

Report on Easements – 338 Pitt Street Development

Prepared for CHINA CENTRE DEVELOPMENT PTY LTD

Prepared by Touchstone Partners Pty Ltd

29 November 2019

Purpose of this report

This report has been prepared to accompany the SSDA for the redevelopment of the 338 Pitt Street site for China Centre Development Pty Ltd.

The report provides details of:

- all easements relating to the site;
- the proposed retention, extinguishment or other proposed treatment of easements / restrictions on title.
- Timeframe for detailed resolution.

Subject Site

The 338 Pitt Street development comprises the majority of the southern half of the block that is bounded by Castlereagh, Liverpool and Pitt Street. The landholding consolidated into one ownership and the subject of the development proposal is:

Part (Lot) 3 DP 1044304	233 Castlereagh Street
Lot 1 DP 90016	241 Castlereagh Street
Lot 1 DP 78245	243 Castlereagh Street
Lot 1 DP 70702	245 Castlereagh Street
Lot B DP 183853	249 Castlereagh Street
Lot A DP 448971	126 Liverpool Street
Lot B DP 448971	128 Liverpool Street
Lot C DP 448971	130 Liverpool Street
Lot 10 DP 857070	338 Pitt Street
Lot 1 DP 66428	332-336 Pitt Street.

The development proposal does not include:

Part (lot) 4 & 5 DP 1044304 320 Pitt / 227 Castlereagh Streets

Lot 1 DP 706240 225 Castlereagh Street

Dungate Lane

The subject site includes 22 easements that are summarised over and provided in detailed in Appendix A.

Overview of Easements

As a brief overview of the existing easements and the proposed means of dealing with those easements, the following commentary is provided:

Access to 320 Pitt from 233 Castlereagh

9 easements relate to the obligations, restrictions and requirements for ongoing access to car parking, couriers, loading dock and pedestrian circulation from basement

B1 of 233 Castlereagh Street to 320 Pitt Street. It is the intention of development to preserve the rights afforded to 320 Pitt Street and the physical interconnection in the new development. The nature of this access is described in the detail plans submitted as part of the SSDA. Staging of replacement will be agreed with adjoining owners following approval of the Stage 2 SSDA.

Footway around driveway access to/ from Basement 233 Castlereagh

1 easement relate to footway access into the lot around the driveway access into 233 Castlereagh and for egress to Pitt Street. It is intended to extinguish this easement and to reinstate the footway as the footpath.

Through site retail

An existing through site retail link occurs from the Castlereagh Street level across the site and down one level to Pitt Street. This linkage is the subject of 2 easements for public right of access and for access to the grease arrestor on 370 Pitt. The through site link is to be replaced by a new link which will provide a public right of access. The easements for access to the grease arrestor will be unnecessary as a new grease arrestor will be provide on the subject site.

Support, Repairs, Maintenance and Access

There are 4 easements for support, repair and maintenance relating to the common boundary of Part (lot) 3 and Part (lots) 4 and 5. These easements will be retained, subject to any rationalisation that may occur as part of the development design in the Stage 2 DA

Substation

There is a substation located at the rear of 249 Castlereagh Street. There are 4 easements relating to the substation and access to the substation. There is a further easement running from the substation west through 338 Pitt Street for a consumer main supplying services to Pitt Street. The substation will be replaced with an onsite chamber substation(s). If Ausgrid require ongoing connection of consumer mains to Pitt Street, these will be negotiated with Ausgrid as part of the approval process.

Attached is a Schedule of Easements and Proposed Actions that deals with each easement or restriction on title.

Attachment A - Schedule of Easements

338 Pitt Street – SUMMARY OF EASEMENTS

# ref	Alfa ref	Description	Lot burdened	Lot benefitted	Proposed Action
1	A	Right of access and use for loading dock off Castlereagh Street, access to loading dock, turntable and garbage facilities 5.3m wide, vehicle 10tonne.	3	4	New loading dock with right of access for 320 Pitt Street to be included in shared basement in new development. New easement arrangements to be agreed with owners as required.
2	B	Easement for repairs to metal wall to 227 Castlereagh Street	3	5	Right to be maintained to 227 Castlereagh Street. Any adjustment of right to be subject to Owners Consent and Stage 2 DA design (eg if building to boundary, reconsider requirement).
3	C	Easement for support between Part 4 and 5.	5	4	Not applicable to the subject site or development application.
4	D	Right of footway to extend a footway into the allotment around the driveway access to both Pitt and Castlereagh Streets.	3	City of Sydney	To be extinguished. The existing driveway is proposed to be demolished and the footway is proposed to revert to the footpath reservation.
5	E	Right of footway, variable width, 2.5m high above an inclined plane for pedestrian access 7am–7pm. Right of footway extends over both Part 3 & 4.	3, 4	City of Sydney	A new through site link is proposed to replace the existing connection between Castlereagh Street and Pitt Street.
6	F	Easement for telecommunications 2.29 and 2.415m wide (North of subject site)	4	Telstra Corp Ltd	Not applicable to the subject site or the subject Stage 2 development application.
7	G	Easement for telecommunications variable wide (North of subject site)	4	Telstra Corp Ltd	Not applicable to the subject site or the subject Stage 2 development application
8	H	Right of carriageway variable width through part 233 Castlereagh Street	3	4	New loading dock with right of access and egress for 320 Pitt Street to be included in shared basement in new development. New easement arrangements to be agreed with owners as required.
9	I	Easement of courier parking adjacent to easement H	3	4	New loading dock with courier parking for 320 Pitt Street to be included in shared basement in new development. New easement arrangements to be agreed with owners as required.
10		Restriction on use of car parking and courier use limited to persons in Parts (lots) 3 and 4	3	City of Sydney	Restriction to be preserved under revised arrangement referenced in H above and subject of an acceptable final design approved in Stage 2 DA and or alternate arrangement being reached between the parties.
11		Limitation on additional FSA in B1.	3	City of Sydney	Limitation to be extinguished upon granting of construction certificate Stage 2 DA and subject to an acceptable final design approved in Stage 2 DA and or alternate arrangements being reached between the parties.
12		Limitation on building, right of access and use to grease arrestor.	3	City of Sydney	Proposed Stage 2 DA to provide an on-site grease arrestor for the use of the premises on the subject site. Limitation and rights of access to be extinguished upon granting of construction certificate Stage 2 DA and subject to an acceptable final design approved in Stage 2 DA.
13	J	Easement for light and air, 4m wide.	5	4	Not applicable to the subject site or the subject Stage 2 development application.
14		Covenant on Lot 3 to seal up windows to the north and south of the footway reference in D above.	3	City of Sydney	Covenant proposed to be extinguished on the basis that the driveway and the easement D to be demolished and extinguished and walls burdened to be demolished.
15		Restriction of use for car parking and couriers in accordance with the provisions of a deed for licence.	3, 4	4, 3	New loading dock with access and egress to parking for 320 Pitt Street to be included in shared basement in new development. New easement arrangements to be agreed with owners as required.
16	K	Easement for lateral and subjacent support variable width	3, 4	4, 5, 3	Easement to be retained. Subject to engineering details to be provided as part of an acceptable final design at Stage 2 DA.
17	L	Right to access and use (to lift) variable width.	3	4	New loading dock with access and egress to 320 Pitt Street to be included in shared basement in new development. New lift between basement and 320 Pitt Street to be installed. New easement arrangements to be agreed with owners as required.
18	N	Easement for services for access and repair of services located on either lot.	3, 4	4, 3	Easement to be maintained in principle, subject to an acceptable final design at Stage 2 DA and or alternate arrangements being reached between the parties.
19	M	Right of access and use of grease arrestor (located between Lots 4 and 5).	4	3	Proposed Stage 2 DA to provide an on-site grease arrestor for the use of the premises on the subject site. Limitation and rights of access to be extinguished upon granting of construction certificate Stage 2 DA.
	E1	Easement for electrical purposes 1m wide in floor and stairs to connect Dungate Ln to Pitt St.	3	Energy Australia	Easement for consumer main connection substation at P1, P2 to Pitt St. Easement to be maintained / replaced subject to requirements of Ausgrid to (continue to) provide a consumer main from replacement chamber substation to Pitt St.
	E2	Easement for electrical purposes 1m wide in floor and stairs to connect Dungate Ln to Pitt St.	Lot 10, DP 857070	Energy Australia	Easement for consumer main connection substation at P1, P2 to Pitt St. Easement to be maintained / replaced subject to requirements of Ausgrid to (continue to) provide a consumer main from replacement chamber substation to Pitt St.

338 Pitt Street – SUMMARY OF EASEMENTS

# ref	Alfa ref	Description	Lot burdened	Lot benefitted	Proposed Action
	P1	Easement for substation 6912 at GL Dungate Ln.	Lot 10, DP 857070	Energy Australia	Existing substation to be replaced with a new chamber substation for the purposes of the proposed development, subject to an acceptable final design at Stage 2 DA and if Ausgrid require the provision of a consumer main to services in Pitt Street.
	P2	Easement for substation 6912 at GL Dungate Ln.	Lot 10, DP 857070	Energy Australia	Existing substation to be replaced with a new chamber substation for the purposes of the proposed development, subject to an acceptable final design at Stage 2 DA and if Ausgrid require the provision of a consumer main to services in Pitt Street.
	R	Right of way at GL Dungate Ln for access to P1, P2.	Lot 10, DP 857070	Energy Australia	Right of way to be replaced with right of way to new substation as required by Ausgrid as part of Stage 2 DA.

References:

Lot (Part) 3 (DP 1044304) is 233 Castlereagh Street, part of the subject development
Lot (Part) 4 (DP 1044304) is 320 Pitt Street, the neighbouring building to the north of the subject site, with a Pitt Street frontage
Lot (Part)5 (Lot 2 DP 1066859) 5 is 227 Castlereagh Street, the neighbouring building to the north of the subject site, with a Castlereagh Street frontage

PLAN FORM 2

Plan Drawing only to appear in this space

*OFFICE USE ONLY

SIGNATURES AND SEALS ONLY

I certify that *Terence John Kaye* personally acquainted or as to whose identity I am otherwise satisfied, signed this document in my presence as attorney for TELSTRA CORPORATION LIMITED under Power of Attorney registered book 1338 No. 72.

Signature of witness: *Andrew Stannard*
Name of witness: *ANDREW STANNARD*
Address of witness: *LEARNER PLACES SYDNEY 2000*

Regional Property Vendor Manager with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this document in my presence as attorney for TELSTRA CORPORATION LIMITED under Power of Attorney registered book 1338 No. 72.

Signature of Attorney: *S. Kaye*
Attorney's name: *TERENCE JOHN KAYE*
Firm name: *TELSTRA CORPORATION LIMITED*
By executing this document the attorney states that the attorney has received no notice of revocation of the power of attorney.

ORIGIN OF LEVELS		
MARKS	A.H.D. LEVEL	ACC.
PM 40134	25.000	2
PM 50864	26.517	2

SURVEYORS (PRACTICE) REGULATIONS 2001: CLAUSE 32(2)

M.G.A.		CO-ORDINATES		ZONE 56	
MARKS		EASTINGS	NORTHINGS	CLASS	ORDER
PM 40135		334255.764	6250310.458	B	U
PM 40206		334254.052	6250084.550	B	U
PM 50864		334358.863	6250299.027	C	U

SOURCE: M.G.A. CO-ORDINATES ADOPTED FROM SCIMS AT 17TH JULY 2002
COMBINED MEAN SEA LEVEL SCALE FACTOR 0.999934

Crown Lands Office Approval

PLAN APPROVED _____
Authorised Officer _____
Land District _____
Paper No. _____
Field Book _____ pages _____

Subdivision Certificate

I certify that the provisions of s.108(1) of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed

SUBDIVISION (insert subdivision or new road) set out herein

Authorised Person / General Manager / Accredited Certifier _____
Consent Authority: *CITY OF SYDNEY*

Date of endorsement: *30 SEPTEMBER 2002*

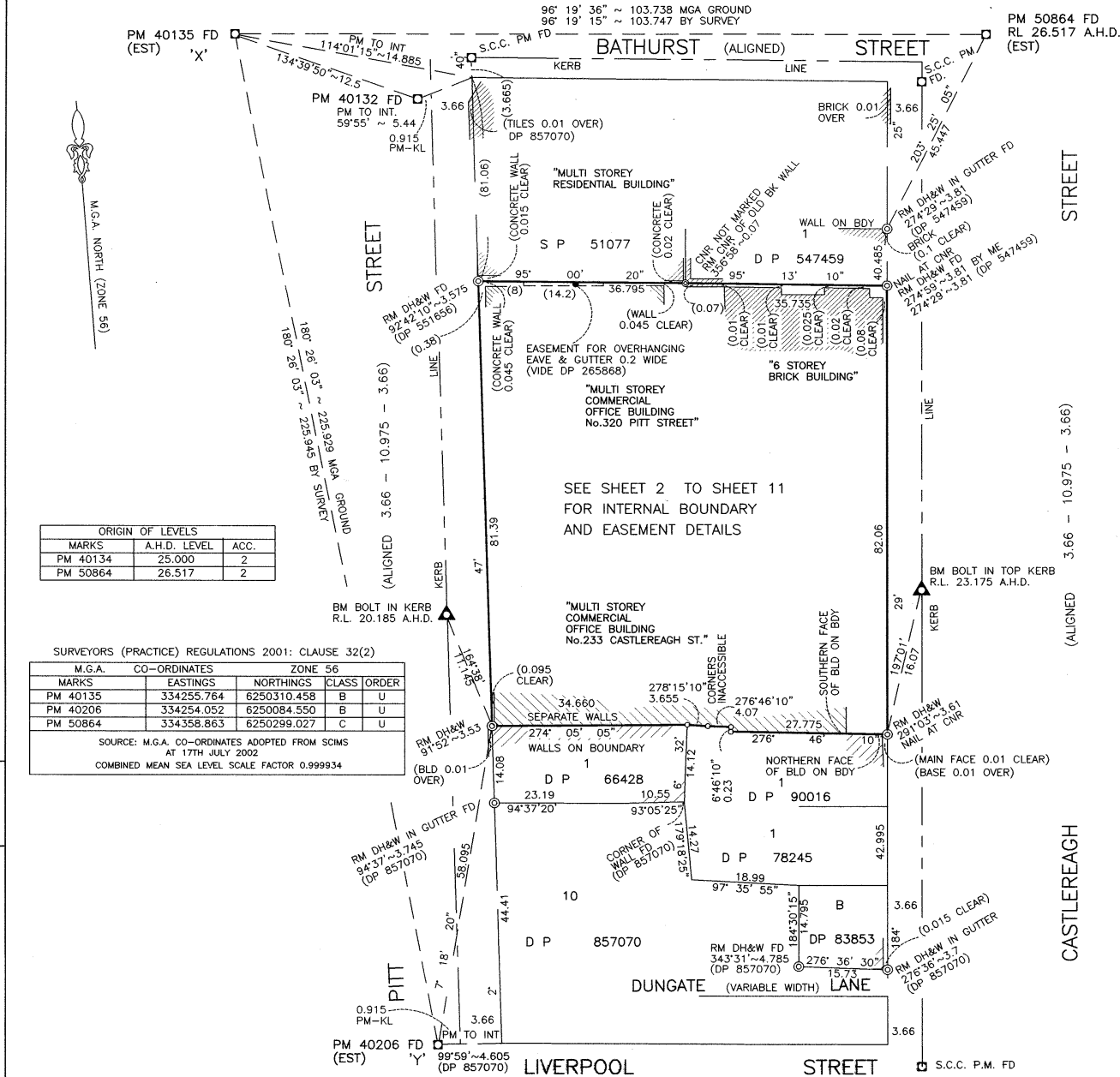
Accreditation No.: _____

Subdivision Certificate No.: *19/2002*

File No.: *U2002/00024*

Note: When the plan is to be lodged electronically in the Land Titles Office, it should include a signature in an electronic or digital format approved by the Registrar-General.

† Delete if inapplicable



DP1044304

Registered: *2/10/2002*

Title System: **TORRENS**

Purpose: **SUBDIVISION**

Ref map: U1845 - 1344 #

Last Plan: DP57216, DP68120, DP88835, DP183752, DP551656 & DP953879

PLAN OF SUBDIVISION OF
LOT 1 DP 57216, LOT 1 DP 68120,
LOT 1 DP 88835, LOT 1 DP 183752,
LOT 1 DP 551656, LOT 1 DP 953879.

Lengths are in metres. Reduction Ratio 1:500

L.G.A. **SYDNEY**

Locality: **SYDNEY**

Parish: **ST LAWRENCE**

County: **CUMBERLAND**

This is sheet 1 of my plan in 11 sheets

(Delete if inapplicable)

Surveyors (Practice) Regulation 2001

i. GREGORY KEITH OXLEY
of LOVEGROVE OXLEY CONSULTANTS
DX 8152 BLACKTOWN
a surveyor registered under the Surveyors Act 1929,
certify that the survey represented in this plan is accurate,
has been made in accordance with the Surveyors (Practice)
Regulation 2001 and was completed on 17-7-2002

The survey relates to
(specify the land actually surveyed or specify
any land shown in the plan that is not subject to
survey)

Datum Line: _____
Type: Urban/Rural _____
(Date) *17-7-2002*
Surveyor registered under
the Surveyors Act 1929

Plans used in preparation of survey/compilation:

DP 57216 DP 265868
DP 68120 DP 551656
DP 88835 DP 547459
DP 183752 DP 749873
(PLANS USED CONTINUED BELOW)

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

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

- 1 EASEMENT FOR ACCESS & USE OF
LOADING DOCK VARIABLE WIDTH (A).
- 2 EASEMENT FOR REPAIRS 5 WIDE
& VARIABLE WIDTH (B).
- 3 EASEMENT FOR SUPPORT 2 WIDE (C).
- 4 RIGHT OF FOOTWAY VARIABLE
WIDTH (D).
- 5 RIGHT OF FOOTWAY VARIABLE
WIDTH (E).
- 6 EASEMENT FOR TELECOMMUNICATIONS
SERVICES 2.29 & 2.415 WIDE (F).

SEE SHEET 2

PLANS USED
DP 842514 DP 953879
DP 857070 DP 1018029
DP 860223 SP 51077
DP 66428 DP 78245
DP 90016 DP 83853

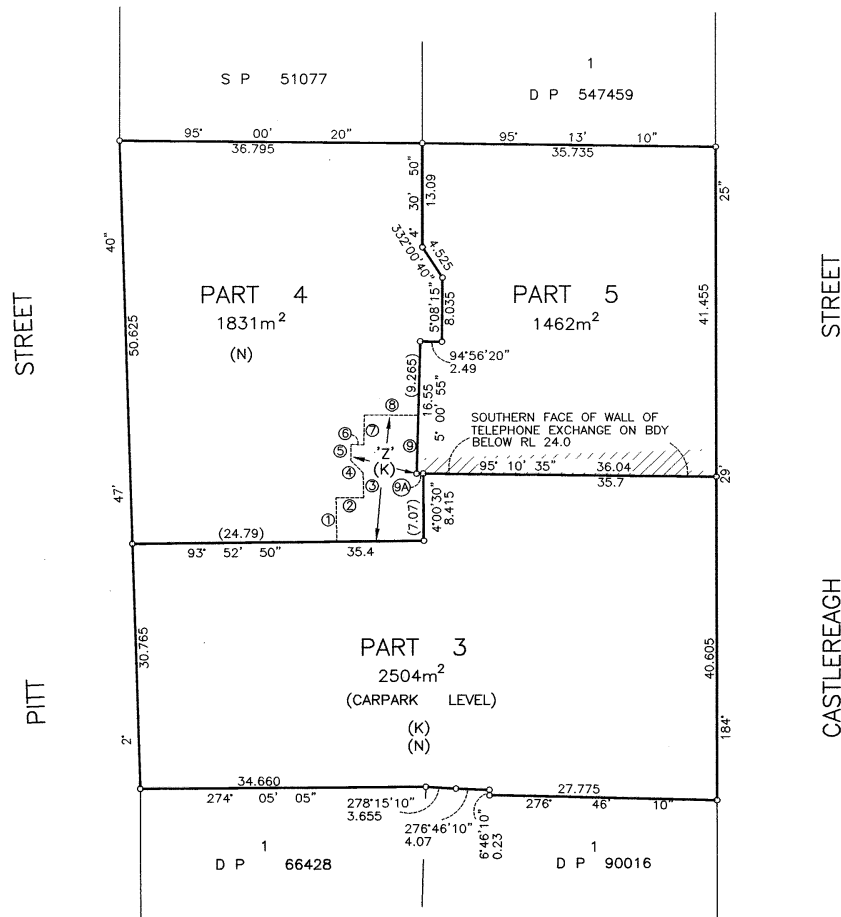
SURVEYOR'S REFERENCE: 63766D

- CHECKLIST

J.H.M.

WARNING: CREAMING OR FOLDING WILL LEAD TO REJECTION

CARPARK LEVEL (UPPER CARPARK) LOT 3



SHORT LINE TABLE

LINE	BEARING	DIST
1	(3°52'50" 5.51)	
2	(94°33'00" 3.335)	
3	(3°25'30" 3.115)	
4	(320°36'40" 2.175)	
5	(5°36'40" 1.98)	
6	(95°27'30" 1.57)	
7	(5°27'30" 3.73)	
8	(94°57'15" 6.885)	
9	(185°00'55" 7.285)	
9A	(95°10'35" 0.34)	

LOT 4 IS UNLIMITED IN DEPTH AND HEIGHT EXCEPT FOR THAT AREA DENOTED 'Z' WHICH IS LIMITED IN HEIGHT BY A HORIZONTAL PLANE AT RL 21.1. SEE SHEET 6 FOR FURTHER DEPTH LIMITATIONS. ALL HEIGHTS ARE TO AUSTRALIAN HEIGHT DATUM.

- (K) EASEMENT FOR LATERAL & SUBJACENT SUPPORT VARIABLE WIDTH.
- (N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N) AFFECTS THE WHOLE OF LOT 3 & LOT 4.

DP1044304

Registered 2-10-2002

This is sheet 2 of my plan in 11 sheets dated 17TH JULY 2002

Surveyor registered under Surveyors Act 1929

This is sheet 2 of the plan of 11 sheets covered by my Certificate No. of

General Manager/Authorised Person

For use where space is insufficient in any panel on Plan Form 2.

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

- 7 EASEMENT FOR TELECOMMUNICATIONS SERVICES VARIABLE WIDTH (G).
- 8 RIGHT OF CARRIAGEWAY VARIABLE WIDTH (H).
- 9 EASEMENT FOR COURIER PARKING VARIABLE WIDTH (I).
- 10 RESTRICTION ON USE OF LAND.
- 11 RESTRICTION ON USE OF LAND.
- 12 RESTRICTION ON USE OF LAND.
- 13 EASEMENT FOR LIGHT & AIR 4 WIDE (J).
- 14 POSITIVE COVENANT.
- 15 RESTRICTION ON USE OF LAND.
- 16 EASEMENT FOR LATERAL & SUBJACENT SUPPORT VARIABLE WIDTH (K).
- 17 RIGHT TO ACCESS & USE LIFT VARIABLE WIDTH (L).
- 18 EASEMENT FOR SERVICES VARIABLE WIDTH (N).
- 19 RIGHT TO ACCESS & USE GREASE ARRESTOR VARIABLE WIDTH (M).

Reduction Ratio 1:400

SURVEYOR'S REFERENCE: 63766D

Plan Drawing only to appear in this space

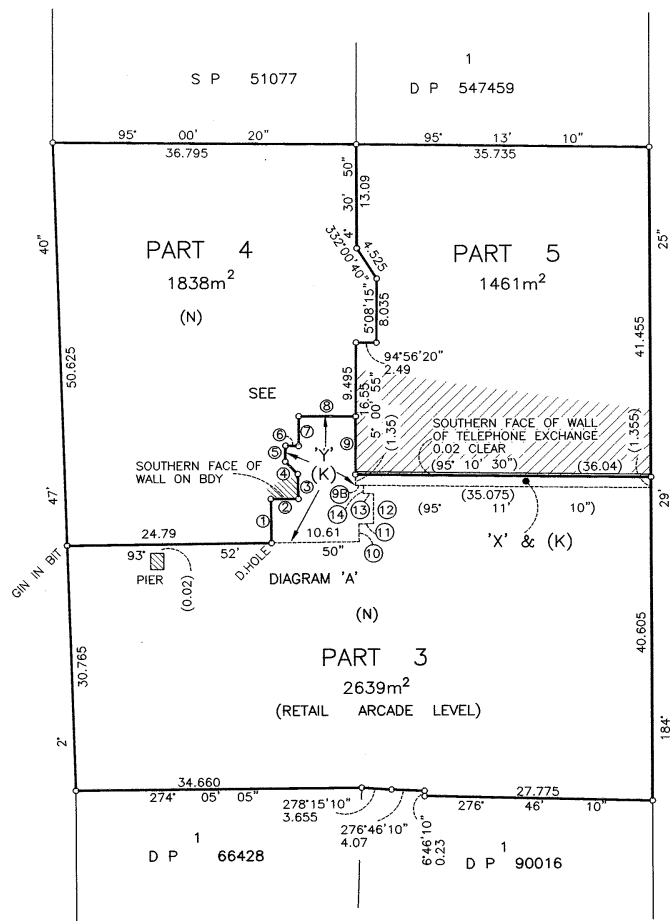
ARCADE LEVEL (LOT 3)

PITT STREET

PITT STREET

STREET

CASTLEREAGH STREET



(K) EASEMENT FOR LATERAL & SUBJACENT SUPPORT VARIABLE WIDTH.

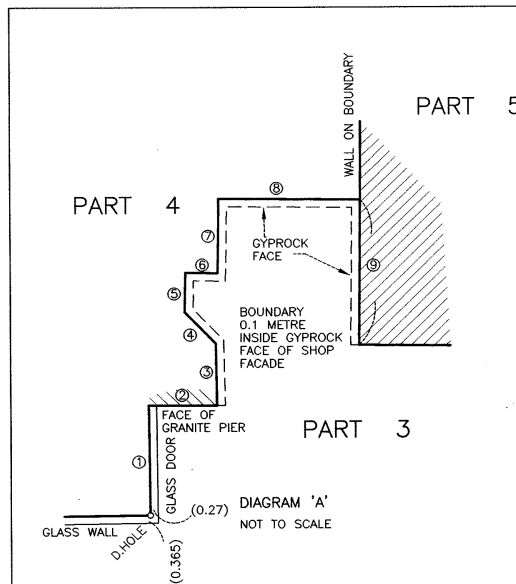
(N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N) AFFECTS THE WHOLE OF LOT 3 & LOT 4.

SHORT LINE TABLE

LINE	BEARING	DIST
1	3°52'50"	5.51
2	94°33'00"	3.335
3	3°25'30"	3.115
4	320°36'40"	2.175
5	5°36'40"	1.98
6	95°27'30"	1.57
7	5°27'30"	3.5
8	94°57'15"	6.89
9	185°00'55"	7.055
9B	(95°11'10")	0.98
10	(4°00'30")	2.215
11	(94°00'30")	1.77
12	(5°02'50")	3.79
13	(275°11'20")	1.245
14	(5°11'20")	1.025

M.G.A. NORTH (ZONE 56)



LOT 3 IS UNLIMITED IN DEPTH AND HEIGHT EXCEPT FOR THAT AREA DENOTED AS FOLLOWS:

DEPTH LIMITATION	HEIGHT LIMITATION
'Y' 21.1	24.82
'X' UNLIMITED IN DEPTH	24 & 24.9 AS SHOWN IN SECTION 'C'-C' SHEET 4

LIMITATIONS STATED ARE HORIZONTAL PLANES.
ALL HEIGHTS ARE TO AUSTRALIAN HEIGHT DATUM.

DP1044304

Registered 2-10-2002

This is sheet 3 of my plan in 11 sheets dated 17TH JULY 2002

Surveyor registered under Surveyors Act 1929

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General Manager/Authorized Person

For use where space is insufficient in any panel on Plan Form 2.

Reduction Ratio 1:400

SURVEYOR'S REFERENCE: 63766D

Plan Drawing only to appear in this space

LOADING DOCK LEVEL (LOT 3)

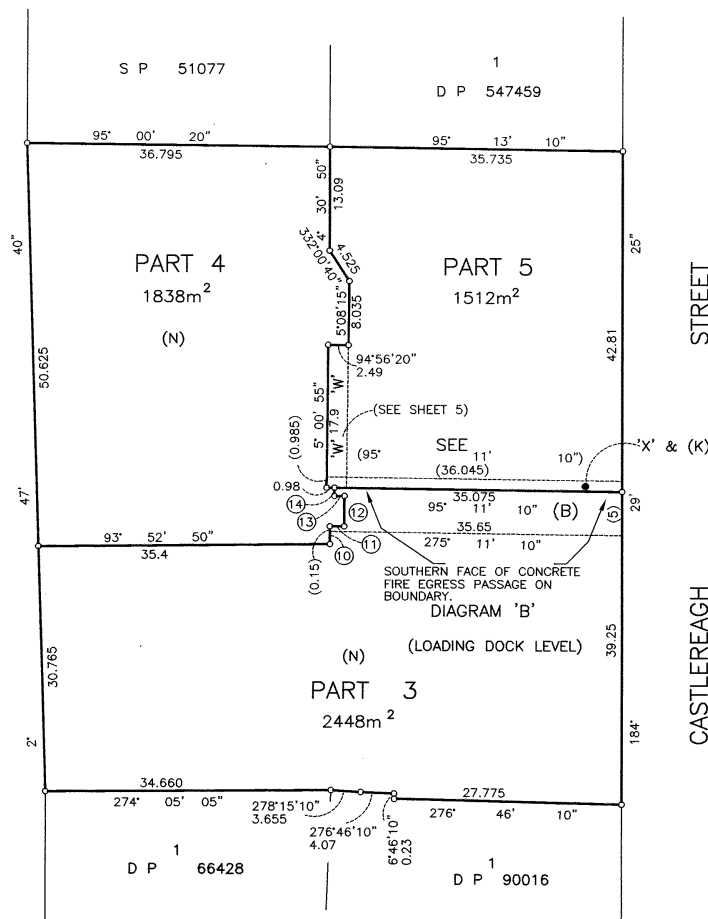
SHORT LINE TABLE

LINE	BEARING	DIST
10	4°00'30"	2.215
11	94°00'30"	1.77
12	5°02'50"	3.79
13	275°11'20"	1.245
14	5°11'20"	1.025

LOT 5 IS UNLIMITED IN DEPTH AND HEIGHT EXCEPT FOR THAT AREA DENOTED AS 'X' WHICH IS LIMITED IN DEPTH TO RL 24 AND 24.9 AS SHOWN IN SECTION 'C'-'C' AND SECTION 'D'-'D' AND 'W' AS DEFINED ON SHEET 5.
ALL HEIGHTS ARE TO AUSTRALIAN HEIGHT DATUM.

PITT STREET

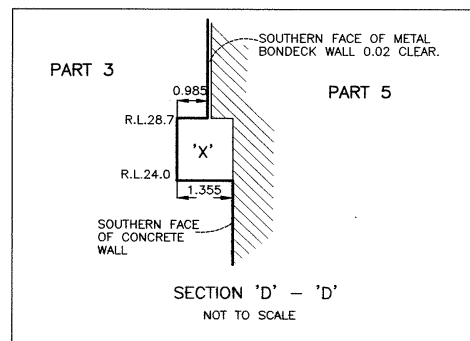
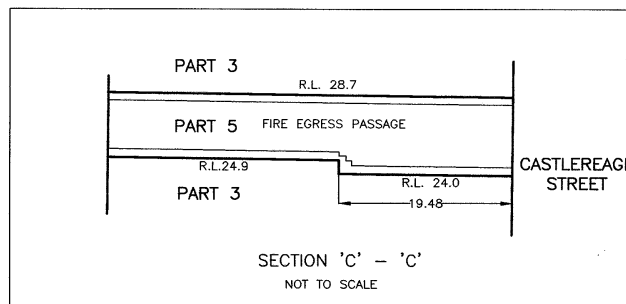
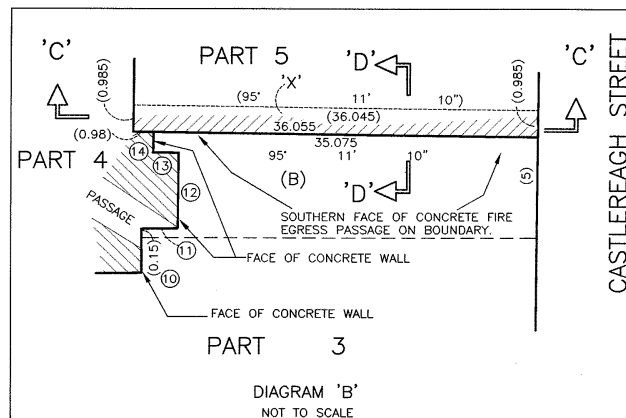
PITT STREET



- (K) EASEMENT FOR LATERAL & SUBJACENT SUPPORT VARIABLE WIDTH.
(N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N) AFFECTS THE WHOLE OF LOT 3 & LOT 4.

(B) - EASEMENT FOR REPAIRS 5 WIDE & VARIABLE. THE EASEMENT FOR REPAIRS 5 WIDE & VARIABLE IS LIMITED IN DEPTH TO R.L. 24.0 AND UNLIMITED IN HEIGHT.



DP1044304

Registered 2-10-2002

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General Manager/Authorised Person

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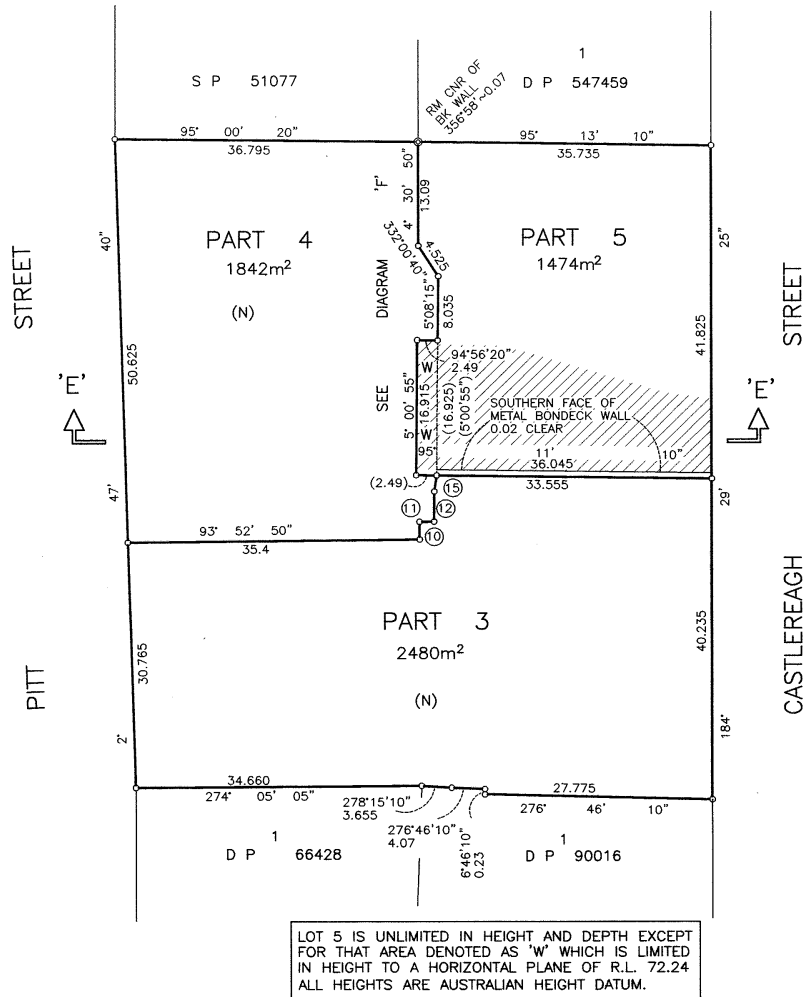
Reduction Ratio 1:400

SURVEYOR'S REFERENCE: 63766D

EASEMENT (J) - ROOF LEVEL LOT 5

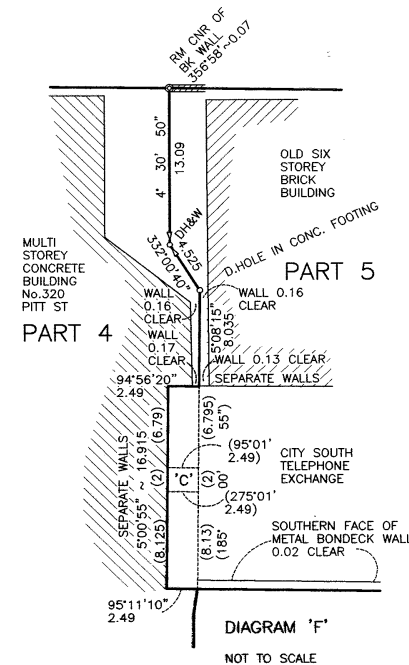
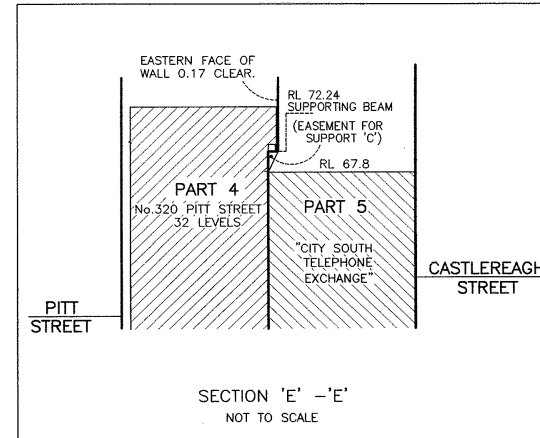
SHORT LINE TABLE

LINE	BEARING	DIST
10	4°00'30"	2.215
11	94°00'30"	1.770
12	5°02'50"	3.79
15	12°40'00"	2.025



(N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N) AFFECTS THE WHOLE OF LOT 3 & LOT 4.



DP1044304

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Reduction Ratio 1:400

SURVEYOR'S REFERENCE: 63766D

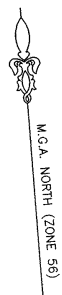
Plan Drawing only to appear in this space

PLAN FORM 3

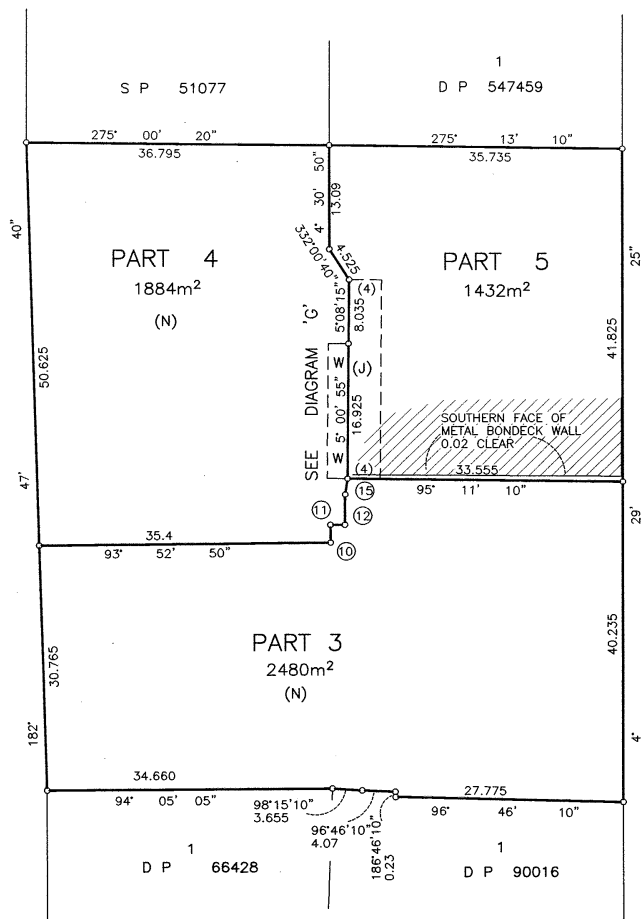
To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Reg:R196403 /Doc:DP 1044304 P /Rev:03-Oct-2002 /Sta:SC.OK /Prt:26-Aug-2015 13:24 /Pgs:ALL /Seq: 6 of 11
Ref: 42368 /Src:M



PITT STREET

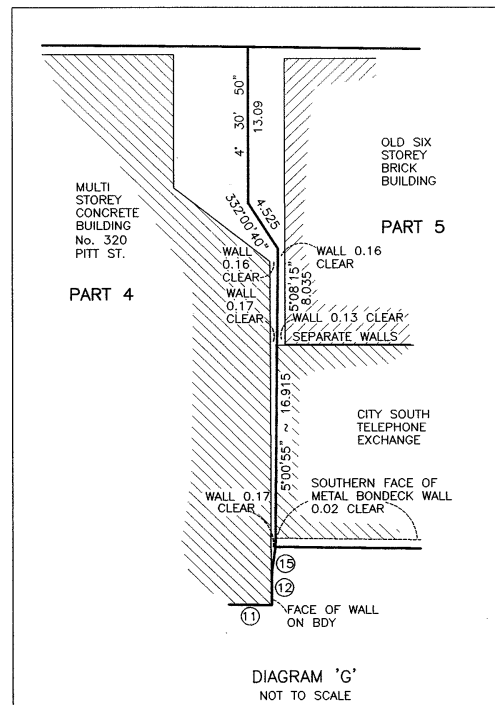


(N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N) AFFECTS THE WHOLE OF LOT 3 & LOT 4.

SHORT LINE TABLE

LINE	BEARING	DIST
10	4°00'30"	2.215
11	94°00'30"	1.770
12	5°02'50"	3.79
15	12°40'00"	2.025



(J) EASEMENT FOR LIGHT AND AIR 4 WIDE. THE EASEMENT FOR LIGHT AND AIR 4 WIDE IS LIMITED IN DEPTH TO A HORIZONTAL PLANE OF R.L. 67.8 A.H.D.

LOT 4 IS UNLIMITED IN HEIGHT AND DEPTH EXCEPT FOR THAT AREA DENOTED AS 'W' WHICH IS LIMITED IN DEPTH TO A HORIZONTAL PLANE OF R.L. 72.24 SEE SHEET 2 FOR FURTHER HEIGHT AND DEPTH LIMITATIONS AFFECTING LOT 4. ALL HEIGHTS ARE AUSTRALIAN HEIGHT DATUM.

DP1044304

Registered 2-10-2002

This is sheet 6 of my plan in 11 sheets dated 17TH JULY 2002

Surveyor registered under Surveyors Act 1929

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General Manager/Authorised Person

For use where space is insufficient in any panel on Plan Form 2.

Reduction Ratio 1:400

SURVEYOR'S REFERENCE: 63766D

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Registered  2-10-2002

This is sheet 7 of my plan in 11 sheets
dated 17-07-2002

Surveyor registered under Surveyors Act 1929

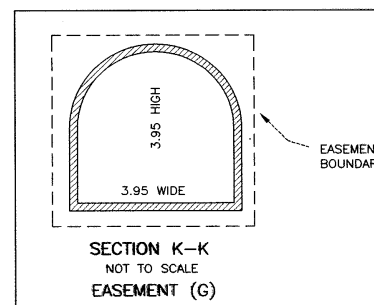
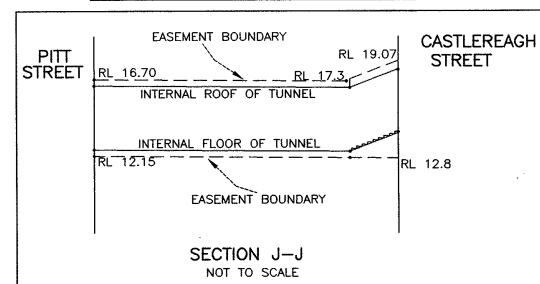
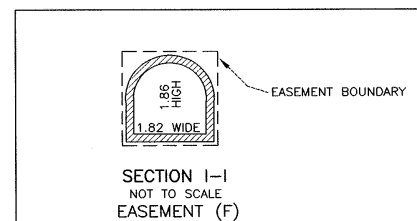
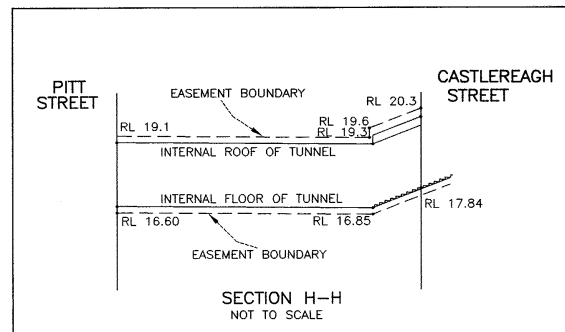
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M.G.A. NORTH (ZONE 56)



THE EASEMENT (F) & (G) ARE LIMITED IN HEIGHT AND DEPTH TO THE INCLINED PLANES AS DEFINED IN THE PLAN HEREON.

- (F) EASEMENT FOR TELECOMMUNICATIONS SERVICES 2.29 & 2.415 WIDE.
- (G) EASEMENT FOR TELECOMMUNICATIONS SERVICES VARIABLE WIDTH
- (N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N)
AFFECTS THE WHOLE OF LOT 3 & LOT 4.

Reduction Ratio 1:400

→ SURVEYOR'S REFERENCE: 63766D

PLAN FORM 3

To be used in conjunction with Plan Form 2

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

EASEMENT (H)(I) & (L) - UPPER BASEMENT CAR PARK LEVEL - LOT 3

SCHEDULE OF R.L.'S.

A1	20.0	B1	19.9
A2	19.9	B2	19.7
A3	19.7	B3	19.6
A4	19.6	B4	18.45
A5	18.45	B5	18.35
A6	18.35		

HINGE LINES

A2-B1	118°00'	2.15
A2-B2	72°50'	3.23
A3-B2	109°13'	3.165
A3-B3	72°12'	3.79
A4-B3	92°47'40"	3.55
A5-B3	161°17'	9.675
A5-B4	92°47'40"	3.55
A6-B4	152°26'	7.02
A6-B5	127°53'	6.495

SHORT LINE TABLE

C1-C2	32°46'	3.825
C2-C3	60°00'	3.262
C3-C4	81°58'	3.87
C4-C5	99°20'	2.78
C5-C6	119°15'	3.775
C6-C7	149°41'	4.215
C7-C8	165°02'	3.135
C11-D10	327°20'	4.25
D10-D9	344°05'	3.54
D9-D8	4°07'	5.885
D8-D7	341°14'	2.655
D7-D6	329°19'	1.67
D6-D5	300°49'	1.88
D5-D4	280°24'	1.845
D4-D3	268°35'	1.87
D3-D2	246°52'	1.875
D2-D1	204°02'	1.01
B3-B2	195°43'	2.285
B2-B1	211°09'	2.295
B1-A1	225°07'	2.89

THE EASEMENT FOR COURIER PARKING VARIABLE WIDTH (I) IS LIMITED IN HEIGHT TO A HORIZONTAL PLANE AT R.L. 20.35 AND LIMITED IN DEPTH TO A HORIZONTAL PLANE AT R.L. 18.35.

THE RIGHT TO ACCESS AND USE LIFT VARIABLE WIDTH (L) IS LIMITED IN DEPTH TO A HORIZONTAL PLANE AT R.L. 18.35 AND LIMITED IN HEIGHT TO A HORIZONTAL PLANE AT R.L. 26.8. SEE SHEET 11 FOR MORE LIMITATIONS.

THE AREA DENOTED AS 'T' WITHIN THE RIGHT OF CARRIAGEWAY VARIABLE WIDTH DENOTED (H) IS LIMITED IN HEIGHT TO A HORIZONTAL PLANE AT R.L. 20.35 AND LIMITED IN DEPTH TO A HORIZONTAL PLANE AT R.L. 18.35. THE RIGHT OF CARRIAGEWAY DENOTED (H) OUTSIDE THE AREA DENOTED 'T', IS LIMITED IN DEPTH TO INCLINED PLANES DEFINED BY THE PLAN HEREON AND LIMITED IN HEIGHT TO THE INCLINED PLANES 2 ABOVE THE DEPTH LIMITATIONS.

ALL HEIGHTS ARE AUSTRALIAN HEIGHT DATUM.

HINGE LINES

C1-D1	93°52'50"	4.7
C2-D1	143°28'	4.4
C2-D2	130°44'	4.0
C2-D3	111°31'	5.11
C3-D3	151°11'	4.0
C4-D3	205°11'	4.47
C4-D4	180°29'	4.0
C4-D5	157°40'	4.685
C5-D5	193°57'	4.0
C6-D5	244°26'	4.72
C6-D6	221°24'	4.0
C6-D7	202°00'	4.785
C7-D7	258°27'	4.0
C8-D7	295°13'	5.225
C8-D8	265°47'	3.885
C8-D9	214°55'	7.505
C9-D9	264°56'	3.855
C10-D9	311°41'	4.77
C10-D10	264°56'	2.605

SCHEDULE OF R.L.'S.

C1	18.35	D1	18.35
C2	18.6	D2	18.6
C3	19.0	D3	19.0
C4	19.5	D4	19.3
C5	19.9	D5	19.7
C6	20.4	D6	20.1
C7	20.7	D7	20.4
C8	21.0	D8	21.0
C9	22.2	D9	22.2
C10	22.3	D10	22.3
C11	22.4		

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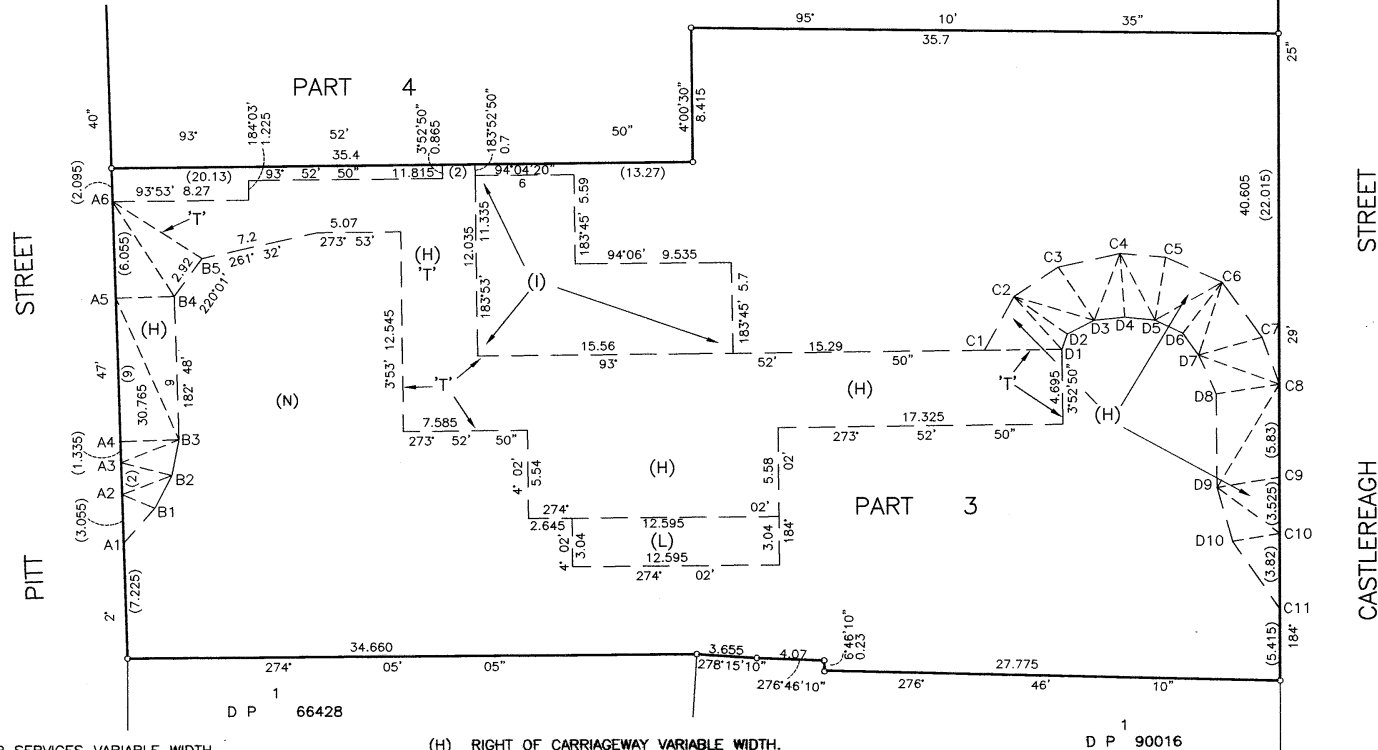
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PART 5



(N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N) AFFECTS THE WHOLE OF LOT 3 & LOT 4.

(H) RIGHT OF CARRIAGEWAY VARIABLE WIDTH.

(I) EASEMENT FOR COURIER PARKING VARIABLE WIDTH.

(L) RIGHT TO ACCESS AND USE LIFT VARIABLE WIDTH.

EASEMENT (E) & (M) – GROUND FLOOR LEVEL LOT 4 – ARCADE LEVEL LOT 3.

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Registered 2-10-2002

This is sheet 9 of my plan in 11 sheets
dated 17th JULY 2002

Surveyor registered under Surveyors Act 1929

This is sheet 9 of the plan of
sheets covered by my Certificate No. 11

General Manager/Authorized Person

For use where space is insufficient in any panel on
Plan Form 2.TABLE OF
HEIGHTS

E1	21.0
E2	21.1
E3	21.1
E4	21.1
E5	21.1
E6	21.1
E7	21.1
E8	21.1
E9	21.1
E10	21.1
E11	23.8
E12	23.6
F1	21.0
F2	21.1
F3	21.1
F4	21.1
F5	21.1
F6	21.1
F7	23.8
F8	23.6

SHORT LINE TABLE

LINE	BEARING	DIST
1	3°52'50"	5.51
2	94°33'00"	3.335
3	3°25'30"	3.115
4	320°36'40"	2.175
5	5°36'40"	1.98
6	95°27'30"	1.57
7	5°27'30"	3.5
8	94°57'15"	6.89
9	185°00'55"	7.055

HINGE LINES

E1-E3	96°11'	24.905
F1-E3	84°43'	25.11
F1-F3	92°43'	24.795
E11-F6	251°53'	7.58
E11-F7	184°29'	3.0
E11-F8	109°11'	12.405

EASEMENT (E)
SHORT LINE TABLE

E4-E5	140°18'	2.465
E5-E6	94°00'	2.23
E6-E7	140°18'	4.22
E7-E8	95°11'	6.395
E8-E9	5°11'	0.305
F5-F4	320°18'	5.54
F4-F3	273°53'	11.61

THE EASEMENT FOR FOOTWAY VARIABLE WIDTH (E) IS LIMITED IN DEPTH TO INCLINED PLANS AS DEFINED IN THE PLAN HEREON & LIMITED IN HEIGHT TO INCLINED PLANES 2.5 ABOVE THE DEPTH LIMITATIONS.
ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM.

(E) RIGHT OF FOOTWAY VARIABLE WIDTH

(M) RIGHT ACCESS AND USE GREASE ARRESTOR VARIABLE WIDTH.

(N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N) AFFECTS THE WHOLE OF LOT 3 & LOT 4.

Reduction Ratio 1:250

Plan Drawing only to appear in this space

SURVEYOR'S REFERENCE: 63766D

EASEMENT (D) - PITT & CASTLEREAGH STREET LEVELS

TABLE OF HEIGHTS

G1	20.6
G2	20.9
G3	21.0
G4	20.4
G5	20.0
G6	20.4
H1	20.6
H2	20.7
H3	20.9
H4	21.0
H5	20.4
H6	20.0

HINGE LINES

G1-H2	84'09"	4.7
G2-H2	15'36"	4.68
G2-H3	95'06"	5.685
G3-H3	44'19"	7.24
G3-H4	60'29"	7.21
G3-H5	138'03"	8.655
G4-H5	98'01"	7.205
G4-H6	146'22"	5.205
G5-H6	94'05"	6.5

SHORT LINE TABLE

LINE	BEARING	DIST
10	4'00'30"	2.215
11	94'00'30"	1.77
12	5'02'50"	3.79
13	275'11'20"	1.245
14	5'11'20"	1.025

HINGE LINES

I1-J2	210'28"	9.23
I2-J2	97'54"	4.005
I3-J2	23'16"	12.42
I3-J3	63'43"	4.655
I4-J3	3'22"	7.395
I4-J4	61'45"	4.635

TABLE OF HEIGHTS

I1	23.2
I2	23.3
I3	23.0
I4	22.8
I5	22.6
J1	23.2
J2	23.3
J3	23.0
J4	22.8

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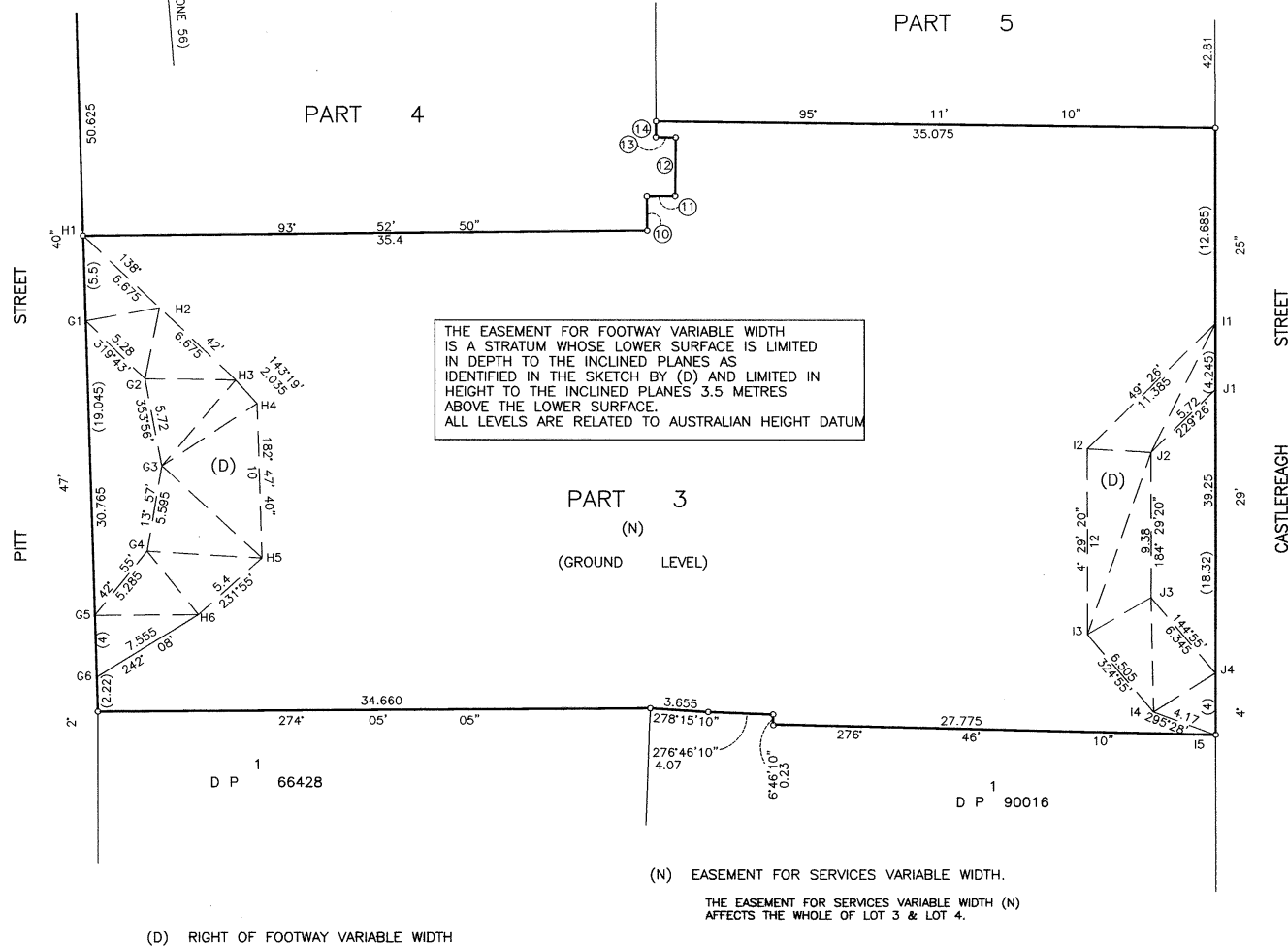
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Reduction Ratio 1:200

SURVEYOR'S REFERENCE: 63766D

EASEMENT (L) & (A) - PODIUM & LOADING DOCK LEVEL - LOT 3.

EASEMENT (L)
SHORT LINE TABLE

LINE	BEARING	DIST
34	4°21'	3.875
35	31°27'	1.305
36	4°21'	2
37	157°30'	2.2
38	184°23'	13
39	94°02'	13.77
40	184°02'	6.375
41	4°02'	3.04
42	274°02'	2.35
43	157°30'	2.2
44	4°21'	3.32
45	211°27'	0.535
46	184°21'	3.505

BOUNDARY
SHORT LINE TABLE

LINE	BEARING	DIST
10	4°00'30"	2.215
11	94°00'30"	1.77
12	5°02'50"	3.79
13	275°11'20"	1.245
14	5°11'20"	1.025

TABLE OF
HEIGHTS

K1	23.4
K2	23.7
K3	24.82
K4	24.82
K5	24.82
K6	24.82
K7	24.82
K8	24.82
K9	24.82
K10	24.82
K11	24.82
K12	24.82
K13	23.7
K14	23.4

EASEMENT (H)
SHORT LINE TABLE

LINE	BEARING	DIST
22	287°12'	1.62
23	316°04'	2.165
24	346°00'	1.92
25	17°52'	2.11
26	4°02'	3.39
27	94°07'	6.57
28	184°09'	3.175
29	94°09'	2.12
30	94°00'30"	6.335
31	94°00'	1.93
32	4°09'	4.71
33	95°11'10"	14.17

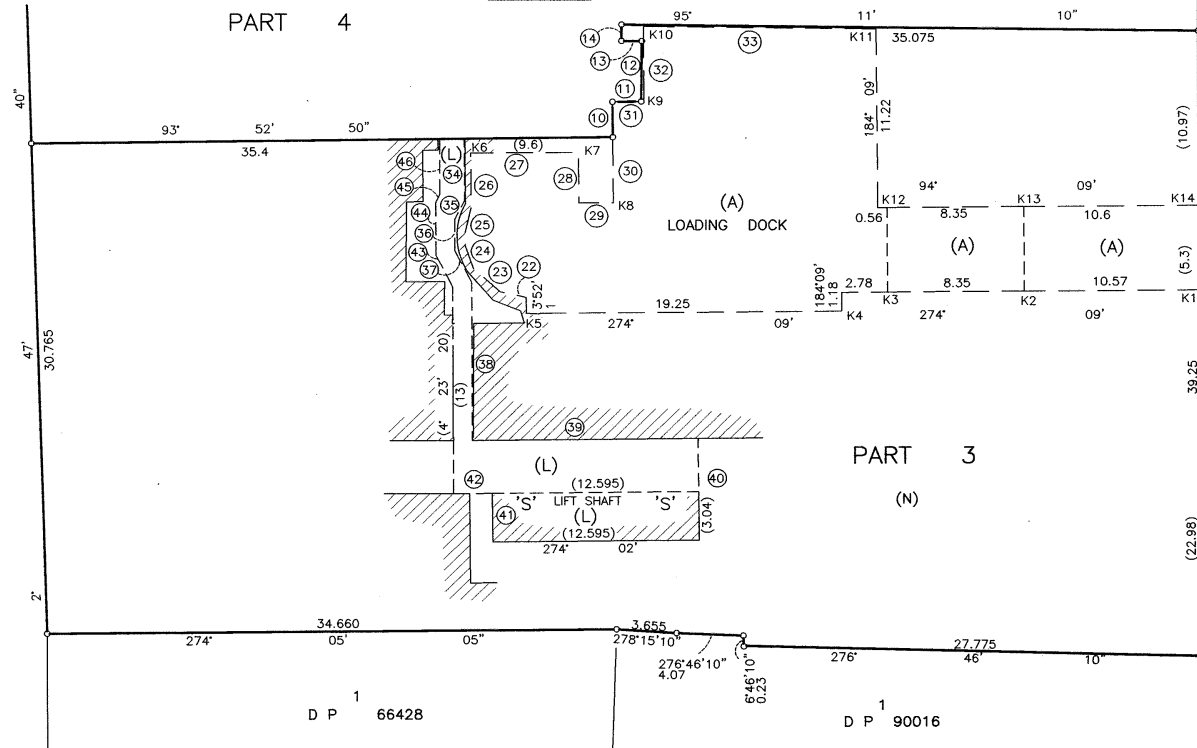
HINGE LINES

K2-K13	184°09'	5.3
K3-K12	4°09'	5.3

PITT STREET

CASTLEREACH STREET

MCA NORTH (ZONE 56)



THE EASEMENT FOR ACCESS & USE OF LOADING DOCK VARIABLE WIDTH (A) IS LIMITED TO 3.8 ABOVE THE INCLINED PLANES K1,K2,K13,K14 AND K2, K3, K12, K13, AND THE HORIZONTAL PLANE AT R.L. 24.82 AS DEFINED IN THE PLAN HEREON.

ALL LEVELS ARE RELATED TO AUSTRALIAN HEIGHT DATUM

(A) EASEMENT FOR ACCESS AND USE OF LOADING DOCK. VARIABLE WIDTH.

(L) RIGHT TO ACCESS AND USE LIFT VARIABLE WIDTH.

(N) EASEMENT FOR SERVICES VARIABLE WIDTH.

THE EASEMENT FOR SERVICES VARIABLE WIDTH (N) AFFECTS THE WHOLE OF LOT 3 & LOT 4.

THE AREA DENOTED AS 'S' WITHIN THE RIGHT TO USE LIFT DENOTED (L) IS LIMITED IN DEPTH TO A HORIZONTAL PLANE AT R.L. 18.35 AND LIMITED IN HEIGHT TO A HORIZONTAL PLANE AT R.L. 26.82. THE RIGHT TO USE LIFT DENOTED (L) OUTSIDE THE AREA DENOTED 'S', IS LIMITED IN DEPTH TO A HORIZONTAL PLANE AT R.L. 24.82 AND LIMITED IN HEIGHT TO A HORIZONTAL PLANE AT R.L. 26.82

ALL HEIGHTS ARE AUSTRALIAN HEIGHT DATUM.

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Reduction Ratio 1:200

SURVEYOR'S REFERENCE: 63766D