

Friday, 5 June 2026

Ref:203550-03

Zurich Australian Insurance Properties Pty Ltd,

c/o Lighthouse Project Group

Suite 201, 157 Walker Street,

North Sydney NSW 2060

Attn: James Hallows

Via Email: jh@lighthousepm.com.au

Property Boundaries - 5 Blue Street, North Sydney

We understand that you have lodged to the Department of Housing, Planning, and Infrastructure for a state significant development application for the adaptive reuse of the aforementioned site.

The development site comprises a 12-storey existing building, constructed over North Sydney Train Station. Veris have investigated the current boundaries and easements which are limited in height and depth.

We have plotted in 3 dimensions the following lots, and easements that burden those lots to support your response to the department,

Title	Description
Lot 4 in DP1134234 (Development Site)	Zurich Office Tower, Podium Retail, and Basement Parking.
Lot 3 in DP713944 (Adjoining Land)	North Sydney Train Station and airspace
Lot 2 in DP713944 (Adjoining Land)	North Sydney Train Station and Railway Tunnel

Sydney

Level 2, 60 Union Street,
Pyrmont NSW 2009
PO Box 1807
Strawberry Hills
NSW 2012
Australia

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Veris Australia Pty Ltd
ABN 53 615 735 727



To understand the extents and interaction of the lots we have prepared 5 sections. The sections show the following,

- Boundary extents vertically and horizontally
- Easements that affect the subject lots
- structure modelled by the projects structural principal and proposed to be retained as adaptive re-use
- architectural general arrangement for building uplift and infill
- endorsement by a registered surveyor that the boundaries and structure have been plotted correctly

The following sections have been prepared:

Existing Conditions			
Identifier	Type	Building Location	Sheet No.
AA	Cross Section	Station Entrance	Sheet 2
BB	Long Section	Full Floorplate	Sheet 3
CC	Long Section	Loading Dock and Podium	Sheet 4
DD	Cross section	Retail	Sheet 2
EE	Cross Section	Sub-Basement and Tower	Sheet 5

Proposed Building				
Identifier	Type	Building Location	Source [FJT architect]	Sheet No.
CC	Long Section	Loading Dock and Podium	3004 [01 – WIP] 3000 1_500 Elevations_South Elevation	Sheet 6
EE	Cross Section	Sub-Basement and Tower	3002 [01 – WIP] 3000 1_500 Elevations_West and East Elevation	Sheet 7

With respect to the attached plan, in my capacity as a registered surveyor I note that,

- The development is located wholly within its subject lot being Lot 4 in DP1134234.
- The horizontal and vertical boundary and easement positions have been complied by me, are accurate and are based upon registered Deposited Plans,
 - DP713944
 - DP1134234
 - DP1289329

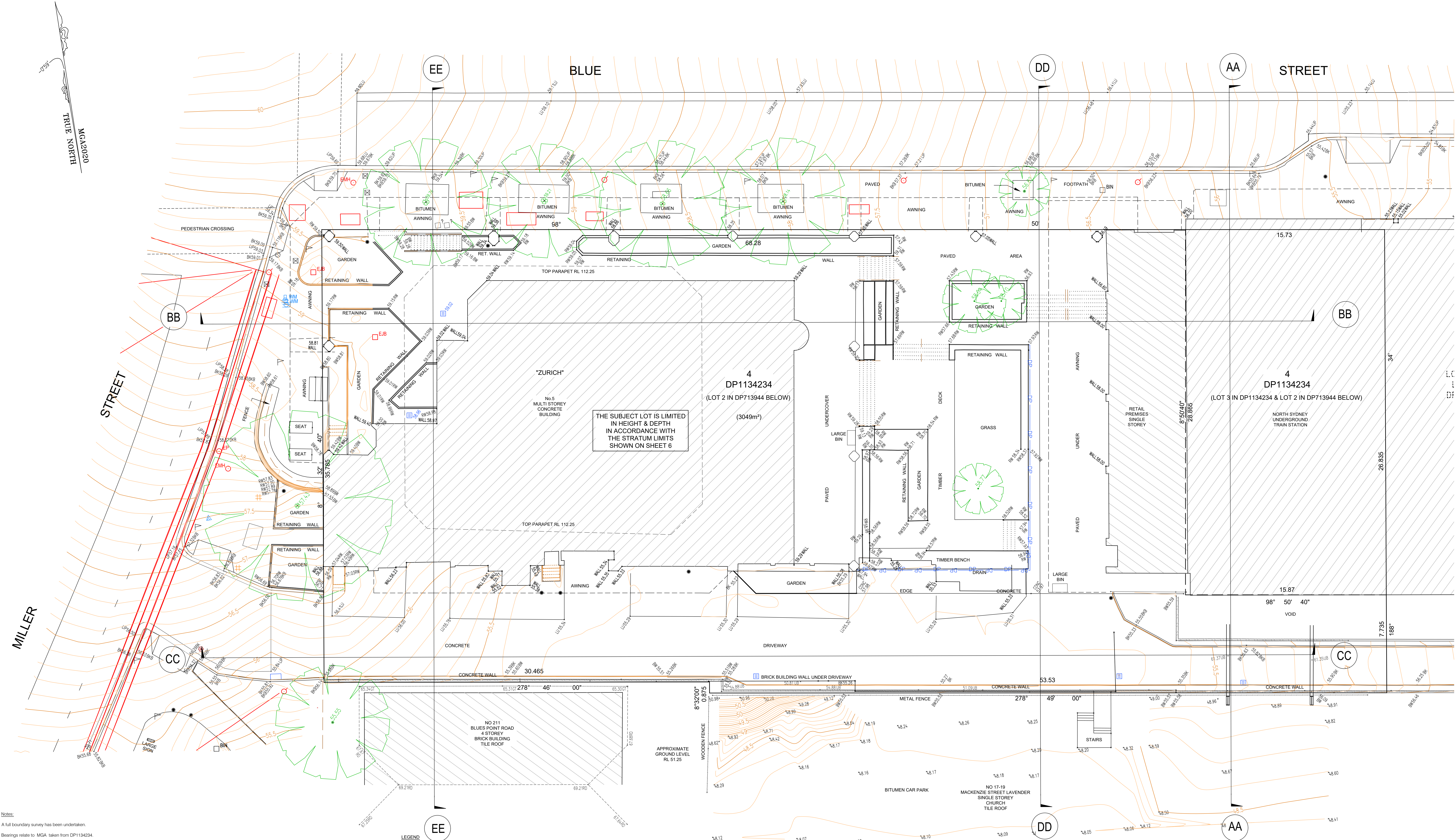
If there are any queries about this letter or the attached plan, please don't hesitate to contact me at this office.

Kind Regards,

Adam Richardson

A handwritten signature in black ink, appearing to read 'Adam Richardson', with a large, sweeping loop at the end.

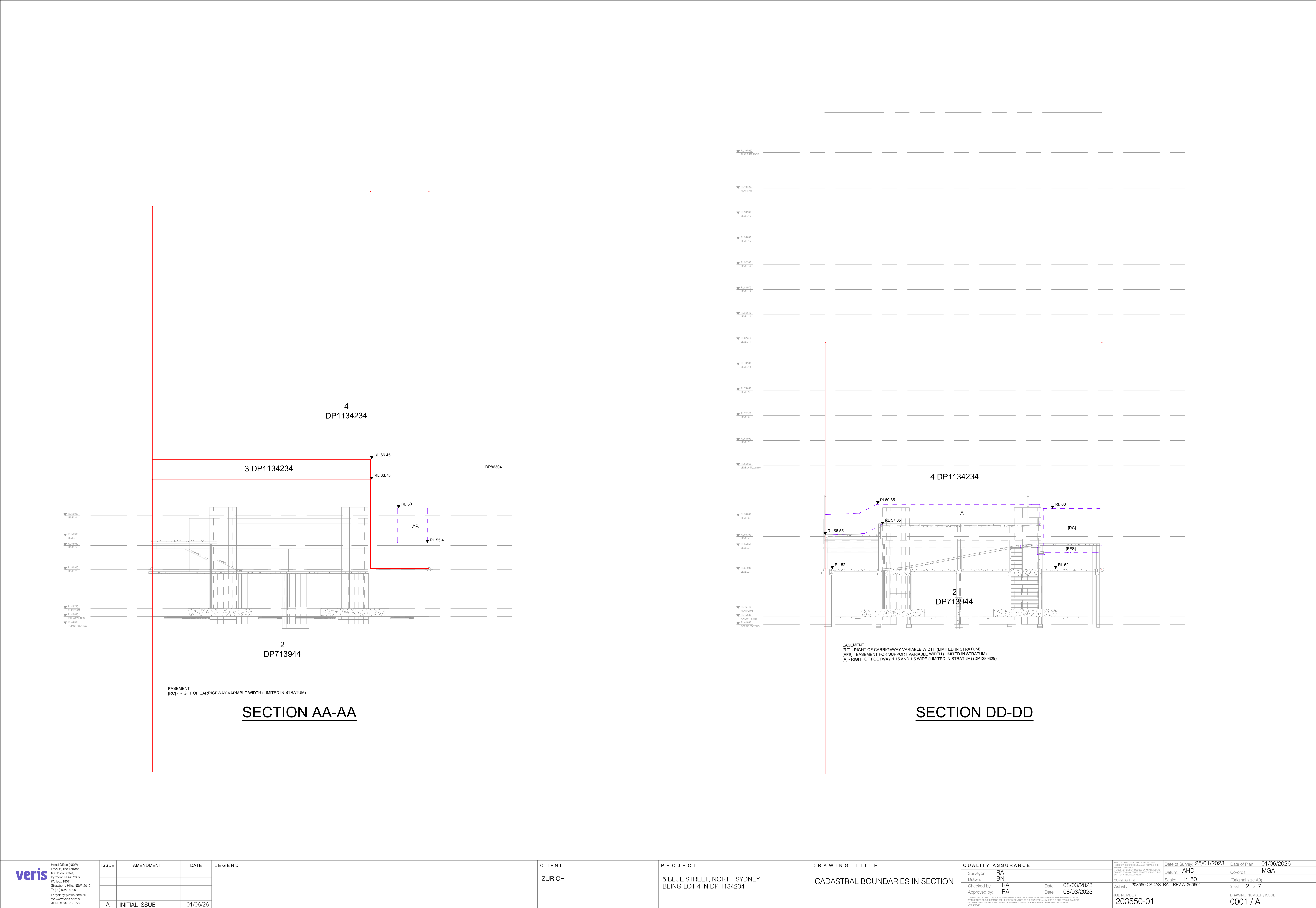
Registered Surveyor SU008747

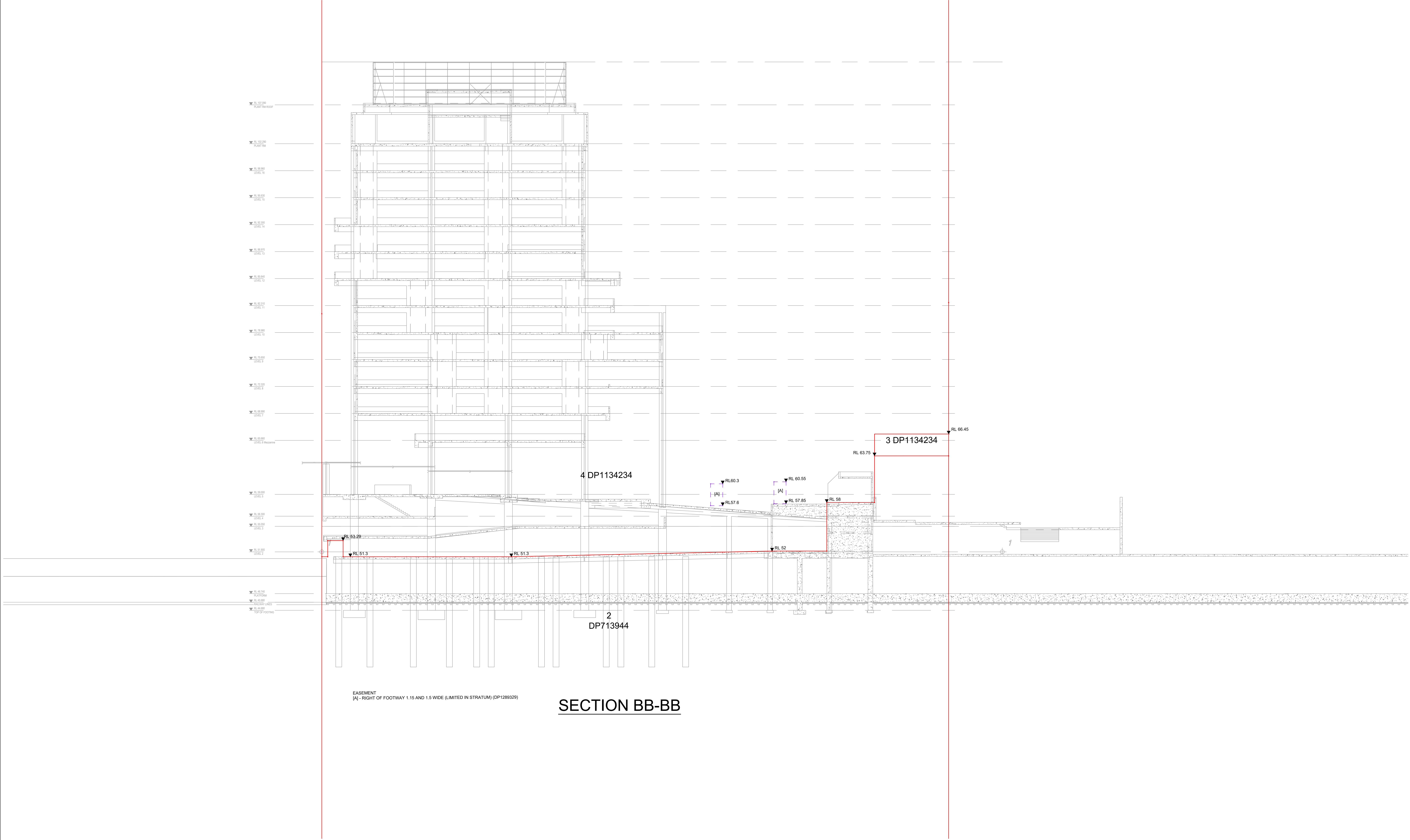


Notes:
A full boundary survey has been undertaken.
Bearings relate to MGA taken from DP1134234.
Services shown are indicative only. Field confirmation of the exact position should be made prior to any excavation work. Other services may exist which are not shown.
Levels are based on Australian Height Datum (AHD).
Origin of levels PM 35738 RL 60 920
Ridge, Eave & Gutter heights have been obtained by an indirect method and are accurate for planning purposes only.
Contours are an indication of landform and should not be taken in preference to spot levels shown.
Contour interval 0.1 m

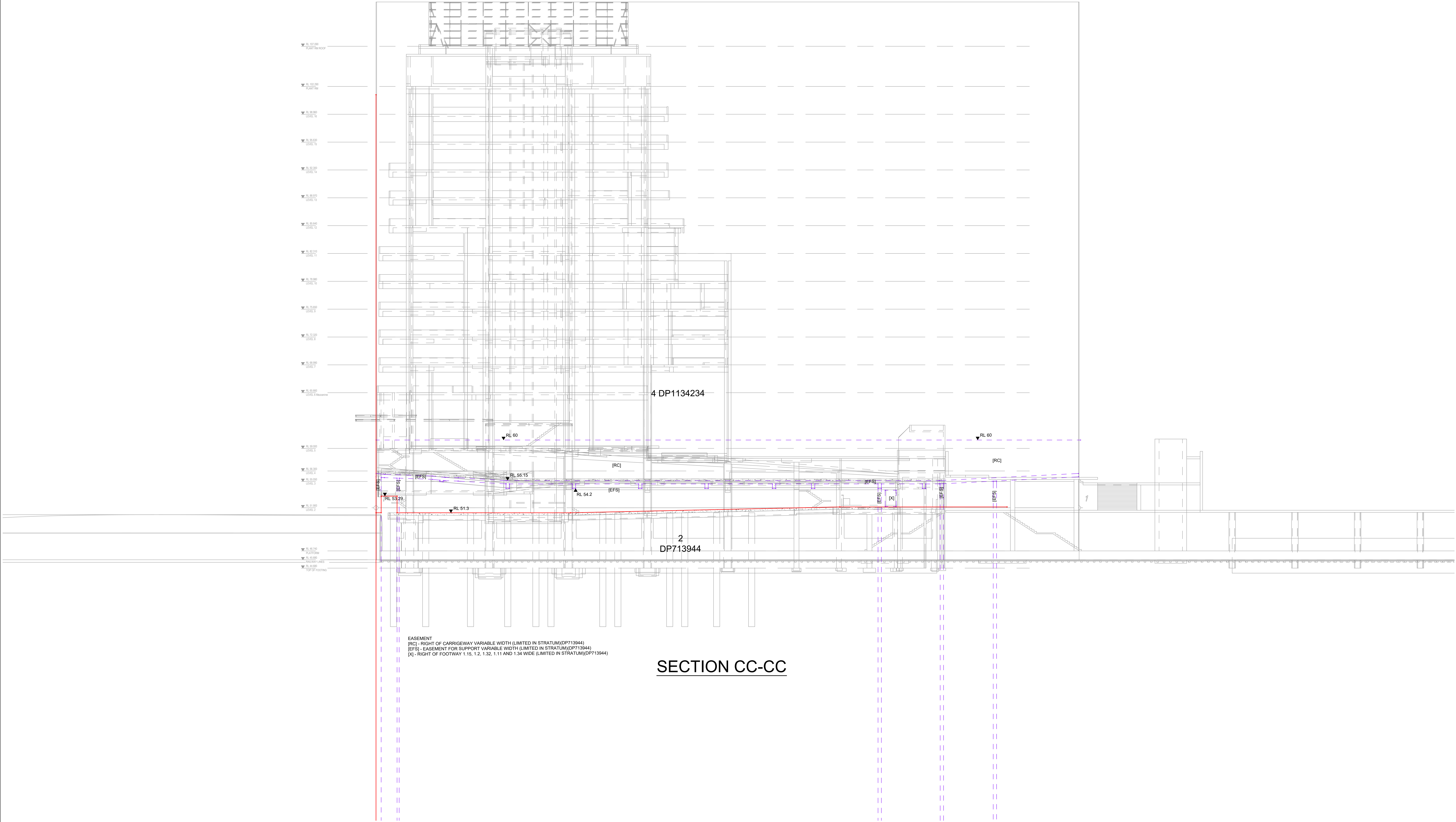
- LEGEND
- EJB ELEC. CABLE JUNCTION BOX
 - EMH ELEC. CABLE MANHOLE
 - EP POWER POLE
 - PP POWER POLE WITH LIGHT
 - TC TRAFFIC CONTROL
 - TJF TRAFFIC SIGNAL JUNCTION BOX
 - GV GAS VALVE BOX
 - WM WATER MAIN MARKER
 - WSV WATER STOP VALVE
 - SM SEWER MANHOLE
 - S SIGN
 - BOLLARD
 - RUBBISH BIN
 - DRAINAGE GULLY PIT
 - UNIDENTIFIED SERVICE
 - BK BOTTOM OF KERB
 - BW BOTTOM OF WALL
 - BKB BACK OF KERB
 - RW RETAINING WALL
 - LU LINE MARKING UNBROKEN
 - RD ROOF RIDGE
 - GT GUTTER
 - UB UNDERSIDE OF BEAM

veris Head Office (NSW) Level 2, The Terrace 60 Union Street, Pymont, NSW, 2009. PO Box 1607, Strawberry Hills, NSW, 2012. T: (02) 9602 4000 E: sydney@veris.com.au W: www.veris.com.au ABN 53 615 735 727	ISSUE	AMENDMENT	DATE	LEGEND	CLIENT ZURICH	PROJECT 5 BLUE STREET, NORTH SYDNEY BEING LOT 4 IN DP 1134234	DRAWING TITLE CADASTRAL BOUNDARIES IN SECTION	QUALITY ASSURANCE		THIS DOCUMENT IS AN ELECTRONIC FILE AND MUST BE USED AS SUCH. IT IS THE PROPERTY OF VERIS. IT IS NOT TO BE REPRODUCED OR ANY MANNER WITHOUT THE WRITTEN APPROVAL OF VERIS. COPYRIGHT © 203550 CADASTRAL, REV A, 260601 Cad ref.: 203550 CADASTRAL, REV A, 260601 COMPLETION OF QUALITY ASSURANCE IS EVIDENCE THAT THE SURVEY HONORING INFORMATION AND THE DRAWING HAVE BEEN REVIEWED AND CONFORM WITH THE REQUIREMENTS OF THE QUALITY PLAN. WHERE THE QUALITY ASSURANCE IS INCOMPLETE, ALL INFORMATION ON THIS DRAWING IS INTENDED FOR PRELIMINARY PURPOSES ONLY AND IS UNRELIABLE.	JOB NUMBER 203550-01	DRAWING NUMBER / ISSUE 0001 / A	
								Surveyor: RA	Date of Survey: 25/01/2023				Date of Plan: 01/06/2026
								Drawn: BN	Datum: AHD				Co-ords: MGA
								Checked by: RA	Scale: 1:100				(Original size A0)
								Date: 08/03/2023	Sheet 1 of 7				
								Date: 08/03/2023					
	A	INITIAL ISSUE	01/06/26										

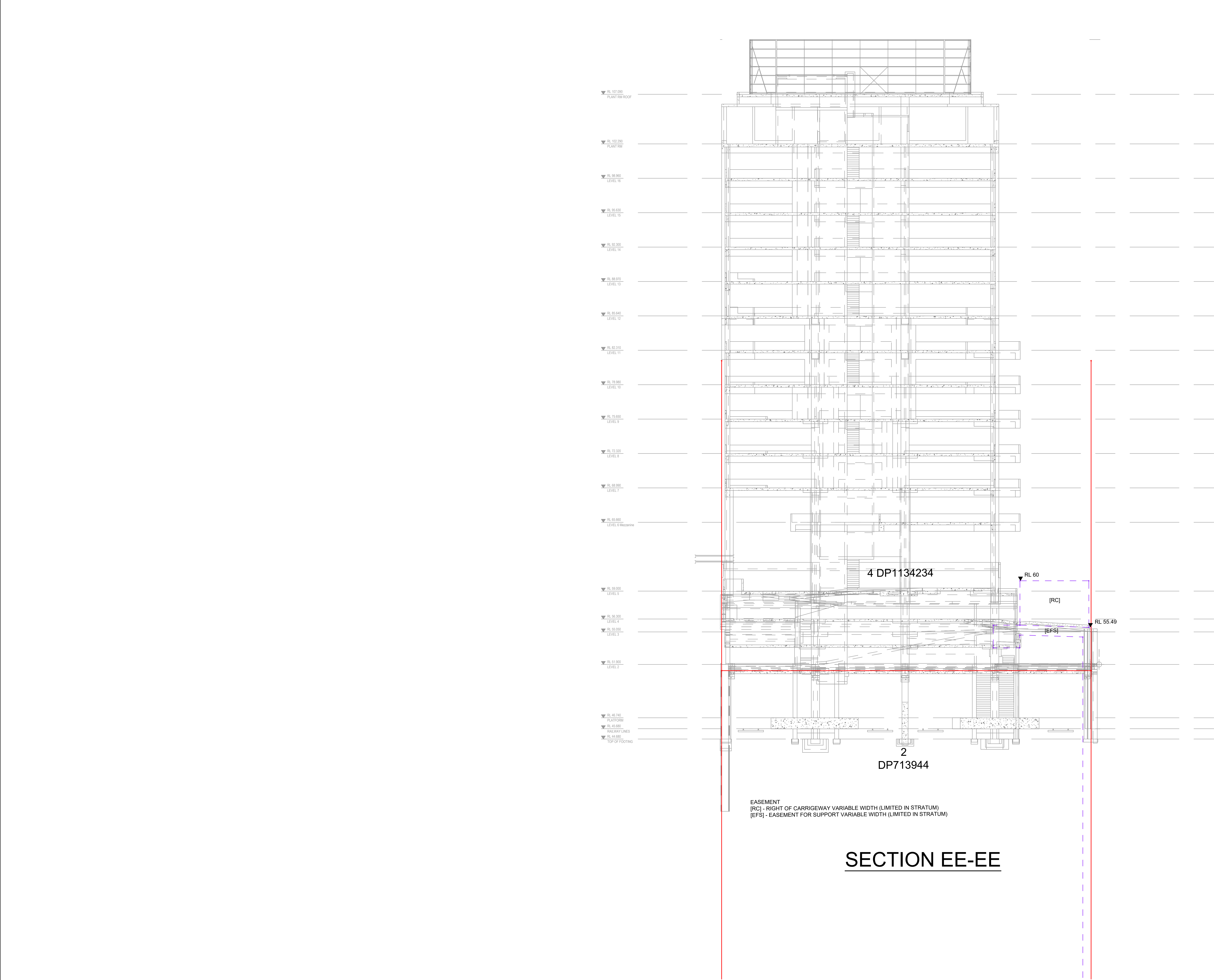




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	A	INITIAL ISSUE	01/06/26									



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								Surveyor: RA	Date of Survey: 25/01/2023		Date of Plan: 01/06/2026
								Drawn: BN	Datum: AHD		Co-ords: MGA
								Checked by: RA	Scale: 1:150		(Original size A0)
								Approved by: RA	Date: 08/03/2023		Sheet 4 of 7
	A	INITIAL ISSUE	01/06/26					CONTRACTOR'S QUALITY ASSURANCE IS EVIDENCED BY THE SURVEY WORKS UNDERPINNING THE DRAWING AND RECOMMENDED AS CONFIRMING AND THE TRUE REPRESENTATION OF THE QUALITY PLAN, WHERE THE QUALITY ASSURANCE IS RECORDED. ALL INFORMATION ON THIS DRAWING IS PROVIDED FOR INFORMATION PURPOSES ONLY. It is NOT TO BE USED FOR ANY PURPOSES OTHER THAN THE PURPOSE OF THE ORIGINAL DOCUMENT.			



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