;
- By 1887 the terraces had been developed and were known as the 'Baker's Terraces'. Sometime after four terraces were constructed a new façade was added to make the four terraces look as one;
- The terraces were occupied and remained relatively unchanged between 1887 and 1976 to 1977;
- The terraces were updated during the late 1980's. Fill was introduced during this period and concrete was laid with polyethylene film. Minimal excavation was conducted in order to update services;

- It is thought that the site potentially contains archeological remains providing information of the working and middle class lifestyles during the early 20th century; and
- The site is currently used for commercial purposes (offices).

6. Site Inspection

A site inspection was conducted by a qualified Environmental Scientist from Douglas Partners on 16 September 2015. The site is described below.

Lot 1, Deposited Plan 777033

- The largest building at the site facing Harrington Street was used as commercial (office) premises. A basement car park was noted at the property (Photograph 1);
- To the south of the Lot is the Cahill Expressway (Photograph 2);
- To the east of #85 across Harrington Street was DFS Galleria, a duty free retail premises (Photograph 3);
- Behind the commercial building to the west was Cumberland Place and the Susannah Place museum. Another relatively steep set of stairs leads from Cumberland Place to Gloucester Street (Photograph 4). The Baker's Terraces face onto Gloucester Road, as well as what appears to be another commercial premises (Photograph 5). The Baker's Terraces are noted to be heritage listed. Across the road from the site to the west is the former Cumberland Archeological Site, now a YHA (Photograph 6).

Overall the site appears to be currently used for largely commercial purposes with features of historical significance.

Photographs from the site inspection are provided in Appendix F.

7. Preliminary Conceptual Site Model

A conceptual site model (CSM) is a representation of site-related information regarding contamination sources, receptors and exposure pathways between those sources and receptors. The CSM provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or in the future i.e. it enables an assessment of the potential source – pathway – receptor linkages.

7.1 Potential Contamination Sources and Contaminants of Concern

Based on the current investigation, the following potential sources of contamination and associated contaminants of concern have been identified (Table 5).

Table 5: Potential Contamination Sources and Contaminants of Concern

Potential Source	Description of Potential Contaminating Activity	Contaminants of Concern
Imported fill of unknown origin	Fill material across the site, likely to have been used for levelling purposes, particularly due to proximity of Sydney Harbour foreshore.	Common contaminants associated with fill include heavy metals, petroleum hydrocarbons, BTEX, PAH, PCB, OCP, OPP, phenols, asbestos
Previous and current site operations	Residential and commercial purposes. There may have been industrial uses circa 1940s	Contaminants associated with industrial activities can be various organic and inorganic contaminants.

Notes:

- BTEX – benzene, toluene, ethylbenzene, xylene
- PAH – polycyclic aromatic hydrocarbons
- PCB – polychlorinated biphenyls
- OCP – organochlorine pesticides
- OPP – organophosphorous pesticides

The potential contamination sources (S) on the site are therefore as follows:

- S1 Fill of unknown origin
- S2 Previous and current site use

7.2 Potential Receptors

7.2.1 Human Health Receptors

- R1 Current site users (on site staff and visitors)
- R2 Construction and maintenance workers (building the proposed development)
- R3 Final end users (on site staff and residents)
- R4 Land users in adjacent areas (commercial/residential)

7.2.2 Environmental Receptors

- R5 Groundwater
- R6 Surface water (drainage to Sydney Harbour)
- R7 Ecology

7.2.3 Potential Pathways

Potential pathways for contamination include the following:

- P1 Direct contact
- P2 Inhalation of dust and/or vapour
- P3 Leaching of contaminants and vertical migration into groundwater
- P4 Surface water run-off (east to Sydney Harbour)
- P5 Lateral migration of groundwater

7.3 Summary of Preliminary CSM

A 'source – pathway – receptor' approach has been used to assess the potential risks of harm being caused to human, water or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways. The possible exposure pathways between the above sources (S1 and S2) and receptors (R1 to R7) are provided in Table 6 below.

Table 6: Preliminary Conceptual Site Model

Source	Pathway	Receptor	Comments/Recommendations
S1: Fill S2: Previous and current site uses	P1 – direct contact	R1 – current site users R2 – construction and maintenance workers R3 – Final end users R7 – Ecology	The site is currently predominantly hardstand (i.e. covered by buildings) and therefore direct contact is currently very limited. An assessment of contamination risks is recommended for planned ground intrusive works
	P2 – inhalation of dust and/or vapour	R1 – current site users R2 – construction and maintenance workers R4 – land users in adjacent areas	The inhalation risk is currently very limited. An assessment of contamination risks is recommended for planned ground intrusive works
	P3 – leaching of contaminants	R5 – groundwater	The potential for leaching of contaminants through rainwater infiltration is low. A change in site condition may increase the leaching potential.
	P4 – surface water runoff (to Sydney Harbour to east)	R5 – groundwater R6 – surface water R7 – ecology	
	P5 – lateral migration of groundwater		

8. Conclusion and Recommendations

Based on the preliminary site investigation it is considered that, in general, the potential for significant or widespread contamination is low to moderate. The site is therefore able to be made suitable, from a contamination standpoint, for the proposed apartment building development. However, given the potential for contamination as outlined in the CSM, the following further investigations / actions are recommended:

- Development and implementation of a sampling and analysis plan (detailed investigation) to address the potential sources of contamination identified in the CSM. It is envisaged that a soil and groundwater investigation would be undertaken, due to the proximity of Sydney Harbour to the site as well as previous engineering processes undertaken in the surrounding area; and
- Prior to any soil being removed from site a waste classification assessment must be undertaken to ascertain the contamination status of soil and the proper waste classification for disposal.

9. Limitations

Douglas Partners (DP) has prepared this report for this project at 85 Harrington Street, The Rocks NSW in accordance with DP's proposal dated 4 December 2015 and acceptance received from Savill's Project Management Pty Ltd on behalf of Golden Age and Hanna The Rocks dated 28 August 2015. The work was carried out under DP's conditions of Engagement. This report is provided for the exclusive use of Savill's Project Management Pty Ltd and Golden Age and Hannas The Rocks for the specific project and purpose as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are considered to be indicative of the sub-surface conditions on the site only to the depths investigated at the specific sampling and/or testing locations, and only at the time the work was carried out. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after DP's field testing has been completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

This report must be read in conjunction with all the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

Drawing

Notes About this Report



— Site Boundary



CLIENT: Savills Project Management
OFFICE: Sydney
DATE: 14 Sep 2015

Site Location
Preliminary Site Investigation
85 Harrington St, The Rocks NSW

PROJECT No: 85061.00
DWG No: 1
REVISION: A

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

Copyright

This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix B

Groundwater Bore Search

NSW OFFICE OF WATER

Work Summary

GW109085

Licence :10BL602334		Licence Status :Active	Intended Purpose(s) MONITORING BORE
Work Type :Bore		Authorised Purpose(s) MONITORING BORE	
Work Status :			
Construct. Method :			
Owner Type :Other Govt			
Commenced Date :	Final Depth :	5.68 m	
Completion Date :22-Jul-2008	Drilled Depth :	5.68 m	
Contractor Name :CH2MHILL			
Driller :400 UNKNOWN, Unkown			
Assistant Driller's Name :			
Property : - SYDNEY WATER		Standing Water Level :	
GWMA : -		Salinity :	
GW Zone : -		Yield :	

Site Details

Site Chosen By		County	Parish	Portion/Lot DP
		Form A :CUMBERLAND	ST PHILIP	1//87659
		Licensed :CUMBERLAND	ST PHILIP	1 87659
Region :10 - SYDNEY SOUTH COAST		CMA Map :		
River Basin :		Grid Zone :	Scale :	
Area / District :				
Elevation :		Northing :6251263	Latitude (S) :33° 51' 57"	
Elevation Source :		Easting :333786	Longitude (E) :151° 12' 11"	
GS Map :		MGA Zone :56	Coordinate Source :	

Construction

Negative depths indicate Above Ground Level;

H-Hole;P-Pipe;OD-Outside Diameter;ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity;PL-Placement of Gravel Pack;PC-Pressure Cemented;S-Sump;CE-Centralisers

H	P	Component	Type	From (m)	To (m)	OD (mm)	ID (mm)	Interval	Details
1		Hole	Hole	0.00	5.68	120			
1	1	Casing	P.V.C.	0.00	3.20	40			

Water Bearing Zones

From (m) To (m) Thickness (m) WBZ Type S.W.L. (m) D.D.L. (m) Yield (L/s) Hole Depth (m) Duration (hr) Salinity (mg/L)

(No Water Bearing Zone Details Found)

Drillers Log

From (m)	To (m)	Thickness(m)	Drillers Description	Geological Material	Comments
0.00	1.30	1.30	FILL,SILTY SAND MEDIUM TO COARSE	Fill	
1.30	2.10	0.80	FILL,SILT SAND CLAY MIXTURE	Fill	
2.10	2.20	0.10	FILL, SHINY GRAVEL ,BLACK SILT	Fill	
2.20	3.10	0.90	FILL,SILTY SAND BROWN RED	Fill	
3.10	4.00	0.90	FILL CLAY,GREY,BROWN,MOIST	Fill	
4.00	5.68	1.68	SAND,FINE TO MEDIUM	Sand	

Remarks

*** End of GW109085 ***

NSW OFFICE OF WATER

Work Summary

GW109086

Licence :10BL602334		Licence Status :Active	Intended Purpose(s) :MONITORING BORE
Work Type :Bore		Authorised Purpose(s) :MONITORING BORE	
Work Status :			
Construct. Method :			
Owner Type :Other Govt			
Commenced Date :	Final Depth :	5.68 m	
Completion Date :22-Jul-2008	Drilled Depth :	5.68 m	
Contractor Name :CH2MHILL			
Driller :400 UNKNOWN, Unkown			
Assistant Driller's Name :			
Property : - SYDNEY WATER		Standing Water Level :	
GWMA : -		Salinity :	
GW Zone : -		Yield :	

Site Details

Site Chosen By		County	Parish	Portion/Lot DP
		Form A :CUMBERLAND	ST PHILIP	1//87659
		Licensed :CUMBERLAND	ST PHILIP	1 87659
Region :10 - SYDNEY SOUTH COAST		CMA Map :		
River Basin :		Grid Zone :		Scale :
Area / District :				
Elevation :		Northing :6251262		Latitude (S) :33° 51' 57"
Elevation Source :		Easting :333781		Longitude (E) :151° 12' 11"
GS Map :		MGA Zone :56	Coordinate Source :	

Construction

Negative depths indicate Above Ground Level;

H-Hole;P-Pipe;OD-Outside Diameter;ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity;PL-Placement of Gravel Pack;PC-Pressure Cemented;S-Sump;CE-Centralisers

H	P	Component	Type	From (m)	To (m)	OD (mm)	ID (mm)	Interval	Details
1		Hole	Hole	0.00	5.80	120			
1	1	Casing	P.V.C.	0.00	3.20	40			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
(No Water Bearing Zone Details Found)									

Drillers Log

From (m)	To (m)	Thickness(m)	Drillers Description	Geological Material	Comments
0.00	0.50	0.50	FILL,MEDIUM TO COARSE	Fill	
0.50	1.00	0.50	FILL,SILTY SAND	Fill	
1.00	1.80	0.80	FILL,CLAYEY SAND FINE GRAINED	Fill	
1.80	2.00	0.20	FILL,GRAVELLY SAND	Fill	
2.00	3.20	1.20	FILL,SAND WITH SOME SILT	Fill	
3.20	3.80	0.60	FILL SILTY SAND	Fill	
3.80	4.50	0.70	FILL CLAY SILT SAND MIXTURE	Fill	
4.50	5.68	1.18	SAND,FINE TO MEDIUM GRAINED	Sand	

Remarks

*** End of GW109086 ***

NSW OFFICE OF WATER

Work Summary

GW109087

Licence :10BL602334		Licence Status :Active	Intended Purpose(s) :MONITORING BORE
Work Type :Bore		Authorised Purpose(s) :MONITORING BORE	
Work Status :			
Construct. Method :			
Owner Type :Other Govt			
Commenced Date :	Final Depth :	8.50 m	
Completion Date :22-Jul-2008	Drilled Depth :	8.50 m	
Contractor Name :CH2MHILL			
Driller :400 UNKNOWN, Unkown			
Assistant Driller's Name :			
Property : - SYDNEY WATER		Standing Water Level :	
GWMA : -		Salinity :	
GW Zone : -		Yield :	

Site Details

Site Chosen By		County	Parish	Portion/Lot DP
		Form A :CUMBERLAND	ST PHILIP	1//87659
		Licensed :CUMBERLAND	ST PHILIP	1 87659
Region :10 - SYDNEY SOUTH COAST		CMA Map :		
River Basin :		Grid Zone :	Scale :	
Area / District :				
Elevation :		Northing :6251252	Latitude (S) :33° 51' 57"	
Elevation Source :		Easting :333783	Longitude (E) :151° 12' 11"	
GS Map :		MGA Zone :56	Coordinate Source :	

Construction

Negative depths indicate Above Ground Level;

H-Hole;P-Pipe;OD-Outside Diameter;ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity;PL-Placement of Gravel Pack;PC-Pressure Cemented;S-Sump;CE-Centralisers

H	P	Component	Type	From (m)	To (m)	OD (mm)	ID (mm)	Interval	Details
1		Hole	Hole	0.00	8.50	120			
1	1	Casing	P.V.C.	0.00	3.20	40			

Water Bearing Zones

From (m)	To (m)	Thickness (m)	WBZ Type	S.W.L. (m)	D.D.L. (m)	Yield (L/s)	Hole Depth (m)	Duration (hr)	Salinity (mg/L)
----------	--------	---------------	----------	------------	------------	-------------	----------------	---------------	-----------------

(No Water Bearing Zone Details Found)

Drillers Log

From (m)	To (m)	Thickness(m)	Drillers Description	Geological Material	Comments
0.00	1.00	1.00	FILL,CLAY MIXED WITH COARSE GRAVEL	Fill	
1.00	1.50	0.50	FILL SAND MEDIUM GRAINED	Fill	
1.50	2.20	0.70	FILL,SILTY SAND,MOIST,FIRM WITH GRAVEL	Fill	
2.20	3.50	1.30	FILL,SAND MEDIUM GRAINED,GREY/BROWN	Fill	
3.50	4.00	0.50	FILL,SILTY SAND,MOIST,LOOSE TO FIRM	Fill	
4.00	4.50	0.50	FILL,CRUSHED SANDSTONE	Fill	
4.50	5.90	1.40	SAND MEDIUM TO FINE,SILT BROWN,CLAY	Invalid Code	
5.90	7.00	1.10	CLAY,HIGH PLASTICITY,WET,SHELLS	Clay	
7.00	8.50	1.50	SAND,FINE TO MEDIUM GRAINED,BEIGE	Sand	

Remarks

*** End of GW109087 ***

Appendix C

Historic Aerial Photographs



NORTH

Approximate Site Area



CLIENT: Savills Project Management

OFFICE: Sydney

DATE: 14 Sep 2015

1930 Aerial Photograph

Preliminary Site Investigation

85 Harrington St, The Rocks

PROJECT No: 85061.00

DWG No: 1

REVISION: A

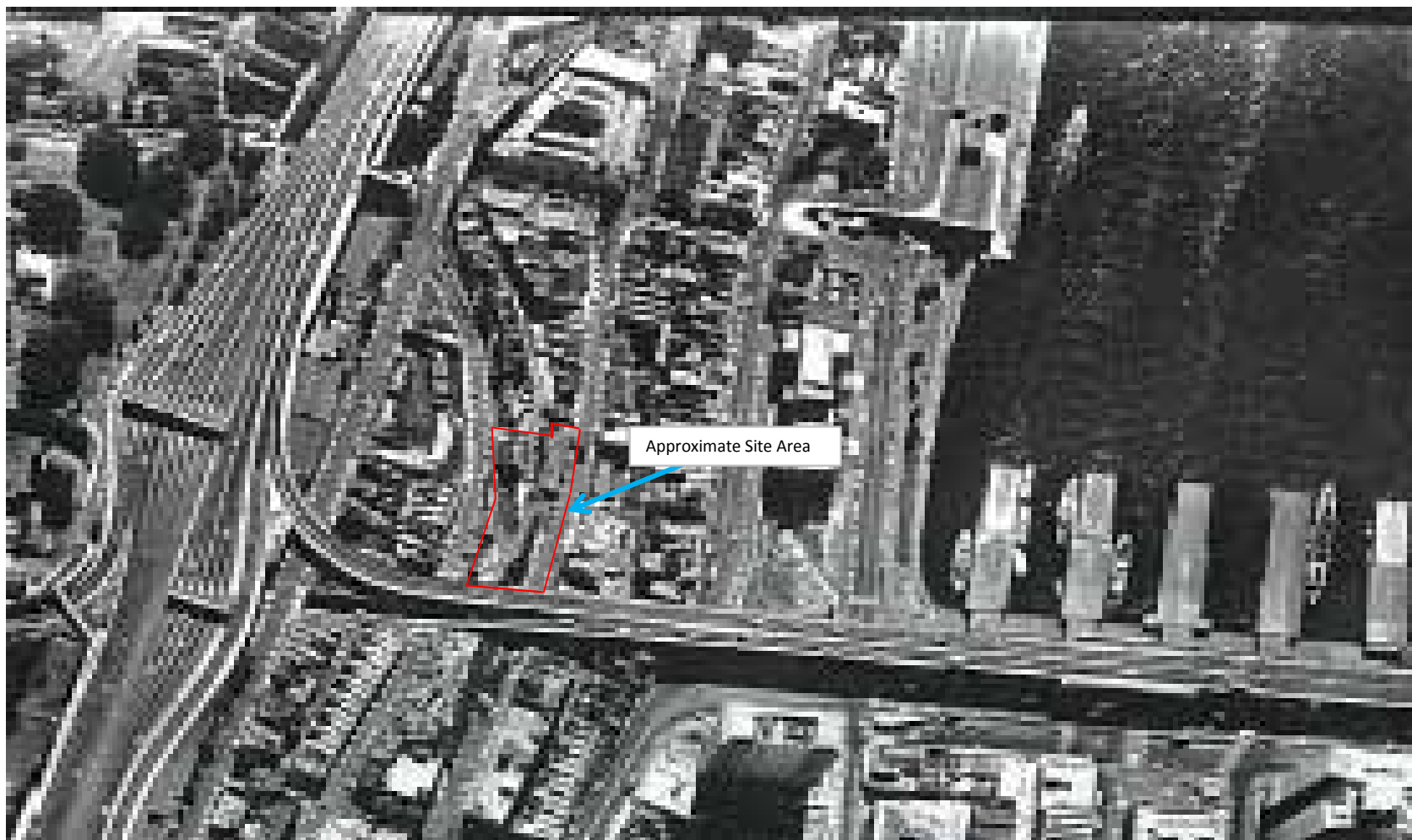


NORTH



Approximate Site Area

 Douglas Partners Geotechnics Environment Groundwater	CLIENT: Savills Project Management	1943 Aerial Photograph Preliminary Site Investigation 85 Harrington St, The Rocks	PROJECT No: 85061.00
	OFFICE: Sydney		DWG No: 2
	DATE: 14 Sep 2015		REVISION: A





NORTH



CLIENT: Savills Project Management

OFFICE: Sydney

DATE: 14 Sep 2015

1982 Aerial Photograph

Preliminary Site Investigation

85 Harrington St, The Rocks

PROJECT No: 85061.00

DWG No: 4

REVISION: A



NORTH

 Douglas Partners Geotechnics Environment Groundwater	CLIENT: Savills Project Management	2000 Aerial Photograph Preliminary Site Investigation 85 Harrington St, The Rocks	PROJECT No: 85061.00
	OFFICE: Sydney		DWG No: 5
	DATE: 14 Sep 2015		REVISION: A



CLIENT: Savills Property Group

OFFICE: Sydney

DATE: 14 Sep 2015

2006 Aerial Photograph

Preliminary Site Investigation

85 Harrington St, The Rocks

PROJECT No: 85061.00

DWG No: 6

REVISION: A



NORTH



CLIENT: Savills Project Management

OFFICE: Sydney

DATE: 14 Sep 2015

2015 Aerial Photograph

Preliminary Site Investigation

85 Harrington St, The Rocks

PROJECT No: 85061.00

DWG No: 7

REVISION: A

Appendix D

Historic Title Deeds

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - 75-85 Harrington Street, The Rocks

Description: - Lot 1 in D.P.777033 and Lot 1 in D.P.775889

As regards part Lot 1 DP777033 edged green on attached copy of DP777033

<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>
29.12.1900 (1900 to 1929)	The Minister for Public Works for the State of New South Wales	Gaz 29.12.1900 * and Vol 934 Fols 85 & 86 then Vol 4197 Fol 65
30.1.1929 (1929 to 1944)	The Perpetual Trustee Company (Limited) Rosanna Yeend (Married Woman)	Vol 4197 Fol 65
24.3.1944 (1944 to 1982)	The Housing Commission of New South Wales	Vol 4197 Fol 65
30.8.1982	Sydney Cove Redevelopment Authority	Vol 4197 Fol 65 then Folio 1/777033

Continued on page 2

As regards part Lot 1 DP777033 edged yellow on attached copy of DP777033

<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>
29.12.1900 (1900 to 1988)	The Minister for Public Works for the State of New South Wales	Gaz 29.12.1900 * and Vol 37 Fol 149 and Vol 1268 Fol 20
2.9.1988	Sydney Cove Redevelopment Authority	Gaz 2.9.1988 * then Folio 1/777033

Continued on Page 2

* The ownership of those parts of the subject land held under old system title pursuant to the above mentioned resumptions in 1900 & 1988 has not been confirmed

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

As the whole of Lot 1 DP777033

<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>
1982/1988 to Date	Sydney Cove Redevelopment Authority Now # Sydney Harbour Foreshore Authority	Folio 1/777033

Indicates current proprietor

Leases –

- The registration of numerous leases and sub leases, both current and expired has been noted, the details of which have not been ascertained

Easements – Nil

As regards part Lot 1 DP775889 edged blue on the attached copy of DP775889

<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>
Circa 1917 (1917 to 1921)	Edmund John Bailly Playfair (Butcher)	Vol 2751 Fol 144
27.9.1921 (1921 to 1971)	Thomas Playfair Limited	Vol 2751 Fol 144
27.4.1971	Sydney Cove Redevelopment Authority	Vol 2751 Fol 144 then Folio 1/775889

Continued on Page 3

As regards part Lot 1 DP775889 edged red on attached copy of DP775889

<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>
29.12.1900 (1900 to 1988)	The Minister for Public Works for the State of New South Wales	Gaz 29.12.1900 *
1.7.1988	Sydney Cove Redevelopment Authority	Gaz 1.7.1988 * then Folio 1/775889

Continued on Page 3

* The ownership of those parts of the subject land held under old system title pursuant to the above mentioned resumptions in 1900 & 1988 has not been confirmed

Legal Liaison Searching Services

ABN: 52832569710
Ph: 02 9233 5800
Fax: 02 9221 2827

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2000
DX 1019 Sydney

As the whole of Lot 1 DP775889

<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>
1971/1988 to Date	Sydney Cove Redevelopment Authority Now # Sydney Harbour Foreshore Authority	Folio 1/775889

Indicates current proprietor

Leases –

- Lease Folio Identifiers have been created for leasehold premises held in the subject parcel; details of leases and/or sub leases registered thereon have not been ascertained

Easements – Nil

Peter Boyer
8 September, 2015

Cadastral Records Enquiry Report

Ref : surv.scim-grollm

Requested Parcel : Lot 1 DP 777033

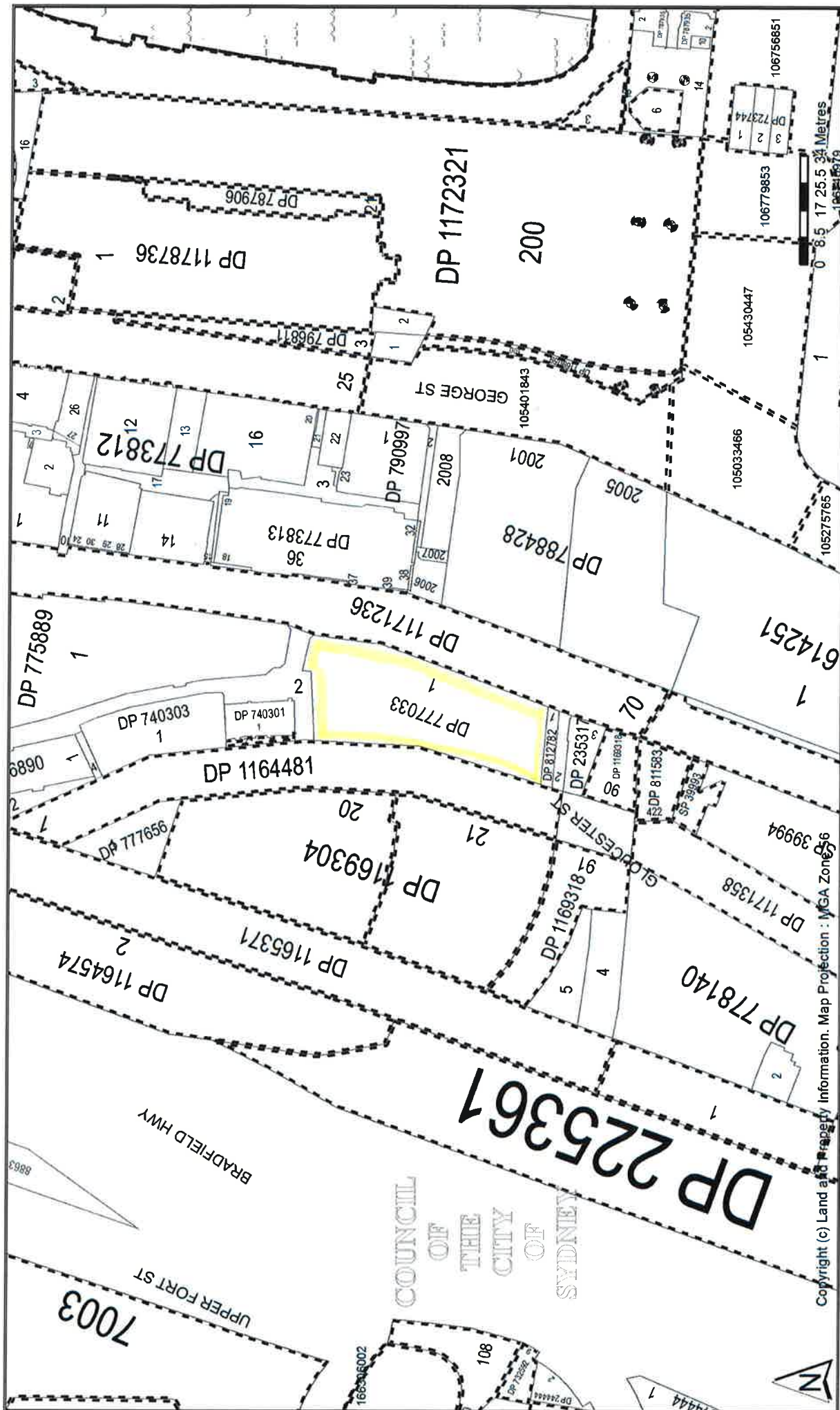
Identified Parcel : Lot 1 DP 777033

Locality : THE ROCKS

LGA : SYDNEY

Parish : ST PHILIP

County : CUMBERLAND



Cadastral Records Enquiry Report

Ref : surv:scim-grollm

Requested Parcel : Lot 1 DP 775889

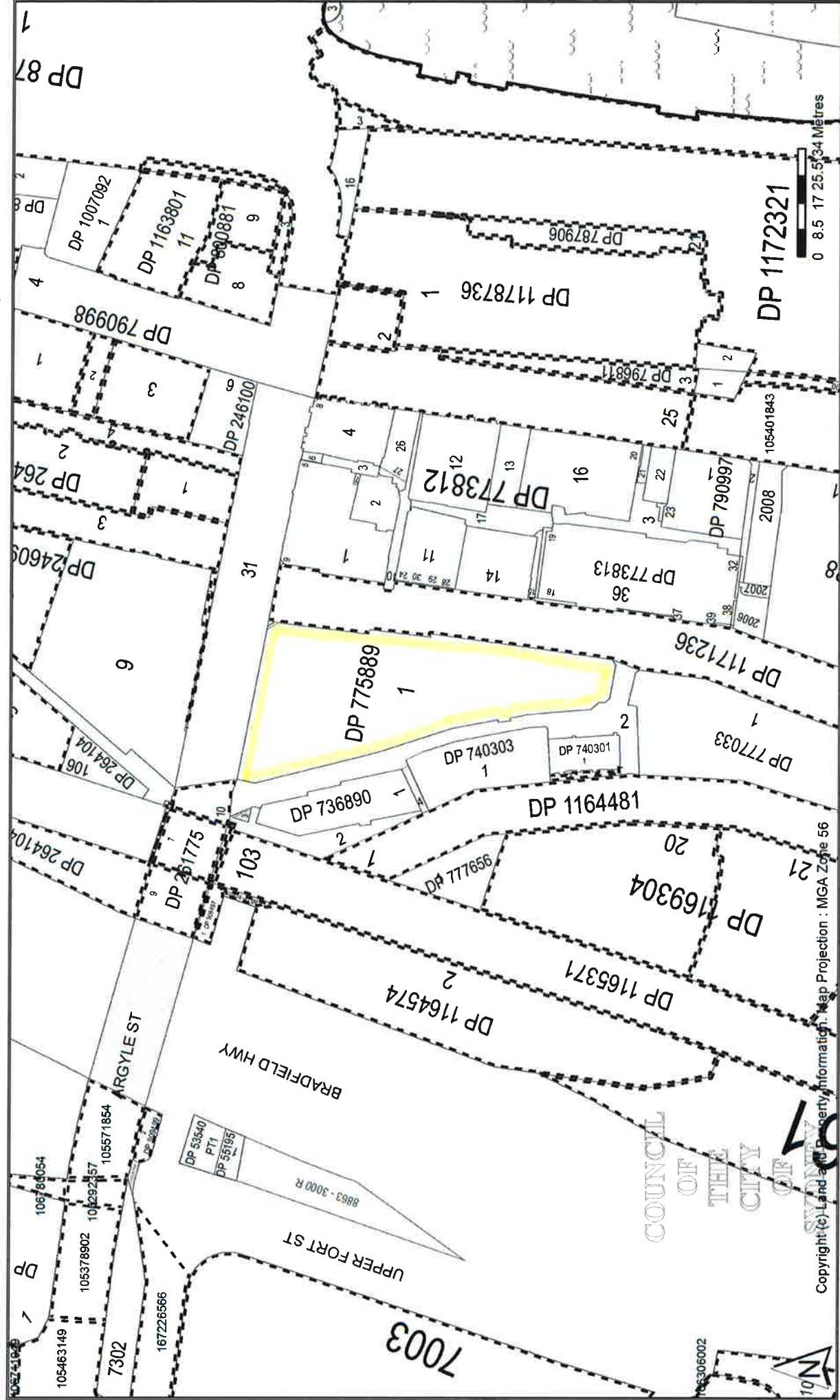
Identified Parcel : Lot 1 DP 775889

Locality : THE ROCKS

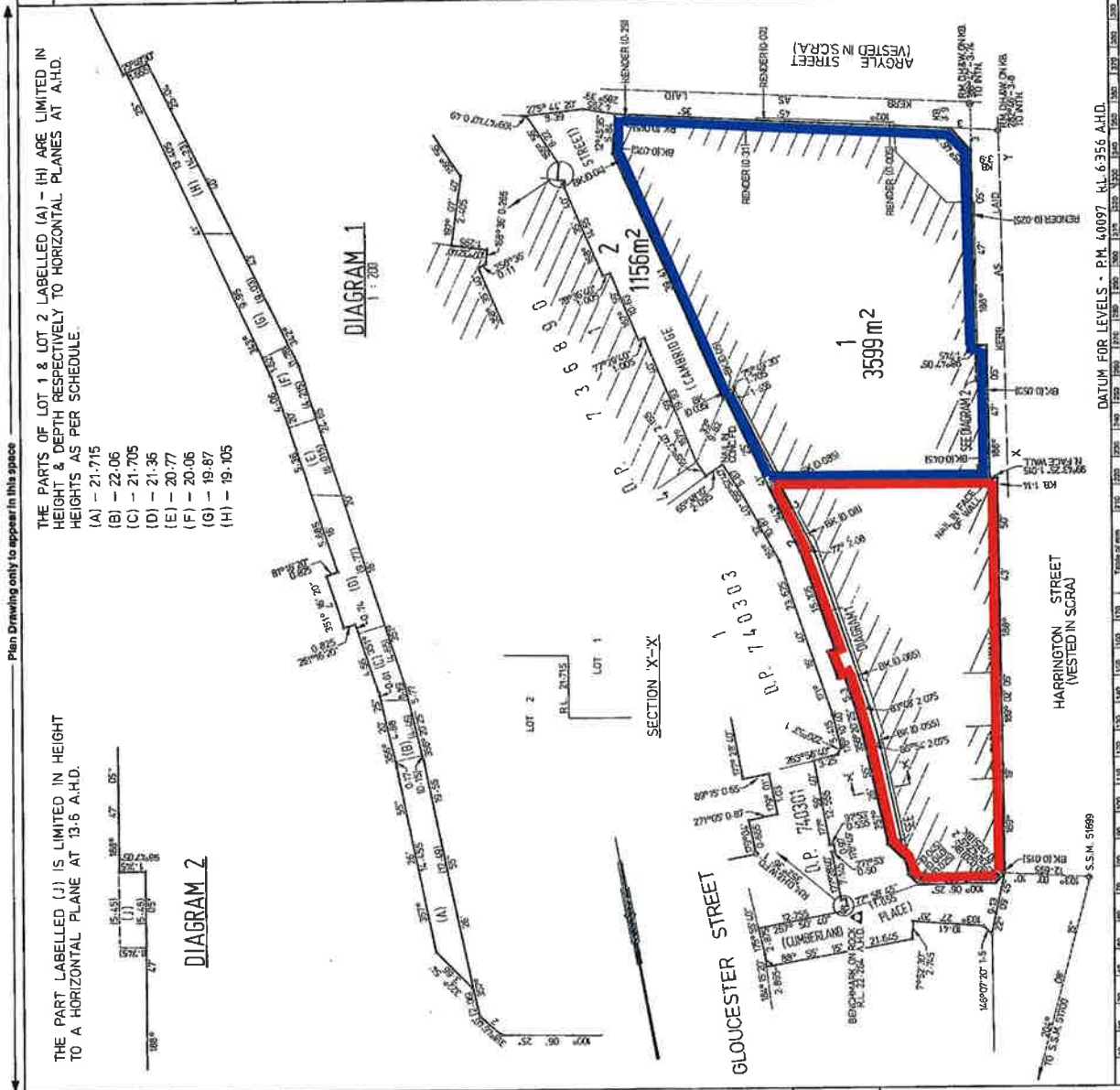
LGA : SYDNEY

Parish : ST PHILIP

County : CUMBERLAND



OFFICE USE ONLY	
D.P. 775889	
Registered:	15.6.1988
C.A.:	
Title System:	TORRENS & OLD SYSTEM
Purpose:	ACQUISITION
Ref. Map:	CITY SECTION 79
Lat. Plan:	PARISH
PLAN OF PART OF SECTION 8 OF OBSERVATORY HILL LANDS	
Lengths are in metres. Reduction Ratio: 1:400	
City:	SYDNEY
Locality:	THE ROCKS
Parish:	ST. PHILIP
County:	CUMBERLAND
This is sheet 1 of 1 plan in (specify if applicable) sheets.	
1. THEODORE. MOSSEL a surveyor registered under the Surveyors Act, 1922, at 3/2 MACPHERSON ST CREMORNE JUNCTION I hereby certify that the survey represented in this plan was made by me or under my supervision and that I am a duly qualified surveyor under the Surveyors Act, 1922, and that the survey is correct in accordance with the law.	
Signed: <i>Theodore Mosse</i> 15th April 1988 Surveyor's Office: 15th April 1988 Return date of survey: X-X	
Plans used in preparation of survey/compilation:	
PLAN FOR USE ONLY for: particulars of limitation to dedicate public roads or to create public reserves, drainage reserves, easements or restrictions as to user.	



PLAN FORM 2	
SIGNATURE AND SEALS ONLY.	
THE PART LABELLED (J) IS LIMITED IN HEIGHT TO A HORIZONTAL PLANE AT 13.6 A.H.D. THE PARTS OF LOT 1 & LOT 2 LABELLED (A) - (H) ARE LIMITED IN HEIGHT & DEPTH RESPECTIVELY TO HORIZONTAL PLANES AT A.H.D. HEIGHTS AS PER SCHEDULE (A) - 21.715 (B) - 22.06 (C) - 21.705 (D) - 21.36 (E) - 20.77 (F) - 20.06 (G) - 19.87 (H) - 19.105 DIAGRAM 2	
Gloucester Street HARRINGTON STREET (VESTED IN SCRA) LOT 1 LOT 2 SECTION 'X-X' D.P. 775889 D.P. 740303 D.P. 740301 D.P. 740302 D.P. 740303 D.P. 740304 D.P. 740305 D.P. 740306 D.P. 740307 D.P. 740308 D.P. 740309 D.P. 740310 D.P. 740311 D.P. 740312 D.P. 740313 D.P. 740314 D.P. 740315 D.P. 740316 D.P. 740317 D.P. 740318 D.P. 740319 D.P. 740320 D.P. 740321 D.P. 740322 D.P. 740323 D.P. 740324 D.P. 740325 D.P. 740326 D.P. 740327 D.P. 740328 D.P. 740329 D.P. 740330 D.P. 740331 D.P. 740332 D.P. 740333 D.P. 740334 D.P. 740335 D.P. 740336 D.P. 740337 D.P. 740338 D.P. 740339 D.P. 740340 D.P. 740341 D.P. 740342 D.P. 740343 D.P. 740344 D.P. 740345 D.P. 740346 D.P. 740347 D.P. 740348 D.P. 740349 D.P. 740350 D.P. 740351 D.P. 740352 D.P. 740353 D.P. 740354 D.P. 740355 D.P. 740356 D.P. 740357 D.P. 740358 D.P. 740359 D.P. 740360 D.P. 740361 D.P. 740362 D.P. 740363 D.P. 740364 D.P. 740365 D.P. 740366 D.P. 740367 D.P. 740368 D.P. 740369 D.P. 740370 D.P. 740371 D.P. 740372 D.P. 740373 D.P. 740374 D.P. 740375 D.P. 740376 D.P. 740377 D.P. 740378 D.P. 740379 D.P. 740380 D.P. 740381 D.P. 740382 D.P. 740383 D.P. 740384 D.P. 740385 D.P. 740386 D.P. 740387 D.P. 740388 D.P. 740389 D.P. 740390 D.P. 740391 D.P. 740392 D.P. 740393 D.P. 740394 D.P. 740395 D.P. 740396 D.P. 740397 D.P. 740398 D.P. 740399 D.P. 740400 D.P. 740401 D.P. 740402 D.P. 740403 D.P. 740404 D.P. 740405 D.P. 740406 D.P. 740407 D.P. 740408 D.P. 740409 D.P. 740410 D.P. 740411 D.P. 740412 D.P. 740413 D.P. 740414 D.P. 740415 D.P. 740416 D.P. 740417 D.P. 740418 D.P. 740419 D.P. 740420 D.P. 740421 D.P. 740422 D.P. 740423 D.P. 740424 D.P. 740425 D.P. 740426 D.P. 740427 D.P. 740428 D.P. 740429 D.P. 740430 D.P. 740431 D.P. 740432 D.P. 740433 D.P. 740434 D.P. 740435 D.P. 740436 D.P. 740437 D.P. 740438 D.P. 740439 D.P. 740440 D.P. 740441 D.P. 740442 D.P. 740443 D.P. 740444 D.P. 740445 D.P. 740446 D.P. 740447 D.P. 740448 D.P. 740449 D.P. 740450 D.P. 740451 D.P. 740452 D.P. 740453 D.P. 740454 D.P. 740455 D.P. 740456 D.P. 740457 D.P. 740458 D.P. 740459 D.P. 740460 D.P. 740461 D.P. 740462 D.P. 740463 D.P. 740464 D.P. 740465 D.P. 740466 D.P. 740467 D.P. 740468 D.P. 740469 D.P. 740470 D.P. 740471 D.P. 740472 D.P. 740473 D.P. 740474 D.P. 740475 D.P. 740476 D.P. 740477 D.P. 740478 D.P. 740479 D.P. 740480 D.P. 740481 D.P. 740482 D.P. 740483 D.P. 740484 D.P. 740485 D.P. 740486 D.P. 740487 D.P. 740488 D.P. 740489 D.P. 740490 D.P. 740491 D.P. 740492 D.P. 740493 D.P. 740494 D.P. 740495 D.P. 740496 D.P. 740497 D.P. 740498 D.P. 740499 D.P. 740500 D.P. 740501 D.P. 740502 D.P. 740503 D.P. 740504 D.P. 740505 D.P. 740506 D.P. 740507 D.P. 740508 D.P. 740509 D.P. 740510 D.P. 740511 D.P. 740512 D.P. 740513 D.P. 740514 D.P. 740515 D.P. 740516 D.P. 740517 D.P. 740518 D.P. 740519 D.P. 740520 D.P. 740521 D.P. 740522 D.P. 740523 D.P. 740524 D.P. 740525 D.P. 740526 D.P. 740527 D.P. 740528 D.P. 740529 D.P. 740530 D.P. 740531 D.P. 740532 D.P. 740533 D.P. 740534 D.P. 740535 D.P. 740536 D.P. 740537 D.P. 740538 D.P. 740539 D.P. 740540 D.P. 740541 D.P. 740542 D.P. 740543 D.P. 740544 D.P. 740545 D.P. 740546 D.P. 740547 D.P. 740548 D.P. 740549 D.P. 740550 D.P. 740551 D.P. 740552 D.P. 740553 D.P. 740554 D.P. 740555 D.P. 740556 D.P. 740557 D.P. 740558 D.P. 740559 D.P. 740560 D.P. 740561 D.P. 740562 D.P. 740563 D.P. 740564 D.P. 740565 D.P. 740566 D.P. 740567 D.P. 740568 D.P. 740569 D.P. 740570 D.P. 740571 D.P. 740572 D.P. 740573 D.P. 740574 D.P. 740575 D.P. 740576 D.P. 740577 D.P. 740578 D.P. 740579 D.P. 740580 D.P. 740581 D.P. 740582 D.P. 740583 D.P. 740584 D.P. 740585 D.P. 740586 D.P. 740587 D.P. 740588 D.P. 740589 D.P. 740590 D.P. 740591 D.P. 740592 D.P. 740593 D.P. 740594 D.P. 740595 D.P. 740596 D.P. 740597 D.P. 740598 D.P. 740599 D.P. 740600 D.P. 740601 D.P. 740602 D.P. 740603 D.P. 740604 D.P. 740605 D.P. 740606 D.P. 740607 D.P. 740608 D.P. 740609 D.P. 740610 D.P. 740611 D.P. 740612 D.P. 740613 D.P. 740614 D.P. 740615 D.P. 740616 D.P. 740617 D.P. 740618 D.P. 740619 D.P. 740620 D.P. 740621 D.P. 740622 D.P. 740623 D.P. 740624 D.P. 740625 D.P. 740626 D.P. 740627 D.P. 740628 D.P. 740629 D.P. 740630 D.P. 740631 D.P. 740632 D.P. 740633 D.P. 740634 D.P. 740635 D.P. 740636 D.P. 740637 D.P. 740638 D.P. 740639 D.P. 740640 D.P. 740641 D.P. 740642 D.P. 740643 D.P. 740644 D.P. 740645 D.P. 740646 D.P. 740647 D.P. 740648 D.P. 740649 D.P. 740650 D.P. 740651 D.P. 740652 D.P. 740653 D.P. 740654 D.P. 740655 D.P. 740656 D.P. 740657 D.P. 740658 D.P. 740659 D.P. 740660 D.P. 740661 D.P. 740662 D.P. 740663 D.P. 740664 D.P. 740665 D.P. 740666 D.P. 740667 D.P. 740668 D.P. 740669 D.P. 740670 D.P. 740671 D.P. 740672 D.P. 740673 D.P. 740674 D.P. 740675 D.P. 740676 D.P. 740677 D.P. 740678 D.P. 740679 D.P. 740680 D.P. 740681 D.P. 740682 D.P. 740683 D.P. 740684 D.P. 740685 D.P. 740686 D.P. 740687 D.P. 740688 D.P. 740689 D.P. 740690 D.P. 740691 D.P. 740692 D.P. 740693 D.P. 740694 D.P. 740695 D.P. 740696 D.P. 740697 D.P. 740698 D.P. 740699 D.P. 740700 D.P. 740701 D.P. 740702 D.P. 740703 D.P. 740704 D.P. 740705 D.P. 740706 D.P. 740707 D.P. 740708 D.P. 740709 D.P. 740710 D.P. 740711 D.P. 740712 D.P. 740713 D.P. 740714 D.P. 740715 D.P. 740716 D.P. 740717 D.P. 740718 D.P. 740719 D.P. 740720 D.P. 740721 D.P. 740722 D.P. 740723 D.P. 740724 D.P. 740725 D.P. 740726 D.P. 740727 D.P. 740728 D.P. 740729 D.P. 740730 D.P. 740731 D.P. 740732 D.P. 740733 D.P. 740734 D.P. 740735 D.P. 740736 D.P. 740737 D.P. 740738 D.P. 740739 D.P. 740740 D.P. 740741 D.P. 740742 D.P. 740743 D.P. 740744 D.P. 740745 D.P. 740746 D.P. 740747 D.P. 740748 D.P. 740749 D.P. 740750 D.P. 740751 D.P. 740752 D.P. 740753 D.P. 740754 D.P. 740755 D.P. 740756 D.P. 740757 D.P. 740758 D.P. 740759 D.P. 740760 D.P. 740761 D.P. 740762 D.P. 740763 D.P. 740764 D.P. 740765 D.P. 740766 D.P. 740767 D.P. 740768 D.P. 740769 D.P. 740770 D.P. 740771 D.P. 740772 D.P. 740773 D.P. 740774 D.P. 740775 D.P. 740776 D.P. 740777 D.P. 740778 D.P. 740779 D.P. 740780 D.P. 740781 D.P. 740782 D.P. 740783 D.P. 740784 D.P. 740785 D.P. 740786 D.P. 740787 D.P. 740788 D.P. 740789 D.P. 740790 D.P. 740791 D.P. 740792 D.P. 740793 D.P. 740794 D.P. 740795 D.P. 740796 D.P. 740797 D.P. 740798 D.P. 740799 D.P. 740800 D.P. 740801 D.P. 740802 D.P. 740803 D.P. 740804 D.P. 740805 D.P. 740806 D.P. 740807 D.P. 740808 D.P. 740809 D.P. 740810 D.P. 740811 D.P. 740812 D.P. 740813 D.P. 740814 D.P. 740815 D.P. 740816 D.P. 740817 D.P. 740818 D.P. 740819 D.P. 740820 D.P. 740821 D.P. 740822 D.P. 740823 D.P. 740824 D.P. 740825 D.P. 740826 D.P. 740827 D.P. 740828 D.P. 740829 D.P. 740830 D.P. 740831 D.P. 740832 D.P. 740833 D.P. 740834 D.P. 740835 D.P. 740836 D.P. 740837 D.P. 740838 D.P. 740839 D.P. 740840 D.P. 740841 D.P. 740842 D.P. 740843 D.P. 740844 D.P. 740845 D.P. 740846 D.P. 740847 D.P. 740848 D.P. 740849 D.P. 740850 D.P. 740851 D.P. 740852 D.P. 740853 D.P. 740854 D.P. 740855 D.P. 740856 D.P. 740857 D.P. 740858 D.P. 740859 D.P. 740860 D.P. 740861 D.P. 740862 D.P. 740863 D.P. 740864 D.P. 740865 D.P. 740866 D.P. 740867 D.P. 740868 D.P. 740869 D.P. 740870 D.P. 740871 D.P. 740872 D.P. 740873 D.P. 740874 D.P. 740875 D.P. 740876 D.P. 740877 D.P. 740878 D.P. 740879 D.P. 740880 D.P. 740881 D.P. 740882 D.P. 740883 D.P. 740884 D.P. 740885 D.P. 740886 D.P. 740887 D.P. 740888 D.P. 740889 D.P. 740890 D.P. 740891 D.P. 740892 D.P. 740893 D.P. 740894 D.P. 740895 D.P. 740896 D.P. 740897 D.P. 740898 D.P. 740899 D.P. 740900 D.P. 740901 D.P. 740902 D.P. 740903 D.P. 740904 D.P. 740905 D.P. 740906 D.P. 740907 D.P. 740908 D.P. 740909 D.P. 740910 D.P. 740911 D.P. 740912 D.P. 740913 D.P. 740914 D.P. 740915 D.P. 740916 D.P. 740917 D.P. 740918 D.P. 740919 D.P. 740920 D.P. 740921 D.P. 740922 D.P. 740923 D.P. 740924 D.P. 740925 D.P. 740926 D.P. 740927 D.P. 740928 D.P. 740929 D.P. 740930 D.P. 740931 D.P. 740932 D.P. 740933 D.P. 740934 D.P. 740935 D.P. 740936 D.P. 740937 D.P. 740938 D.P. 740939 D.P. 740940 D.P. 740941 D.P. 740942 D.P. 740943 D.P. 740944 D.P. 740945 D.P. 740946 D.P. 740947 D.P. 740948 D.P. 740949 D.P. 740950 D.P. 740951 D.P. 740952 D.P. 740953 D.P. 740954 D.P. 740955 D.P. 740956 D.P. 740957 D.P. 740958 D.P. 740959 D.P. 740960 D.P. 740961 D.P. 740962 D.P. 740963 D.P. 740964 D.P. 740965 D.P. 740966 D.P. 740967 D.P. 740968 D.P. 740969 D.P. 740970 D.P. 740971 D.P. 740972 D.P. 740973 D.P. 740974 D.P. 740975 D.P. 740976 D.P. 740977 D.P. 740978 D.P. 740979 D.P. 740980 D.P. 740981 D.P. 740982 D.P. 740983 D.P. 740984 D.P. 740985 D.P. 740986 D.P. 740987 D.P. 740988 D.P. 740989 D.P. 740990 D.P. 740991 D.P. 740992 D.P. 740993 D.P. 740994 D.P. 740995 D.P. 740996 D.P. 740997 D.P. 740998 D.P. 740999 D.P. 741000 D.P. 741001 D.P. 741002 D.P. 741003 D.P. 741004 D.P. 741005 D.P. 741006 D.P. 741007 D.P. 741008 D.P. 741009 D.P. 741010 D.P. 741011 D.P. 741012 D.P. 741013 D.P. 741014 D.P. 741015 D.P. 741016 D.P. 741017 D.P. 741018 D.P. 741019 D.P. 741020 D.P. 741021 D.P. 741022 D.P. 741023 D.P. 741024 D.P. 741025 D.P. 741026 D.P. 741027 D.P. 741028 D.P. 741029 D.P. 741030 D.P. 741031 D.P. 741032 D.P. 741033 D.P. 741034 D.P. 741035 D.P. 741036 D.P. 741037 D.P. 74	

RP 36



PA
060832 L

RESUMPTION APPLICATION

Section 31A (2) Real Property Act, 1900
(For land not under the provisions of the
Real Property Act, 1900)

RA
\$ 70 00

DESCRIPTION
OF LAND
Note (a)

Lot No.	Plan No.	Location
PART OF 1	DP 777033	The Rocks, Sydney Parish St. Philip County Cumberland
Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	WHOLE	

DESCRIPTION OF
EASEMENT
Note (b)

APPLICANT
Note (c)

SYDNEY COVE REDEVELOPMENT AUTHORITY

GAZETAL
Note (d)

(the abovenamed Applicant) in consequence of the resumption notified in Government Gazette dated 2nd September 1988, folio 4617, a true copy whereof is attached hereto, hereby applies to the Registrar General

EASEMENT
Note (e)

(i) for the issue of a certificate of title in favour of the applicant,
(ii) for the recording of an easement for

Note (f)

so resumed on the folio(s) of the Register, described in the above schedule.

Note (c)

And I, John Davidson, hereby certify that

- (1) I am authorised to make the within application;
- (2) the said land has not been divested from the applicant Sydney Cove Redevelopment Authority and no estate or interest therein has been created in favour of any other person.
- (3) the said land is not under the provisions of the Real Property Act, 1900, and no sale, lease or other transaction affecting it is intended to be completed prior to the issue of the folio of the Register; and
- (4) this application is correct for the purposes of the Real Property Act, 1900.

(Copy of Gazette notification.)

OFFICE USE ONLY

Dated this 9th day of September 1988

Signed in my presence

EXECUTION
Note (g)

by the said John Davidson
Manager, Works & Property
Signature of Witness
SUZANNE P. KERRY
Name of Witness (BLOCK LETTERS)

[Signature]

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

LODGED BY		LOCATION OF DOCUMENTS	
SYDNEY COVE REDEVELOPMENT AUTHORITY		CT	OTHER
80 George Street, The Rocks NSW 2000			Herewith
Delivery Box Number 852T		V4197 F 65	In L.T.O. with DP777033
			Produced by Sydney Cove Redevelopment Authority
Checked	Passed	REGISTERED -19	
Signed	Extra Fee	Secondary Directions	
		Delivery Directions	

OFFICE USE ONLY

RP 36
1885

For use where the land and/or easement is not under the provisions of the Real Property Act, 1900.

INSTRUCTIONS FOR COMPLETION

Use this form where the land resumed is not under the Real Property Act, 1900.

Typewriting and handwriting should be clear, legible and in permanent dense black or dark blue non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialed by the authorized officer in the left hand margin.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the authorised officer and attesting witness.

The following instructions relate to the side notes on the form.

- (a) (i) The lot and plan number or portion.
(ii) Insert the locality shown on the plan, e.g. at Chullora. If the locality is not shown, insert the Parish and County, e.g. Ph. Lismore Co. Ross.
- (b) (i) Insert the current Folio Identifier or Volume and Folio of the Certificate of Title/Crown Grant of the servient tenement.
(ii) Insert the locality shown on the Certificate of Title/Crown Grant.
(iii) A resumption application may not be made for the creation of a folio of the Register for an easement alone (see section 31A (2B) of the Real Property Act, 1900).
- (c) State the name of the authority in which the land is vested.
- (d) Show date and folio number of Gazette notification.
- (e) (i) Rule through if not applicable. Note the provisions of section 31A (2B) Real Property Act, 1900.
(ii) State the nature of the easement (see e.g. section 181A of the Conveyancing Act, 1919) and delete inappropriate words.
- (f) Name of authorised officer.
- (g) EXECUTION—The certificate of correctness under the Real Property Act, 1900 must be signed by an authorised officer of the applicant. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.
- (h) Insert the name, postal address, Document Exchange reference, telephone number and Delivery Box number of the lodging party.
- (i) If any document is lodged with this application, record in DOCUMENTS LODGED panel.
- (j) Insert a copy of the Gazette notification. If the space provided is insufficient for this purpose, use an annexure sheet (identified as such) of the same size and quality paper as this form.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS				
(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME		
SECOND SCHEDULE AND OTHER DIRECTIONS				
(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS

2 SEPTEMBER, 1988]

NEW SOUTH WALES GOVERNMENT GAZETTE No. 140

4617

ALBURY-WODONGA DEVELOPMENT ACT 1974

NOTIFICATION OF RESUMPTION

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 11 of the Albury-Wodonga Development Act 1974, so much of the land described in the Schedule hereto as is Crown land is hereby appropriated, and so much of the said land as is private property is hereby resumed, under the Public Works Act 1912, for the purposes of the Albury-Wodonga Development Act 1974, namely, for the purpose of the growth complex and encouraging and assisting development in the designated areas, and that the said land is vested in the Albury-Wodonga (New South Wales) Corporation as Constructing Authority.

Dated at Sydney, this third day of August, 1988.

J. A. ROWLAND, Governor.

By His Excellency's Command,

G. B. PEACOCKE,
Minister for Business and Consumer Affairs.

SCHEDULE

All that piece or parcel of land, being not Real Property Act Land, situate in the City and Parish of Albury, County of Goulburn, being lot 1 in Deposited Plan Number 776544. (6651)

NOTIFICATION OF RESUMPTION OF LAND UNDER THE PUBLIC WORKS ACT 1912, AS AMENDED

IT is hereby notified and declared by His Excellency the Governor, acting with advice of the Executive Council, that pursuant to the provisions of the Public Works Act 1912, as amended, the land described in the Schedule hereto is hereby resumed, under the said Public Works Act 1912, as amended, for the purpose of the National Parks and Wildlife Act 1974, that the said land is vested in the Minister administering the National Parks and Wildlife Act 1974, as amended, as Constructing Authority.

Dated this twenty-fourth day of August, 1988.

J. A. ROWLAND, Governor.

By His Excellency's Command,

TIM MOORE, Minister for Environment.

THE SCHEDULE

*Land District—Murwillumbah; Shires—Tweed and Byron
Parishes—Burrell, Wollumbin, Tyalgum, Kynnumboon and
Billinudgel; County—Rous*

590.6 hectares, being 169 hectares comprising portions 67 and 68 contained in Certificate of Title, volume 14661, folio 236, Parish Burrell, and part portion 83 contained in Certificate of Title, volume 7051, folio 111, Parish Wollumbin; 136.4 hectares comprising portion 38 contained in Crown Grant, volume 4825, folio 90, Parish Tyalgum; 57.06 hectares comprising portions 91 and 92 contained in Crown Grants, volume 5419, folio 52, and volume 5382, folio 145, respectively, Parish Kynnumboon; 228.1 hectares comprising portion 263 and part portion 264 contained in Certificate of Title, volume 8302, folio 102, Parish Billinudgel; exclusive of roads. NPWS M6149 (6723)

ALBURY-WODONGA DEVELOPMENT ACT 1974

NOTIFICATION OF RESUMPTION

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 11 of the Albury-Wodonga Development Act 1974, so much of the land described in the Schedule hereto as is Crown land is hereby appropriated, and so

much of the said land as is private property, is hereby resumed, under the Public Works Act 1912, for the purposes of the Albury-Wodonga Development Act 1974, namely for the purpose of the growth complex and encouraging and assisting development in the designated areas, and that the said land is vested in the Albury-Wodonga (New South Wales) Corporation as Constructing Authority.

Dated at Sydney this third day of August, 1988.

J. A. ROWLAND, Governor.

By His Excellency's Command,

G. B. PEACOCKE,
Minister for Business and Consumer Affairs.

SCHEDULE

All that piece or parcel of land being not Real Property Act Land situate in the City and Parish of Albury, County of Goulburn, being lot 1 in Deposited Plan Number 775793. (6652)

SYDNEY COVE REDEVELOPMENT AUTHORITY ACT 1968

NOTIFICATION OF APPROPRIATION OF LAND

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 11 of the Sydney Cove Redevelopment Authority Act 1968, the land described in the Schedule hereto is hereby appropriated under the Public Works Act 1912, for the purposes of the Sydney Cove Redevelopment Authority Act, and that the land is vested in the Sydney Cove Redevelopment Authority. (RE.904.01.03)

Dated at Sydney, this twenty-fourth day of August, 1988.

J. A. ROWLAND, Governor.

DAVID HAY,
Minister for Local Government and Planning.

SCHEDULE

All that piece or parcel of land situate in the City of Sydney, Parish of St Philip, County of Cumberland, being lot 1 on the plan registered as Deposited Plan 777033 at the Land Titles Office. (6724)

UNIVERSITY AND UNIVERSITY COLLEGES ACT 1900

NOTIFICATION OF SALE OF LAND

I, TERRY ALAN METHERELL, Minister for Education and Youth Affairs, do, in pursuance of section 6 of the University and University Colleges Act 1900, approve the sale by the University of Sydney of the property described in the following schedule.

TERRY METHERELL,
Minister for Education and Youth Affairs.

SCHEDULE

All that piece or parcel of land of 10.78 ha at Castle Hill, in the Shire of Baulkham Hills, Parish of Castle Hill and County of Cumberland, being lots 21, 22, 23 and 24 in Deposited Plan 233100, and lot 33 in Deposited Plan 259208, and being the land in Certificates of Title, volume 10602, folios 136 and 137, volume 13392, folio 105, volume 13921, folio 189, and Conveyance No. 292, Book 2872. (6815)

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 12:14PM

FOLIO: 1/777033

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
4/1/1999	5505196	SUB-LEASE	
25/8/1999	6124340	TRANSFER OF MORTGAGE	
1/9/1999	6141601	CHANGE OF NAME	EDITION 4
23/5/2000	6802433	SUB-LEASE	
7/6/2000	6844748	DISCHARGE OF MORTGAGE	
27/6/2000	6892536	REQUEST	
27/6/2000	6892537	TRANSFER OF LEASE	
27/6/2000	6892538	MORTGAGE OF LEASE	
29/6/2000	6909033	MORTGAGE OF LEASE	
25/7/2000	6972944	VARIATION OF LEASE	EDITION 5
3/12/2003	AA155165	SUB-LEASE	
22/4/2004	AA581399	SUB-LEASE	
11/7/2006	AC302293	SUB-LEASE	
11/7/2006	AC302294	SUB-LEASE	
17/5/2007	AD125302	TRANSFER OF LEASE	
13/3/2008	AD828338	DISCHARGE OF MORTGAGE	
13/3/2008	AD828339	DISCHARGE OF MORTGAGE	
13/3/2008	AD828340	TRANSFER OF LEASE	
13/3/2008	AD828341	MORTGAGE OF LEASE	
27/1/2009	AE462491	SUB-LEASE	
1/6/2009	AE689727	DEPARTMENTAL DEALING	
1/6/2009	AE686879	SUB-LEASE	
2/6/2009	AE724180	DEPARTMENTAL DEALING	
27/1/2010	AF90890	SUB-LEASE	
2/11/2011	AG585556	SUB-LEASE	

END OF PAGE 2 - CONTINUED OVER

DP-PB

PRINTED ON 8/9/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 12:14PM

FOLIO: 1/777033

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
6/1/2012	AG723145	VARIATION OF LEASE	
14/5/2014	AI578757	TRANSFER OF MORTGAGE	
14/5/2014	AI578758	MORTGAGE OF LEASE	EDITION 6
21/4/2015	AJ387126	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
21/4/2015	AJ411549	DISCHARGE OF MORTGAGE	
21/4/2015	AJ411550	TRANSFER OF LEASE	
21/4/2015	AJ411551	MORTGAGE OF LEASE	
21/4/2015	AJ411552	MORTGAGE OF LEASE	EDITION 7

*** END OF SEARCH ***

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/777033

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2015	10:00 AM	7	21/4/2015

LAND

LOT 1 IN DEPOSITED PLAN 777033
AT THE ROCKS
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST PHILIP COUNTY OF CUMBERLAND
TITLE DIAGRAM DP777033

FIRST SCHEDULE

SYDNEY HARBOUR FORESHORE AUTHORITY (CN 6141601)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 V861363 MINERALS ARE EXCLUDED PURSUANT TO S.134 OF THE PUBLIC WORKS ACT, 1900
- 2 Y834982 LEASE TO HARRINGTON STREET HOLDINGS PTY. LIMITED.
EXPIRES 30.10.2088
 - Y974761 TRANSFER OF LEASE TO JAPAN BUILDING PROJECT (AUSTRALIA) PTY. LIMITED
 - 6892537 TRANSFER OF LEASE Y834982 LESSEE NOW BAILEY GORDON HUNTER, WARWICK VICTOR HUNTER, DAVID ALEXANDER REID, JOHN WILLIAM BURDETT, ANTHONY LAURENCE DAVIS & SUSAN ELIZABETH ROTHWELL
 - 6972944 VARIATION OF LEASE Y834982
 - AD828340 TRANSFER OF LEASE Y834982 LESSEE NOW SANDHURST TRUSTEES LIMITED
 - AE462491 LEASE OF LEASE Y834982 TO QBE MANAGEMENT SERVICES PTY LTD 85 HARRINGTON STREET, THE ROCKS (EXCLUDING THE STAIRWAY FROM HARRINGTON STREET TO THE COURTYARD AT THE REAR OF THE PREMISES).
EXPIRES: 14/1/2012. OPTION OF RENEWAL: 4 YEARS.
 - AG585556 LEASE OF LEASE Y834982 TO QUAY PARTNERS PTY LTD OF FIRST FLOOR OF 66 GLOUCESTER ST., THE ROCKS, SYDNEY. EXPIRES: 31/7/2016.
 - AG723145 VARIATION OF LEASE AE462491 EXPIRY DATE NOW 14/1/2017. OPTION OF RENEWAL NOW DELETED
 - AJ411550 TRANSFER OF LEASE Y834982 LESSEE NOW GOLDEN AGE AND HANNAS THE ROCKS PTY LIMITED
 - AJ411551 MORTGAGE OF LEASE Y834982 TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
 - AJ411552 MORTGAGE OF LEASE Y834982 TO MAXCAP FUNDS MANAGEMENT PTY LIMITED

END OF PAGE 1 - CONTINUED OVER

DP-PB

PRINTED ON 8/9/2015



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/777033

PAGE 2

SECOND SCHEDULE (3 NOTIFICATIONS) (CONTINUED)

3 AJ387126 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY
ACT, 1900

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

RP 36



PA
060666 B

RESUMPTION APPLICATION

Section 31A (2) Real Property Act, 1900

RA

\$65

00

DESCRIPTION OF LAND

Note (a)

Lot No.	Plan No.	Location
1 and 2	DP 775889	The Rocks, Sydney Parish St. Philip County Cumberland
Torrens Title Reference	If Part Only, Delete Whole and Give Details	Location
	WHOLE	

DESCRIPTION OF EASEMENT

Note (b)

APPLICANT

Note (c)

SYDNEY COVE REDEVELOPMENT AUTHORITY

GAZETAL

Note (d)

(the abovenamed Applicant) in consequence of the resumption notified in Government Gazette dated 1st July 1988 3528 #
29 December 1980, folio 0123/4
and vested in the Applicant by Section 10 of the Sydney Cove Redevelopment Authority Act, 1968
a true copy whereof is attached hereto; hereby applies to the Registrar General

EASEMENT

Note (e)

(i) for the issue of a certificate of title in favour of the applicant.

(ii) ~~for the issue of a certificate of title in favour of the applicant.~~

so resumed on the folio(s) of the Register, described in the above schedule.

Note (f)

And I John Davidson hereby certify that

Note (g)

(1) I am authorised to make the within application;

(2) the said land has not been divested from the applicant Sydney Cove Redevelopment Authority
and no estate or interest therein has been created in favour of any other person.

(3) the said land is not under the provisions of the Real Property Act, 1900, and no sale, lease or other transaction affecting it is intended to be completed prior to the issue of the folio of the Register; and

(4) this application is correct for the purposes of the Real Property Act, 1900.

(Copy of Gazette notification.)

Q ~~and 18 December, 1980~~

Dated 31st this day of May, 1988.

Signed in my presence

by the said John Davidson
Manager, Works & Property

EXECUTION

Note (g)

Suzanne P. Kerry
Signature of Witness

Suzanne P. Kerry

Name of Witness (BLOCK LETTERS)

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

Passed	LODGED BY SYDNEY COVE REDEVELOPMENT AUTHORITY George St. The Rocks, 2000	LOCATION OF DOCUMENTS		DELIVERY DIRECTIONS	
		CT	OTHER		
				Herewith.	
				In R.G.O. with	
				Produced by	
Checked	Delivery Box Number 852T				

1984

For use where the land and/or easement is not under the provisions of the Real Property Act, 1900.

INSTRUCTIONS FOR COMPLETION

Use this form where the land resumed is not under the Real Property Act, 1900.

Typewriting and handwriting should be clear, legible and in permanent non-copying ink.

Alterations are not to be made by erasure; the words rejected are to be ruled through and initialed by the authorised officer.

If the space provided is insufficient, additional sheets of the same size and quality of paper and having the same margins as this form should be used. Each additional sheet must be identified as an annexure and signed by the authorised officer and attesting witness.

The following instructions relate to the side notes on the form.

- (a) (i) The lot and plan number or portion.
(ii) Insert the locality shown on the plan, e.g. at Chullora. If the locality is not shown, insert the Parish and County, e.g. Ph. Lismore Co. Rous.
- (b) (i) Insert the current Folio Identifier or Volume and Folio of the Certificate of Title/Crown Grant of the servient tenement.
(ii) Insert the locality shown on the Certificate of Title/Crown Grant.
(iii) A resumption application may not be made for the creation of a folio of the Register for an easement alone (see section 31A (2B) of the Real Property Act, 1900).
- (c) State the name of the authority in which the land is vested.
- (d) Show date and folio number of Gazette notification.
- (e) (i) Rule through if not applicable. Note the provisions of section 31A (2B) Real Property Act, 1900.
(ii) State the nature of the easement (see e.g. section 181A of the Conveyancing Act, 1919) and delete inappropriate words.
- (f) Name of authorised officer.
- (g) EXECUTION—The certificate of correctness under the Real Property Act, 1900 must be signed by an authorised officer of the applicant. Any person falsely or negligently certifying is liable to the penalties provided by section 117 of the Real Property Act, 1900.
- (h) Insert the name, postal address, Document Exchange reference, telephone number and Delivery Box number of the lodging party.
- (i) If any document is lodged with this application, record in DOCUMENTS LODGED panel.
- (j) Insert a copy of the Gazette notification. If the space provided is insufficient for this purpose, use an annexure sheet (identified as such) of the same size and quality paper as this form.

OFFICE USE ONLY

FIRST SCHEDULE DIRECTIONS				
(A) FOLIO IDENTIFIER	(B) DIRECTION	(C) NAME		
SECOND SCHEDULE AND OTHER DIRECTIONS				
(D) FOLIO IDENTIFIER	(E) DIRECTION	(F) NOTFN TYPE	(G) DEALING NUMBER	(H) DETAILS

SYDNEY COVE REDEVELOPMENT AUTHORITY ACT 1968

NOTIFICATION OF APPROPRIATION OF LAND

IT is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that in pursuance of the provisions of section 11 of the Sydney Cove Redevelopment Authority Act 1968, the land described in the Schedule hereto is hereby appropriated under the Public Works Act 1912, for the purposes of the Sydney Cove Redevelopment Authority Act, and that the land is vested in the Sydney Cove Redevelopment Authority. (RE.904.01.03)

Dated at Sydney this 29th day of June, 1988.

J. A. ROWLAND, Governor.

DAVID HAY,
Minister for Local Government and Planning.

SCHEDULE

All that place or parcel of land situate in the City of Sydney, Parish of St Philip, County of Cumberland, being lots 1 and 2 on the plan registered as Deposited Plan 775889 at the Land Titles Office. (5610)

GAS ACT 1986

ORDER

J. A. ROWLAND, Governor.

WHEREAS a Board of Inquiry was constituted under the Gas Act 1986, to inquire into the maximum price or prices to be charged for gas supplied by the gas companies AGL Sydney Limited, City of Goulburn Gas and Coke Company (Limited), Newcastle Gas Company Limited and Wollongong Gas Limited.

Now, therefore, I, Sir JAMES ANTHONY ROWLAND, Governor of the State of New South Wales, with the advice of the Executive Council, and in pursuance of section 100 of the Gas Act 1986, do, by this my order—

- (i) notify that the prices so certified by the Board shall be the standard prices in respect of:
 - (1) AGL Sydney Limited (as set out in Schedule 1 hereto);
 - (2) City of Goulburn Gas and Coke Company (Limited) (as set out in Schedules 2A and 2B hereto);
 - (3) Newcastle Gas Company Limited (as set out in Schedule 3 hereto);
 - (4) Wollongong Gas Limited (as set out in Schedule 4 hereto);
- (ii) authorise the companies to make the charges specified in the schedules;
- (iii) for the purpose of applying the charges to accounts for gas supplied during a period commencing on a date prior to the date on which this order takes effect, authorise the companies to assume that gas supplied by them to a gas consumer was consumed at a uniform rate between successive meter readings.

And I further notify that this Order shall take effect on the 1st July, 1988.

Dated this 28th day of June, 1988.

By His Excellency's Command.

NEIL PICKARD,
Minister for Mineral Resources
and Minister for Energy.

SCHEDULE I

AGL SYDNEY LIMITED

GAS TARIFFS EFFECTIVE 1ST JULY, 1988

1. General Domestic Rate—

Available to any domestic customer for any domestic use of gas

Rates:

First 600 megajoules per quarter at 2.0479 cents per megajoule.

Thereafter all gas per quarter at 1.0531 cents per megajoule.

Minimum Bill per quarter \$10.00.

2. Special Domestic Rate—where Storage Water Heater or Central Heating System installed:

Available to any domestic customer, only on request, for all uses of gas in premises occupied as a private residence where the customer uses gas in an automatic gas-operated storage water heating system of a design approved by the Company, provided such a system is kept in continuous operation; or where the customer uses gas in a gas-fired heating system of a design approved by the Company, heating two or more rooms.

Rates:

First 600 megajoules per quarter at 2.9452 cents per megajoule.

Thereafter all gas per quarter at 0.8329 cents per megajoule.

Minimum Bill per quarter \$15.00.

This form of rate is subject to the condition that the customer shall take gas under it for not less than twelve consecutive months and thereafter until notice in writing is given at any time.

3. Industrial and Commercial Rate—

Available for any use of gas by any customer other than a domestic user (excluding contract customers).

Rates:

A Standing Charge of \$18.00 per quarter or part thereof plus:

First 150 000 megajoules at 1.0234 cents per megajoule.
Additional megajoules at 0.7820 cents per megajoule.

OR

A Standing Charge of \$6.00 per month or part thereof plus:

First 50 000 megajoules at 1.0234 cents per megajoule.
Additional megajoules at 0.7820 cents per megajoule.

Customers may be billed monthly or quarterly at the discretion of the Company.

4. Billings Procedure and Commencement—All Rates

Gas tariff rates set out above are maximum rates and shall only apply to gas consumed on or after 1st July, 1988, and bills issued on or after that date shall be pro-rated accordingly.

5. Pensioners—Domestic Rates

Pensioners holding a health benefit card shall be granted discount of \$2.50 per quarter from their total bill, including minimum bill where applicable.

6. Haulage Recovery—All Rates

The above tariff rates include and allow for recovery of an additional haulage charge payable by the Company from 1st January, 1989.

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 12:14PM

FOLIO: 1/777033

First Title(s): OLD SYSTEM

Prior Title(s): VOL 4197 FOL 65 PA60832

Recorded	Number	Type of Instrument	C.T. Issue
15/8/1988	DP777033	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
17/11/1988	PA60832	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
30/1/1989	Y130903	CAVEAT	
15/3/1989	Y147378	CAVEAT	
21/2/1990	Y834980	WITHDRAWAL OF CAVEAT	
21/2/1990	Y834981	WITHDRAWAL OF CAVEAT	
21/2/1990	Y834982	LEASE	
21/2/1990	Y834983	SUB-LEASE	
21/2/1990	Y834985	SUB-LEASE	EDITION 2
26/2/1990	Y855834	CAVEAT	
10/5/1990	Y974761	TRANSFER OF LEASE	
23/7/1990	Z117315	MORTGAGE OF LEASE	
5/11/1991	E38864	SUB-LEASE	
24/2/1993	I126260	SUB-LEASE	EDITION 3
24/11/1993	I728611	SUB-LEASE	
2/12/1994	U838437	SUB-LEASE	
PRIOR TITLES(S) AS AMENDED: 1/60657, VOL 37 FOL 149.			
11/8/1995	O452668	DEPARTMENTAL DEALING	
22/1/1998	3746001	VARIATION OF LEASE	
13/3/1998	3842923	SUB-LEASE	
3/6/1998	5031496	SUB-LEASE	

END OF PAGE 1 - CONTINUED OVER

DP-PB

PRINTED ON 8/9/2015



Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 12:15PM

FOLIO: 1/775889

First Title(s): OLD SYSTEM

Prior Title(s): VOL 2751 FOL 144 PA60666

Recorded	Number	Type of Instrument	C.T. Issue
17/6/1988	DP775889	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
27/7/1988	PA60666	PRIMARY APPLICATION	FOLIO CREATED EDITION 1
15/6/1989	Y407179	LEASE	EDITION 2
18/8/1989	Y486661	MORTGAGE OF LEASE	EDITION 3
26/10/1989	Y651977	CAVEAT	
17/1/1990	Y727846	SUB-LEASE	EDITION 4
22/3/1990	Y878396	CAVEAT	
1/11/1990	Z325149	DEPARTMENTAL DEALING	EDITION 5
20/8/1991	Z782917	REQUEST	
16/10/1992	E830648	WITHDRAWAL OF CAVEAT	
22/6/1993	I427745	DEPARTMENTAL DEALING	
16/7/1993	I491405	SUB-LEASE	
29/7/1994	U487035	DEPARTMENTAL DEALING	
19/10/1994	U715333	SUB-LEASE	
8/12/1994	U848760	REQUEST	
1/9/1999	6141601	CHANGE OF NAME	EDITION 6
6/3/2003	9429910	DEPARTMENTAL DEALING	
6/3/2003	9421236	DISCHARGE OF MORTGAGE	
6/3/2003	9421237	MORTGAGE OF LEASE	
5/1/2007	AC827345	LEASE FOLIOS CREATED 1-2/LF269	

END OF PAGE 1 - CONTINUED OVER

DP-PB

PRINTED ON 8/9/2015

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 12:15PM

FOLIO: 1/775889

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
		LINK FOLIO: VOL 8635 FOL 83	LEASE HOLD TITLE ONLY.
16/1/2007	AC848265	LEASE FOLIOS CREATED 3-22/LF269	
17/1/2007	AC848538	LEASE FOLIOS CREATED 23-46/LF269	
24/1/2007	AC888369	DEPARTMENTAL DEALING	EDITION 7
1/6/2007	AD161290	LEASE FOLIOS CREATED 47/LF269	
3/10/2007	AD458284	LEASE FOLIOS CREATED 48-49/LF269	
27/3/2008	AD846964	LEASE FOLIOS CREATED 50/LF269	
21/4/2008	AD901079	LEASE FOLIOS CREATED 51-53/LF269	
30/9/2009	AE938375	SUB-LEASE	
1/11/2010	AF848549	LEASE FOLIOS CREATED 54/LF269	
1/11/2010	AF848222	LEASE	
14/12/2010	AF941852	DEPARTMENTAL DEALING	
4/2/2011	AG41618	LEASE FOLIOS CREATED 55/LF269	
24/3/2011	AG138022	LEASE FOLIOS CREATED 56/LF269	
1/4/2011	AG154233	LEASE FOLIOS CREATED 57/LF269	
28/4/2011	AG196077	DISCHARGE OF MORTGAGE	
28/4/2011	AG196078	MORTGAGE OF LEASE	EDITION 8
12/11/2012	AH358780	LEASE FOLIOS CREATED	

END OF PAGE 2 - CONTINUED OVER

DP-PB

PRINTED ON 8/9/2015



LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2015 12:15PM

FOLIO: 1/775889

PAGE 3

Recorded	Number	Type of Instrument	C.T. Issue
		58/LF269	
30/10/2013	AI117950	CAVEAT	
10/12/2013	AI215714	DISCHARGE OF MORTGAGE	
10/12/2013	AI215715	TRANSFER OF LEASE	
20/5/2014	AI590254	MORTGAGE OF LEASE	

*** END OF SEARCH ***

Legal Liaison Services hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act.

Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/775889

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2015	9:59 AM	8	28/4/2011

LAND

LOT 1 IN DEPOSITED PLAN 775889
AT THE ROCKS
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST PHILIP COUNTY OF CUMBERLAND
TITLE DIAGRAM DP775889

DESCRIPTION

CLOCKTOWER SQUARE
35-75 HARRINGTON STREET
THE ROCKS

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF269

THIS FOLIO MAY BE AFFECTED BY CAVEATS AND/OR WRITS
RECORDED ON THE LEASE FOLIOS FOR THESE PREMISES

FIRST SCHEDULE

SYDNEY HARBOUR FORESHORE AUTHORITY (CN 6141601)

SECOND SCHEDULE (1 NOTIFICATION)

- 1 Y407179 LEASE TO CBD INVESTMENTS PTY. LIMITED. EXPIRES 12.3.2088
- U707984 LEASE OF LEASE Y407179 TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES NO 6486 (BASEMENT) TOGETHER WITH AN EASEMENT FOR ELECTRICITY PURPOSES VARIABLE WIDTH OVER ANOTHER PART OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH U707984. EXPIRES: 30/4/2042.
- AE938375 LEASE OF LEASE Y407179 TO HUTCHISON TELECOMMUNICATIONS (AUSTRALIA) LIMITED OF THE AREA SHOWN HATCHED IN PLAN WITH AE938375. EXPIRES: 15/8/2010. OPTION OF RENEWAL: 5 YEARS.
- * AI215715 TRANSFER OF LEASE Y407179 LESSEE NOW FAR EAST ROCKS PTY LTD
- * AI590254 MORTGAGE OF LEASE Y407179 TO OVERSEA-CHINESE BANKING CORPORATION LIMITED

END OF PAGE 1 - CONTINUED OVER

DP-PB

PRINTED ON 8/9/2015

*ANY ENTRIES PRECEDED BY AN ASTERISK DO NOT APPEAR ON THE CURRENT EDITION OF THE CERTIFICATE OF TITLE. WARNING: THE INFORMATION APPEARING UNDER NOTATIONS HAS NOT BEEN FORMALLY RECORDED IN THE REGISTER.

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/775889

PAGE 2

NOTATIONS

NOTE: REFER ALL DEALINGS TO SD2
UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Appendix E

Section 149 (2 & 5) Planning Certificates

City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

Telephone +61 2 9265 9333
Fax +61 2 9265 9222
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au



DOUGLAS PARTNERS PTY LTD
PO BOX 472
WEST RYDE NSW 1685

PLANNING CERTIFICATE

Under Section 149 of the Environmental Planning and Assessment Act, 1979

Applicant:	DOUGLAS PARTNERS PTY LTD
Applicant's reference:	
Address of property:	2 Cambridge Street , THE ROCKS NSW 2000
Owner:	SYDNEY HARBOUR FORESHORE AUTHORITY
Description of land:	Lot 1 DP 777033
Certificate No.:	2015306347
Certificate Date:	10/09/15
Receipt No:	5694033
Fee:	\$80.00
Paid:	10/09/15

Title information, description, dimensions and area of land are provided from data supplied by the Valuer General and shown where available.

Issuing Officer
per **Monica Barone**
Chief Executive Officer

CERTIFICATE ENQUIRIES:

Ph: 9265 9333
Fax: 9265 9415

city of villages

**PLANNING CERTIFICATE UNDER SECTION 149 (2) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

**MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION, 2000, CLAUSES (1) - (2).**

DEVELOPMENT CONTROLS

The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate.

ZONING

Zoned Residential – Sydney Cove Authority Redevelopment Scheme

Residential uses are deemed to include serviced apartments, hotel and motel suites, ancillary amenities and car parking facilities.

Zoned Commercial – Sydney Cove Redevelopment Scheme

Commercial uses are deemed to include such activities as offices and their associated facilities, caretakers accommodation, wholesale and retail outlets, premises licensed under the liquor act 1982, restaurants and other food outlets, the parking of vehicles for a fee, club rooms, portrait painting and photographs, printing services, and the like.

Zoned Special Uses – Sydney Cove Redevelopment Scheme

Special uses are deemed to include utility services, substations, public open space and other amenities, open space, health and child minding facilities, tourist and other information services, handicraft and other clean cottage industries, ceremonial places, exhibition areas, museums, theatres, school purposes, instruction in the arts and crafts, places of worship, religious institutions and associated residential, ambulance services, wharves, rail works, service stations, police stations, minor factory type operations (provided they are non-polluting and non-obnoxious in nature), areas set aside for entertainment and recreational facilities, and the like.

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005 (commenced 28.09.2005) – This DCP applies to all development proposals within the Foreshores and Waterways Area identified in SREP (Sydney Harbour Catchment) 2005 (refer to the Foreshores and Waterways Area map)

Sydney Development Control Plan 2012 (as amended) - (commenced 14.12.2012)

HERITAGE

State Heritage Register (Amendment To Heritage Act, 1977 Gazetted 2/4/99)

This property may be identified as being of state heritage significance, and entered on the State Heritage Register.

To confirm whether the site is listed under the Heritage Act 1977 a Section 167 Certificate should be obtained from the NSW Heritage Office by contacting the NSW Heritage office on (02) 9873 8500 for an application from or by downloading the application form from www.heritage.nsw.gov.au

STATE PLANNING INSTRUMENTS

Full copies of State Environmental Planning Policies are available online at www.planning.nsw.gov.au.

State Environmental Planning Policy No. 1 – Development Standards

This policy makes development standards more flexible. It allows Council to approve a development proposal that does not comply with a set standard where this can be shown to be unreasonable or unnecessary.

State Environmental Planning Policy No. 19 – Bushland in Urban Areas

This is a policy to protect and preserve bushland within certain urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. This policy is designed to protect bushland in public open space zones and reservations, and to ensure that bush preservation is given a high priority when local environmental plans for urban development are prepared.

State Environmental Planning Policy No. 32 – Urban Consolidation

This policy implements the principles of urban consolidation, including the orderly, economic use and development of land. The policy enables urban land which is no longer required for the purpose for which it is currently zoned or used to be redeveloped for multi-unit housing and related development.

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

This policy aims to amend the definitions of hazardous and offensive industries; to render ineffective any environmental planning instruments not defining hazardous or offensive as per this policy; to control development of hazardous and offensive industries.

State Environmental Planning Policy No. 55 – Remediation of Land

This policy provides planning controls for the remediation of contaminated land. The policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, remediation must take place before the land is developed. The policy makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards, ensures land is investigated if contamination is suspected, and requires councils to be notified of all remediation proposals. To assist councils and developers, the Department, in conjunction with the Environment Protection Authority, has prepared Managing Land Contamination: Planning Guidelines.

State Environmental Planning Policy No 60 – Exempt and Complying Development (Gazetted 3.03.00)

Specifies exempt and complying development in certain areas that have not provided for those types of development through a Local Environmental Plan. This is achieved by identifying the development of minimal environmental impact that is to be exempt and identifying development that is to be complying development. The policy also specifies standards for that development, identify complying development separately for metropolitan Sydney and regional areas of New South Wales, specifies conditions for complying development certificates and ensures that development consent is required for the subdivision of land, and the erection of a building or for demolition.

State Environmental Planning Policy No. 64 – Advertising and Signage

This policy aims to ensure that signage (including advertising):

- Is compatible with the desired amenity and visual character of an area, and
- Provides effective communications in suitable locations, and
- Is of a high quality design and finish.

To this end the policy regulates signage (but not content) under Part 4 of the Act and provides limited time consents for the display of certain advertisements. The policy does not apply to signage that is exempt development under an environmental planning instrument. It does

apply to all signage that can be displayed with or without consent and is visible from any public place or reserve, except as provided by the policy.

This policy should be read in conjunction with the Sydney Local Environmental Plan 2005, the City of Sydney Signage and Advertising Structures Development Control Plan 2005 and State Environmental Planning Policy No. 60 where these apply.

State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Buildings

This policy aims to improve the design quality of flats of three or more storeys with four or more self contained dwellings. The policy sets out a series of design principles for local councils to consider when assessing development proposals for residential flat development. The policy also creates a role for an independent design review panel and requires the involvement of a qualified designer in the design and approval process.

State Environmental Planning Policy No.70 – Affordable Housing (Revised Schemes) (Gazetted 31.05.02)

The policy identifies that there is a need for affordable housing in the City of Sydney, describes the kinds of households for which affordable housing may be provided and makes a requirement with respect to the imposition of conditions relating to the provision of affordable housing (provided other requirements under the Act are met).

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

This Policy does not apply to land described in Schedule 1 (Environmentally sensitive land), or land that is zoned for industrial purposes, or land to which an interim heritage order made under the *Heritage Act 1997* by the Minister administering that Act applies, or land to which a listing on the State Heritage Register kept under the *Heritage Act 1997* applies.

The Policy aims to encourage the provision of housing (including residential care facilities) that will increase the supply and diversity of residences that meet the needs of seniors or people with a disability, and make efficient use of existing infrastructure and services, and be of good design.

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Aims to ensure consistency in the implementation of the BASIX scheme throughout the State. This Policy achieves its aim by overriding provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

State Environmental Planning Policy (Major Development) 2005

This Policy aims to identify development of economic, social or environmental significance to the State or regions of the State so as to provide a consistent and comprehensive assessment and decision making process for that development.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007

This Policy aims to provide for the proper management and development of mineral, petroleum and extractive material resources for the social and economic welfare of the State.

State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) 2007

This Policy aims to ensure that suitable provision is made for ensuring the safety of persons using temporary structures or places of public entertainment.

State Environmental Planning Policy (Infrastructure) 2007

This Policy aims to facilitate the effective delivery of infrastructure across the state.

NB: This SEPP also contains exempt & complying provisions

State Environmental Planning Policy (Repeal of Concurrence and Referral Provisions) 2008

This Policy is an 'amending instrument' that removes or modifies referral and concurrence clauses within local environmental plans (LEPs), regional environmental plans (REPs) and State environmental planning policies (SEPPs).

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

This Policy Streamlines assessment processes for development that complies with specified development standards. The policy provides exempt and complying development codes that have State-wide application, identifying, in the General Exempt Development Code, types of development that are of minimal environmental impact that may be carried out without the need for development consent; and, in the General Housing Code, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Environmental Planning and Assessment Act 1979.

State Environmental Planning Policy (Affordable Rental Housing) 2009

Establishes a consistent planning regime for the provision of affordable rental housing. The policy provides incentives for new affordable rental housing, facilitates the retention of existing affordable rentals, and expands the role of not-for-profit providers. It also aims to support local centres by providing housing for workers close to places of work, and facilitate development of housing for the homeless and other disadvantaged people. NOTE: Does not apply to land at Green Square or at Ultimo Pyrmont, or on southern employment land.

State Environmental Planning Policy (Urban Renewal) 2010

The aims of this Policy are as follows:

- (a) to establish the process for assessing and identifying sites as urban renewal precincts,
- (b) to facilitate the orderly and economic development and redevelopment of sites in and around urban renewal precincts,
- (c) to facilitate delivery of the objectives of any applicable government State, regional or metropolitan strategies connected with the renewal of urban areas that are accessible by public transport.

State Environmental Planning Policy (State and Regional Development) 2011

The aims of this Policy are as follows:

- (a) to identify development that is State significant development,
- (b) to identify development that is State significant infrastructure and critical State significant infrastructure,
- (c) to confer functions on joint regional planning panels to determine development applications.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

This plan applies to land within the Sydney Harbour Catchment, as shown edged heavy black on the Sydney Harbour Catchment Map, being part of the Sydney Region declared by order published in Gazette No 38 of 7 April 1989 at page 1841.

This plan has the following aims with respect to the Sydney Harbour Catchment:
to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected and maintained: as outstanding natural asset, and as a public asset of national and heritage significance, for existing and future generations; to ensure a healthy, sustainable environment on land and water; to achieve a high quality urban environment; to ensure a prosperous working waterfront and an effective transport corridor, to encourage a culturally rich and vibrant place for people; to ensure accessibility to and along Sydney Harbour and its foreshores; to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity, to provide a consolidated, simplified and updated legislative framework for future planning.

Sydney Cove Authority Redevelopment Scheme

This land is affected by building site control drawing XXXV dated 6 August 1984 which specifies the uses to which the land may be put and a building envelope which dictates the shape and form of any building constructed on the site. Planning & zoning function responsibilities affected by: Sydney Cove Redevelopment Authority vide S.C.A. Act, 1968, Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 and the Sydney Harbour Foreshore Authority Act 1998.

**OTHER MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 4 -
E. P. & A. REGULATION, 2000. CLAUSES (3) - (10)**

(3) Complying Development

- (1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- (2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18(1)(c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- (3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Note: All Exempt and Complying Development Codes: Council does not have sufficient information to ascertain the extent of a land based exclusion on a property. Despite any statement preventing the carrying out of complying development in the Codes listed below, complying development may still be carried out providing the development is not on the land affected by the exclusion and meets the requirements and standards of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

General Housing Code & Commercial and Industrial (New Buildings and Additions) Code

Complying development **may not** be carried out on the land under the General Housing Code & the Commercial and Industrial (New Buildings and Additions) Code if because of the provisions of clause 1.17A, 1.18(1)(c3) & 1.19 (Land-based requirements for exempt and complying development) any of the following statements are **YES**

▪ Clause 1.19(5)d. Land that is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Applies only to the Commercial and Industrial (New Buildings and Additions) Code.	NO
▪ Clause 1.17A(d). Has been identified as a property that comprises, or on which there is, an item that is listed on the State Heritage Register under the <i>Heritage Act 1977</i> or that is subject to an interim heritage order under the <i>Heritage Act 1977</i> .	NO
▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	NO
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the <i>Wilderness Act 1987</i> .	NO
▪ Clause 1.17A(e) & 1.19(1)e or 1.19(5)f. Has been identified as land that is within an environmentally sensitive area or by an environmental planning instrument as being within a buffer area, a river front area, an ecologically sensitive area, environmentally sensitive land or a protected area	NO
▪ Clause 1.19(1)a or 1.19(5)a Has been identified as being within a heritage conservation area or a draft heritage conservation area.	NO
▪ Clause 1.19(1)b or 1.19(5)b. Has been identified as being land that is reserved for a public purpose in an environmental planning instrument.	NO
▪ Clause 1.19(1)c or 1.19(5)c. Has been identified as being on an Acid Sulfate Soils Map as being Class 1 or Class 2.	NO
▪ Clause 1.19(1)d or 1.19(5)e. Has been identified as land that is subject to a biobanking agreement under part 7A of the threatened Species Conservation Act 1995 or a property vegetation plan under the Native Vegetation Act 2003.	NO
▪ Clause 1.19(1)f or 1.19(5)g. Has been identified by an environmental planning instrument, a development control plan or a policy adopted by the Council as being or affected by a coastline hazard, a coastal hazard or a coastal erosion hazard.	NO
▪ Clause 1.19(1)g or 1.19(5)h. Has been identified as being land in a foreshore area.	YES
▪ Clause 1.19(1)h. Has been identified as land that is in the 25 ANEF contour or a higher ANEF contour. (Applies only to the General Housing Code)	NO
▪ Clause 1.19(1)j or 1.19(5)i. Has been identified as unsewered land within a drinking water catchment.	NO
▪ Clause 1.19(1)i. Has been identified as land that is declared to be a special area under the Sydney Water Catchment Management Act 1998.	NO

Housing Alterations Code

Complying development under the Housing Alterations Code **may** be carried out on the land.

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may** be carried out on the land.

Subdivisions Code

Complying development under the Subdivisions Code **may** be carried out on the land.

Rural Housing Code

The Rural Housing Code does not apply to this Local Government Area.

General Development Code

Complying development under the General Development Code **may** be carried out on the land.

Demolition Code

Complying development under the Demolition Code **may** be carried out on the land.

(4) Coastal Protection Act, 1979

The council has not been notified by the department of public works that the land is affected by the operation of section 38 or 39 of the coastal protection act, 1979.

(4A) Certain information relating to beaches and coasts

(1) In relation to a coastal council an order has **not** been made under Part 4D of the coastal Protection Act 1979 in relation to temporary coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land).

(2) In relation to a coastal council : Council has **not** been notified under section 55X of the Coastal Protection Act 1979 that temporary coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land)

(4B) Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

In relation to a coastal council : The owner (or any previous owner) of the land has not consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note. "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

(5) Mine Subsidence District

This land has not been proclaimed to be a mine subsidence district within the meaning of section 15 of the mine subsidence compensation act, 1961.

(6) Road Widening and/or Road Realignment affected by (a) Division 2 of Part 3 of the Roads act 1993 or (c) any resolution of council or other authority.

This land **is not** affected by road widening and/or road realignment under section 25 of the Roads Act, 1993 and/or resolution of Council or any other authority.

(6) Road Widening and/or Road Realignment Affected by (b) any environmental planning instrument.

This land **is not** affected by any road widening or road realignment under any planning instrument.

(7) Council and other public authorities policies on hazard risk restrictions:

- (a) The land **is not** affected by a policy adopted by the Council that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk; and
- (b) The land **is not** affected by a policy adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to on planning certificate issued by Council, that restricts the development of the land because of the likelihood of land slip, bushfire, flooding, tidal inundation, subsidence, acid sulphate soils or any other risk.

(7A) Flood related development controls information.

The development on this land or part of this land is not subject to flood related development controls.

(8) Land reserved for acquisition

No environmental planning instrument, or proposed environmental planning instrument applying to the land, provides for the acquisition of the land by a public authority, as referred to in section 27 of the Act.

(9) Contribution plans

The following Contributions Plans apply to properties within the City of Sydney local government area. Contributions plans marked **YES** may apply to this property:

▪ Central Sydney Development Contributions Plan 2013 – in operation 9 th July 2013	NO
▪ Ultimo Pyrmont Section 94 Contributions Plan (approved C.S.P.C 15 th December 1994 and Council 19 th December 1994)	NO
▪ City of Sydney Development Contributions Plan 2006 – in operation 7 th April 2007	NO
▪ Redfern Waterloo Authority Contributions Plan 2006 – in operation 16 th May 2007 ▪ Redfern Waterloo Authority Affordable Housing Contributions Plan – in operation 16 th May 2007	NO

(9A) Biodiversity certified land

The land has not been certified as biodiversity certified land.

(10) Biobanking Agreement

Council has not been notified of a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995.

(11) Bush fire prone land

The land has not been identified as Bush fire prone land.

(12) Property vegetation plans

Not Applicable.

(13) Orders under Trees (Disputes Between Neighbours) Act 2006

Council has not been notified of an order which has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land.

(14) Directions under Part 3A

Not Applicable.

(15) Site compatibility certificates and conditions for seniors housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (seniors housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any condition of consent to a development application granted after 11 October 2007 required by State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

(16) Site compatibility certificates for infrastructure

The land to which the certificate relates is not subject to a valid site compatibility certificate (infrastructure), of which Council is aware, in respect of proposed development on the land.

(17) Site compatibility certificates and conditions for affordable rental housing

(a) The land to which the certificate relates is not subject to a current site compatibility certificate (affordable rental housing), of which Council is aware, in respect of proposed development on the land.

(b) The land to which the certificate relates is not subject to any terms of a kind referred to in clause 17(1) or 37(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009 that have been imposed as a condition of consent to a development application in respect of the land.

(18) Paper subdivision information

Not Applicable.

(19) Site verification certificates

The land to which the certificate relates is not subject to a valid site verification certificate of which Council is aware.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The land to which the certificate relates **is not** declared to be **significantly contaminated land** within the meaning of that act as at the date when the certificate is issued.
- (b) The land to which the certificate relates **is not** subject to a **management order** within the meaning of that act as at the date when the certificate is issued.
- (c) The land to which the certificate relates **is not** the subject of an **approved voluntary management proposal** within the meaning of that act at the date the certificate is issued.
- (d) The land to which the certificate relates **is not** the subject of an **ongoing maintenance order** within the meaning of that act as at the date when the certificate is issued.
- (e) As at the date when the certificate is issued, Council **has not** identified that a **site audit statement** within the meaning of that act has been received in respect of the land the subject of the certificate.
-

PLANNING CERTIFICATE SECTION 149(2) INFORMATION:

Information provided in accordance with planning certificate section 149 (2) has been taken from council's records and advice from other authorities but council disclaims all liability for any omission or inaccuracy in the information. Specific inquiry should be made where doubt exists.

**PLANNING CERTIFICATE UNDER SECTION 149 (5) OF THE ENVIRONMENTAL
PLANNING AND ASSESSMENT ACT, 1979**

PLANNING CERTIFICATE SECTION 149 (5) ADVICE is current as at 12:00 noon two working days prior to the date of issue of this certificate. The following matters have been considered & details provided where information exists: easements in favour of council; parking permit scheme; heritage floor space restrictions; low-rental residential building; foreshore building line; tree preservation order.

Contaminated Land Potential:

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this section 149 certificate to confirm that the land has not been used for a purpose which would be likely to have contaminated the land. Parties should make their own enquiries as to whether the land may be contaminated.

Hazard Risk Restriction:

The City of Sydney Local Environmental Plan 2012 incorporates Acid Sulfate soil maps. Development on the land identified in those maps should have regard to Division 4 clause 7.16 of the LEP.

Construction Noise and View Loss Advice:

Intending purchasers are advised that the subject property may be affected by construction noise and loss or diminution of views as a result of surrounding development.

City of Sydney Tree Preservation Order 2004 (TPO)

This order applies to all land where South Sydney Local Environmental Plan 1998 applies and the City of Sydney Council or the Central Sydney Planning Committee is the relevant consent authority under the *Environmental Planning & Assessment Act 1979*. Contact Council's Contract and Asset Management section for more information.

Outstanding Notice & Order information

In relation to this property, there is **not** an outstanding Order or Notice of Intention to issue an Order relating to Fire Safety (being an Order or Notice of Intention to issue an Order of type 6, 10, 11 under Section 121B of the *Environmental Planning and Assessment Act, 1979*). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

In relation to this property, there is **not** an outstanding Order or Notice of Intention to issue an Order (being an Order or Notice of Intention to issue an Order of a type other than relating to fire safety). Further information about the Order or Notice of Intention to issue an Order may be obtained by applying for a certificate under Section 121ZP of the *Environmental Planning and Assessment Act* and Section 735A of the *Local Government Act*.

Sydney Harbour Foreshore Authority Act 1998

The provisions of the Sydney Harbour Foreshore Authority Act 1998 apply to the subject land. For more information, contact the Property Officer at Sydney Harbour Foreshore Authority on telephone (02) 9240 8500.

Residential & Visitor Parking Permit Schemes

The City of Sydney co-ordinates a Resident Permit Parking Scheme and a Visitor Permit Parking scheme. This property may be restricted from participating in either scheme. Eligibility may change after the date of this certificate, as parking supply and other traffic demands change. For more information contact Council's call centre on 9265 9333.

The Minister is the Consent Authority

The Minister is the consent authority where development has a capital investment value of more than \$10 million. (State Environmental Planning Policy (Major Projects))

ADVICE FROM OTHER BODIES

Sydney Ports Corporation Advice

Some land in the City of Sydney located in the vicinity of the White Bay, Glebe Island and Darling Harbour ports may be affected by noise from port operations.

Advice provided in accordance with planning certificate section 149 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 149 (6) of the Environmental Planning and Assessment Act, 1979).

For information regarding outstanding notices and orders a CERTIFICATE FOR OUTSTANDING NOTICES OF INTENTION AND/OR AN ORDER UNDER SECTION 735A OF THE LOCAL GOVERNMENT ACT, 1993 AND SECTION 121ZP OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979 may be applied for at Sydney City Council.

Planning certificate section 149 (2), local planning controls are available for inspection at the following locations:

General Enquiries :

Telephone: 02 9265 9333

Facsimile: 02 9265 9415

Town Hall House

Level 2,
Town Hall House,
456 Kent Street,
Sydney.
8am – 6pm, Monday - Friday

Glebe Customer Service Centre

Glebe Library,
186 Glebe Point Road,
Glebe
9am – 5pm, Monday – Friday

Neighbourhood Service Centre Kings Cross

50 Darlinghurst Road,
Potts Point
9am – 5pm, Monday – Friday
9am – 12pm, Saturday

Neighbourhood Service Centre Redfern

158 Redfern Street
Redfern
9am-5pm Monday – Friday
9am – 12 Noon Saturday

Green Square Customer Service Centre

The Tote,
100 Joynton Avenue,
Zetland
10am-6pm Monday – Friday

State planning controls are available for inspection at the following locations:

Sydney Harbour Foreshore Authority (former Sydney Cove Authority and Darling Harbour Authority),
Level 6,
66 Harrington Street,
The Rocks.

Department of Planning & Infrastructure Information Centre
23-33 Bridge Street,
Sydney NSW 2000

Where planning certificate section 149 (5) matters are supplied, complete details are available by writing to:

*Chief Executive Officer,
City of Sydney,
G.P.O. Box 1591,
Sydney, NSW 2000*

End of Document

Appendix F

Site Photographs



Photo 1 - Number 85 commercial premises



Photo 2 - Cahill Expressway to south



Site Photographs
Preliminary Site Investigation
85 Harrington St, The Rocks

CLIENT: Savills Project Management

PROJECT: 85061.00

PLATE No: 1

REV: A

DATE: 21-Sep-15



Photo 3 - East of #85 facing north



Photo 4 - Steps between Susannah Place & Baker's Terraces



Site Photographs

Preliminary Site Investigation

85 Harrington St, The Rocks

CLIENT: Savills Project Management

PROJECT: 85061.00

PLATE No: 2

REV: A

DATE: 21-Sep-15



Photo 5 - Baker's Street Terraces facing south



Photo 6 - YHA (formerly Cumberland Archeological Site) facing north



Site Photographs

Preliminary Site Investigation

75-85 Harrington St, The Rocks

85 Harrington St, The Rocks Project Management

PROJECT: 85061.00

PLATE No: 3

REV: A

DATE: 21-Sep-15