



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

UTS City Campus Redevelopment
Broadway, Ultimo

Prepared for
The University of Technology Sydney

Project 84895.01
December 2015

Integrated Practical Solutions



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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		17 December 2015
Reviewer		17 December 2015



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Report on Preliminary Site Investigation (Contamination)

UTS City Campus Redevelopment

Broadway, Ultimo

1. Introduction

This report presents the results of a Preliminary Site Investigation for contamination assessment purposes undertaken for Phase 1 and Phase 2 of the UTS City Campus redevelopment project at Broadway, Ultimo. The work was commissioned by The University of Technology Sydney.

The project involves the redevelopment of Building 2 and the area between Building 1 and Broadway. The approximate development areas are shown on the attached Drawing C1. The various components of the project include:

- Site preparation works, including demolition and clearance of the existing Building 2 down to approximately ground level, and associated tree removal;
- Retention of existing basement Level 1 and Level 2;
- Construction of a new podium building fronting Broadway (Building 1 extension and new Building 2);
- Construction of new floors above new Building 2 podium;
- Public domain improvements surrounding the site;
- Landscaping works to roof levels;
- Retention of existing vehicle access and parking arrangements; and
- Extension and augmentation of physical infrastructure/utilities as required.

The Preliminary Site Investigation was undertaken to:

- assess the previous land uses to determine the potential for soil and groundwater contamination on the site;
- provide a preliminary assessment of the suitability of the site for the proposed development; and
- provide recommendations for additional investigation, if required.

The Preliminary Site Investigation has been prepared to address the requirements of *State Environmental Planning Policy No 55 – Remediation of Land*. The overall approach for the Preliminary Site Investigation included a review of available historical information and a site inspection by a Senior Engineer. Details of the site history and inspection are given in this report, as well as comments on the issues outlined above.

A desktop geotechnical assessment was undertaken at the same time as the Preliminary Site Investigation and is reported separately.

2. Site Description

Building 2 is located at the south-western corner of the block bounded by Thomas Street to the north, Harris Street to the east, Broadway to the south and Jones Street to the west. The existing building has seven levels; Levels 1 and 2 are basement levels and Levels 3 to 7 are generally at or above the surrounding street levels. Building 2 directly adjoins Building 1 (UTS Tower) and vehicular access to the basement levels is via a driveway into Building 1 from Thomas Street.

At the time of the assessment Levels 1 and 2 of Building 2 were occupied by numerous laboratories and teaching facilities associated with the Faculty of Engineering and Information Technology.

The redevelopment area is part of the larger Lot 2012 in DP 1183894.

3. Regional Geology and Hydrogeology

The *Sydney 1:100 000 Geological Series Sheet* shows that the site is underlain by Hawkesbury Sandstone which typically comprises medium to coarse-grained quartz sandstone with minor shale and laminite lenses. An extract of the geological map is shown in Figure 1. The black lines show mapped locations of known dykes (igneous intrusions that usually present in Sydney as clay) and the red lines show the mapped location of a fault and associated joint swarm known as the Martin Place Joint Swarm.

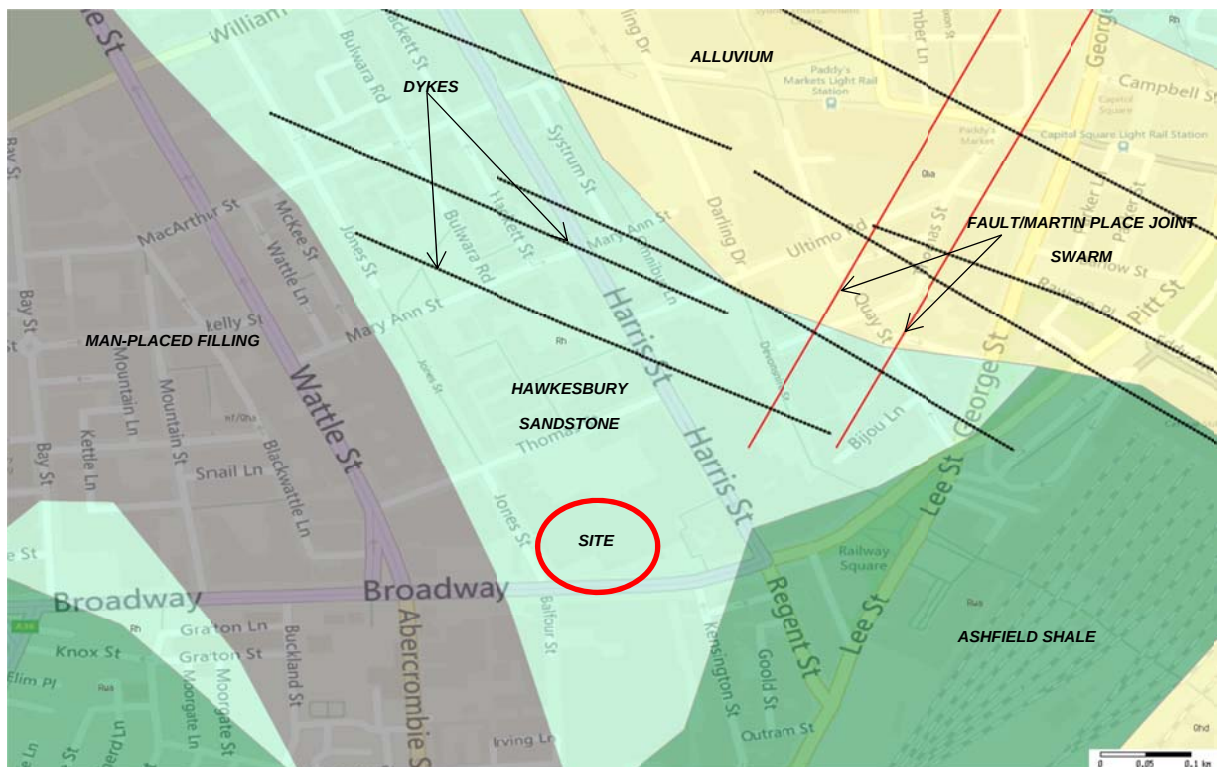


Figure 1: Extract from geological map

The groundwater table is likely to be well below the bedrock surface. Near-surface Hawkesbury Sandstone and Ashfield Shale generally exhibit low permeabilities which result in very low groundwater yields.

4. Previous Assessment

Environmental Investigation Services (EIS, a division of Jeffery and Katauskas Pty Ltd) undertook a preliminary contamination assessment of the wider Broadway precinct of the UTS City Campus in 2009. The results of the assessment are outlined in the report *Stage 1 Environmental Site Assessment* (Ref. E22549K RPT – FINAL3) dated April 2009.

The assessment concluded that a number of activities had been undertaken on the wider site area that have the potential to have generated significant soil contamination. These include filling activities on the site to adjust site levels, the presence of underground storage tanks on the site, and potentially contaminating site uses including dry cleaners and newspaper production. It is noted that the study area for the previous assessment was larger than the area that is the subject of this current assessment and these comments may not be relevant to the current assessment areas defined in Drawing C1.

Information from this previous assessment has been used in this current assessment, where relevant.

5. Scope of Works

The scope of the Preliminary Site Investigation was as follows:

- Review various historical documents including aerial photographs, historical title deeds, the Section 149 certificate, the EPA Contaminated Land register and groundwater bore licences to determine the nature of previous activities that may have occurred on the site;
- Undertake a site inspection to determine any obvious contamination risks; and
- Provide a Preliminary Site Investigation report which comments on the historical uses of the site, the potential for soil and groundwater contamination to be present, and provides recommendations for follow up action (if required).

6. Site History

6.1 Aerial Photographs

Aerial photographs from 1930, 1942, 1951, 1961, 1970, 1982, 1991 and 2002 were used to assess historical land-use patterns on the site. The 1930 photograph shows numerous adjoining buildings fronting Broadway and long, narrow industrial-type buildings fronting Jones Street. A triangular-shaped area between the Broadway and Jones Street buildings contains a building in the western portion of this area and what appears to be open space in the eastern portion.

The 1942 photograph is somewhat unclear although appears to show similar conditions to the 1930 photograph. The 1951 photograph shows possible extensions to the eastern side of the triangular-shaped building. Several structures fronting Thomas Street to the north-east of the assessment area also appear to have been demolished.

The 1961 photograph shows that the vacant area off Thomas Street evident in the 1951 view has been redeveloped and several new structures have been constructed. Some demolition activities may also have been undertaken between the smaller buildings fronting Broadway. The buildings bordering Jones Street remain.

The 1970 photograph shows that all former buildings in the locations of the current UTS Building 1 and Building 2 have been demolished and site works for the construction of the UTS buildings appear to be underway. The 1982 photograph shows the completed Building 1 and Building 2.

The more recent photographs show changes to the sites surrounding the assessment area although Building 1 and Building 2 have remained largely unchanged externally since the completion of their construction. The aerial photographs are attached in Appendix C.

6.2 Historical Land Uses

The historical land title information indicates that the various lots which comprise the now-consolidated assessment area were owned by numerous parties. The small lots along Broadway appear to have been retail/commercial premises, a pub and a fire station. Due to the relatively small size of these premises it is unlikely that any major industrial activity with the potential for major site contamination was undertaken in this area of the site.

The triangular-shaped lot in between the lots fronting Broadway and those fronting Jones Street appears to have been privately owned until 1937 when it became Crown land. The adjacent lot to the north was owned by John Lysaght (Australia) Pty Ltd which may have used it as a steel distribution facility until it was taken over by the Minister for Public Instruction in 1937.

The Minister for Education took ownership of all these lots between 1956 and 1974. The University of Technology Sydney has been the registered owner since 2003.

The historical title deed information is included in Appendix C.

6.3 Section 149 Certificate

A Section 149 Planning Certificate issued under the *Environmental Planning & Assessment Act 1979* was obtained from the City of Sydney. The certificate states that the development site is not declared as being significantly contaminated land under the *Contaminated Land Management Act 1997*, and is not the subject of a management order, voluntary management proposal, ongoing maintenance order or a site audit in relation to contamination.

The planning certificate is included in Appendix C.

6.4 Contaminated Lands Register

The site and adjacent sites are not identified as being significantly contaminated under the *Contaminated Lands Management Act 1997* as at 3 December 2015.

6.5 Licenced Groundwater Bores

There are no licenced groundwater wells on the site. The closest wells are monitoring wells within the former Carlton & United brewery on the southern side of Broadway and a previous development site on the western side of Wattle Street. This suggests that the aquifer is low yielding as previously suggested.

6.6 Underground Storage Tanks

The previous EIS report compiled a list of all dangerous goods information obtained from WorkCover NSW. A review of the list indicates that the following tanks are or were located within Building 2 Room 216:

- One underground storage tank of 3000 L capacity (diesel?);
- One underground storage tank of 19,000 L capacity (petrol?, kerosene?); and
- One above-ground boiler fuel tank of 54,000 L capacity (oil?).

The EIS report further clarifies that the 54,000 L tank has been decommissioned, and the two underground storage tanks in Room 216 have also been decommissioned by filling each tank with sand and entombing the tanks in a sand-filled chamber.

The remaining information contained in the EIS report appears to refer to other dangerous goods that are or were stored in areas outside the current assessment area.

7. Results of Inspection

A site inspection was undertaken by a Senior Engineer on 26 November 2015. The inspection involved walking through the various accessible rooms in the lowest basement level in Building 2 and the lowest basement level in the development area of Building 1. The following comments are provided in relation to the inspection:

- The areas inspected were primarily being used by the Faculty of Engineering and Information Technology as teaching and research space (i.e. laboratories);
- Several building service rooms were also located in these areas including boilers for heating and hot water, coolers for air conditioning, sewerage and stormwater overflow pumps, electrical switchboards etc.;

- A hazard register was attached to the door of each room/laboratory listing the hazards contained within the room. The storage of chemicals etc. was listed on the register where applicable, and it is assumed that the University maintains a central register listing all hazardous materials stored on the site;
- Room 216 in Building 2 ('Fuel Tank Room') was located during the inspection although access through the locked door was not possible. Subsequent investigations by a representative of the University indicate that the tanks have been decommissioned and are no longer in use;
- The stormwater sump in Building 2 and a small well in Building 1 were dry at the time of the inspection which suggests that seepage into the basement is not significant;
- The basement areas are in a good condition as they are currently operational;
- Hazardous building materials (e.g. asbestos-containing material, lead-based paint, synthetic mineral fibres etc.) are presumably located throughout the building. It is understood that a Hazardous Building Materials report and register has been prepared for the current assessment area.

8. Preliminary Conceptual Site Model

The site history information indicates that the development area is likely to have been used for a combination of retail and commercial purposes prior to redevelopment of the site into the NSW Institute of Technology (now the University of Technology, Sydney) in the late 1960s and 1970s. There is nothing in the historical documentation to suggest any activity with a risk of causing major contamination has occurred on the site in the past.

Significantly, the development areas were excavated to form deep basement levels within sandstone bedrock during the original redevelopment works. As such, any near-surface filling and soils that may have been contaminated by previous site activities have already been removed from the site. Current contamination risks are therefore likely to be due to activities that have occurred on the site post-redevelopment in the late 1960s and 1970s which include:

- The storage of fuel and oil in Room 216 in Building 2 (i.e. the 'Fuel Tank Room' as labelled on the door);
- The storage and use of other dangerous goods (e.g. chemicals etc.) in the various engineering laboratories on the site;
- Naturally occurring elements in the soils and rock underlying the site (e.g. heavy metals); and
- Transport of contaminants into the basement from adjacent sites through seepage/groundwater.

The regional groundwater table appears to be well below the lowest basement level on the site (i.e. the stormwater sump is in the order of 5 m below the lowest basement level and was dry at the time of the recent inspection). The quality of the groundwater should therefore not hinder the proposed redevelopment.

Soil vapour intrusion and/or ground gas is currently considered to be a very low risk on the site and will only need to be considered if significant concentrations of volatile organic compounds are encountered on the site. This is considered unlikely.

The human receptors to soil/rock contamination are likely to be students, employees and visitors to the University. Construction personnel, students, nearby workers and adjacent residents may also be receptors during the construction phase of the redevelopment project.

The ecological receptors are likely to be limited to the flora and fauna that grow/live in the areas that surround the basement in which vegetation is proposed. The area is not known to be ecologically significant.

Exposure pathways are expected to be limited to dermal contact with soil/rock on the site by humans, ingestion of soils and vegetation by fauna, and phytotoxic exposure to flora.

9. Conclusions and Recommendations

On the basis of the results of this Preliminary Site Investigation, the main contamination risks are considered to be associated with the decommissioned fuel storage tanks in Room 216 in Building 2 and the storage of other various dangerous goods within the laboratories in areas of the site which are not proposed for demolition. As the facility is currently an operational university it is assumed that the operational procedures for handling and storing dangerous goods are adequate.

Hazardous building materials will need to be considered in the demolition activities proposed for the site. It is understood that a Hazardous Building Materials consultant has been appointed to the project team and will advise on this issue.

It is recommended that the former fuel storage tanks in Building 2 be inspected and ultimately removed from the site as part of the redevelopment works. Any remediation of contaminated rock or spilled product can be undertaken following tank removal and a validation certificate supplied by an Environmental Consultant. Any other dangerous goods in the areas to be demolished should be removed and stored/disposed of in an appropriate manner prior to demolition.

The Preliminary Site Investigation indicates that the potential for contamination to be present within the development areas is low. There is nothing to suggest that the site is unsuitable for the proposed redevelopment and continued use as an educational facility. The site is therefore considered to be suitable, or could be made suitable, for the proposed redevelopment provided that the recommendations made above are actioned during the works.

10. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for Phase 1 and Phase 2 of the proposed UTS City Campus – Broadway redevelopment, in accordance with the contract between Douglas Partners Pty Ltd and The University of Technology Sydney. The report is provided for the use of The University of Technology Sydney for this project only and for the purpose(s) described in the report.

The results provided in the report are based on a review of available documents and a non-intrusive site inspection. Specific sampling and testing has not been carried out. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

This report must be read in conjunction with all of the attached notes 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 given 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

About this Report

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

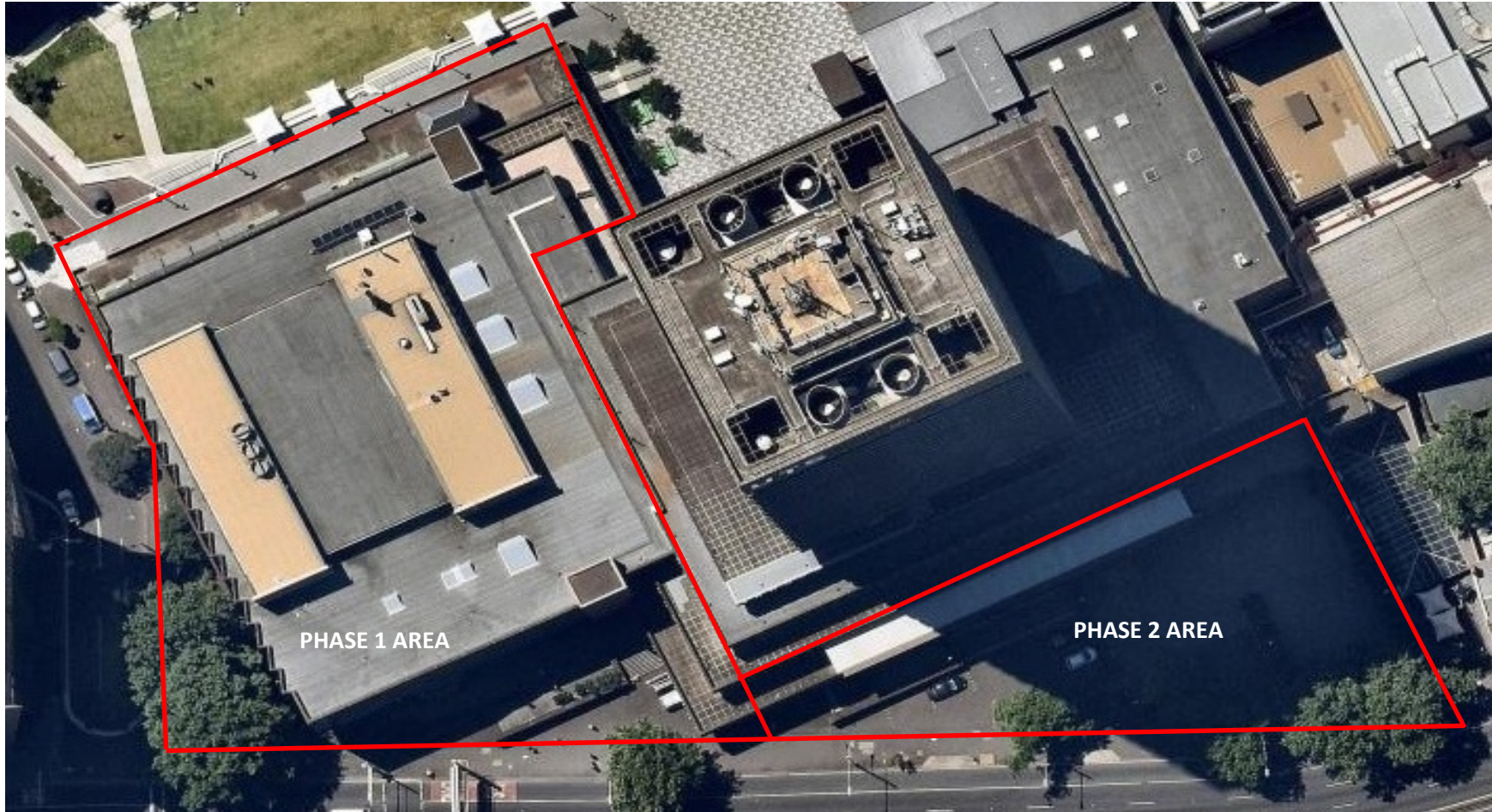
Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate 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

Drawing



CLIENT: The University of Technology, Sydney

OFFICE: Sydney

DATE: 3 Dec 2015

Proposed Redevelopment Areas

UTS City Campus

Broadway, Ultimo

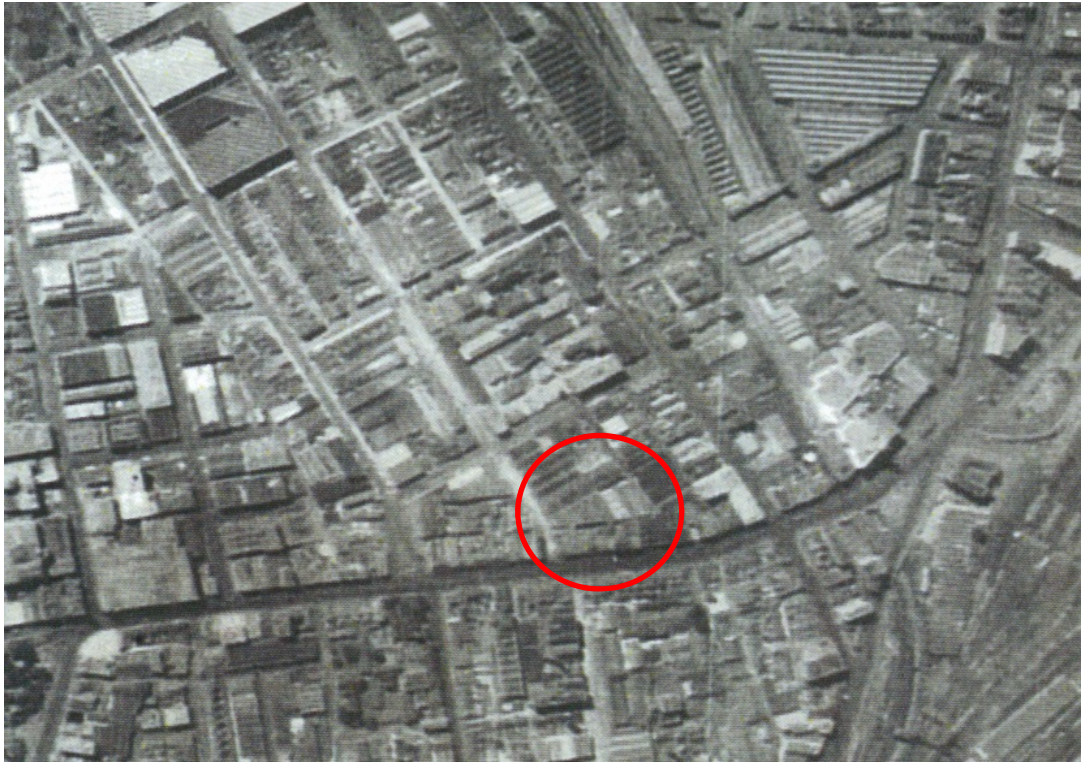
PROJECT No: 84895.01

DWG No: C1

REVISION: 0

Appendix C

Site History Information



Aerial photograph from 1930



Aerial photograph from 1942



Historical Aerial Photographs
Building 2 Redevelopment
UTS Broadway, Ultimo

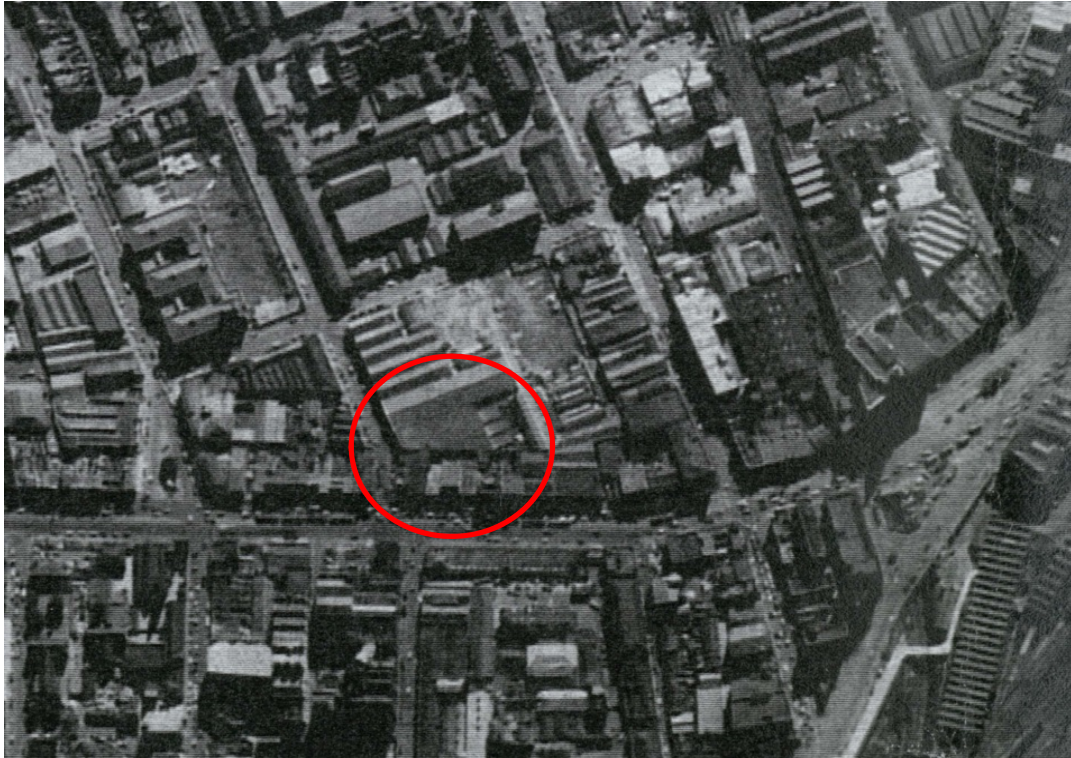
CLIENT: The University of Technology, Sydney

PROJECT: 84895.01

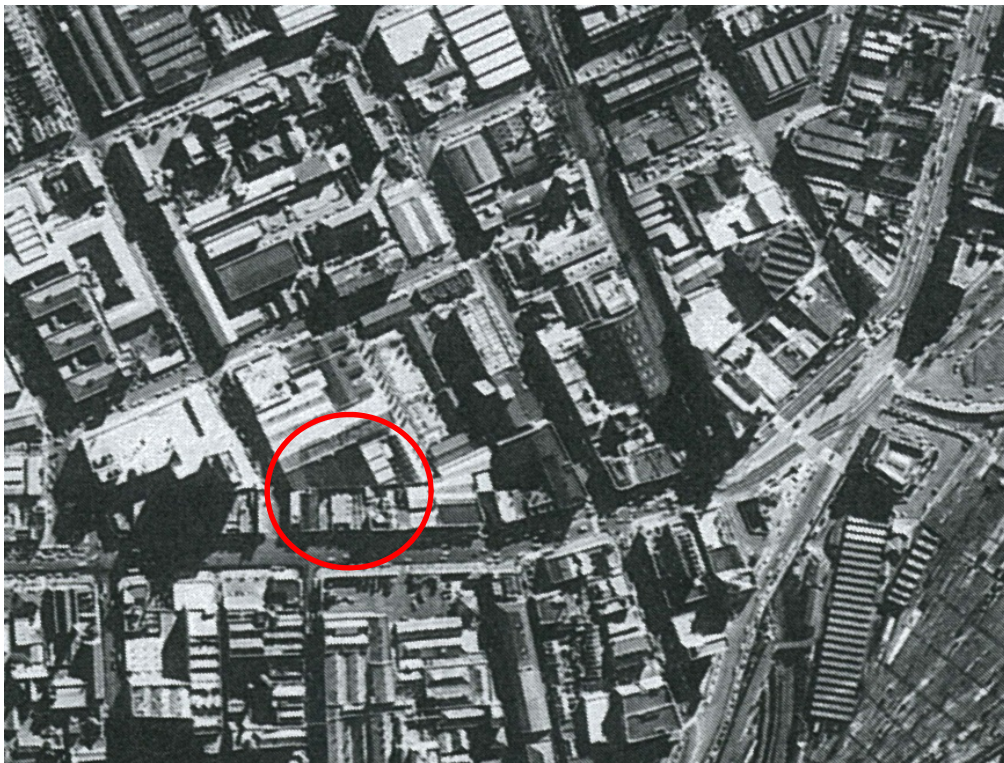
PLATE No: 1

REV: 0

DATE: 24-Nov-15



Aerial photograph from 1951



Aerial photograph from 1961



Historical Aerial Photographs
Building 2 Redevelopment
UTS Broadway, Ultimo

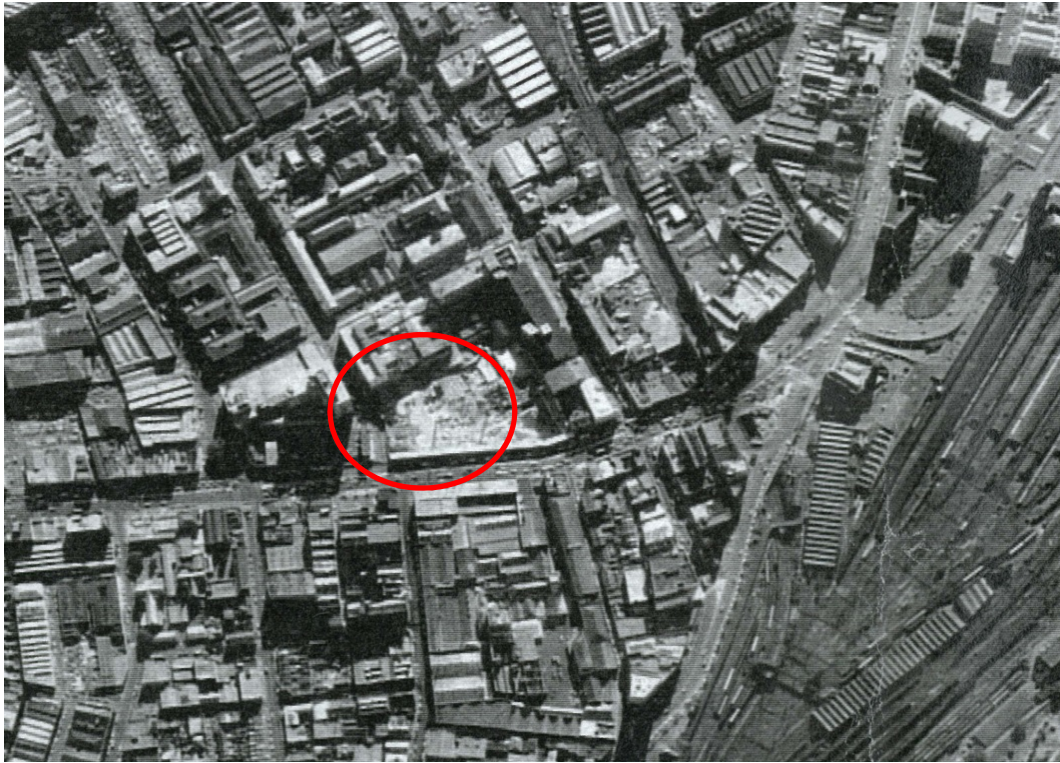
CLIENT: The University of Technology, Sydney

PROJECT: 84895.01

PLATE No: 2

REV: 0

DATE: 24-Nov-15



Aerial photograph from 1970



Aerial photograph from 1982



Historical Aerial Photographs

Building 2 Redevelopment

UTS Broadway, Ultimo

CLIENT: The University of Technology, Sydney

PROJECT: 84895.01

PLATE No: 3

REV: 0

DATE: 24-Nov-15



Aerial photograph from 1991



Aerial photograph from 2002



Historical Aerial Photographs

Building 2 Redevelopment

UTS Broadway, Ultimo

CLIENT: The University of Technology, Sydney

PROJECT: 84895.01

PLATE No: 4

REV: 0

DATE: 24-Nov-15



Aerial photograph from 2015



Historical Aerial Photographs
Building 2 Redevelopment
UTS Broadway, Ultimo

CLIENT: The University of Technology, Sydney

PROJECT: 84895.01

PLATE No: 5

REV: 0

DATE: 24-Nov-15

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

Legal Liaison Searching Services

Level 4, 70 Castlereagh Street,
Sydney 2000
PO Box 2513 Sydney NSW 2001
DX 1019 Sydney

Summary of Owners Report

LPI

Sydney

Address: - UTS Campus, Corner Broadway and Jones Street, Ultimo

Description: - Part Lot 2012 D.P. 1183894

Various leases were found throughout our investigation that have since expired due to effluxion of time or have been surrendered. These have not been investigated

As regards the part tinted yellow and numbered (1) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
10.06.1916 (1916 to 1933)	Goerge Cornish Dwyer (Esquire)	Vol 2672 Fol 127
16.02.1933 (1933 to 1958)	Mary Agnes Dwyer (Widow) Edmond Read (Solicitor) (Transmission Application not investigated)	Vol 2672 Fol 127
02.04.1958 (1958 to 1958)	John Cecil Thomas Read (Solicitor) Mary Agnes Dwyer (Spinster) (Section 12 Application not investigated)	Vol 2672 Fol 127
27.05.1958 (1958 to 1958)	G.R. Gayfer & Co Pty Limited	Vol 2672 Fol 127
28.05.1958 (1958 to 1964)	F.C. Lovelock Pty Limited	Vol 2672 Fol 127
23.10.1964 (1964 to 2003)	Minister for Education	Vol 2672 Fol 127 Now 2004/1053548

As regards the part tinted yellow and numbered (2) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
07.10.1922 (1922 to 1949)	Davidson & Co Limited Now Davidson & Co Pty Limited	Vol 3373 Fol 107
04.04.1949 (1949 to 1950)	Bulk Buyers Limited	Vol 3373 Fol 107
14.04.1950 (1950 to 1964)	F.C. Lovelock Pty Limited	Vol 3373 Fol 107
23.10.1964 (1964 to 2003)	Minister for Education	Vol 3373 Fol 107 Now 2004/1053548

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 2001
DX 1019 Sydney

As regards the part tinted yellow and numbered (3) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.05.1914 (1914 to 1927)	Alfred Jacobs (Boot Dealer)	Vol 2475 Fol 131
28.03.1927 (1927 to 1938)	Vincent Carroll (Financial Agent) Frank Felix Carroll (Financial Agent)	Vol 2475 Fol 131 Now Vol 3993 Fol's 7 & 8
29.07.1938 (1938 to 1962)	Henry Arthur Stephens (Bank Manager)	Vol 3993 Fol's 7 & 8 Now Vol 5022 Fol 242
12.04.1962 (1962 to 1962)	Reginald Scholes Ormondo Bosch (Chemist) (Section 94 Application not investigated)	Vol 5022 Fol 242
26.11.1962 (1962 to 1964)	F.C. Lovelock Pty Limited	Vol 5022 Fol 242
23.10.1964 (1964 to 2003)	Minister for Education	Vol 5022 Fol 242 Now 2004/1053548

As regards the part tinted yellow and numbered (4) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
22.05.1914 (1914 to 1930)	John Reay Palmer (Licensed Victualler)	Vol 2475 Fol 136
18.06.1930 (1930 to 1968)	Tooth & Co Limited	Vol 2475 Fol 136 Now Vol 6016 Fol 3
29.03.1968 (1968 to 2003)	Minister for Education	Vol 6016 Fol 3 Now 2004/1053548

As regards the part tinted yellow and numbered (5A) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.10.1925 (1925 to 1942)	Charles Kelly (Esquire) Joseph Patrick Canny (Bank Manager)	Vol 3783 Fol 19
31.08.1942 (1942 to 1943)	Charles Kelly (Esquire) Cecil Cureton Long (Accountant)	Vol 3783 Fol 19
10.11.1943 (1943 to 1944)	Charles Kelly (Esquire) Cecil Cureton Long (Accountant) Stuart Alexander MacFarlane (Retired Grazier)	Vol 3783 Fol 19
13.09.1944 (1944 to 1944)	Stuart Alexander MacFarlane (Retired Grazier)	Vol 3783 Fol 19
13.09.1944 (1944 to 1950)	Stuart Alexander MacFarlane (Retired Grazier) Ronald Thomas Clyde Storey (Deputy Registrar in Equity)	Vol 3783 Fol 19
26.10.1950 (1950 to 1952)	Alexander Aeneas McDonald (Manufacturers Agent and Wholesaler)	Vol 3783 Fol 19
31.03.1952 (1952 to 1952)	Ada Agnes McDonald (Married Woman)	Vol 3783 Fol 19 Now Vol 6533 Fol 175

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 2001
DX 1019 Sydney

Search continued as regards the part tinted yellow and numbered (5A) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
31.03.1952 (1952 to 1960)	Marino Daru (Store Keeper) Joseph Anthony Czinner (Store Keeper)	Vol 3783 Fol 19 Now Vol 6705 Fol's 190 & 191
17.08.1960 (1960 to 1964)	Joseph Anthony Czinner (Store Keeper)	Vol 6705 Fol's 190 & 191 Now Vol 8193 Fol 49
04.05.1964 (1964 to 2003)	Minister for Education	Vol 8193 Fol 49 Now 2004/1053548

Easements: -

- 30.10.1951 (F 561725) Cross Easements for Support – released prior to 02.01.1975

As regards the part tinted yellow and numbered (5B) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.10.1925 (1925 to 1942)	Charles Kelly (Esquire) Joseph Patrick Canny (Bank Manager)	Vol 3783 Fol 19
31.08.1942 (1942 to 1943)	Charles Kelly (Esquire) Cecil Cureton Long (Accountant)	Vol 3783 Fol 19
10.11.1943 (1943 to 1944)	Charles Kelly (Esquire) Cecil Cureton Long (Accountant) Stuart Alexander MacFarlane (Retired Grazier)	Vol 3783 Fol 19
13.09.1944 (1944 to 1944)	Stuart Alexander MacFarlane (Retired Grazier)	Vol 3783 Fol 19
13.09.1944 (1944 to 1950)	Stuart Alexander MacFarlane (Retired Grazier) Ronald Thomas Clyde Storey (Deputy Registrar in Equity)	Vol 3783 Fol 19
26.10.1950 (1950 to 1951)	Alexander Aeneas McDonald (Manufacturers Agent and Wholesaler)	Vol 3783 Fol 19
30.10.1951 (1951 to 1952)	Halifax Motors Pty Limited	Vol 3783 Fol 19 Now Vol 6518 Fol 181
30.10.1952 (1952 to 1960)	Marino Daru (Store Keeper) Joseph Anthony Czinner (Store Keeper)	Vol 6518 Fol 181 Now Vol 6602 Fol's 182 & 183
17.08.1960 (1960 to 1966)	Marino Daru (Store Keeper)	Vol 6602 Fol's 182 & 183 Now Vol 8198 Fol 17
01.12.1966 (1966 to 2003)	Minister for Education	Vol 8198 Fol 17 Now 2004/1053548

Easements: -

- 30.10.1951 (F 561725) Cross Easements for Support – released prior to 02.01.1975

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 2001
DX 1019 Sydney

As regards the part tinted yellow and numbered (5C) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.10.1925 (1925 to 1942)	Charles Kelly (Esquire) Joseph Patrick Canny (Bank Manager)	Vol 3783 Fol 19
31.08.1942 (1942 to 1943)	Charles Kelly (Esquire) Cecil Cureton Long (Accountant)	Vol 3783 Fol 19
10.11.1943 (1943 to 1944)	Charles Kelly (Esquire) Cecil Cureton Long (Accountant) Stuart Alexander MacFarlane (Retired Grazier)	Vol 3783 Fol 19
13.09.1944 (1944 to 1944)	Stuart Alexander MacFarlane (Retired Grazier)	Vol 3783 Fol 19
13.09.1944 (1944 to 1950)	Stuart Alexander MacFarlane (Retired Grazier) Ronald Thomas Clyde Storey (Deputy Registrar in Equity)	Vol 3783 Fol 19
26.10.1950 (1950 to 1952)	Alexander Aeneas McDonald (Manufacturers Agent and Wholesaler)	Vol 3783 Fol 19
31.03.1952 (1952 to 1968)	Ada Agnes McDonald (Married Woman)	Vol 3783 Fol 19 Now Vol 6705 Fol 189
04.03.1968 (1968 to 2003)	Minister for Education	Vol 6705 Fol 189 Now 2004/1053548

As regards the part tinted yellow and numbered (6) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.03.1923 (1923 to 1956)	Board of Fire Commissioners of New South Wales	Vol 3432 Fol 78
20.06.1956 (1956 to 2003)	Minister for Education	Vol 3432 Fol 78 Now 2004/1053548

As regards the part tinted yellow and numbered (7) on the attached cadastre

This part was formerly a roadway known as Bryen Court, circa 1916

This land by notification in Government Gazette dated 15th March 1974 is purported to be in the possession of the Minister for Education

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
15.03.1974 (1974 to 2003)	Minister for Education	Gazette Now 2004/1053548

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 2001
DX 1019 Sydney

As regards the part tinted yellow and numbered (8) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
06.11.1924 (1924 to 1924)	John Harris (Medical Practitioner) Reginald William Sydney Harris (Gentleman)	Vol 3660 Fol 171
25.11.1924 (1924 to 1937)	Marion Ella Smith (Spinster) Now Marion Ella Coulter (Married Woman) Jessie Janet Smith (Spinster)	Vol 3660 Fol 171 Now Vol 3690 Fol's 39 & 40
10.09.1937 (1937 to 1974)	His Most Gracious King George the Sixth	Vol 3690 Fol's 39 & 40 Now Vol 4881 Fol 8
15.03.1974 (1974 to 2003)	Minister for Education	Vol 4881 Fol 8 Now 2004/1053548

As regards the part tinted yellow and numbered (9) on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.11.1920 (1920 to 1937)	John Lysaght (Australia) Limited	Book 1205 No. 965 Now Vol 4203 Fol 80
01.04.1937 (1937 to 1974)	Minister of Public Instruction (For the purposes of the Public Instruction Act of 1880)	Vol 4203 Fol 80
15.03.1974 (1974 to 2003)	Minister for Education	Vol 4203 Fol 80 Now 2004/1053548

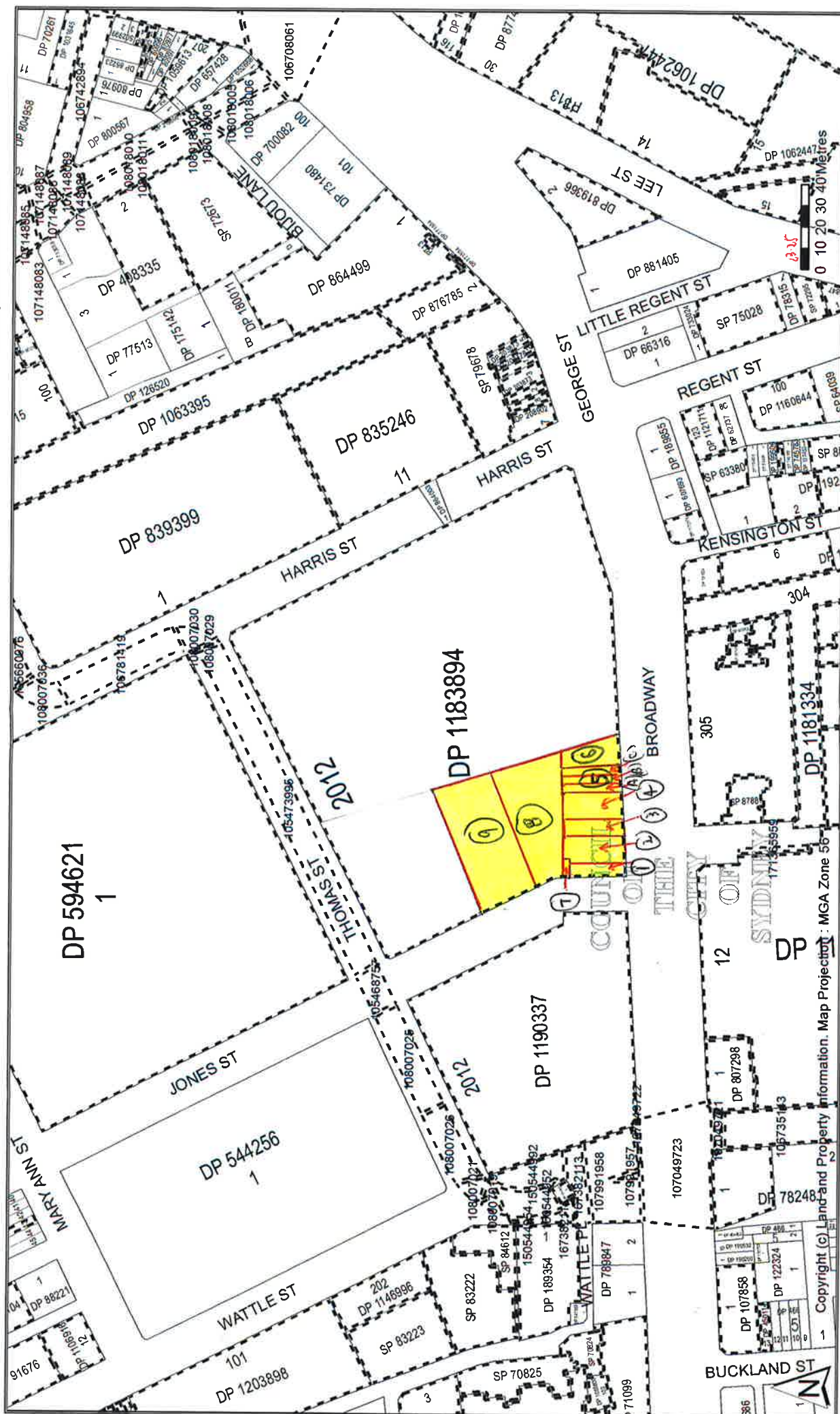
Search continued as regards the whole of Lot 2012 D.P. 1183894

<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>
30.09.2003 (2003 to date)	# University of Technology, Sydney	2004/1053548 Now 2012/183894

Denotes current registered proprietor

Easements continued: - NIL

Yours Sincerely
Mark Groll
2 December 2015
(Ph: 0412 199 304)





Disclaimer: This report has been generated by various sources and is provided for information purposes only. Land and Property Information (LPI), a division of the Department of Finance and Services does not warrant or represent that the information is free from errors or omission, or that it is exhaustive. LPI gives no warranty in relation to the information, especially material supplied by third parties. LPI accepts no liability for loss, damage, or costs that you may incur relating to any use or reliance upon the information in this report.

DIAGRAM 3
NOT TO SCALE

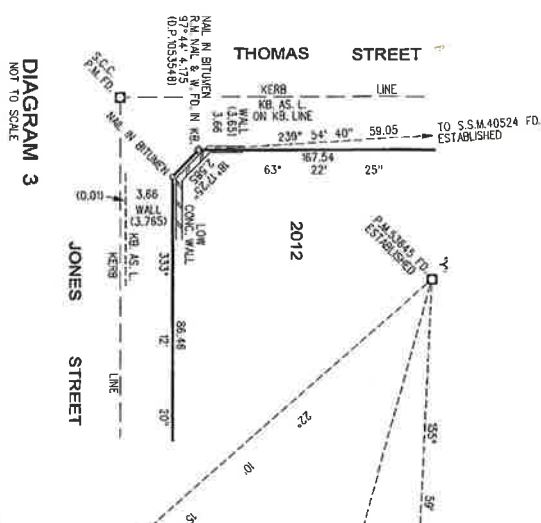
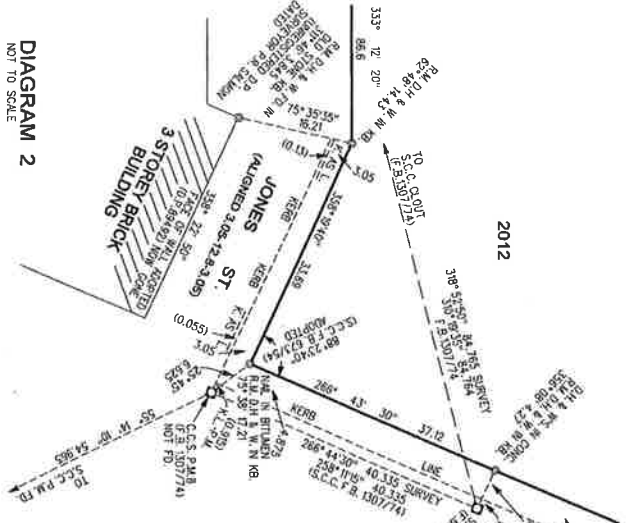
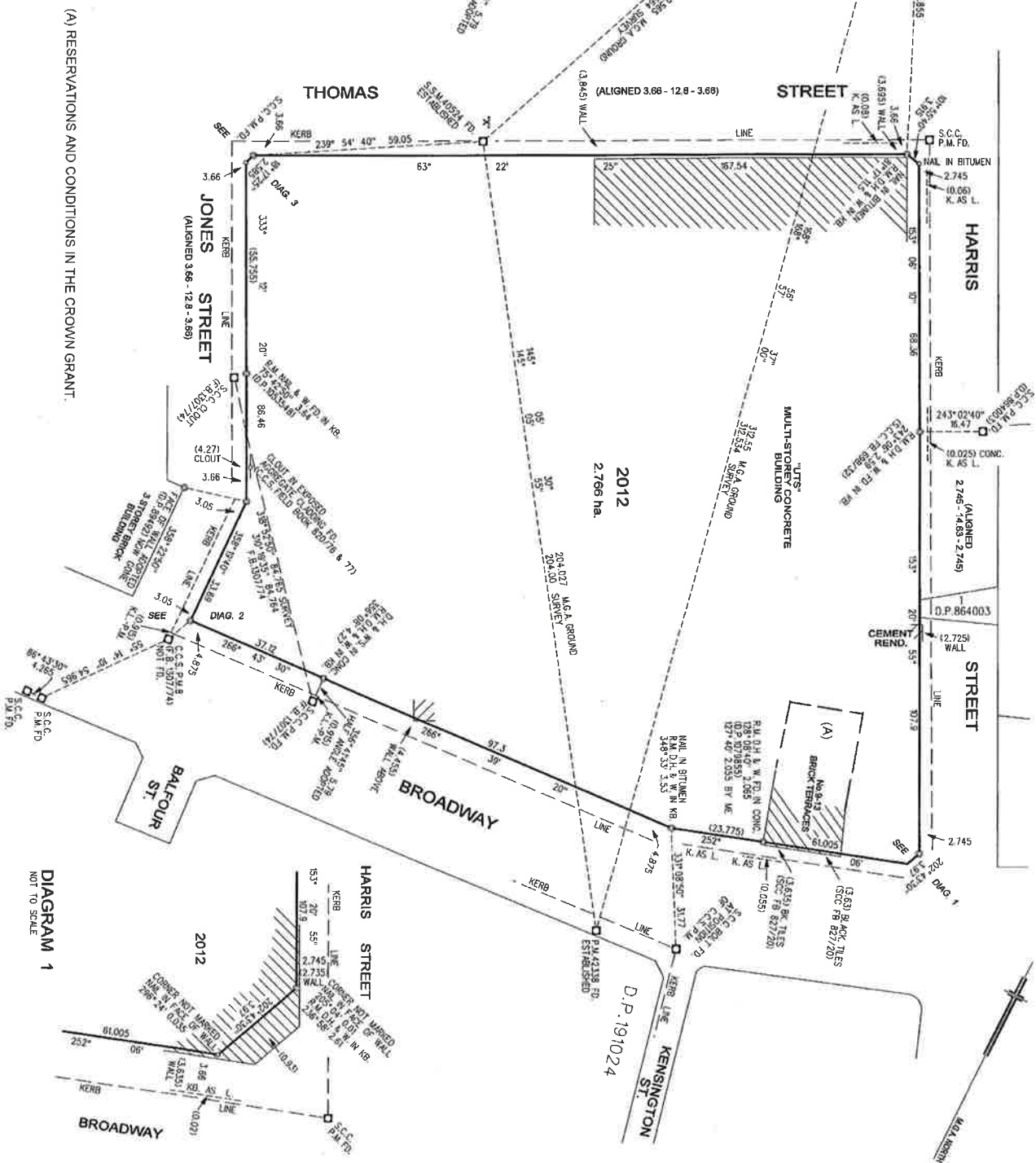


DIAGRAM 2
NOT TO SCALE



(A) RESERVATIONS AND CONDITIONS IN THE CROWN GRANT.

DIAGRAM 1
NOT TO SCALE



MARK	EASTING	NORTHING	CLASS	ORDER	METHOD	ORIGIN
S.M.40524	333 540 554.6	249 378 242	B	2	-	S.C.I.M.S
P.M.42338	333 557 704.6	249 310 936	B	2	-	S.C.I.M.S
P.M.53845	333 597 769.6	249 517 653	B	2	-	S.C.I.M.S

M.G.A. CO-ORDINATES ADOPTED FROM S.C.I.M.S. AS AT 19TH NOVEMBER 2012
 COMBINED SCALE FACTOR = 0.999936 ZONE 1:55

Surveyor: PETER RAYMOND SALMON
 Date of Survey: 16TH APRIL 2013
 Surveyor's Ref: 75562 CHECKER

PLAN OF CONSOLIDATION OF
 LOTS 2003 & 2004 D.P.1053548
 AND LOT 1 D.P.1079665

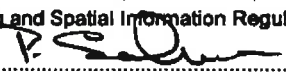
LGA: SYDNEY
 Locality: ULTIMO
 Subdivision No: _____
 Lengths are in metres. Reduction Ratio 1:750

Registered
 17.10.2013

DP1183894P

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 sheet(s)

Registered:  17.10.2013 Title System: TORRENS Purpose: CONSOLIDATION	Office Use Only  DP1183894 S Office Use Only
PLAN OF CONSOLIDATION OF LOTS 2003 & 2004 D.P.1053548 AND LOT 1 D.P.1079855	LGA: SYDNEY Locality: ULTIMO Parish: ST. ANDREW County: CUMBERLAND
Crown Lands NSW/Western Lands Office Approval I, (Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the shown herein have been given. Signature: Date: File Number: Office:	Survey Certificate I, <u>PETER RAYMOND SALMON</u> of <u>RYGATE & COMPANY PTY. LIMITED, SYDNEY</u> a surveyor registered under the Surveying and Spatial Information Act 2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on <u>16TH.APRIL, 2013</u>..... *(b) The part of the land shown in the plan (*being/*excluding ^) was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on, the part not surveyed was compiled in accordance with the Regulation. *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012. Signature :  Date : <u>16/4/2013</u> Surveyor ID : <u>1951</u> Datum Line : <u>"X" - "Y"</u> Type : <u>*Urban/*Rural</u> The terrain is <u>*Level-Undulating / *Steep-Mountainous</u> * Strike through if inapplicable. ^ Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey
Subdivision Certificate I, * Authorised Person/* General Manager/* Accredited Certifier, certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein. Signature : Accreditation number : Consent Authority : Date of endorsement : Subdivision Certificate number : File number : * Strike through if inapplicable.	Plans used in preparation of survey/compilation— D.P.1053548, D.P.1079855, D.P.1047822, D.P.864003, D.P.569631, D.P.539755, D.P.89492, CCS. FB 820/77 If space is insufficient continue on PLAN FORM 6A Surveyors Reference : <u>75562</u> CHECKLIST
Signatures, Seals and Section 88B Statements should appear on PLAN FORM 6A	Surveyors Reference : <u>75562</u> CHECKLIST

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:



17.10.2013

DP1183894

PLAN OF CONSOLIDATION OF
LOTS 2003 & 2004 D.P.1053548
AND LOT 1 D.P.1079855

This sheet is for the provision of the following information as required :

- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

Subdivision Certificate number :

Date of Endorsement :

SCHEDULE OF LOTS AND ADDRESSES

Lot	Street number	Street Name	Street Type	Locality
	NOT KNOWN			

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919
IT IS INTENDED TO RELEASE:

1. RIGHT OF FOOTWAY 1 WIDE (DP 1053548)
2. EASEMENT FOR LIGHT AND AIR 3 WIDE (DP 1053548)

Approved by Patrick Woods
Deputy Vice-Chancellor (Resources)

Date: 17 May 2013

is attorney for University
of Technology, Sydney and
Deputy of King, registered
Book 4524 No 142 in
the presence of:

David Rohr
15 Broadway
Ultimo 2007

THE DEFINITION OF THE ALIGNMENT

BROADWAY, HARRIS ST
OF JONES ST & THOMAS ST.
TO THE EXTENT SHOWN HEREON IS
SATISFACTORY TO THE COUNCIL OF
THE CITY OF SYDNEY.

APRIL 18. 2013

If space is insufficient use additional annexure sheet

Surveyors Reference : 75562 CHECKLIST

SIGNATURES AND SEALS ONLY

Signed by me, *[Signature]*, as delegate of the Minister for Education and Training pursuant to section 92 of the Teachers' and Furnish Education Act 1980 and I hereby certify that I have taken notice of the provisions of said Act.

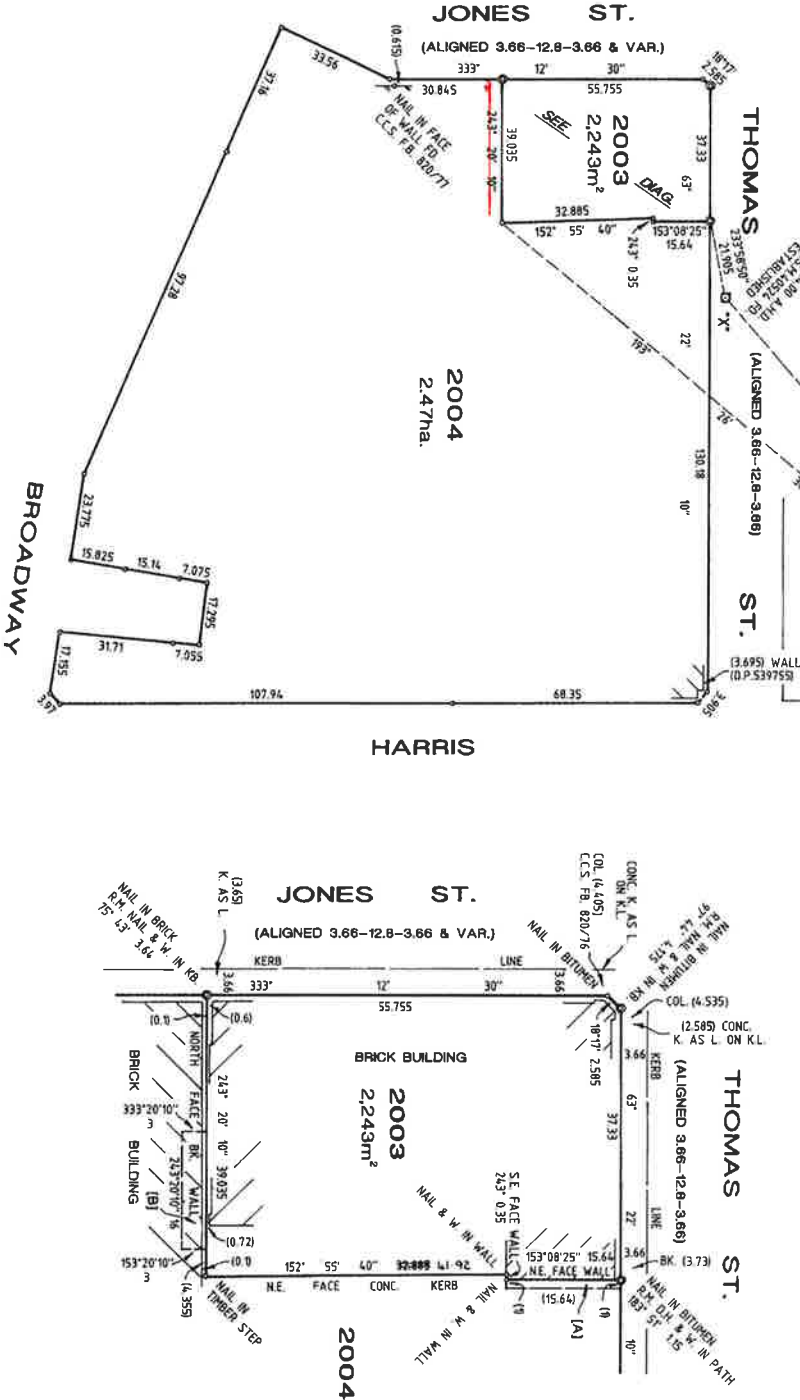
MARK	M.G.A. CO-ORDINATES	ZONE	CLASS	ORDER	RL AHD.
PH53645	333 597.776	6 269 517.664	56	B	6.57
PH53672	333 785.672	6 269 505.862	56	B	7.378
SSM40524	333 540.948	6 269 370.241	56	B	U

COMBINED SCALE FACTOR = 0.99994

SOURCE : M.G.A. CO-ORDINATES OBTAINED FROM SURVEY CONTROL INFORMATION MANAGEMENT SYSTEM 2751 FEBRUARY, 2003

- (A) - RIGHT OF FOOTWAY 1 WIDE.
(B) - EASEMENT FOR LIGHT AND AIR 3 WIDE UNLIMITED IN HEIGHT AND LIMITED IN DEPTH TO A HORIZONTAL PLANE AT RL 18.1

ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM
ORIGIN OF LEVELS : PH53645 RL 6.57 AHD.



DP1053548

Registered: *[Signature]* 16.6.2003

Title System: TORRENS

Purpose: SUBDIVISION

Ref Map: CITY OF SYDNEY SH 103

Last Plan: DP569631 (6954/L)

PLAN OF SUBDIVISION OF LOT 1 IN DP 569631

Lengths are in metres. Reduction Ratio: 1:1000

L.G.A.: SYDNEY

Locality: ULTIMO

Parish: ST. ANDREW

County: CUMBERLAND

This is sheet 1 of my plan in *[Signature]* sheets.

Surveyor: PETER RAYMOND SALAMON 2001

of P.W. RYGADE & WEST, SYDNEY

in accordance with the Surveyors (Professional Regulation) 2001

and was completed on 2003/06/17, 2003/06/17

The survey relates to *[Signature]*(Specifically the land is situated at *[Signature]*)Signed: *[Signature]* Date: 16.6.2003

Surveyor registered under the Surveyors Act 1993

Deputy: *[Signature]* Type: Unregistered

Plans used in preparation of survey/compilation

DP 569631, DP 218679, DP 564602

PANEL FOR USE ONLY for statements of intention to dedicate public roads, to create public reserves, drainage easements, easements, restrictions on the use of land or positive covenants

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:

1. RIGHT OF FOOTWAY 1 WIDE
2. EASEMENT FOR LIGHT AND AIR 3 WIDE (LIMITED IN STRATH)

Ref:uts /Src:T

SHOWING SCALE AND STATEMENTS OF INTENT TO SELECT A SURVEYING REGULATION 2001 CLASS 31/21

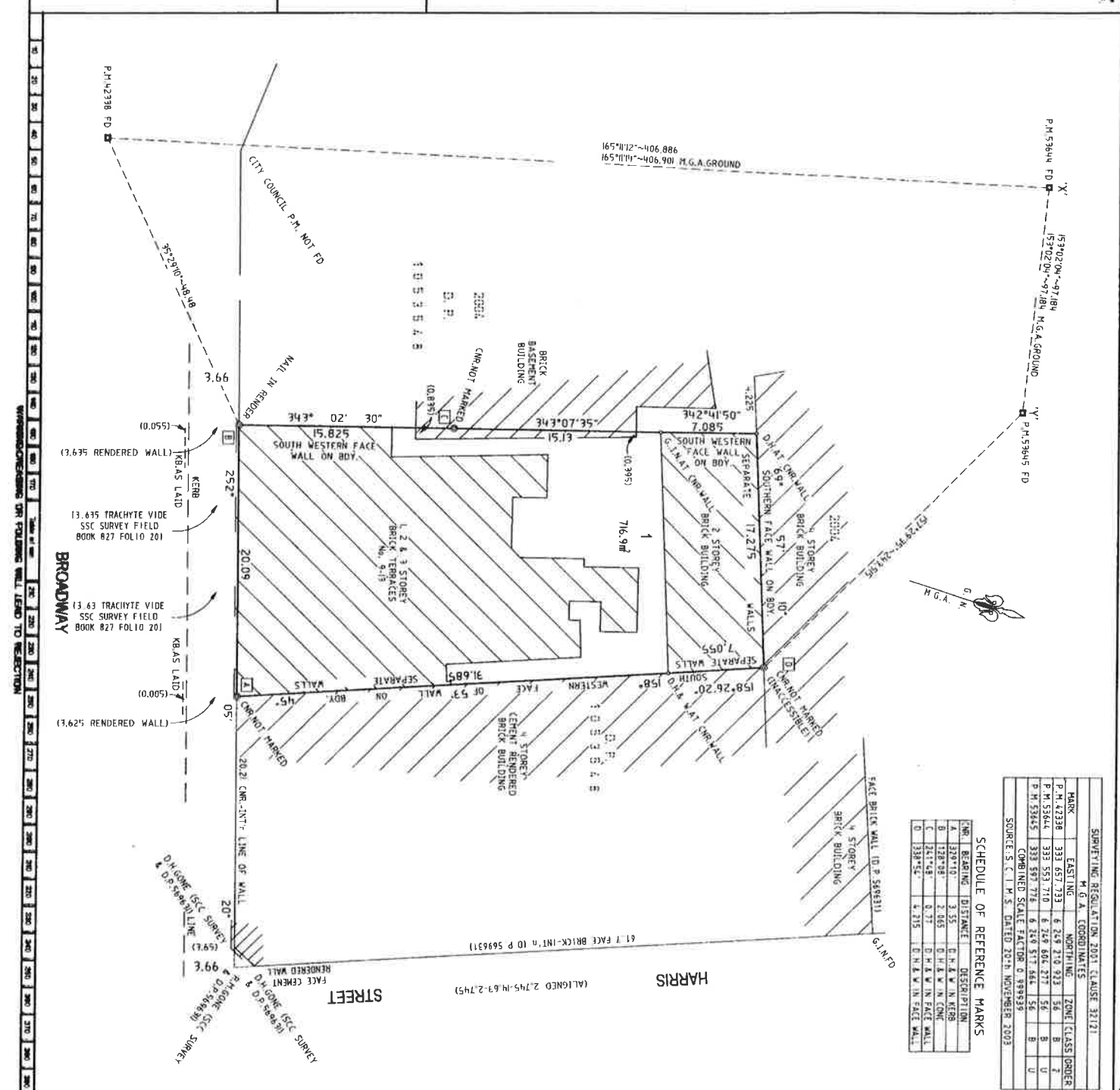
The goal of the University of Technology, Sydney was to provide off-site services to the rules of the University of Technology, Sydney this day of February in the year 2005

Prof. Nick Smith
Chancellor
Prof. Nick Smith
Vice-Chancellor
Prof. Nick Smith
Registrar

Department of Lands Approval
(Amendment Office)
The necessary approvals in regard to the location of the land shown on this plan have been given.
Signature: _____
Date: _____
Per: _____
Office: _____

Subdivision Certificate
I certify that the provisions of s. 89(1) of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision.
Signature: _____
Date: _____
Per: _____
Office: _____

Other: _____



MARK	EASTING	NORTHING	ZONE	CLASS	ORDER
P.M. 4238	333 657 733	6 248 218 933	40	B	F
P.M. 5344	333 553 710	6 248 442 277	40	B	F
P.M. 5345	333 553 714	6 248 571 544	40	B	F

COMBINED SCALE FACTOR 0.9999330
SOURCES: C.I.M.S. DATED 20th NOVEMBER 2003

CH	BEARING	DISTANCE	DESCRIPTION
A	329°10'	3.55	D.H.A.W. IN KERB
B	128°08'	2.005	D.H.A.W. IN CONC
C	241°48'	0.77	D.H.A.W. IN FACE WALL
D	338°52'	4.215	D.H.A.W. IN FACE WALL

PLAN
OF LAND IN CONVEYANCE NO. 489
BOOK 3409

Lengths are in metres. Reduction Ratio 1:200

LGA: SYDNEY
Suburb/Localities: ULTIMO
Parish: ST ANDREW
County: CUMBERLAND

This is sheet 1 of the plan. The plan is divided into sheets.

Surveying Regulation 2001
of (C.I.M.S. & PRODS. PTY LTD)
11 BRIDGE ST. SYDNEY 2122

I, *Andrew R. Thompson*, being duly sworn, depose and say that the above plan was made in accordance with the Surveying Regulation 2001 and was completed on 15th January 2004.

The survey was made by:
D.P. 73777
D.P. 56931
D.P. 1053548

Plans used in preparation of survey / subdivision:
D.P. 73777
D.P. 56931
D.P. 1053548

PLAN FOR USE ONLY for statements of consent to the definition of the alignment of BROADWAY by the Council of the City of Sydney is hereby furnished.

Crown Instrument not liable to Stamp Duty
or payment of Registration or other fees

No 51067

51067

R. J. McKAY
Crown Solicitor
per *[Signature]*

OFFICE USE ONLY

NEW SOUTH WALES

\$ 00/00

APPLICATION PURSUANT TO SECTION 31A (2) OF THE
REAL PROPERTY ACT, 1900, TO BRING RESUMED
LAND UNDER THE PROVISION OF THE ACT.

Application is hereby made for the issue of a certificate of title in favour of

THE MINISTER FOR EDUCATION

FOR SUCH PARTS of Lot 1 Deposited Plan No. 569631 as are described in the Schedule hereto
as are not under the provisions of the Real Property Act, 1900, being part of the land
resumed by notification in Government Gazette dated 15th March, 1974 Folio 832 (a true
copy of which is annexed hereto).

AND I RAYMOND JAMES MCKAY, State Crown Solicitor hereby certify that -

- (1) I am authorised to make the within application;
- (2) the said land has not been divested from the said The
Minister for Education 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 certificate
of title; and
- (4) this application is correct for the purposes of the Real Property
Act, 1900.

SCHEDULE.

ALL THOSE PIECES or parcels of land situate in the City of Sydney,
Parish of St Andrew and County of Cumberland, being the land in
Filed Plans 51916, 62933, 63148, 65871, 69029, 70117, 70303, 70860,
72106, 72756, 73534, 73777, 74336, 75643, 81550, 82194, 179350,
435952, 944191; part of the land in Filed Plans 51747, 78727, 79997;
land described in deeds registered Book 1784 No. 26, Book 1833, No. 818,
Book 1839, No. 444, Book 1867, No. 850, Book 2083, No. 105, Book 2188,
No. 623, Book 2214, No. 973, Book 2217, No. 218; lanes resumed by
notification in Government Gazettes of 25th January, 1952, folio 165,
8th February, 1952, folios 399 and 400, 10th October, 1958, folio 3103
and Bryen Court (Filed Plan 72756).

DATED at

Sydney

this

25th

day

Genl. of T., issued Vol. 21
Dated 2/1/75 *[Signature]*

of

July

1974.

SIGNED in my presence by the said)
RAYMOND JAMES MCKAY by ERIC NORMAN)
McFARLANE, State Crown Solicitor's)
Office:)
.....)
Signature of witness)

Eric Norman
.....

Cheryl Hallis
.....

(Published in Government Gazette No. 28 of 15th
March, 1974, on page No. 832.)

TECHNICAL EDUCATION ACT, 1949-1968.—PUBLIC
WORKS ACT, 1912, AS AMENDED
ACQUISITION OF LAND

Technical College at Sydney

IN pursuance of the provisions of section 49 of the Technical Education Act, 1949-1968, it is hereby notified and declared by His Excellency the Governor, acting with the advice of the Executive Council, that so much of the land described in the Schedule hereof 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, as amended, for the purpose of a Technical College at Sydney; and that the said land is vested in the Minister for Education as Constructing Authority on behalf of Her Majesty the Queen.

Dated at Sydney, this twenty-seventh day of February, one thousand nine hundred and seventy-four.

A. R. CUTLER, Governor.

By His Excellency's Command,

E. A. WILLIS, Minister for Education.

THE SCHEDULE

All that piece or parcel of land situate in the City of Sydney, Parish of St Andrew and County of Cumberland, being the land in Filed Plans 51916, 62933, 63148, 65871, 69029, 70117, 70303, 70860, 72106, 72756, 73534, 73777, 74336, 75643, 81550, 82194, 179350, 435952, 944191; part of the land in Filed Plans 51747, 78727, 79997; land described in deeds registered Book 1784 No. 26, Book 1833, No. 818, Book 1839, No. 444, Book 1867, No. 850, Book 2083, No. 105, Book 2188, No. 623, Book 2214, No. 973, Book 2217, No. 218; lanes resumed by notification in Government Gazettes of 25th January, 1952, folio 165, 8th February, 1952, folios 399 and 400, 10th October, 1958, folio 3103 and Bryen Court (Filed Plan 72756); Commencing at the intersection of the northeastern side of Jones Street with the northwestern side of Broadway; and bounded thence on the southwest by that side of Jones Street bearing successively 349 degrees 48 minutes 40 seconds 33.56 metres and 324 degrees 42 minutes 86.6 metres to its splayed intersection with the southeastern side of Thomas Street; on the west by that splay bearing 9 degrees 44 minutes 2.58 metres to the said southeastern side of Thomas Street; on the northwest by that side of that street bearing 54 degrees 49 minutes 40 seconds 167.51 metres to its splayed intersection with the southwestern side of Harris Street; on the north by that splay bearing 93 degrees 18 minutes 3.905 metres to the said southwestern side of Harris Street; on the northeast by that side of that street bearing successively 144 degrees 32 minutes 20 seconds 68.35 metres and 144 degrees 48 minutes 40 seconds 107.94 metres to its splayed intersection with the northwestern side of Broadway; on the southeast by that splay bearing 194 degrees 6 minutes 3.97 metres to the said northwestern side of Broadway; again on the southeast by that side of Broadway bearing 243 degrees 34 minutes 20 seconds 17.155 metres to the southernmost corner of the 281 perches parcel of land in Filed Plan 51747; again on the southwest by the southwestern boundary of that 281 perches parcel of land bearing successively 330 degrees 34 minutes 40 seconds 31.71 metres and 329 degrees 54 minutes 7.055 metres to the southeastern boundary of the 291 perches parcel of land in Filed Plan 69029; again on the southeast by part of that boundary bearing 241 degrees 23 minutes 17.295 metres to the northernmost corner of land described in deed registered Book 1784, No. 26; again on the northeast by the northeastern boundary of that land bearing successively 154 degrees 19 minutes 7.075 metres, 154 degrees 32 minutes 15.14 metres and 154 degrees 27 minutes 15.825 metres to the said northwestern side of Broadway; and again on the southeast by that side of Broadway bearing successively 243 degrees 34 minutes 20 seconds 23.775 metres, 258 degrees 7 minutes 20 seconds 97.28 metres and 258 degrees 11 minutes 40 seconds 37.16 metres to the point of commencement, having an area of 2.695 hectares or thereabouts and said to be in the possession of the Minister for Education. (928)

D. West, Government Printer, New South Wales—1974

THIS IS the annexed Notification referred to in Application by the State Crown

Solicitor dated the

25th

day of

July 1974.

.....
..... Cheryl Hollis

.....
.....

No 51067

1001 D.P. 569631.

2.695 h2 9/8/74

51067

State Crown Solicitor
Goodsell Building
6-11 Chifley Square
Sydney
20355

Sydney Technical College
111 Jones St (Furr)



CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12670021

NEW SOUTH WALES

Appln. Nos. 1747, 1916, 2997, 17933,
15148, 15871, 19029, 20117, 20305, 20060,
22106, 22736, 23536, 23777, 24336, 25643,
26732, 28771, 29977, 31550, 32194 & 31061.

Prior Titles (part):

Vol. 1516 Pol. 81	Vol. 3373 Pol. 107	Vol. 4580 Pol. 61
Vol. 1533 Pol. 89	Vol. 3432 Pol. 70	Vol. 4881 Pol. 8
Vol. 2104 Pol. 181	Vol. 3695 Pol. 126	Vol. 5022 Pol. 242
Vol. 2594 Pol. 194	Vol. 3901 Pol. 61	Vol. 5407 Pol. 159
Vol. 2672 Pol. 127	Vol. 4034 Pol. 44	Vol. 6106 Pol. 3
Vol. 2841 Pol. 174	Vol. 4075 Pol. 112	Vol. 6705 Pol. 109
Vol. 3270 Pol. 200	Vol. 4205 Pol. 80	Vol. 8193 Pol. 49
Vol. 3293 Pol. 204	Vol. 4239 Pol. 88	Vol. 8198 Pol. 17
and 201	Vol. 4243 Pol. 2	
	Vol. 4369 Pol. 59	



Vol. **12670** Fol. **21**

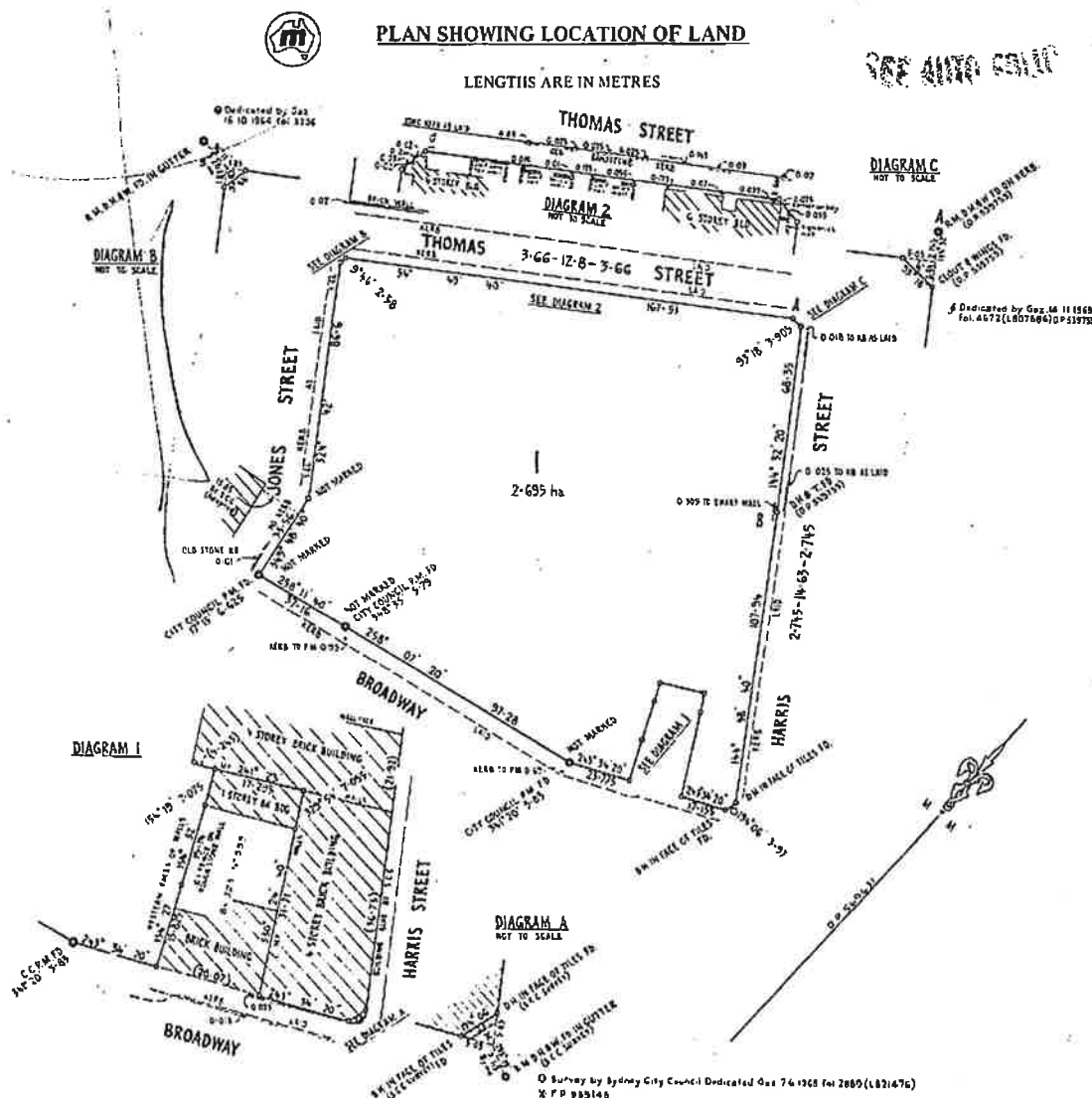
Edition issued 2 - 1 - 1975

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Janetation
Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 569631 at Ultimo in the City of Sydney Parish of St. Andrew and County of Cumberland being part of 13.76 hectares granted to John Harris on 31-12-1803 and part of 3.743 hectares granted to John Harris on 1-1-1806.

FIRST SCHEDULE

THE MINISTER FOR EDUCATION.

SECOND SCHEDULE

GRN

NIL

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

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

2/12/2015 10:09AM

FOLIO: 1/569631

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

Prior Title(s): VOL 12670 FOL 21

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
16/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
3/5/1991	2637688	DEPARTMENTAL DEALING	
20/10/1994	U721208	LEASE	
20/10/1994	U721209	LEASE	
20/10/1994	U721210	LEASE	EDITION 1
13/12/1994	U864171	LEASE	EDITION 2
31/1/1996	O865206	SURRENDER OF LEASE	
31/1/1996	O865207	SURRENDER OF LEASE	
31/1/1996	O865208	LEASE	EDITION 3
3/4/1996	2062467	VARIATION OF LEASE	EDITION 4
10/5/1996	2147200	LEASE	EDITION 5
24/5/1996	2182726	TRANSFER OF LEASE	
26/6/1996	2258531	LEASE	EDITION 6
18/7/1996	2314394	LEASE	EDITION 7
15/8/1996	2382856	VARIATION OF LEASE	EDITION 8
29/10/1996	2569012	LEASE	EDITION 9
17/6/1998	5062188	TRANSFER OF LEASE	
6/1/2003	8745972	REJECTED - LEASE	
26/2/2003	9384533	LEASE	
21/3/2003	9462641	LEASE	

END OF PAGE 1 - CONTINUED OVER

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/12/2015 10:09AM

FOLIO: 1/569631

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
2/4/2003	9498528	SURRENDER OF LEASE	
2/4/2003	9498529	LEASE	
16/6/2003	9380871	REJECTED - LEASE	
16/6/2003	DP1053548	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/12/2015 10:09AM

FOLIO: 2004/1053548

First Title(s): OLD SYSTEM

Prior Title(s): 1/569631

Recorded	Number	Type of Instrument	C.T. Issue
16/6/2003	DP1053548	DEPOSITED PLAN	FOLIO CREATED EDITION 1
30/9/2003	AA23169	TRANSFER	EDITION 2
5/1/2004	AA291792	SURRENDER OF LEASE	
5/1/2004	AA224903	LEASE	
5/1/2004	AA224904	LEASE	
1/3/2004	AA224905	LEASE	
5/5/2004	AA291727	REJECTED - LEASE	
17/5/2004	AA641523	DEPARTMENTAL DEALING	EDITION 3
10/12/2004	AA801581	LEASE	EDITION 4
26/9/2007	AD437660	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 5
4/10/2007	AD460430	LEASE	EDITION 6
25/10/2007	AD472934	LEASE	EDITION 7
4/6/2008	AD642402	LEASE	EDITION 8
8/10/2008	AE60910	LEASE	
8/10/2008	AE60933	LEASE	EDITION 9
17/11/2008	AD529132	LEASE	EDITION 10
12/2/2009	AE497047	LEASE	EDITION 11
26/8/2009	AE927636	LEASE	EDITION 12
22/11/2010	AF599865	LEASE	
22/11/2010	AF822846	LEASE	EDITION 13
15/8/2011	AG432395	LEASE	EDITION 14

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/12/2015 10:09AM

FOLIO: 2004/1053548

PAGE 2

Recorded	Number	Type of Instrument	C.T. Issue
19/8/2011	AG444786	LEASE	EDITION 15
18/7/2012	AH119586	LEASE	EDITION 16
18/1/2013	AH183416	REJECTED - LEASE	
15/2/2013	AH554941	LEASE	EDITION 17
20/7/2013	AH845581	REQUEST	
20/7/2013	AH845582	REQUEST	
11/9/2013	AH686372	WITHDRAWN - LEASE	
17/10/2013	AH766314	WITHDRAWN - LEASE	
17/10/2013	AH918517	WITHDRAWN - LEASE	
17/10/2013	DP1183894	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

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Form: 01T
Licence: 01-06-012
Licensee: Colin Biggers & Paisley

TRANSFER
New South Wales
Real Property Act 1900



AA23169B

STAMP DUTY

PRIVACY NOTE: this information is legally required

Office of State Revenue use only

28-07-2003 0001520170-001
SECTION 275-ORIGINAL
NO DUTY PAYABLE

(A) TORRENS TITLE

If appropriate, specify the part transferred
Folio Identifier 2004/1053548

(B) LODGED BY

Delivery
Box

115F

Name, Address or DX and Telephone
COLIN BIGGERS & PAISLEY
LEVEL 42, 2 PARK STREET, SYDNEY
DX 280 SYDNEY; TEL: (02) 8281 4555
Reference (optional): DDS:VYS:31465

CODE

T

TW

(Sheriff)

(C) TRANSFEROR

THE MINISTER FOR EDUCATION

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$Nil and as regards

(E) ESTATE

the land specified above transfers to the transferee a fee simple estate.

**(F) SHARE
TRANSFERRED**

(G) Encumbrances (if applicable):

(H) TRANSFEE

UNIVERSITY OF TECHNOLOGY, SYDNEY

(I) **TENANCY:**

DATE

28 / 9 / 2003
dd mm yyyy

(J) I certify that the transferor, the Minister for Education, The Hon Dr. AJ Refshauge, MP with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this transfer in my presence.

Signature of witness:

Nicole Keenan

Name of witness:

Nicole Keenan

Address of witness:

15 General Holmes Dr
Brighton 2216

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

AJ Refshauge

The Hon Dr. AJ Refshauge, MP
The Minister for Education

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

Signature:

Vanessa Seah

Signatory's name:

Dunstan de Souza VANESSA SEAH

Signatory's capacity:

Transferee's Solicitor

no fee University of Technology, Sydney, Act 1989 sec 21



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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

2/12/2015 10:16AM

FOLIO: 2012/1183894

First Title(s): OLD SYSTEM

Prior Title(s): ~~2003~~ 2004/1053548 ~~1/1079855~~

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
17/10/2013	DP1183894	DEPOSITED PLAN	FOLIO CREATED EDITION 1
21/10/2013	AI101614	DUAL ENTITLEMENT TITLE ISSUED	EDITION 2
25/11/2013	AI185987	REQUEST	
16/5/2014	AI149523	REJECTED - LEASE	
16/5/2014	AI149524	REJECTED - LEASE	
20/6/2014	AI674747	LEASE	EDITION 3
16/1/2015	AI780764	POSITIVE COVENANT	
16/1/2015	AJ71862	LEASE	
19/1/2015	AI688513	WITHDRAWN - LEASE	
3/3/2015	AJ14714	LEASE	
3/6/2015	AI812709	REJECTED - LEASE	
3/6/2015	AJ254935	REJECTED - LEASE	

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2012/1183894

SEARCH DATE	TIME	EDITION NO	DATE
2/12/2015	10:17 AM	3	20/6/2014

LAND

LOT 2012 IN DEPOSITED PLAN 1183894
AT ULTIMO
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST ANDREW COUNTY OF CUMBERLAND
TITLE DIAGRAM DP1183894

FIRST SCHEDULE

UNIVERSITY OF TECHNOLOGY, SYDNEY

SECOND SCHEDULE (8 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S) WITHIN THE PART(S) SHOWN SO INDICATED IN THE TITLE DIAGRAM
- 2 AG601266 LEASE TO BLINK OPTICAL CHULLORA PTY LIMITED BEING GROUND FLOOR, 13 THE TERRACES, BROADWAY, ULTIMO. EXPIRES: 12/4/2016.
- 3 AD472934 LEASE TO UNIVERSITY CO-OPERATIVE BOOKSHOP LIMITED OF SHOP 2, BON MARCHE BUILDING, 725-775 HARRIS STREET, BROADWAY. EXPIRES: 31/8/2012. OPTION OF RENEWAL: 5 YEARS.
- 4 AH554941 LEASE TO ENAYAT HASSIB & MOHAMMAD YUNOS HASSIB OF SHOP 5, BON MARCH BUILDING, 725-775 HARRIS STREET, ULTIMO. EXPIRES: 31/10/2017.
- 5 AI674747 LEASE TO METROPOLE DUTY FREE PTY LIMITED BEING SHOPS 3 & 4, BON MARCHE BUILDING, 725-775 HARRIS STREET, ULTIMO. EXPIRES: 31/5/2018. OPTION OF RENEWAL: FIVE (5) YEARS.
- * 6 AI780764 POSITIVE COVENANT
- * 7 AJ71862 LEASE TO BIGAIR GROUP LIMITED OF THE EQUIPMENT RACK AND RADIO AND MAST, LEVEL 32, BUILDING 1, 15 BROADWAY SYDNEY SHOWN HATCHED IN PLAN WITH AJ71862. EXPIRES: 31/5/2018. OPTION OF RENEWAL: 5 YEARS.
- * 8 AJ14714 LEASE TO CATERCO FOODSERVICE PTY LTD OF GROUND FLOOR RETAIL TENANCY 1, THOMAS STREET BUILDING (CB07), 67 THOMAS STREET, ULTIMO. EXPIRES: 28/2/2020. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: L AJ736945 L AJ750598 L AJ750599.

*** END OF SEARCH ***

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PETER OITMAA
DOUGLAS PARTNERS PTY LTD
96 HERMITAGE RD
WEST RYDE NSW 2114

PLANNING CERTIFICATE

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

Applicant:	DOUGLAS PARTNERS PTY LTD
Applicant's reference:	
Address of property:	1-73 Broadway , ULTIMO NSW 2007
Owner:	UNIVERSITY of TECHNOLOGY SYDNEY
Description of land:	Lot 2012 DP 1183894
Certificate No.:	2015308368
Certificate Date:	24/11/15
Receipt No:	575954
Fee:	\$231.00
Paid:	24/11/15

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

**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

Zone B4 Mixed Use (Sydney Local Environmental Plan 2012)

1 Objectives of zone

- To provide a mixture of compatible land uses.
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To ensure uses support the viability of centres.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Seniors housing; Shop top housing; Any other development not specified in item 2 or 4

4 Prohibited

Extractive industries; Heavy industrial storage establishments; Heavy industries

PROPOSED ZONING

This property is not affected by a draft zone.

LOCAL PLANNING CONTROLS

**Sydney Local Environmental Plan 2012 (as amended) – Published 14 December 2012
NSW Legislation Website.**

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

**Planning Proposal - Amendment to Sydney Local Environmental Plan 2012 – Minor
Policy and Housekeeping Amendments 2014**

The Planning Proposal seeks to amend the *Sydney Local Environmental Plan 2012* by implementing minor policy and housekeeping amendments that align future development and the objectives of the City's Sustainable Sydney 2030, and improve the operation and accuracy of the plan by permitting additional uses to a site, correcting errors, refining definitions, correcting descriptions, removing barriers and updating details.

HERITAGE

Item of Environmental Heritage

(Sydney Local Environmental Plan 2012)

This property has been listed as an Item of Environmental 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 form 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. 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. 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.

**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.	YES
▪ 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.	NO
▪ 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 not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Commercial and Industrial Alterations Code

Complying development under the Commercial and Industrial Alterations Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Subdivisions Code

Complying development under the Subdivisions Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

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 not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

Demolition Code

Complying development under the Demolition Code **may not** be carried out on the land.

Reason why:

Refer to 1.17A & 1.18 (1) (c3) State Environmental Planning Policy (Except and Complying Development Codes) 2008:

clause 1.17A(d) or 1.18 (1) (c3) applies

(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 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 subject to flood related development controls refer to Clause 7.15 of Sydney Local Environment Plan 2012 and Section 3.7 of Sydney Development Control Plan 2012.

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

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*

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