

SITE SURVEY

APPENDIX B



Sydney West Office

Suite 404, Level 4, 29-31 Lexington Drive, PO Box 6843, Baulkham Hills NSW 2153

T +61 2 8884 6900 F +61 2 8884 6999 E sydney.west@rpsgroup.com.au W rpsgroup.com.au

Our Ref: 124856-58

Date: 6/03/2018

Transport for NSW
Locked Bag 6501
St Leonards NSW 2065

RE: NORTH SYDNEY,

MILLER STREET, NORTH SYDNEY

In accordance with your instructions we have made a survey of the land at ground level and above bounded by Miller Street, Berry Street and Denison Street at North Sydney being the land in the following Certificate of Title folio identifiers:

CP/SP35644 being Common Property in SP35644

Auto Consol 13209-142 being Lot 15 in DP69345
 Lot 10 in DP70667
 Lots 1 and 2 in DP123056

A/160018 being Lot A in DP160018

1/633088 being Lot 1 in DP633088

1/1230458 being Lot 1 in DP1230458

Individual lots within Strata scheme SP35644 have not been investigated as part of this survey.

The aforementioned lots are situated at North Sydney, in the Local Government Area of North Sydney, Parish of Willoughby and County of Cumberland.

A title search for the aforementioned lots reveals the following notifications: (Note that only the land contained within Certificate of Title CP/SP35644 was investigated):

- **CP/SP35644.**
 - Reservations and conditions in the Crown Grant
 - Attention is directed to by-laws set out in schedule 1 Strata Schemes Management Act, 1996
 - SP35644 - Special by-laws 1 to 3 created pursuant to S.58 7(b) of the Strata Titles Act, 1973
 - BK 620 No 315 - Easement affecting the part of the land denoted by [O] on the accompanying sketch – Also see BK620 No 316

- H198525 - Easement for Stormwater Drainage variable width affecting the land denoted by [N] on the accompanying sketch
- P864381 - Right of Carriageway affecting the land denoted by [H] in the accompanying sketch
- DP792740 - Easement for Overhanging Guttering 0.14 wide affecting the land denoted by [A] in the accompanying sketch
- DP792740 – Easement for Overhanging gutter 0.12 wide affecting the land denoted by [B] in the accompanying sketch
- DP792740 – Easement for Support 0.3 wide affecting the land denoted by [M] in the accompanying sketch
- W397156 - Right of Footway (limited in stratum) affecting the land denoted by [L] in the accompanying sketch
- V849983 - Restriction(s) on the use of land
- W397155 - Right of Footway appurtenant to the land denoted by [K] in the accompanying sketch
- W397155 - Right of Carriageway appurtenant to the land denoted by [J] in the accompanying sketch
- W397155 - Easement for overhanging Eaves and Gutter 1.05 and variable width appurtenant to the land denoted by [G] in the accompanying sketch
- W397155 - Easement for overhanging Eaves and Gutter 0.67 wide appurtenant to the land denoted by [I] in the accompanying sketch
- X443859 - Lease to the Sydney County Council of Substation No 5475 together with rights Expires 31st of December 2036
- 3608937 - Change of by-laws
- AA683698 - Change of by-laws
- SP79612 - Initial period expired
- AE553058 - change of by-laws
- AG694458 - change of by-laws
- AG694459 - change of by-laws
- AG981060 - change of by-laws
- AI237554 - change of by-laws

- **Auto Consol 13209 - 142**

- Reservations and Conditions in the Crown Grant
- Premises known as 181 Miller Street, North Sydney
- P864381 - Right of Carriageway appurtenant to the land 4.8 wide & variable width denoted by [H] and [P] in the accompanying sketch
- DP792740 - Easement for Overhanging Gutter 0.12 wide affecting the part of Lot 15 in DP69345 denoted by [B] in the accompanying sketch
- 8785840 - Lease to Ausgrid of Substation No 3253 (basement level) together with Right of Way (ground level) denoted by [C] in the accompanying sketch. Expires: 31st December 2013

AI8723 - Variation of lease 8785840 expiry date now 31st December 2033

- AJ996124 – Caveat by GC111 Pty Ltd
 - AK294175 - Caveator consented
 - AK61992 - Caveator consented
 - AK74307 - caveator consented
 - AK138642 - caveator consented
 - AK357763 - caveator consented

Commercial Tenancy Leases are noted on title. Refer to Auto Consol 13209-142 for details of individual leases.

- **A/160018**

- Reservations and Conditions in the Crown Grant
- Qualified Title - Caution pursuant to section 28j(1) and 28j(1a) of the Real Property Act, 1900. Entered 8.11.1999 BK 4252 No 557
- Limited Title - Limitation pursuant to section 28t(4) of the Real Property Act, 1900. The boundaries of the land comprised herein have not been investigated by the Registrar General.
- BK 2323 No 312 - Right of Way variable width Appurtenant to the land denoted by [D] in the accompanying sketch

- Notification in Government Gazette dated 3.12.1943 Folio 2133-2134 Proposed Road Realignment

- **1/633088**

- Reservations and Conditions in the Crown Grant
- BK 2262 No. 13 - Right of way Affecting the land denoted by [F] in the accompanying sketch
- BK 2323 No. 310 - Right of way Affecting the land denoted by [E] in the accompanying sketch
- BK 2323 No. 312 - Right of way Affecting the land denoted by [D] in the accompanying sketch
- AC949037 - Positive Covenant

Commercial Tenancy Leases are noted on title. Refer to Auto Consol 13209-142 for details of individual leases.

- **1/1230458**

- P864381- Right of Carriageway 4.8 wide & variable affecting land denoted [P] in the accompanying sketch
- W397155- Easement for Overhanging Eaves and Guttering 1.05 wide & variable affecting the land denoted [G] in the accompanying sketch
- W397156- Right of Footway limited in height appurtenant to the land

- **General**

- AM869603- Easement for Safety Structure acquired for the Transport Administration Act 1988 (vide Gov Gaz 3/11/2017 Folios 6713-6729) within adjoining Lot 2 in Deposited Plan 1230458 appurtenant to the subject property.

We find erected on the site-

- A two and three storey building with a tiled roof, known as No.155-167 Miller Street, North Sydney.
- A multi storey commercial building, known as No. 181 Miller Street, North Sydney.

- A single storey rendered commercial building, known as No. 187 Miller Street, North Sydney.
- A multi storey commercial building, known as No. 189 Miller Street, North Sydney.

Distances of walls from the boundaries are shown on the accompanying sketch.

The boundaries are fenced as shown on the sketch.

Part of the Northern boundary of Lot A, D.P.160018 passes through the centre of a 0.23m wide brick party wall. We note that no notifications exist on title with regard to Cross Easements for Support pursuant to Section 181B of the Conveyancing Act, 1919.

Title dimensions and those available by survey are indicated on the sketch. Other than as shown or stated and fencing irregularities, we find no further visible encroachments by or upon the property.

Certificate of Title Folio Identifier dated 17/06/2016 ,6/03/2018

Date of Survey: 4/07/2016

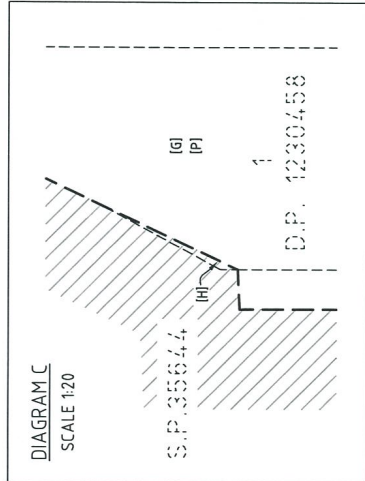
Yours sincerely
RPS

A handwritten signature in blue ink that reads 'DFairlie'.

David Fairlie

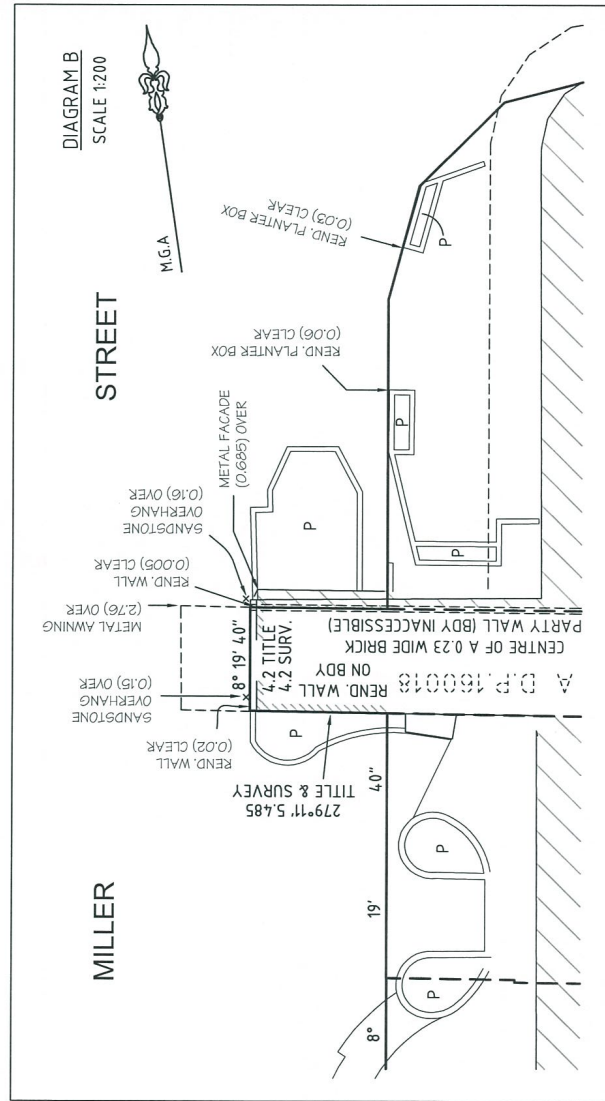
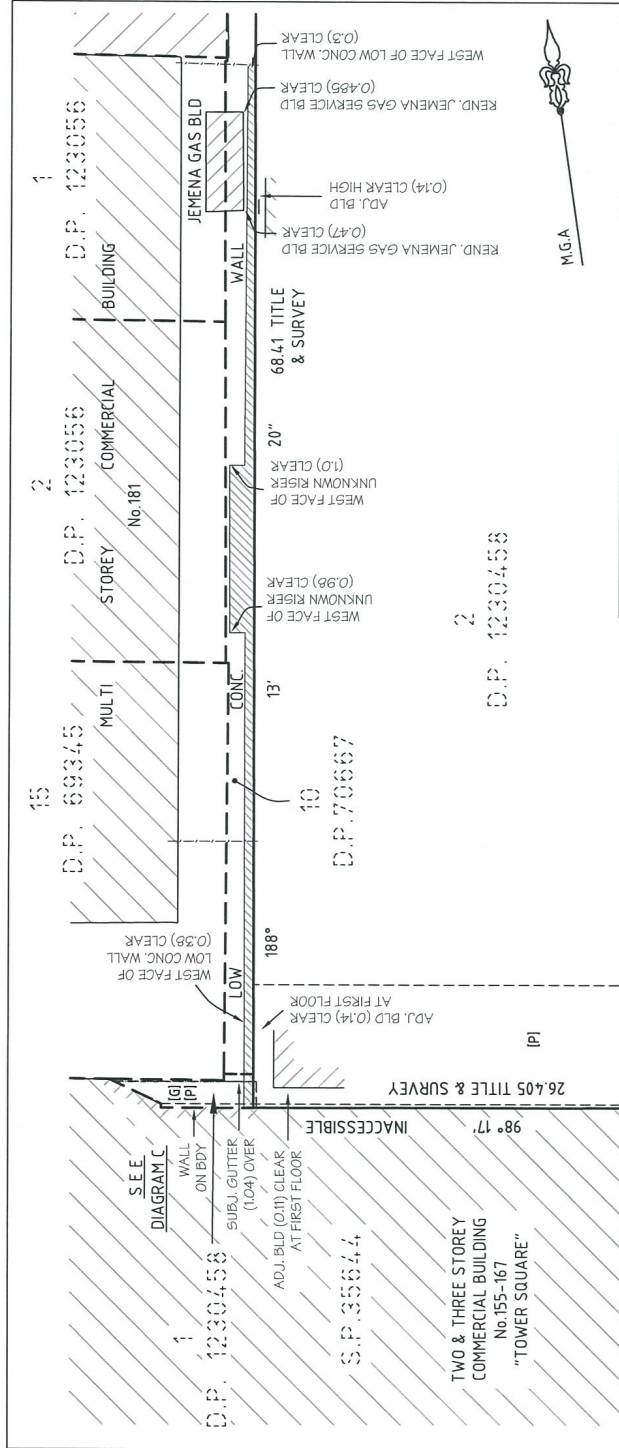
"Surveyor Registered under The Surveying and Spatial Information Act 2002"

NOTE:
REFER TO THE ACCOMPANYING REPORT
FOR ENCUMBRANCE DETAILS.



SKETCH TO ACCOMPANY MY REPORT DATED 06/03/2018

D. Fairlie
REGISTERED SURVEYOR



REVISION	DATE	BY	DESCRIPTION
B	06/03/2018	LOT 157 1230458 ADDED	
A	11/02/2018	INITIAL VERSION	

SCALE	1:200	DATE	06/03/2018
COORDINATES	N/A	DATE	06/03/2018
CROSS SECTION	N/A	DATE	06/03/2018
V	N/A	DATE	06/03/2018
H	N/A	DATE	06/03/2018

SCALE BAR	0 2 4 8 12 Metres
-----------	-------------------

REVISION	DATE	BY	DESCRIPTION
B	06/03/2018	LOT 157 1230458 ADDED	
A	11/02/2018	INITIAL VERSION	

SCALE	1:200	DATE	06/03/2018
COORDINATES	N/A	DATE	06/03/2018
CROSS SECTION	N/A	DATE	06/03/2018
V	N/A	DATE	06/03/2018
H	N/A	DATE	06/03/2018

SCALE BAR	0 2 4 8 12 Metres
-----------	-------------------

REVISION	DATE	BY	DESCRIPTION
B	06/03/2018	LOT 157 1230458 ADDED	
A	11/02/2018	INITIAL VERSION	

SCALE	1:200	DATE	06/03/2018
COORDINATES	N/A	DATE	06/03/2018
CROSS SECTION	N/A	DATE	06/03/2018
V	N/A	DATE	06/03/2018
H	N/A	DATE	06/03/2018

SCALE BAR	0 2 4 8 12 Metres
-----------	-------------------

This page has intentionally been left blank