Attachment A31

Preliminary Site Contamination Investigation

Douglas Partners
Geotechnics / Environment / Groundwater

Integrated Practical Solutions

Preliminary Site (Contamination) Investigation

Proposed Commercial Development
133-145 Castlereagh Street, Sydney

Prepared for
Stockland Commercial Property

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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.

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Preliminary Site (Contamination) Investigation
Proposed Commercial Development
133-145 Castlereagh Street, Sydney

1. Introduction

This Preliminary Site (Contamination) Investigation (PSI) has been prepared by Douglas Partners Pty Ltd (DP) on behalf of Stockland (the applicant). It accompanies a planning proposal to initiate the preparation of a Local Environmental Plan amendment for the land known as 'Stockland Piccadilly Complex' located at 133 -145 Castlereagh Street, Sydney ('the site') legally described as Lot 10 in Deposited Plan 828419. The site is shown on Drawing 1, Appendix A.

The planning proposal seeks to amend the floor space ratio development standard applicable to the site, under the *Sydney Local Environmental Plan 2012* (the LEP), in accordance with Section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

In accordance with Clause 7.20 of the LEP, this planning proposal also seeks amendments to the *Sydney Development Control Plan 2012* (the DCP) to establish site specific provisions to guide the future development, including establishing a building envelope for the site as well as other key assessment criteria.

The intended outcome of the proposed amendments to the LEP and DCP is to facilitate the redevelopment of the site for a commercial office tower development above a retail podium, including Wesley Mission facilities at lower ground level, together with basement car parking and associated facilities. Such a proposal aligns with the draft Central Sydney Planning Strategy to facilitate additional commercial floor space capacity in Central Sydney while also delivering improved public domain outcomes. Such outcomes will include a northerly aligned direct through-site link between Pitt and Castlereagh Street and enhanced pedestrian amenity and activation at the ground plane.

The planning proposal is supported by a conceptual reference design, but the final details of the development will be subject to a future design excellence process and a future detailed development application.

The purpose of this PSI is to assess the potential for contamination at the site based on past and present land uses and to comment on the need for further investigation and/or management with regard to the proposed development. It is understood that the report will be used to support a development application for the proposed development.

The investigation was undertaken in accordance with DP's proposal SYD200827 dated 29 July 2020. This report must be read in conjunction with all appendices including the notes provided in Appendix A.

2. Scope of Works

The scope of works undertaken as part of the desktop PSI comprised:

- A review of geological, topographic, soil, acid sulfate soil and hydrogeological published information to assess and document the site's environmental setting;
- A review of readily available site history which included:
  - Historical Land Titles;
  - Historical aerial photographs and recent aerial imagery;
  - NSW EPA public registers for notices and licences issued under the *Contaminated Land Management Act 1997* (CLM Act) and the *Protection of the Environment Operations Act 1997* (POEO Act);
  - SafeWork NSW records for schedule 11 hazardous chemicals stored on the premises;
  - Council records available digitally through the *Government Information (Public Access) Act 2009* (GIPA Act); and
  - Planning certificates Section 10.7 (2) and (5).
- A review of the site's asbestos register (as provided by the client);
- A walkover over of the surrounding areas; and
- The preparation of this report.

3. Site Information

Site Address	133-145 Castlereagh Street, Sydney
Legal Description	Lot 10, Deposited Plan 828419
Approximate Area	4,800 m^2
Zoning	B8 - Metropolitan Centre
Local Council Area	City of Sydney Council
Current Use	Commercial / Retail as 'Stockland Piccadilly Complex'
Surrounding Uses	North - Commercial and retail East - Commercial and retail with Hyde Park beyond South - Commercial and retail and some construction underway West - Commercial and retail with some construction underway

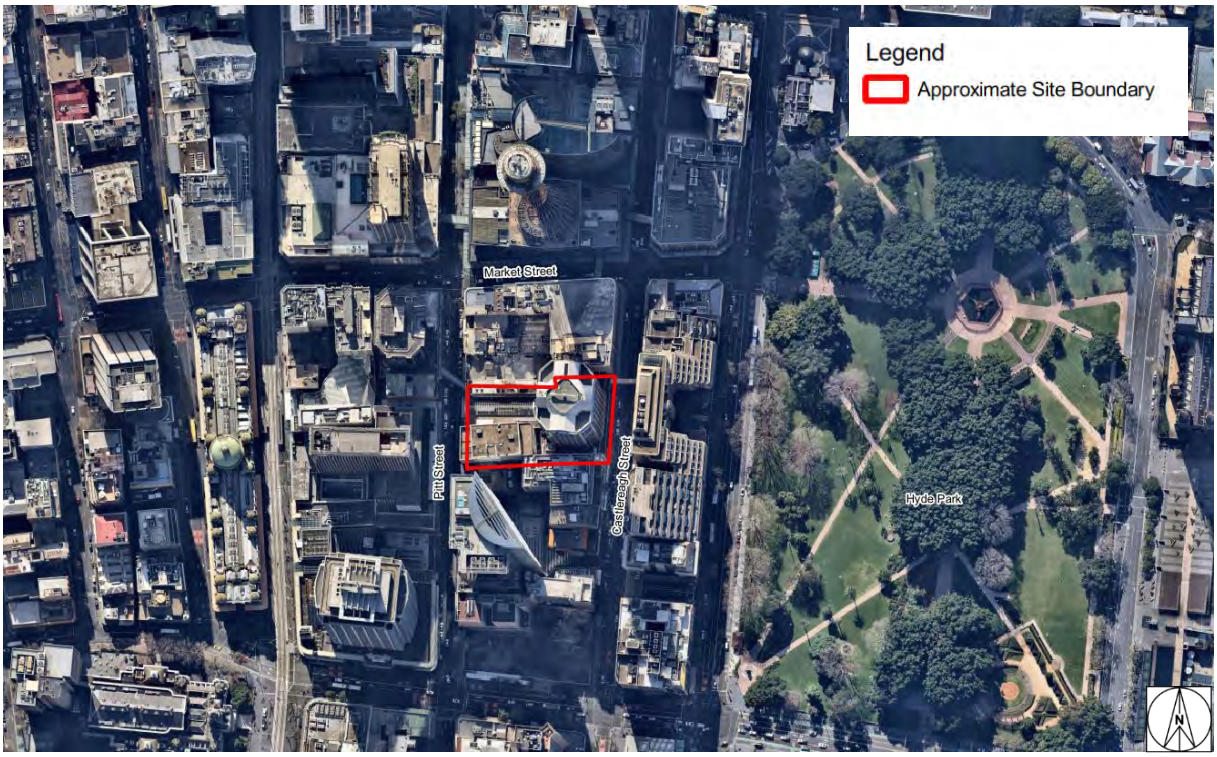


Figure 1: Site Location

4. Environmental Setting

Regional Topography	The general topography of the area indicates a ridgeline runs north to south at an elevation around 30 m relative to the Australian Height Datum (AHD) approximately 200 m east of the site. The land generally slopes moderately steeply away then to the north, east and west towards the Circular Quay, Woolloomooloo Bay and Darling Harbour, respectively.
Site Topography	The site topography varies between 20 m AHD to 24 m AHD and appears to be slightly undulating.
Soil Landscape	Sydney 1:100 000 Soils Landscape Sheet. Residual soils of the Lucas Heights soil group described as moderately deep hard setting yellow podzolic soils and yellow soloths.
Geology	Sydney 1:100 000 Geology Sheet. Majority of the site is underlain by Triassic aged Ashfield Shale of the Wianamatta Group and is described as black to dark grey shale and laminate. The north western corner of the site is on the boundary of Triassic age Hawkesbury Sandstone which is described as medium to coarse grained quartz sandstone with very minor shale and laminite lenses.

Acid Sulfate Soils	NSW Environmental Planning Instruments (2018) Class 5 - Acid sulfate soils are not typically found in Class 5 areas and are within 500 meters of Class 1 to 4 land. NSW Acid Sulfate Soil Risk Map - The site is not mapped in an area with acid sulfate soil risk.
Surface Water	No water bodies are present on site and the closest down gradient water body is Darling Harbour which is approximately 600 m west of the site. Surface water is likely to be intercepted by manmade drainage systems or flow into the harbour.
Groundwater	A search of the publicly available registered groundwater bore database indicated that there are six registered groundwater bores within 1 km of the site. All bores were used for monitoring purposes and ranged to depths of between 5.86 m bgl and 30 m bgl but no record of standing water levels were made. Based on the regional topography and the inferred flow direction, the anticipated flow direction of groundwater beneath the site is to the west, towards Darling Harbour, the likely receiving surface water body for the groundwater flow path. Given the local geology (i.e., Ashfield Shale), the groundwater in the fractured rock aquifer beneath the site is anticipated to be saline. Accordingly, there would be no significant potential beneficial uses of the aquifer and yields are also anticipated to be very low. Some areas of the site may be underlain by Hawkesbury sandstone, although beneficial use is unlikely given the urban setting of the site.

5. Site History

5.1 Title Deeds

A historical Title Deeds search was used to obtain ownership and occupancy information including company names and the occupations of individuals. The title information can assist in the identification of previous land uses by the company names or the site owners and can, therefore, assist in establishing whether there were potentially contaminating activities occurring at the site. A summary of the title deeds and possible land uses (with reference to the aerial photographs and other historical searches) is presented in Appendix B. A plan is included with the site subdivided into parts 1, 2, 2A, 3, 4 and 5.

Table 1: Historical Title Deeds

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
Regards to part numbered 1 Easement 23.02.1938 (C 735050) Right of Footway over part - released 05.04.1974		
10.06.1923 (1923 to 1968)	Hoskings Estate Co Limited	Commercial Offices and Retail Brick building in process of demolition 1974 into brick and concrete building by 1979
15.08.1968 (1968 to 1968)	Stocks & Holdings (General) Pty Limited	
15.08.1968 (1968 to 1971)	Stocks & Realty (Central) Pty Limited	
31.03.1971 (1971 to 1982)	Millbank Property Investments Pty Limited Now Abbey Orchard Property Investments Pty Limited	
27.04.1982 (1982 to date)	# The Uniting Church in Australia Property Trust (N.S.W.)	Commercial offices / Retail and Church
Regards to part numbered 2		
31.12.1929 (1929 to 1964)	James Edward Carruthers (Methodist Minister) (Also, others) (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	Church (including theatre and educational facilities)
10.12.1964 (1964 to 1972	Ebenezer Frank Vickery (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	
13.07.1972 (1972 to date)	# Methodist Church (N.S.W.) Property Trust Now # The Uniting Church in Australia Property Trust (N.S.W.)	
Regards to part numbered (2A)		
02.03.1926 (1926 to 1960)	W.H. Paling & Co Limited	Commercial / Retail
16.03.1960 (1960 to 1972)	Ebenezer Frank Vickery (Also, others) (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	Commercial / Retail and Church (including theatre and educational facilities)
13.07.1972 (1972 to date)	# Methodist Church (N.S.W.) Property Trust Now # The Uniting Church in Australia Property Trust (N.S.W.)	
Regards to part numbered 3		
25.09.1933 (1933 to 1960)	W.H. Paling & Co Limited	
16.03.1960 (1960 to 1975)	Ebenezer Frank Vickery (Also, others)	Commercial / Retail / Church

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
	(Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	
23.09.1975 (1975 to date)	# Methodist Church (N.S.W.) Property Trust Now # The Uniting Church in Australia Property Trust (N.S.W.)	
Regards to part numbered 4 Easements: 23.02.1938 (C 735050) Right of Footway over part – released 05.04.1974		
16.04.1914 (1914 to 1924)	Charles Hadley Hayes (Gentleman)	Commercial and possible residential
25.11.1924 (1924 to 1937)	Edwin Campbell Hayes (Clerk) Arthur Fortnam Hayes (Shipping Clerk) (Transmission Application not investigated)	
17.09.1937 (1937 to 1952)	Edwin Campbell Hayes (Clerk) – (& his deceased estate) Arthur Fortnam Hayes (Shipping Clerk) Gertrude Emily Strickland (Married Woman) Constance Emmeline Elizabeth Hayes (Spinster)	
20.10.1959 (1959 to	Hoskins Estate Co Pty Limited	Commercial / Retail
15.08.1968 (1968 to 1971)	Stocks & Holdings (General) Pty Limited	
31.03.1971 (1971 to 1982)	Millbank Property Investments Pty Limited Now Abbey Orchard Property Investments Pty Limited	
27.04.1982 (1982 to date)	# The Uniting Church in Australia Property Trust (N.S.W.)	Retail / Church
Regards to part numbered 5		
01.03.1922 (1922 to 1970)	James Edward Carruthers (also, numerous others) (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	Retail / Church
05.05.1970 (1970 to date)	# Methodist Church (N.S.W.) Property Trust Now # The Uniting Church in Australia Property Trust (N.S.W.)	

Leases excluding premises for the whole site.

- Lease Folios not investigated
- 12.09.1989 (Y 517772) to Capital Land Corporation Limited (now) Trust Company Limited - expires 01.08.2091
- (U 351512) to Sydney Electricity of Substation premises 6655 & 6656, together with Rights of Way and Easements
- Lessee now Alpha Distribution Ministerial Holding Corporation

Date of Acquisition and Term Held	Registered Proprietor(s) & Occupations	Inferred Land Use
• 28.02.2017 (AK 971351) Lease of Lease to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd Eric Alpha Asset Corporation 4 Pty Ltd • 28.02.2017 (AK 971352) Sub Lease to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd Eric Alpha Operator Corporation 4 Pty Ltd		

5.2 Historical Aerial Photography

Several historical aerial photographs were obtained from public databases. Extracts of the aerial photographs are included in Appendix C. A summary of key features observed for the site and surrounding land is presented in Table 2.

Table 2: Summary of Historical Aerial Photographs

Year	Site	Surrounding Land Use
1930	Occupied by multiple buildings, with no vacant area on site.	Largely developed with medium rise buildings with evidence of some high-rise developments. Hyde Park was located to the east.
1951	No significant changes to the site compared to the 1930 aerial photograph.	Significant development of the surrounding area from medium rise to high rise buildings including the buildings immediately north and south of the site and Hyde Park to the east.
1961	No significant changes to the site compared to the 1951 aerial photograph.	Continual development of the surrounding areas with an increasing number of high-rise developments.
1971	The western half of the site appears to have been developed with a medium to high rise building occupying half of the site. No other significant changes to the site compared to the 1961 aerial photograph.	Continual development of the surrounding areas with an increasing number of high-rise developments and infrastructure (road) developments.
1975	No significant changes to the site compared to the 1971 aerial photograph.	Continual development of the surrounding areas with an increasing number of high-rise developments.
1984	No significant changes to the site compared to the 1975 aerial photograph.	Continual development of the surrounding areas with an increasing number of high-rise developments and infrastructure (road) developments around Darling Harbour.

Year	Site	Surrounding Land Use
1991	The eastern half of the site appears to have been redeveloped and a high-rise building has been constructed and is consistent with the present day building on the eastern half of the site	Continual development of the surrounding areas with an increasing number of high-rise developments (including the building immediately east of the site) and infrastructure (road) developments around Darling Harbour.
2009	No significant changes to the site compared to the 1991 aerial photograph.	Continual development of the surrounding areas with increasing number of redevelopments or both buildings and infrastructure.
2020	No significant changes to the site compared to the 2009 aerial photograph.	Continual development of the surrounding areas with increasing number of redevelopments or both buildings and infrastructure. Significant changes to the building immediately south of the site with additional high-rise buildings erected.

5.3 Public Registers and Planning Records

NSW EPA Notices	No Notices within 1 km of the site; accessed 28 August 2020.
NSW EPA Licences	There were a number of licences within 500 m of the site, although they were either surrendered, no longer in force or notices which had been previously enacted and competed. Majority of the licences were related to road works, excavation works, generation or storage of hazardous wastes / group A wastes (dental facility) unlikely to cause broadscale contamination. A clean up notice was listed for a site south east of the site of perchlorinated compounds in 2012. No licences for activities were listed close enough to the site to have a contamination impact on the site, accessed 28 August 2020.
SafeWork NSW records of Schedule 11 hazardous chemicals on premise	A search of SafeWork NSW records of Schedule 11 hazardous chemicals stored on the premises was undertaken on 18 August 2020. Results of the search showed that there was no record of the storage of hazardous chemicals at the site held by SafeWork NSW. A copy of the letter from SafeWork NSW showing the results of the search is included in Appendix D.
Section 10.7 Part (2) & (5) Planning Certificate	Section 10.7 (2) and (5) planning certificate was obtained from City of Sydney and is dated 5 August 2020. The site is zoned as B8 Metropolitan Centre and was not subject to any contamination related certificates, loose-fill asbestos insulation records and not declared to be significantly contaminated land (or related management order, voluntary management proposals, ongoing maintenance order or site audit.

	It was noted in Part 5 that the Council Records did not have sufficient information about land uses (including previous uses) to confirm that the land had not been used for a purposed which would be likely to have contaminated the land. It was noted that the land was within or above a rail corridor or within 25 meters of a rail corridor. A copy of the planning certificate is included in Appendix E.
Council Records	Council Records available via the Government Information (Public Access) Act 2009 (GIPA Act) were reviewed by DP and the following relevant Records were noted: 1969 Development Application for Westley Centre and Piccadilly for a new building with offices and shops (Westley Plaza and Tower Block). Noting plans to remove all existing buildings. Record of pedestrian bridge paid for in 1974. Application states building to be used for retail on ground floor and first two stories, 4 levels of basement parking including plant rooms on basement level 1 and up to 26 levels with chapel office and plant rooms. Includes record of previous use of the site as a shopping arcade on ground and lower floors, commercial in the upper floors since 1951 and a eight storey building with a basement erected in 1965 as a shopping arcade, auditorium, office and club. 1972 plans for Piccadilly Court- sprinkler tank plans, sump pump in the basement, grease arrestor in basement and bituminous fibreboard joint against columns in the basement. 1991 - Amendments to approved development applications and includes a letter from 1990 which has reference to the discharge lourve of the diesel generator room. A copy of the available council records is included in Appendix F, noting that only records available digitally were reviewed.

5.4 Asbestos Register

A copy of the *Hazardous Materials Reinspection Report* by Coffey[1] was provided to DP by the client and reviewed, with relevant information summarised below. A copy of the report is included in Appendix G.

- The report comprised the results for a survey of previously identified asbestos containing materials (ACM) and other hazardous materials at the 32 story office building 'Piccadilly Tower' located at 133 Castlereagh Street, Sydney;

[1] Coffey 2017, *Hazardous Materials Reinspection, 133 Castlereagh Street, Sydney, NSW 2000* dated 15 July 2017 (reference 754-SYDEN207646)

- Based on their survey the following conclusions were made:
  - No ACM was identified or suspected onsite and an asbestos register is included in the report identifying areas which were surveyed and their asbestos risk;
  - No lead based dust was identified or suspected onsite;
  - No polychlorinated biphenyls were identified or suspected onsite;
  - Synthetic mineral fibres (SMF) was identified in the building, largely associated with insulation within the building of pipes, pant rooms and in celling spaces throughout all levels; and
  - Ozone depleting substances were identified in the chillers, air-conditioning units, inverter units and fridges identified on level 32, loading dock, basement level P2 and basement level P3.
- It was noted that there were areas within the building which may contain ACM, lead-based paint and PCBs although not identified in their survey and that these areas should be considered unsurveyed and requiring survey and these areas without access are listed in Section 3.1 of the Survey (Coffey 2017).

5.5 Site History Integrity Assessment

The information used to establish the history of the site was sourced from reputable and reliable reference documents, many of which were official records held by Government departments / agencies. The databases maintained by various Government agencies potentially can contain high quality information, but some of these do not contain any data at all.

In particular, aerial photographs provide high quality information that is generally independent of memory or documentation. They are only available at intervals of several years, so some gaps exist in the information from this source. The observed site features are open to different interpretations and can be affected by the time of day and/or year at which they were taken, as well as specific events, such as flooding. Care has been taken to consider different possible interpretations of aerial photographs and to consider them in conjunction with other lines of evidence.

5.6 Summary of Site History

The site history information suggests that the site was acquired by the current owner progressively since the 1970s to 1980s i.e., The Uniting Church in Australia Property Trust. Information on historical aerial photographs and historical leases suggest the site has been used for commercial / retail land uses since the 1930s with possible some residential land use prior to the 1970s. The site was largely redeveloped around the 1970s to medium density buildings and redeveloped again to the high rise building present today in the early 1990s.

Based on the site history, there appears to have been the storage of diesel, a grease arrestor associated with building operations. Hazardous building materials were used (SMF and ozone depleting substances) and identified in the Coffey (2017) survey, although there is still the possibility for asbestos, lead-based dust and PCBs to be present within the building in unsurveyed areas. The basement car parking and associated loading dock appear to have been developed in the 1990s although a shallower basement appeared to be in part of the site earlier on and there is a low risk that the underlying soil may have been impacted from these activities.

6. Site Walkover

A site walkover was undertaken by an environmental engineer on 26 August 2020. At the time of the walkover, access to the internal areas of the site was not available. The general site topography was consistent with that described in Section 4. The site layout appears to have remained unchanged from the 1991 aerial photograph. The following key site features pertinent to the PSI were observed from either the street or the public thorough fare through the site.

- Basement parking with loading dock although no access was available at the time of the walkover;
- The site was entirely paved with no access to soil with pavements in generally good condition with little to no staining evident;
- Lower levels used for retail shops including a food court;
- The upper levels were utilised as office facilities and access to these areas were not available;
- The church, associated theatre and teaching facilities were part of the complex and appeared to be in good condition when viewed from the street; and
- Public toilet facilities were present across the site.

6.1 Interview with Site Personnel

DP interviewed the centre manager on 26 August 2020 and identified the following during the interview:

- The site includes 5 basement levels with a general maintenance workshop and storage of general cleaning supplies;
- Grease arrestors are present on site and more have been added over time, although the location of these was not confirmed;
- No record of onsite contamination incidences or accidents which may potentially contaminate the site; and
- Site use has been historically as commercial / retail.

7. Potential Areas of Environmental Concern

From the site history review and the site inspection, it is considered a potential for contamination exists at the site. Five areas were identified as potential areas of environmental concern (PAEC) and are summarised in Table 3.

It should be noted that as only a limited access site walkover was completed, the PAEC identified in relation to the site walkover cannot be ruled out without intrusive investigation being completed.

Table 3: Summary of Identified Potential Areas of Environmental Concern

PAEC#	Identified from	Description	Comment
1	1978 and 1991 aerials	Demolished structure replaced by current buildings on site	Development of site likely to have included demolition and excavations with possible demolition waste generated on site.
2	Site walkover and Council records	On site diesel storage and grease arrestors	Likely to have tanks on site (above or underground) for historical diesel storage and grease arrestors (currently still in use).
3	Title Deeds	History of commercial / retail use and possibly some industrial use	Title deeds allude to a long history of commercial land use including and some potential for chemicals and waste products from the various activities may have contaminated the soil.
4	Site walkover and Historical Aerials	Adjacent site uses	The surrounding area is largely occupied by commercial and retail buildings and a number of developments in the adjacent areas have been undertaken in the area. There is a possibility that either adjacent land uses, or construction works may have impacted the present day site.
5	Site walkover	Potentially contaminated imported fill	Although the site appears to have been excavated to form the present day basement levels, there is a potential for contaminated fill or hazardous building materials to be present beneath the building slabs.

A preliminary Conceptual Site Model (CSM) has been developed to assist in identifying the potential for PAEC to impact on human health or the environment under the proposed development. The CSM includes the identification of possible source - pathway - receptor linkages for the potential contaminants identified. These possible linkages are also used to inform further investigations.

The following potential sources of contamination are identified based on the PAEC. The contaminants of potential concern (COPC) are also listed:

- S1: Fill: Associated with levelling, and demolition of former buildings on the site.
  - COPC include metals, total recoverable hydrocarbons (TRH), benzene, toluene, ethylbenzene, xylene (BTEX), polycyclic aromatic hydrocarbons (PAH), polychlorinated biphenyls (PCB), organochlorine pesticides (OCP), phenols and asbestos.
- S2: Previous and current site uses (commercial and retail): A long history of commercial and retail activity, including diesel storage and grease traps:
  - COPC include metals, TRH, BTEX, PAH, PCBs, phenols and asbestos.
- S3: Deterioration and demolition of previous and existing buildings: The potential for hazardous building materials to have been used in the construction of current structures, their deterioration and proposed demolition pose a risk for these materials to be exposed.
  - COPC include asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB.
- S4: Adjacent site uses: Long history of commercial/retail land use in the area suggest the possibility of adjacent site uses presenting potential contamination risks to the site if previous spills / leaks have occurred in the past.
  - COPC include lead, TRH, BTEX, PAH, and volatile organic compounds (VOC).

Potential Receptors

The following potential human receptors have been identified:

- R1: Current users - commercial (retail workers and customers);
- R2: Construction and maintenance workers;
- R3: End users - commercial (retail workers and customers); and
- R4: Adjacent site users - commercial.

The following potential environmental receptors have been identified:

- R5: Groundwater;
- R6: Terrestrial Ecology (nearby trees around the site and Hyde Park to the east); and
- R7: Darling Harbour (nearest surface water body).

It is noted that the given the likely depth to groundwater (based on elevation of the site) the potential for site contaminants (if present) to impact on groundwater is low. Furthermore, the potential for off-site contamination to impact groundwater, and then the site, is low.

Potential Pathways

The following potential pathways have been identified:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours;
- P3: Surface water runoff (previous to current building construction as current site is covered by a concrete slab)
- P4: Lateral migration of groundwater providing base flow to water bodies; and
- P5: Leaching of contaminants and vertical migration into groundwater.

Summary of Potentially Complete Exposure Pathways

A ‘source - pathway - receptor’ approach has been used to assess the potential risks of harm being caused to human or environmental receptors from contamination sources on or in the vicinity of the site, via exposure pathways (potential complete pathways). The possible pathways between the above sources (S1 to S4) and receptors (R1 to R7) are provided in below Table 3.

Table 3: Summary of Potentially Complete Exposure Pathways

Source and COPC	Transport Pathway	Receptor	Risk Management Action
S1: Fill Metals, TRH, BTEX, PAH, OCP and asbestos S2: Previous and current site use metals, TRH, BTEX, PAH, PCBs, phenols and asbestos S4: Adjacent Site Uses lead, TRH, BTEX, PAH, and volatile organic compounds (VOC)	P1: Ingestion and dermal contact	R1: Current users [commercial] R2: Construction and maintenance workers	An intrusive investigation is recommended to assess possible contamination including testing of the soils and (if considered warranted) groundwater.
	P2: Inhalation of dust and/or vapours	R1: Current users [commercial] R2: Construction and maintenance workers R3: End users [commercial] R4: Adjacent site users [commercial]	
	P3: Surface water runoff P4: Lateral migration of groundwater providing base flow to water bodies P5: Leaching of contaminants and vertical migration into groundwater	R5: Groundwater R6: Terrestrial Ecology (off-site) R7: Scotts Creek	
S3: Building deterioration and demolition asbestos, synthetic mineral fibres (SMF), lead (in paint) and PCB	P1 - Ingestion and dermal contact	R1 - Current users R3 - Construction and maintenance workers	Assessment of the filing, primarily near surface soils, for contaminants. Hazardous building materials survey in areas considered unsurveyed or changed since the previous survey (Coffey 2017)
	P2 - Inhalation of dust and/or vapours	R1 - Current users R2 - End users R3 - Construction and maintenance workers R4 - Adjacent site users	

8. Conclusions and Recommendations

Based on the site history information that was reviewed and the observations made during the site walkover, DP considers that there is a generally low risk that the site is impacted by any broad scale or significant contamination. However, the investigation has identified a number of PAEC and potential contaminant source-pathway-receptor linkages that require intrusive investigation to assess.

It is considered that the site can be made suitable for the proposed redevelopment following an intrusive investigation and a hazardous building materials survey of the areas which have not been surveyed or changed since the previous survey prior to demolition. Should any contamination be identified, it can be appropriately managed through a specific remediation action plan.

Furthermore, any fill or soil designated for offsite disposal will require a waste classification in accordance with the NSW EPA Waste Classification Guidelines 2014 which can be undertaken as part of the aforementioned intrusive investigation.

9. References

NSW 1:25 000 Acid Sulphate Soil Risk Map

Geological Survey of NSW Sydney, 1:100 000 Geology Sheet

NEPC (2013) National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013)

NSW EPA (2017) Guidelines for the NSW Site Auditor Scheme (3rd Edition)

NSW EPA (2020) Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites

10. Limitations

Douglas Partners (DP) has prepared this report (or services) for this project at 133 Castlereagh Street, Sydney in accordance with DP's proposal SYD200827 dated 29 July 2020 and acceptance received from Stocklands Development Pty Ltd dated 5 August 2020. The work was carried out under the Short Form Consultancy Term Agreement between Stocklands Development Pty Ltd and Douglas Partners Pty Ltd. This report is provided for the exclusive use of Stocklands Development Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

DP's advice is based upon the conditions encountered during the visual inspection. The accuracy of the advice provided by DP in this report may be affected by budget constraints imposed by others or by site accessibility.

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

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

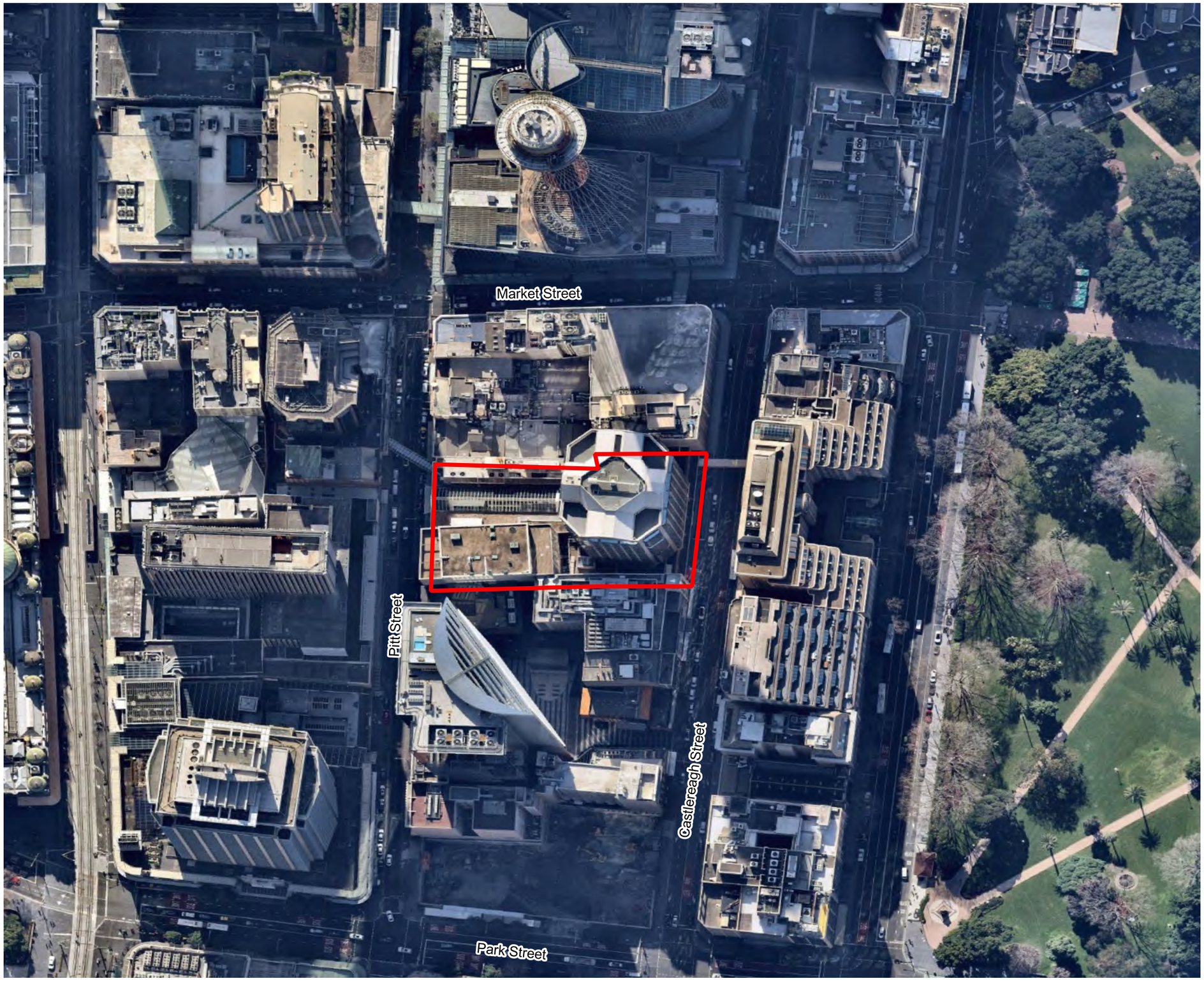
The contents of this report do not constitute formal design components such as are required, by the Health and Safety Legislation and Regulations, to be included in a Safety Report specifying the hazards likely to be encountered during construction and the controls required to mitigate risk. This design process requires risk assessment to be undertaken, with such assessment being dependent upon factors relating to likelihood of occurrence and consequences of damage to property and to life. This, in turn, requires project data and analysis presently beyond the knowledge and project role respectively of DP. DP may be able, however, to assist the client in carrying out a risk assessment of potential hazards contained in the Comments section of this report, as an extension to the current scope of works, if so requested, and provided that suitable additional information is made available to DP. Any such risk assessment would, however, be necessarily restricted to the environmental components set out in this report and to their application by the project designers to project design, construction, maintenance and demolition.

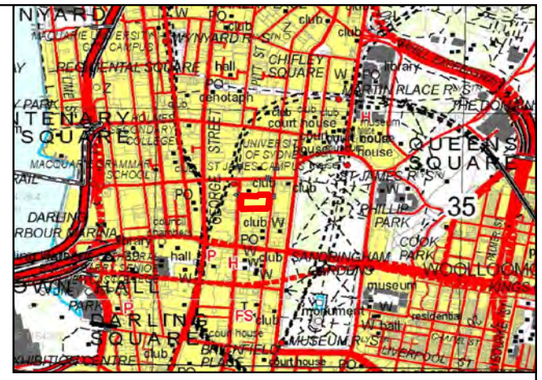
Douglas Partners Pty Ltd

Appendix A

Drawings

About This Report





LOCALITY MAP

Notes:
1. Basemap from nearmap.com (dated 01/08/2020)

Legend

Approximate Site Boundary

0 10 20 30 40 50 60 70 80 90 100 m

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stockland Commercial Property		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	1:1000 @ A3	DATE:	25.08.2020

TITLE: **Site Location Plan**
Proposed Commercial Development
133 Castlereagh Street, Sydney

N

PROJECT No:	86990.01
DRAWING No:	1
REVISION:	0

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

Historical Title Deeds

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

Address: - 133 to 145 Castlereagh Street, Sydney

Description: - Lot 10 D.P. 828419 (excluding Stratum Lot 141 D.P. 1231660)

As regards the part numbered (1) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
10.06.1923 (1923 to 1968)	Hoskings Estate Co Limited	Vol 1449 Fol 140 Now Vol 4950 Fol 25
15.08.1968 (1968 to 1968)	Stocks & Holdings (General) Pty Limited	Vol 4950 Fol 25
15.08.1968 (1968 to 1971)	Stocks & Realty (Central) Pty Limited	Vol 4950 Fol 25
31.03.1971 (1971 to 1982)	Millbank Property Investments Pty Limited Now Abbey Orchard Property Investments Pty Limited	Vol 4950 Fol 25 Now Vol 13949 Fol 107
27.04.1982 (1982 to date)	# The Uniting Church in Australia Property Trust (N.S.W.)	Vol 13949 Fol 107 Now 10/828419

Denotes current registered proprietor

Easements: -

- 23.02.1938 (C 735050) Right of Footway over part – released 05.04.1974

As regards the part numbered (2) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
31.12.1929 (1929 to 1964)	James Edward Carruthers (Methodist Minister) (Also, others) (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	Vol 4364 Fol 24 Now Vol 5862 Fol 232
10.12.1964 (1964 to 1972	Ebenezer Frank Vickery (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	Vol 5862 Fol 232 Now Vol 9935 Fol's 89 & 90
13.07.1972 (1972 to date)	# Methodist Church (N.S.W.) Property Trust Now # The Uniting Church in Australia Property Trust (N.S.W.)	Vol 9935 Fol's 89 & 90 Now 10/828419

Denotes current registered proprietor

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

As regards the part numbered (2A) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
02.03.1926 (1926 to 1960)	W.H. Paling & Co Limited	Vol 1865 Fol 219
16.03.1960 (1960 to 1972)	Ebenezer Frank Vickery (Also, others) (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	Vol 1865 Fol 219 Now Vol 9935 Fol's 89 & 90
13.07.1972 (1972 to date)	# Methodist Church (N.S.W.) Property Trust Now # The Uniting Church in Australia Property Trust (N.S.W.)	Vol 9935 Fol's 89 & 90 Now 10/828419

Denotes current registered proprietor

As regards the part numbered (3) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
25.09.1933 (1933 to 1960)	W.H. Paling & Co Limited	Vol 4593 Fol 131
16.03.1960 (1960 to 1975)	Ebenezer Frank Vickery (Also, others) (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	Vol 4593 Fol 131 Now Vol 10104 Folio 83
23.09.1975 (1975 to date)	# Methodist Church (N.S.W.) Property Trust Now # The Uniting Church in Australia Property Trust (N.S.W.)	Vol 10104 Folio 83 Now 10/828419

Denotes current registered proprietor

As regards the part numbered (4) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
16.04.1914 (1914 to 1924)	Charles Hadley Hayes (Gentleman)	Vol 2465 Fol 63
25.11.1924 (1924 to 1937)	Edwin Campbell Hayes (Clerk) Arthur Fortnam Hayes (Shipping Clerk) (Transmission Application not investigated)	Vol 2465 Fol 63
17.09.1937 (1937 to 1952)	Edwin Campbell Hayes (Clerk) – (& his deceased estate) Arthur Fortnam Hayes (Shipping Clerk) Gertrude Emily Strickland (Married Woman) Constance Emmeline Elizabeth Hayes (Spinster)	Vol 2465 Fol 63 Now Vol 4899 Fol's 204 to 207
29.10.1952 (1952 to 1959)	Edwin Campbell Hayes (Clerk) – (& his deceased estate) Minnie Beatrice Hayes (Widow) – (& her deceased estate) Gertrude Emily Strickland (Married Woman) Constance Emmeline Elizabeth Hayes (Spinster) – (& her deceased estate) (Transmission Application not investigated)	Vol 4899 Fol's 204 to 207

ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards the part numbered (4) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
20.10.1959 (1959 to	Hoskins Estate Co Pty Limited	Vol 4899 Fol's 204 to 207 Now Vol 8109 Fol 66
15.08.1968 (1968 to 1971)	Stocks & Holdings (General) Pty Limited	Vol 8109 Fol 66
31.03.1971 (1971 to 1982)	Millbank Property Investments Pty Limited Now Abbey Orchard Property Investments Pty Limited	Vol 8109 Fol 66 Now Vol 13949 Fol 107
27.04.1982 (1982 to date)	# The Uniting Church in Australia Property Trust (N.S.W.)	Vol 13949 Fol 107 Now 10/828419

Denotes current registered proprietor

Easements: -

- 23.02.1938 (C 735050) Right of Footway over part – released 05.04.1974

As regards the part numbered (5) on the attached Cadastral Records Enquiry Report

Date of Acquisition and term held	**Registered Proprietor(s) & Occupations where available**	**Reference to Title at Acquisition and sale**
01.03.1922 (1922 to 1970)	James Edward Carruthers (also, numerous others) (Trustees Church Property Act 1889 to 1902) (Intervening trustees not listed)	Vol 2701 Fol 228
05.05.1970 (1970 to date)	# Methodist Church (N.S.W.) Property Trust Now # The Uniting Church in Australia Property Trust (N.S.W.)	Vol 2701 Fol 228 Now 10/828419

Denotes current registered proprietor

Leases, excluding premises, continued as regards the whole: -

- Lease Folios not investigated
- 12.09.1989 (Y 517772) to Capital Land Corporation Limited (now) Trust Company Limited – expires 01.08.2091
- (U 351512) to Sydney Electricity of Substation premises 6655 & 6656, together with Rights of Way and Easements
  - Lessee now Alpha Distribution Ministerial Holding Corporation
  - 28.02.2017 (AK 971351) Lease of Lease to Blue Asset Partner Pty Ltd, Eric Alpha Asset Corporation 1 Pty Ltd, Eric Alpha Asset Corporation 2 Pty Ltd, Eric Alpha Asset Corporation 3 Pty Ltd Eric Alpha Asset Corporation 4 Pty Ltd
  - 28.02.2017 (AK 971352) Sub Lease to Blue Op Partner Pty Ltd, Eric Alpha Operator Corporation 1 Pty Ltd, Eric Alpha Operator Corporation 2 Pty Ltd, Eric Alpha Operator Corporation 3 Pty Ltd Eric Alpha Operator Corporation 4 Pty Ltd

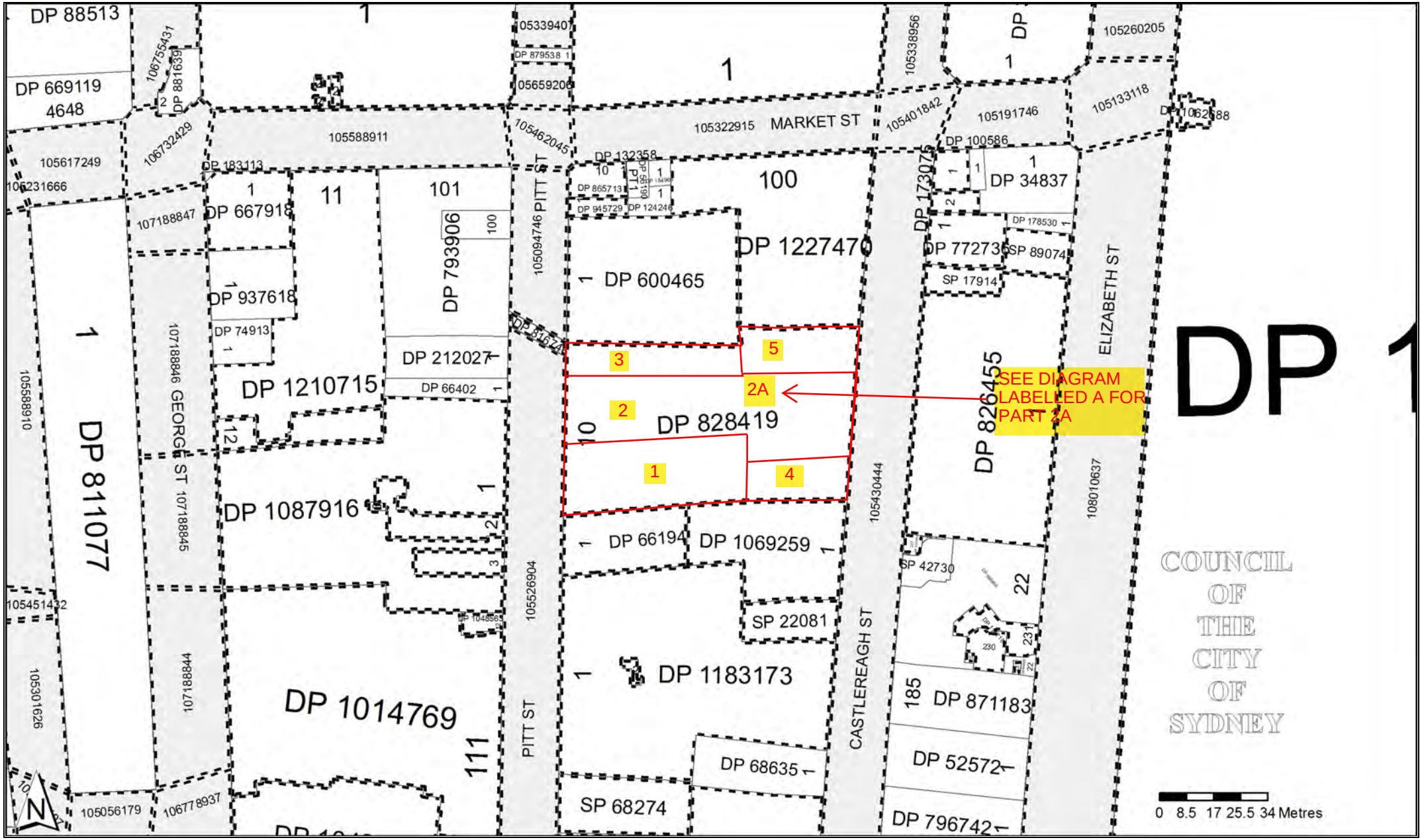
Easements continued as regards the whole: - NIL

Yours Sincerely,
Mark Groll
25 August 2020

Cadastral Records Enquiry Report : Lot 10 DP 828419

Ref : Sydney 133 Castlereagh Stree

Locality : SYDNEY
Parish : ST JAMES
LGA : SYDNEY
County : CUMBERLAND



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This information is provided as a searching aid only.Whilst every endeavour is made to ensure that current map, plan and titling information is accurately reflected, the Registrar General cannot guarantee the information provided. For ALL ACTIVITY PRIOR TO SEPTEMBER 2002 you must refer to the RGs Charting and Reference Maps

Req:R532601 /Doc:CT 12417-176 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:24-Aug-2020 08:53 /Seq:1 of 6
© Office of the Registrar-General /Src:INFOTRACK /Ref:Sydney 133 Castlereagh Stree

12417176

[redacted]ICATE OF TITLE

NEW SOUTH WALES

[redacted] PROPERTY ACT, 1900

Appln No.12234

Prior Title Vol.4950 Fol.25

Vol. 12417 Fol. 176

Edition issued 24-4-1974.

12417 Fol. 176 (Page 1) Vol.

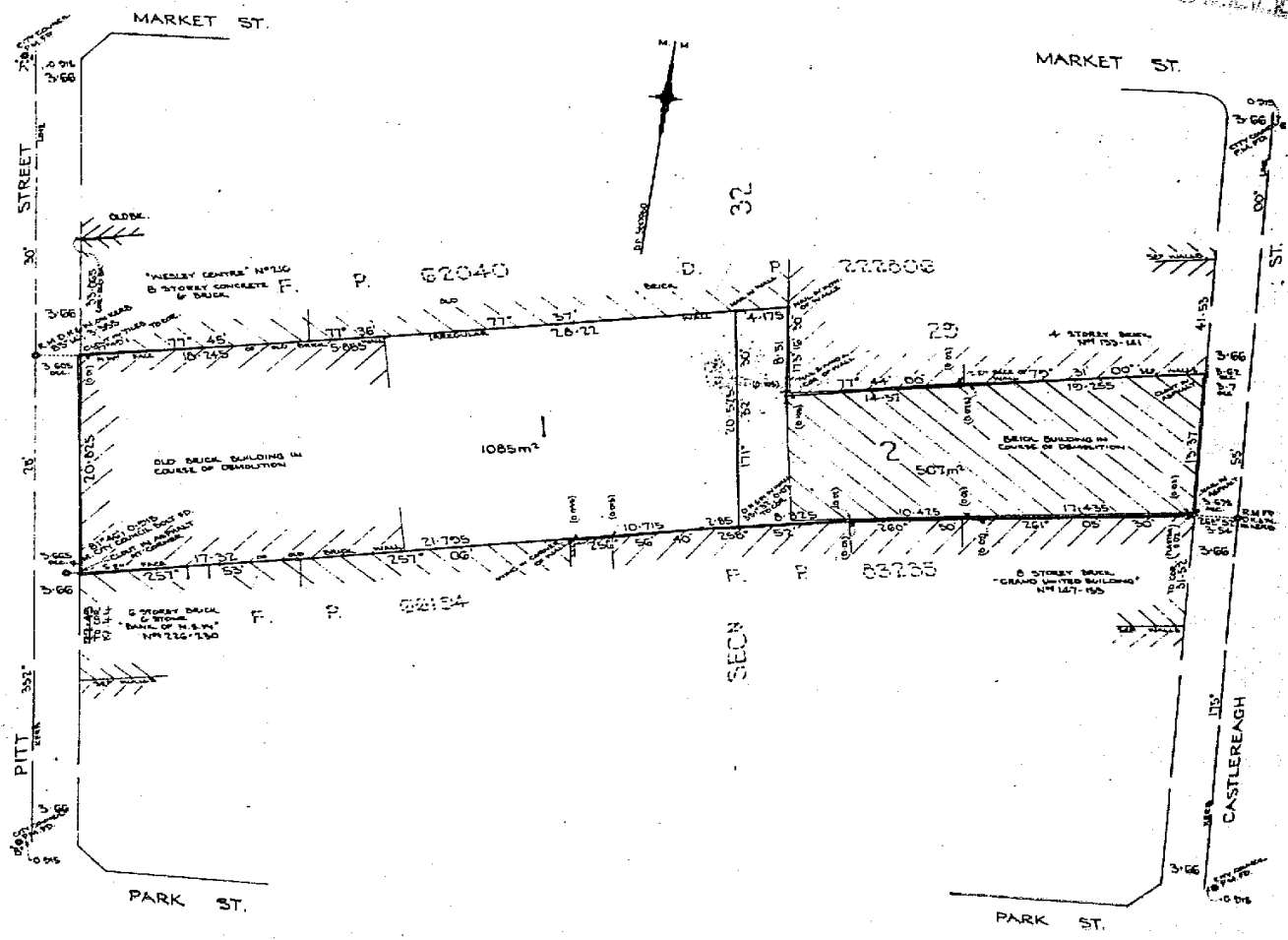
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

CANCELLED



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 560960 in the City of Sydney Parish of St.James and County of Cumberland being part of Allotment 7 of Section 32 granted to Patrick Moore on 16-8-1834 and part of Allotment 8 of Section 32 granted to John William Wood on 12-4-1837.

FIRST SCHEDULE

ABBEY ORCHARD PROPERTY INVESTMENTS PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, [redacted]tained in the Crown Grant above referred to.
2. ~~Mortgage No.N208321 to Four Millbank[redacted]inees Limited. Entered 10-5-1973.~~ Discharged Q697348
3. Mortgage No.N297800 to Permanent Nominees Limited. Entered 5-4-1974.
4. ~~Postponement of Mortgage No.N2[redacted] whereby Mortgage No.N297800 is entitled in priority as if it had been registered b[redacted] Mortgage No.N208321. Entered 5-4-1974.~~ Cancelled Q697348

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.
PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON
NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Req:R532601 /Doc:CT 12417-176 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:24-Aug-2020 08:53 /Seq:2 of 6
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Vol. 12417 Fol. 176

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
This deed is cancelled as to the whole					
New Certificate of Title issued 29-10-1979					
for lots in Deposited 602641 as follows:-					
Lots 3 Vol. 13949 Fol. 107 respectively.					

REGISTRAR GENERAL

NEW CERTIFICATE(S) OF TITLE ISSUING ON DP602641.
NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO SURVEY DRAFTING BRANCH.

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
			For Leases of Premises see Schedule.					

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

(Page 2 of 4 pages)

Req:R532601 /Doc:CT 12417-176 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:24-Aug-2020 08:53 /Seq:3 of 6
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SECOND SCHEDULE (continued)

PREMISES COMPRISING PART OF THE BUILDING KNOWN AS "PICCADILLY COURT" - 222 PITT STREET, SYDNEY. (TOGETHER WITH AND RESERVING RIGHTS.)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	Shop or Suite.	Floor.	LESSEES	DATE OF EXPIRY	ENTERED	Signature of Registrar General	CANCELLATION
Lease	P498988	------	Suite 402.	4th.	to Astronaut Travel Service Pty. Limited.	31-8-1981.	10-12-1975.		
~~Lease~~	~~P530501~~	~~alt~~	~~Shop 3.~~	~~--~~	~~to Bonna Knazovicka of Elizabeth Bay, Shop Proprietress.~~	~~6-10-1978.~~	~~10-12-1975.~~		EXPIRED.
~~Lease~~	~~P498986~~	~~alt~~	~~Suite 1.~~	~~4th.~~	~~to Barley Marketing Board of New South Wales.~~	~~7-3-1978.~~	~~5-1-1976.~~		EXPIRED
Lease	P505695	------	Shop 17.	Castlereagh Street.	to Anthony Braddock, Retailer and Trisha Braddock, Married Woman, both of Darling Point.	9-10-1981.	5-1-1976.		
Lease	P831286	------	23,24 & 25	~~Castlereagh~~ Castlereagh Street	to Edward Beale of Sydney Pty. Limited	10-7-1980	6-8-1976		
Lease	Q95898	------	Shop 13.	--	to Montalivet Pty. Limited.	31-12-1979.	28-2-1977.		
Lease	Q98478	------	Suite 3.	8th.	to H.P. Launder Pty. Limited.	30-9-1982.	10-3-1977.		
Lease	Q198830	------	Suite 4.	8th.	to Mahdom Trading Company Pty. Limited.	30-9-1979.	16-5-1977.		
Lease	Q208362	------	Suite 2.	8th.	to Nicholas Joseph Papallo of Dover Heights, Retailer.	31-1-1983.	4-7-1977.		
Lease	Q210209	------	Shop 26.	Castlereagh Street.	to The Shirdress Shop Pty. Limited.	18-12-1980.	4-7-1977.		
Lease	Q235513	------	Shop 22.	Castlereagh Street.	to Gisele Bourgine of Double Bay, Retailer.	5-4-1980.	4-7-1977.		
Lease	Q235515	------	Shop 28.	Castlereagh Street.	to Michael Parkhill and Lalla Margaret Parkhill, both of Ashfield, Retailers.	20-4-1980.	4-7-1977.		
Lease	Q265211	------	Shop 5.	Pitt St.	to Judith Anne Purcell of Epping and Christine Anne Tanner of Rose Bay, Hairdressers.	30-4-1983 ~~30-4-1980.~~	27-7-1977.		
Lease	Q293107	------	Shop 4.	Pitt St.	to Raymond Charles Swanwick of Bellevue Hill, Retailer.	3-4-1983 ~~3-4-1980.~~	27-7-1977.		
Lease	Q293109	------	Shops 18 & 19.	Castlereagh Street.	to Kurt Seifert of Mount Ku-ring-gai, Retailer.	11-4-1980.	27-7-1977.		
~~Lease~~	~~Q293111~~	~~alt.~~	~~Shop 2.~~		~~to The Workers Cash Order and Finance Co. Limited.~~	~~31-8-1978.~~	~~27-7-1977.~~		EXPIRED
Lease	Q293113	------	Suite 5.	8th.	to The Workers Cash Order and Finance Co. Limited.	28-2-1980.	27-7-1977.		
Lease	Q450289	------	Shop 21	Castlereagh Street	to David John Blaik and Peter Edward Blaik both of Licombe, Retailers.	5-6-1980	18-11-1977		
Lease	Q614170	------	Suite 3.	9th.	to Phonographic Performance Company of Australia Limited.	30-11-1980.	23-3-1978.		
Lease	Q737729	------	Shops 29 & 30	Castlereagh Street	to Sam Vlahos of Sydney, Retailer and Olga Vlahos his wife	15-10-1981	16-6-1978		
Lease	R16867	------	Suite 904.	9th.	to Corporate Direction Pty. Limited.	30-6-1980.	20-12-1978.		

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Q984782 Suite 3, 479cc

(Page 3 of 4 pages)

CT 22.10.7

CT 23.3.7

Q198830L suite 4 8th flr 83cc

Q218475 shop 27 wrong 60c

Q208362L suite 2 8th floor 3cc

Q210209L shop 26 210cc

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Q235513L shop 22 4cc

5L

shop 28 6cc

CT 12.7.77.

SECOND SCHEDULE (continued)

see extra sheet

(Page 4 of 4 pages)

CT 10/7/78

INSTRUMENT			LESSEES	DATE OF EXPIRY	ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	DATE					

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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Req:R532601 /Doc:CT 12417-176 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:24-Aug-2020 08:53 /Seq:5 of 6
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To be used for entry of Delayed No's only.

Q265211 L Shop 5 Pitt Level R
— 2 CCL R
Q293107 L Shop 4 Pitt Level R
— 8 CCL R
— 9 L Shops 18+19 Castlereagh Level R
— 110 CCL R
— 1 L Shop 2 Piccadilly Arcade R
— 2 CCL R
— 3 Suite 5 8th Floor (L) R
— 4 CCL. R
CT 5.8.77.
Q450289 L Shop 21 R
— 290 CCL R
Q614170 L Suite 3 on 9th Floor
— 1 CCL } R
Q697348 D/M (N208321) R.
Q737729 L ~~Shops 29+30~~
— 30 CCL } R
~~Q975217 L Shop 22~~
~~— 8 CCL~~
~~— 9 L Shop 27~~
~~— 20 CCL~~ rejected 18.12.79.
R 1686 L
— 7 CCL } R
R 53794 L
5 CCL } Rejected
R 84171 L Rejected.
CT 27/2/79
R 340871/2/3/L LCCLS.
R 403 883/4 Sec CCL

To be used for entry of Delayed No's only.

Req:R532601 /Doc:CT 12417-176 CT /Rev:14-Jan-2011 /NSW LRS /Pgs:ALL /Prt:24-Aug-2020 08:53 /Seq:6 of 6
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Req:R497087 /Doc:CT 13949-107 CT /Rev:20-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:1 of 8
© Office of the Registrar-General /Src:INFOTRACK /Ref:Sydney 133 Castlereagh Stree

13949107

[redacted]FICATE OF TITLE

NEW SOUTH WALES [redacted]AL PROPERTY ACT, 1900

Vol. 13949 Fol. 107

CANCELLED [W]

EDITION ISSUED

CDN

CW 29 10 1979

Appln. Nos.12234 & 18514

Prior Titles Vol.12417 Fols.176 & 177

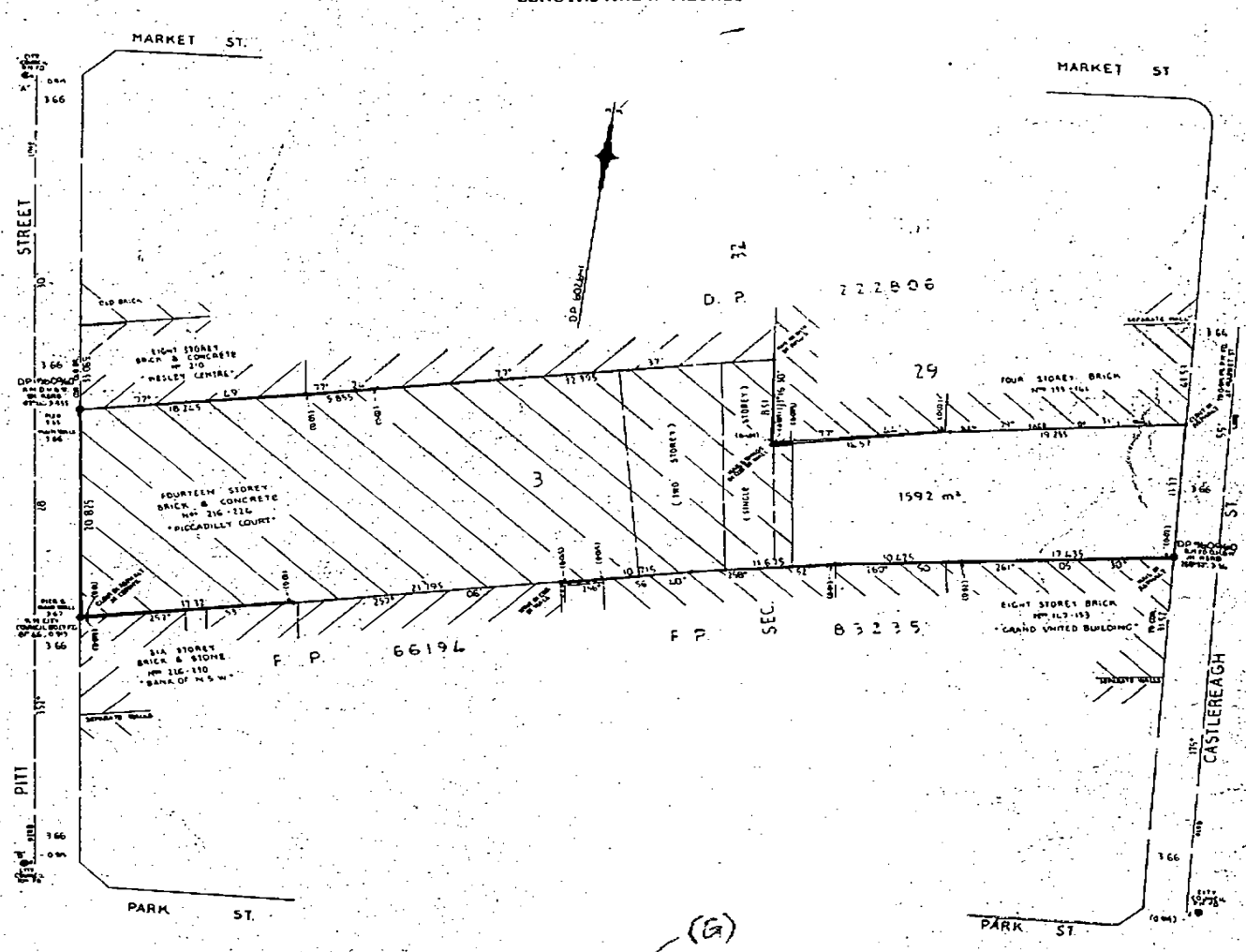
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Registrar General.

(Page 1) Vol. 13949 Fol. 107

PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

(G)

Estate in Fee Simple in Lot 3 in Deposited Plan 602641 at Sydney in the City of Sydney Parish of St.James and County of Cumberland being part of Allotment 7 of Section 32 granted to Patrick Moore on 16-8-1834, part of Allotment 8 of Section 32 granted to John William Wood on 12-4-1837 and part of Allotment 28 of Section 32 granted to Hugh Taylor on 23-8-1838.

FIRST SCHEDULE

~~ABBEY ORCHARD PROPERTY INVESTMENTS PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~N297800 Mortgage to Permanent Nominees Limited of the part formerly comprised in Certificate of Title Volume 12417 Folio 176.~~ Discharged S762477.
3. ~~R191747 Mortgage to Permanent Nominees Limited of the part formerly comprised in Certificate of Title Volume 12417 Folio 177.~~ Discharged S762478.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	Signature of Registrar General
The Uniting Church in Australia Property Trust (N.S.W.) by Transfer S987138. Registered 27-4-1982.				
~~FOLIO CANCELLED – NEW FOLIO IS~~ 3 602641				

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	Signature of Registrar General	CANCELLATION	
~~W906840~~		~~Caveat by By-Law No.2 Pty.Limited as regards Suite 1, 4th floor, Piccadilly Court, 222 Pitt Street, Sydney. Registered 10-8-1987.~~				
~~X808228~~		~~Caveat by State Bank of New South Wales. Registered 31-8-1988.~~			Withdrawn	X531949
~~X992483~~		~~Caveat by the Uniting Church in Australia Property Trust (N.S.W.) against premises being levels 3 and 4 Piccadilly Plaza, The Lyceum Theatre area, The Wesley Central Mission area at or below Pitt Street level, together with car parking spaces on car parking level 2 known as Piccadilly Plaza, 206-222 Pitt Street and 133-141 Castlereagh Street and 222 Pitt Street, Sydney. Registered 15-12-1988.~~			Y517760	
~~X992484~~		~~Caveat by The Uniting Church in Australia Property Trust (N.S.W.) against premises being levels 2, 3 and 5 known as Piccadilly Court, 222 Pitt Street, Sydney. Registered 15-12-1988.~~			Y517759	
Caveat	Y517778	~~By~~ The Uniting Church in Australia Property Trust (N.S.W.) ~~of part being Level 3,~~ Level 4 of Piccadilly Plaza, Lyceum Theatre area, the ~~Wesley Central Mission are at or below~~ Pitt Street Level. ~~Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989~~			Y517758	

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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S499276 1 2 3

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SECOND SCHEDULE (continued)

PREMISES COMPRISING PART OF THE BUILDING KNOWN AS "PICCADILLY COURT" - 222 PITT STREET, SYDNEY. (Together with and reserving rights).

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP OR SUITE	FLOOR	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
~~Lease~~	~~P498988~~	~~Suite 402~~	~~4th.~~	~~to Astronaut Travel Service Pty.Limited.~~	~~31- 8-1981~~	~~10-12-1975~~		Expired S483151.
~~Lease~~	~~P505695~~	~~Shop 17~~	~~Castlereagh Street~~	~~to Anthony Braddock, Retailer and Trisha Braddock, Married Woman, both of Darling Point.~~	~~9-10-1981~~	~~5 -1-1976~~		Surrendered R804906.
~~Lease~~	~~P831286~~	~~Shops 23, 24 & 25~~	~~Castlereagh Street~~	~~to Edward Beale of Sydney Pty.Limited.~~	~~10- 7-1980~~	~~6- 8-1976~~		Expired 21-7-1982.
~~Lease~~	~~Q95898~~	~~Shop 13~~		~~to Montalivet Pty.Limited.~~	~~31-12-1979~~	~~28- 2-1977~~		X566277
~~Lease~~	~~Q98478~~	~~Suite 3~~	~~8th.~~	~~to H.P.[illegible]der Pty.Limited.~~	~~30- 9-1982~~	~~10- 3-1977~~		Expired 25-7-1984.
~~Lease~~	~~Q198830~~	~~Suite 4~~	~~8th.~~	~~to Mahdom Trading Company Pty.Limited.~~	~~30- 9-1979~~	~~16- 5-1977~~		Expired 25-3-1980
~~Lease~~	~~Q208362~~	~~Suite 2~~	~~8th.~~	~~to Nicholas Joseph Pap[illegible] of Dover Heights, Retailer.~~	~~31- 1-1983~~	~~4- 7-1977~~		X566277
Lease	~~Q210209~~	~~Shop 26~~	~~Castlereagh Street~~	~~to The Shirtdress Shop Pty.Limited.~~	~~18-12-1980~~	~~4- 7-1977~~		Expired 7-12-1981.
~~Lease~~	~~Q235513~~	~~Shop 22~~	~~Castlereagh Street~~	~~to Gisele Bourgine of Double Bay, Retailer.~~	~~5- 4-1980~~	~~4- 7-1977~~		Expired 27-4-1982.
~~Lease~~	~~Q235515~~	~~Shop 28~~	~~Castlereagh Street~~	~~to Michael Parkhill and [illegible]la Parkhill, both of Ashfield, Retailers.~~	~~20- 4-1980~~	~~4- 7-1977~~		X566277
~~Lease~~	~~Q265211~~	~~Shop 5~~	~~Pitt Street~~	~~to Judith Anne Pure[illegible] of Epping and Christine Anne Tanner of Rose Bay, Hairdressers.~~	~~30- 4-1980~~ ~~30- 4-1983~~	~~27- 7-1977~~		5-3-1984
~~Lease~~	~~Q293107~~	~~Shop 4~~	~~Pitt Street~~	~~to Raymond Cha[illegible] Swanwick of Bellevue Hill, Retailer.~~	~~3- 4-1980~~ ~~3- 4-1983~~	~~27- 7-1977~~		X566277
~~Lease~~	~~Q293109~~	~~Shops 18 & 19~~	~~Castlereagh Street~~	~~to Kurt Seifert of Mount [illegible]ring-gai, Retailer.~~	~~11- 4-1980~~	~~27- 7-1977~~		X566277
~~Lease~~	~~Q293113~~	~~Suite 5~~	~~8th.~~	~~to The Workers Cash Order and Finance Co.Limited.~~	~~28- 2-1980~~	~~27- 7-1977~~		Expired 1-8-1980
~~Lease~~	~~Q450289~~	~~Shop 21~~	~~Castlereagh Street~~	~~to David John Blaik and Peter Edward Blaik, both of Lidcombe, Retailers.~~	~~5- 6-1980~~	~~18-11-1977~~		Surrendered R666980 R666981
~~Lease~~	~~Q614170~~	~~Suite 3~~	~~9th.~~	~~to Phonographic Performance Company of Australia Limited.~~	~~30-11-1980~~	~~23- 3-1978~~		4-1-1984
~~Lease~~	~~Q737729~~	~~Shops 29 & 30~~	~~Castlereagh Street~~	~~to Sam Vlahos of Sydney, Retailer and Olga Vlahos, his wife.~~	~~15-10-1981~~	~~16- 6-1978~~		Expired 22-2-1982.
~~Lease~~	~~R16867~~	~~Suite 904~~	~~9th.~~	~~to Corporate Direction Pty.Limited.~~	~~30- 6-1980~~	~~20-12-1978~~		29-5-1986
~~Lease~~	~~R340871~~	~~Shop 27~~	~~Piccadilly Arcade~~	~~to Leslie Barry Hughes of Croydon, Shop Proprietor, and Nancy Jean Hughes, his wife, as joint tenants~~	~~31-5-1983~~	~~14-11-1979~~		Surrendered S987136 S987137.
~~Lease~~	~~R340873~~	~~Shops 2 & 3~~	~~Piccadilly Arcade~~	~~to Bonna Knazovicka of Elizabeth Bay, Shop Proprietress, together with option of renewal.~~	~~6-10-1981~~	~~14-11-1979~~		Expired 22-2-1982
~~Lease~~	~~R403838~~	~~Suites 5 & 6~~	~~9th.~~	~~to Corporate Direction Pty.Limited, together with option of renewal.~~	~~2-1-1981~~	~~14-11-1979~~		29-5-1986
~~Lease~~	~~R456747~~	~~Shop 21~~	~~Castlereagh Street.~~	~~to Sargon Baijan of Maroubra, Key Cutter and Engraver, together with option of renewal.~~	~~31-5-1982.~~	~~14-11-1979~~		Surrendered S987134. S987135.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

SECOND SCHEDULE (continued)

PREMISES COMPRISING PART OF THE BUILDING KNOWN AS "PICCADILLY COURT" - 222 PITT STREET, SYDNEY. (Together with and reserving rights).

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP OR SUITE	FLOOR	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
~~Lease~~	~~R666978~~	~~Shops 14, 14, 16.~~	~~to Ronald Nathan of Maroubra in ½ share and Graham White of Marrickville in ½ share, Shop Proprietors, tenancy in common~~		~~31-12-1981~~	~~25-3-1980~~		
~~Lease~~	~~R666978 R744305~~	~~Shops Suite 14, 15, 16.~~	~~Pitt Street.~~	~~to Ronald Nathan of Maroubra in ½ share and Graham White of Marrickville in ½ share, Shop Proprietors, tenancy in common~~	~~31-12-1981~~	~~25-3-1980~~		Expired 22-2-1982.
~~Lease~~	~~R744305~~	~~Suite 1~~	~~9th.~~	~~to Bali Travel Service Pty. Limited, together with option of renewal.~~	~~31-12-1982~~	~~25-3-1980~~		29-5-1986
~~Lease~~	~~R744307~~	~~Shop 7~~	~~Pitt Street~~	~~to Bali Travel Service Pty Limited together with option of renewal~~	~~31-12-1982~~	~~25-3-1980~~		Surrendered S499270 S499271
~~Lease~~	~~R744309~~	~~Suite 4~~	~~8th~~	~~to Mahdom Pty. Limited~~	~~30-9-1982~~	~~25-3-1980~~		Expired 25-7-1984.
~~Lease~~	~~R744313~~		~~10th, 11th, 12th, 13th.~~	~~to Her Most Gracious Majesty Queen Elizabeth the Second. Together with option of renewal.~~	~~31-1-1984~~	~~25-3-1980~~		Expired 24-5-1984
~~Lease~~	~~R744315~~	~~Suite 8~~	~~9th~~	~~to Rose Bros. (Aust) Pty. Limited, together with option of renewal.~~	~~31-8-1982~~	~~25-3-1980.~~		29-5-1986
~~Lease~~	~~R746450~~	~~Suite 1.~~	~~8th.~~	~~to Italian Chamber of Commerce in Australia. Together with Option of Renewal.~~	~~31-10-1982.~~	~~10-6-1980.~~		4-1-1984
~~Lease~~	~~R744311~~	~~Shop 17.~~	~~Piccadilly Court.~~	~~to The Shirtdress Shop Pty. Limited. Together with Option of Renewal.~~	~~18-12-1983 18-12-1986.~~	~~10-6-1980.~~		Expired 25-7-1984.
~~Lease~~	~~R960850 R960849~~	~~Shop 4.~~	~~Pitt Level.~~	~~to Raymond Charles Swanwick of Bellevue Hill, Retailer.~~	~~3-4-1983.~~	~~10-6-1980.~~		Expired 30-8-1983
~~Lease~~	~~R881023~~		~~Whole 3rd.~~	~~to Republic of Indonesia. Together with Option of Renewal.~~	~~31-12-1982.~~	~~10-6-1980.~~		X566278
~~Lease~~	~~R910173~~	~~Suite 5~~	~~8th~~	~~to Able Management Resources Pty. Limited, together with option of renewal.~~	~~28-2-1983~~	~~1-8-1980~~		5-3-1984
~~Lease~~	~~R955187~~	~~Shop 20~~	~~Castlereagh St. Level~~	~~to George Frederick Witham of Kyeemagh, Painter-Decorator and Susan Elizabeth Witham his wife as joint tenants, together with option of renewal~~	~~27-2-1983~~	~~1-8-1980~~		Expired 30-8-1983
~~Lease~~	~~R960807~~	~~Shop 18~~	~~Castlereagh St. Level~~	~~to Michael Parkhill and Lalla Margaret Parkhill both of Blaxland, Shop Proprietors as joint tenants, together with option of renewal~~	~~11-4-1983~~	~~1-8-1980~~		Expired 30-8-1983
~~Lease~~	~~R986025~~	~~Suite 2.~~	~~7th.~~	~~to Secretarial Co-operative Society Limited. Together with Option of Renewal.~~	~~14-3-1983.~~	~~12-8-1980.~~		Expired 16-6-1983.
~~Lease~~	~~S188684~~	~~Shops 8,9 & 10.~~	~~Pitt Street.~~	~~to Max Goumas of Ashfield, Shop Proprietor.~~	~~11-5-1985.~~	~~26-11-1980.~~		29-5-1986
~~Lease~~	~~S188686~~	~~Shop 6.~~	~~Pitt St.,~~	~~to George Mouzayek and Alan Mouzayek, both of Marrickville, Shop Proprietors, tenants in common. Together with Option of Renewal.~~	~~20-1-1983.~~	~~26-11-1980.~~		X566277
~~Lease~~	~~S188690~~	~~Shop 28.~~	~~Castlereagh Street.~~	~~to Geoffrey Clifton of Le Pennec, Wholesaler. Together with Option of Renewal.~~	~~20-5-1983.~~	~~26-11-1980.~~		Expired 30-8-1983
~~Lease~~	~~S249205~~	~~Suite 1~~	~~5th~~	~~to Instant Companies (Aust) Pty. Limited together with option of renewal.~~	~~30-6-1983~~	~~2-1-1981~~		Expired 30-8-1983
~~Lease~~	~~S249207~~	~~Suite 909~~	~~9th~~	~~to Crierson (Aust) Pty. Limited together with option of renewal~~	~~14-9-1983~~	~~2-1-1981~~		Expired 24-5-1984
~~Lease~~	~~S249209~~	~~Suite 4~~	~~9th~~	~~to Corporate Directions Pty. Limited together with option of renewal~~	~~30-6-1983~~	~~2-1-1981~~		X566278

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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SECOND SCHEDULE (continued)

PREMISES COMPRISING PART OF THE BUILDING KNOWN AS "PICCADILLY COURT" - 222 PITT STREET, SYDNEY. (Together with and reserving rights)

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP OR SUITE	FLOOR	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
~~Lease~~	~~S249203~~	~~Shop 7~~	~~Pitt Street~~	~~to Surinder Singh Kumar and Helen Louise Keogh as tenants in common. Together with option of renewal~~	~~6-7-1983~~	~~29-5-1981~~		4-1-1984
Lease	S353426	Suite 1 Whole	7th Floor & 6th Floor	to The Commonwealth of Australia.	~~31-7-1891~~ 31-7-1991	29-5-1981		
~~Lease~~	~~S424212~~	~~-~~	~~1st Floor~~	~~to Bokum Holdings Proprietary Limited. Together with option of Renewal.~~	~~30-11-1983~~	~~29-5-1981~~		X566278
~~Lease~~	~~S483151~~	~~Suite 2~~	~~Level 4~~	~~to Astronaut Travel Service Pty. Limited.~~	~~30-9-1986~~	~~29-5-1981~~		X566278
~~Lease~~	~~S499272~~	~~Shops 11, 12 and 13~~	~~Piccadilly Arcade~~	~~to Noritake (Australia) Pty. Limited. Together with option of Renewal.~~	~~31-12-1984~~	~~29-5-1981~~		X566276
~~Lease~~	~~S526817~~	~~Shop 1.~~	~~Pitt Street.~~	~~to George Zarmarian and George Tomassian as joint tenants.~~	~~26-1-1987.~~	~~27-8-1981.~~		X566278
~~Lease~~	~~S607974~~	~~Shop 27.~~	~~Castlereagh Street.~~	~~to Manzilla Pty. Limited.~~	~~14-1-1986.~~	~~27-8-1981.~~		X566277
~~Lease~~	~~S821486~~	~~Shop 26.~~	~~Castlereagh Street.~~	~~to The Shirtdress Shop Pty. Limited.~~	~~18-12-1986.~~	~~7-12-1981.~~		Y577772
~~Lease~~	~~S821488~~	~~Suite 2.~~	~~9th.~~	~~to Phonographic Performance Company of Australia Limited.~~	~~30-11-1983.~~	~~7-12-1981.~~		29-5-1986
~~Lease~~	~~S940875~~	~~Shops 2 and 3.~~	~~Pitt Street.~~	~~to Bonne Knazovicko.~~	~~6-10-1984.~~	~~22-2-1982.~~		T917140
~~Lease~~	~~S940879~~	~~Shops 14 15. & 16.~~	~~Pitt Street.~~	~~to Ronald Nathan and Graham White, as tenants in common.~~	~~31-12-1986.~~	~~22-2-1982.~~		Y577772
~~Lease~~	~~S940881~~	~~Shops 29 & 30.~~	~~Castlereagh Street.~~	~~to Joseph Obaid and Salwa Obaid, as joint tenants.~~	~~31-8-1986.~~	~~22-2-1982.~~		Y577772
~~Lease~~	~~S940883~~	~~-~~	~~Whole 2nd.~~					
		~~Suites 1 and 1A.~~	~~4th.~~	~~to Metropolitan Water Sewerage & Drainage Board. Together with an option of renewal.~~	~~30-9-1983.~~	~~22-2-1982.~~		Expired 16-1-1985
~~S940877 Lease~~	~~S940877~~	~~Shop 5.~~	~~Pitt Street.~~	~~to Christine Anne Tanner. Together with an option of renewal.~~	~~30-4-1983.~~	~~27-4-1982.~~		5-3-1984
~~Lease~~	~~S987132~~	~~Shops 21. & 22.~~	~~Castlereagh Street.~~	~~to Tourex Development Company Limited. Together with an option of renewal.~~	~~28-9-1983.~~	~~27-4-1982.~~		Expired 25-7-1984.
~~Lease~~	~~T43500~~	~~Shop 23.~~	~~Castlereagh Street.~~	~~to M.F. Conlan Pty. Ltd. Together with an option of renewal~~	~~28-3-1985.~~	~~21-7-1982.~~		X566277
~~R860850 Lease Lessees now Colleen Dawn Stevenson and Kisane Melita Stevenson as tenants in common by Transfer S884824. Registered 28-1-1982~~								Cancelled 30-8-1983
~~S100607 Lease Lessee now Hassan Merhi by Transfer S859[illegible] Registered 30-12-1981.~~								X566277
~~R100690 Lease Lessees now Frank Berki and Lily Alice Berki as joint tenants by Transfers S987139, S987140. Registered 24-3-1982.~~								Cancelled 30-8-1983
~~R918173 Lease Lessee now Qinter Pty. Ltd. by Transfer S772884. Registered 4-11-1981.~~								5-3-1984

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

SEE OVER

S552681 CT 25.6.81
S607974
S762477
S821486
S824779 (R744309)
S940875 6 to 84
S940877
S987353
S987132
T43500
T602252
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UPDATE COMPLETE 2-11-92

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SECOND SCHEDULE (continued)

PREMISES COMPRISING PART OF THE BUILDING KNOWN AS "PICCADILLY COURT". 222 PITT STREET, SYDNEY. TOGETHER WITH AND RESERVING RIGHTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP OR SUITE NO.	FLOOR.	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
~~Lease~~	~~T602252~~	~~Suite 2.~~	~~7th.~~	~~to Secretarial Co-operative Society Limited.~~	~~14-3-1986.~~	~~16-6-1983.~~		X566278
~~Lease~~	~~T719164~~	~~Shop 4~~	~~Pitt Street~~	~~to Gary Reginald Cou[illegible], together with option of renewal.~~	~~30-6-1986~~	~~30-8-1983~~		X566276
~~Lease~~	~~T719165~~	~~Shop 28~~	~~Castlereagh Street~~	~~to Frank Berki and Lily Alice Berki as joint tenants, together with option of renewal.~~	~~20-5-1986~~	~~30-8-1983~~		Y517772
~~Lease~~	~~T719166~~	~~Shop 20~~	~~Castlereagh Street~~	~~to Walid Kossefi.~~	~~27-2-1986~~	~~30-8-1983~~		X566277
~~Lease~~	~~T719167~~	~~Shop 18~~	~~Castlereagh Street~~	~~to Kerry John McLoughlin.~~	~~14-4-1986~~	~~30-8-1983~~		Y517772
~~Lease~~	~~T719168~~	~~Suite 501~~	~~5th~~	~~to Rafas Holdings Pty.Limited, together with option of renewal~~	~~30-6-1986~~	~~30-8-1983~~		X566279
~~Lease~~	~~T917137~~	~~Shop 7~~	~~Pitt Street~~	~~to Comserv (No. [illegible]) Pty.Limited, together with option of renewal~~	~~13-10-1986~~	~~4-1-1984~~		X566276
~~Lease~~	~~T917138~~	~~Suite 1~~	~~8th~~	~~to Italian Chamber of Commerce in Australia, together with option of renewal~~	~~31-10-1985~~	~~4-1-1984~~		X566278
~~Lease~~	~~T917139~~	~~Suite 903~~	~~9th~~	~~to Getor Pty.Limited, together with option of renewal~~	~~30-9-1986~~	~~4-1-1984~~		Y517773
~~Lease~~	~~T917141~~	~~Shops 2 & 3~~	~~Pitt Street~~	~~to Elizabeth Smart and Fryal [illegible]nir as tenants in common, together with option of renewal~~	~~17-5-1986~~	~~4-1-1984~~		V878751
~~Lease~~	~~V13711~~	~~Shop 5.~~	~~Pitt Street~~	~~to Christine Anne Tanner, together with option of renewal~~	~~30-4-1986~~	~~5-3-1984~~		Y517768
~~Lease~~	~~V13712~~	~~Suite 802~~	~~8th~~	~~to Nicholas Joseph Papallo, together with option of renewal~~	~~30-6-1986~~	~~5-3-1984~~		
~~Lease~~	~~V13713~~	~~Suite 805~~	~~8th~~	~~to Hardy Brothers Limited, together with option of renewal~~	~~30-9-1984~~	~~5-3-1984~~		16-6-1986
~~Lease~~	~~V114262~~		~~Whole 10th, 11th, 12th 13th.~~	~~to Her Most Gracious Majesty Queen Elizabeth II.~~	~~31-1-1990~~	~~24-5-1984~~		
~~Lease~~	~~V114263~~	~~909~~	~~9th~~	~~to Grierson (Aus[illegible]) Pty. Limited, together with an option of renewal.~~	~~30-11-1986~~	~~24-5-1984~~		27-5-1986
~~Lease~~	~~V246614~~	~~Shop 21.~~	~~Castlereagh Street.~~	~~to Artdor Pty. Limited. With an option of renewal.~~	~~28-2-1987~~	~~25-7-1984.~~		X566276
~~Lease~~	~~V246615~~	~~Suites 803 & 804.~~	~~8th.~~	~~to Same & Lamborghini Tractors of Australia Pty. Limited. With an option of renewal.~~	~~28-2-1987.~~	~~25-7-1984.~~		X566277
~~Lease~~	~~V246616~~	~~Shop 17.~~	~~Castlereagh Street.~~	~~to The Shirtdress Shop Pty. Limited.~~	~~18-12-1989.~~	~~25-7-1984.~~		Y517769
~~Lease~~	~~V506719~~	~~Whole 2nd 4th, 5th.~~						
~~Lease~~	~~V506719~~	~~401, 401A~~	~~Whole 2nd 4th~~	~~to Metropolitan Water Sewerage and Drainage Board. Option of renewal 2 years.~~	~~30-9-1989~~	~~16-1-1985~~		X566277
		~~502~~	~~5th~~					

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

T719164 5L 6L 7L 8L R
CT 6.12.83
T917137 L
T-38 L
T-39 L
T-40 SL
T-41 L R
V13711 L
-2 L
-3 L R
CT 12.4.84
V114262 L R
V114263 L R
CT 3 JUL 1984
V246614 L R
V246615 L R
V246616 L R
V506719 L R
V707687 L
~~8 L~~
REJECTED 20.8.85 New Form Letter sent 6/5/85
V878751 Sub
752 L
752 CC
W604781 n V924658 L n

13949-107

SECOND SCHEDULE (continued)

PREMISES BEING PART OF "PICCADILLY COURT" 222 PITT STREET, SYDNEY. WITH AND RESERVING RIGHTS

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP OR SUITE	FLOOR	LESSEES	DATE OF EXPIRY	ENTERED	Signature of Registrar General	CANCELLATION
~~Lease~~	~~V707687~~	~~Suite 904~~	~~9th~~	~~to Getor Pty.Limited. Option of renewal for 3 years~~	~~30-9-1986~~	~~29-5-1986~~		Y517763
~~Lease~~	~~V878752~~	~~Shops 2 & 3~~	~~Pitt Street~~	~~to Giok Lim Salacam and Sandra Hing as tenants in com~~	~~30-9-1989~~	~~29-5-1986~~		Y517767
Lease	V974658	Suite 808	8th	to Nicholas Theofilos Hatzistergos	31-5-1991	29-5-1986		
Lease	W150478	Suite 402	4th					
		Suite 905	9th	to C.M.P. (Office Services) Pty.Limited	31-7-1991	29-5-1986		
Lease	W185807	--	Level 1	to Tayscott Pty.Limited	30-10-1997	29-5-1986		
Lease	W185808	Suite 901	9th	to Tourex Development Company Limited	30-9-1991	29-5-1986		
~~Lease~~	~~W213609~~	~~Shops 8, 9 & 10~~	~~Pitt Street~~	~~to Siren Records Pty.Limited~~	~~30-11-1994~~	~~29-5-1986~~		Y517765 & Y517766
Lease	W233619	Suite 908	9th	to John Conti Holdings Pty.Limited	31-3-1991	29-5-1986		
Lease	W340777	Suite 902	9th	to Victor Aghion & Sons Pty.Limited	28-2-1994	29-5-1986		
~~Lease~~	~~W362598~~	~~Suite 805~~	~~8th~~	~~to Registry Managers (Australia) Pty.Limited~~	~~31-3-1990~~	~~16-6-1986~~		Y517771
~~Lease~~	~~V878752~~	~~---~~	~~X103450~~	~~Transfer of Lease to Suresh Dharamdas Mehta.~~	~~---~~	~~30-9-1987~~		Y517767
Lease	W340777	---	X566280	Transfer of Lease to Tourex Development Company Limited	---	27-5-1988		
Lease	X566281	Suite 702	7th	to Secretarial Co-operative Society Limited	14-3-1995	27-5-1988		
Lease	X566282	Suite 909	9th	to Grierson (Aust.)Pty.Ltd.	30-11-1992	27-5-1988		
~~Caveat~~	~~X808228~~							
Lease	Y517761	Suite 801	Level 8	to Italian Chamber of Commerce in Australia.	31-10-1991	12-9-1989		
~~Lease~~	~~Y517762~~	~~Suite 803 & 804~~	~~Level 8~~	~~to The Natural Way Pty. Limited.~~	~~28-2-1990~~	~~12-9-1989~~		
Lease	Y517763	Suites 903 & 904	Level 9	to Getor Pty. Limited. Option of renewal for 3 years.	30-9-1989	12-9-1989		
Lease	W233619		Y517764	Transfer of Lease to Nicholas Theofilos Hatzistergos and Michael Hersch as tenants in common.		12-9-1989		
~~Lease~~	~~Y517772~~		~~to Capital~~	~~Land Corporation~~				
Lease	Y517772		LEVEL 1	to Capital Land Corporation Pty. Limited	1-8-2091	12-9-1989		
Lease	Y517772		Level 2	Y517773 Lease to The Uniting Church in Australia Property Trust (N.S.W.) Option of renewal for 10 years.	1-8-2091	12-9-1989		
Lease	Y517772		Level 3	Y517774 Lease to The Uniting Church in Australia Property Trust (N.S.W.) Option of renewal for 10 years.	1-8-1998	12-9-1989		
Lease	Y517772		Level 5	Y517775 Lease to The Uniting Church in Australia Property Trust (N.S.W.) Option of renewal for 10 years.	1-8-1998	12-9-1989		
Lease	Y517772 ~~Y517772~~	Y517776		Mortgage to A.G.C. (Advances) Limited.	1-8-1998	12-9-1989		

Y517775 (Level 5) L Y517774 (Level 3) L Y517772 L -773 L (Level 2) L

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED Y517771 L Y517769 L -770 L Y517767 L -768 L

W362598 L (Suite 805, 3 [illegible])

(Page 7)

W906840 Pt (Pt 4th Floor)

X103450 T/L (V878752)

X531949 W/

X566276 Reg (Ex T719162 T917137, 544992 & 2266614)

X566277 Reg (Ex V506719 & 2266)

X566278 DL (S526817)

X566279 DL (T719168)

X566280 TL (W340777)

X566281 L (Suite 702)

X566282 L (Suite 909)

X808228 Ex R

X992483 Reg } – 84 Reg

Y517758 Ex X -759 WX -760 WX -761 L (Suite 801) -762 L (Suite 2-32 804) -763 L (Suite 903 & 904) -764 TL -765 TL -766 DL

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Y517777 CML -777TL -778X (Y517772 :3)

(3949-10)

SECOND SCHEDULE (continued)

PREMISES BEING PART OF "PICCADILLY COURT" 222 PITT STREET, SYDNEY. WITH AND RESERVING RIGHTS

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP OR SUITE	FLOOR	LESSEES	DATE OF EXPIRY	ENTERED	Signature of Registrar General	CANCELLATION
Lease	W185808		Y517777	Transfer of Lease to Selwyn Litton.		12-9-1989		
~~Lease~~	~~Y517772~~	~~Y517778~~	~~Caveat~~	~~by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below~~				
Lease	Y517772	Y517778	Caveat	by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. ~~Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989.~~				

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/8/2020 9:59AM

FOLIO: 3/602641

First Title(s): OLD SYSTEM
Prior Title(s): VOL 13949 FOL 107

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
7/8/1990	DP602641	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
10/9/1990	DP804650	DEPOSITED PLAN	FOLIO CANCELLED
25/10/1991		AMENDMENT: VOL FOL INDEX	

*** END OF SEARCH ***

Sydney 133 Castlereagh Stree PRINTED ON 17/8/2020

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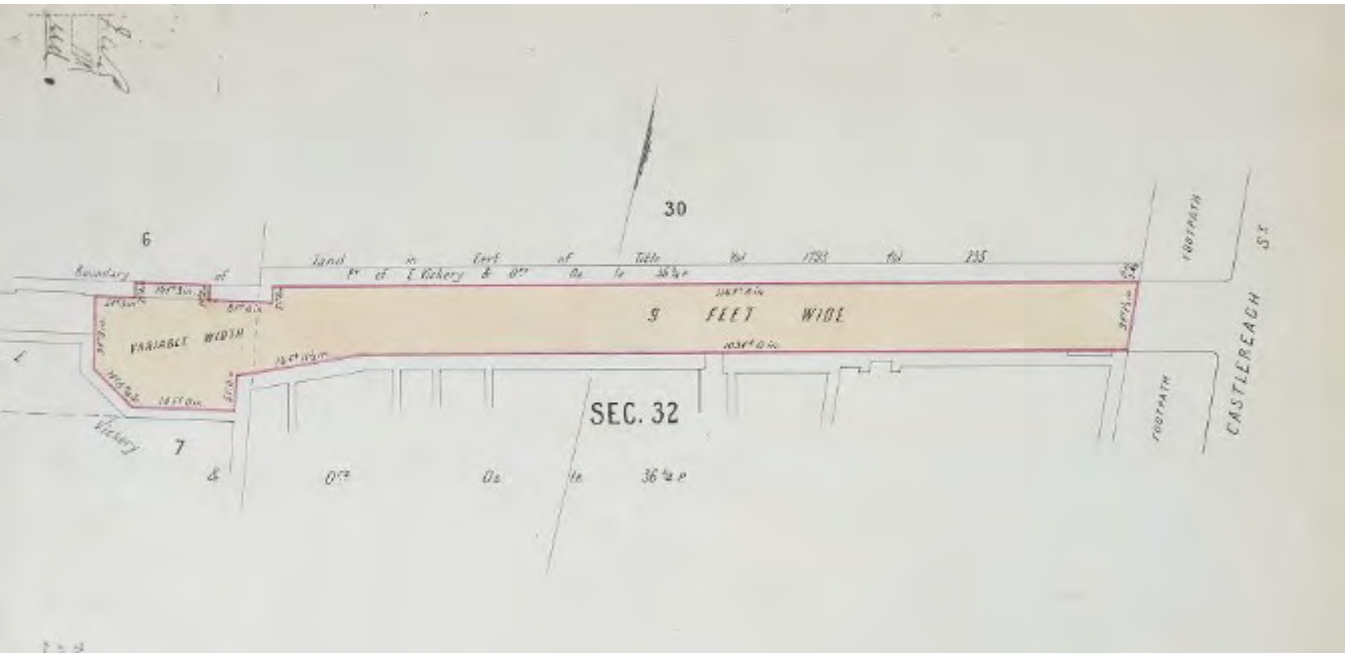
Received: 17/08/2020 09:59:34

DIAGRAM A


30
6
9 FEET WIDE
VARIABLE WIDTH
SEC. 32
7
FOOTPATH
CASTLEREAGH ST

Req:R497076 /Doc:CT 09935-089 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:1 of 10
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09935089

[redacted]TIFICATE OF TITLE

NEW SOUTH WALES [redacted]OPERTY ACT, 1900, as amended.

Application Nos.12039 and 12040
Prior Titles Volume 1865 Folio 2
Volume 5862 Folio 232 219

Vol. 9935 Fol. 89

ID

1st Edition issued 25-2-1965

CANCELLED W

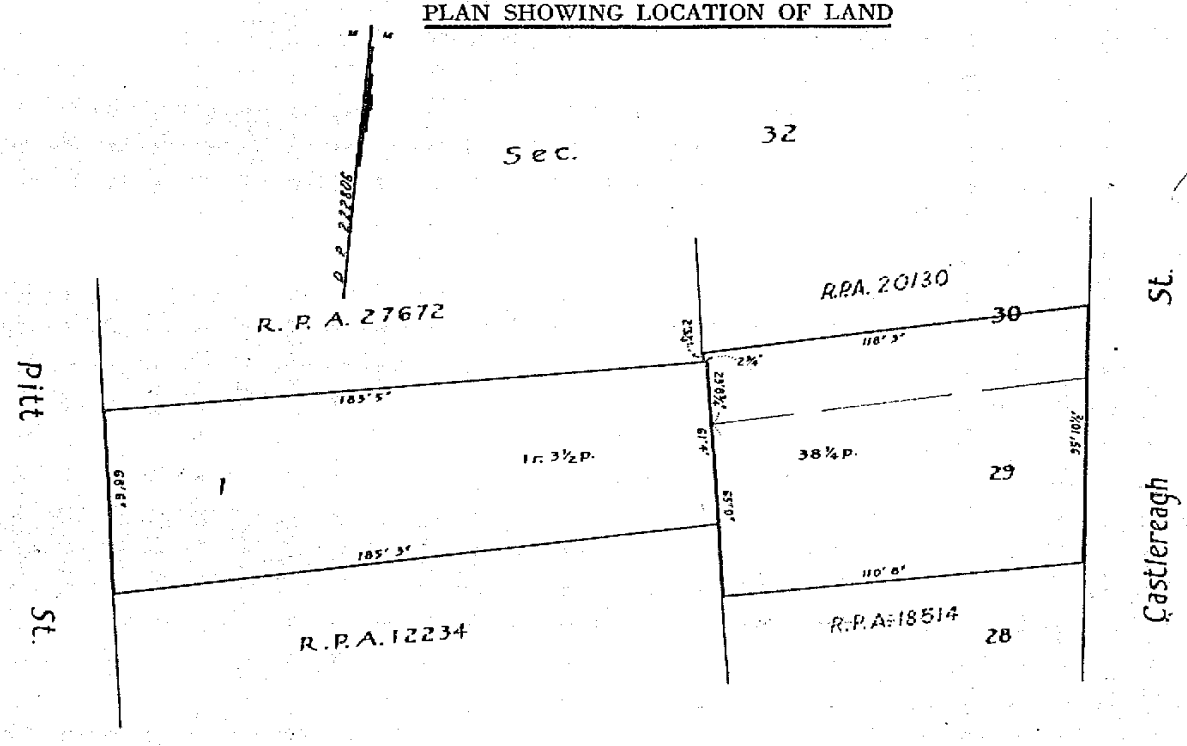
(Page 1) Vol. 9935 Fol. 89

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.

Witness A Cohen

Registrar General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 222806 in the City of Sydney Parish of St.James and County of Cumberland being part of Allotment 7 Section 32 granted to Patrick Moore on 16-8-1834 and part of Allotment 6 Section 32 granted to Edward Tully on 11-7-1835.

FIRST SCHEDULE (continued overleaf)

~~EBENEZER FRANK VICKERY, RUPERT JAMES WILLIAMS, GEORGE HAROLD SLADE, ROY ELLIOTT TEBBUTT, MARTIN REGINALD FIRTH VICKERY, ALBERT EDWARD SYMONS, ARTHUR RAYMOND BOOTH, HORACE STUART McCLELLAND, FRANK HARRISON RAYWARD, CECIL FRANK GRIBBLE, DOUGLAS ARTHUR TRATHEN and ROBERT GORDON LEE, as Joint Tenants.~~

Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Subject to the provisions of the Model Deed as authorised by the Methodist Church Property Acts 1889 and 1902.~~ Cancelled L843367
3. ~~Lease No. J338597 of part of the land above described to Greater Union Theatres Pty. Limited Entered 22-10-1963.~~ Expired Surrendered

Registrar General

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~George Harold Slade of Sydney, Solicitor, Roy Elliott Tebbutt of Killara, Solicitor, Martin Reginald Forth Hickey of Sydney, Accountant, Albert Edward Symons of Wahroonga, Company Director, Arthur Raymond Booth of Killara, Company Director, Eldrace Stuart McClelland of Lane Cove, Secretary, Frank Harrison Rayward of Manly, Clergyman, Earl Frank Gribble of Sydney, Methodist Minister, Douglas Arthur Prather of Strathfield, Methodist Minister, Robert Gordon Lee of Sydney, Accountant, Austin Eddy Donlan of Lindfield, Secretary and Minister, D'Arcy O'Reilly of Roseville, Methodist Minister, pursuant to Methodist Church Property Act~~	~~Certificate~~	~~K52967~~	~~21-6-1965~~	~~21-9-1965~~	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~K52968~~	~~21-6-1965~~	~~to Commonwealth Savings Bank of Australia~~	~~21-9-1965~~		Discharged	Q21554	
~~Mortgage~~	~~K52970~~	~~21-6-1965~~	~~to Commonwealth Savings Bank of Australia~~	~~21-9-1965~~		Discharged	X59183	
~~Lease~~	~~K52969~~	~~15-6-1965~~	~~of the Lyceum Hall situate at 212, 214 Pitt Street, Sydney with consent of the mortgagees to the Greater Union Organisation Pty. Limited~~	~~21-6-1965~~		Surrendered	P500049	
~~Lease~~	~~K576225~~	~~11-1-1967~~	~~of Shop 1 to 1 Wesley Arcade 212-214A Pitt St. Sydney together with and reserving rights (with consent of mortgagee to Leveret Pty. Limited~~	~~21-3-1967~~		Expired	23-9-1975.	
~~Lease~~	~~K596637~~	~~21-3-1966~~	~~to Leonard Stanley Pitt and Fernande Shop, Pt 13 and 14 Wesley Arcade 206-214A Pitt Street Sydney together with and reserving rights with consent of Mortgagee~~	~~16-3-1967~~		Expired	23-9-1975.	
~~Lease~~	~~K629675~~	~~19-9-1966~~	~~to Almavar Insurance Company Limited of premises being suites 1 and 2 on the third floor of "Lyceum House" situate at 212-214A Pitt Street, Sydney (with consent of Mortgagee) together with the appurtenant rights~~	~~21-7-1967~~		Expired	23-9-1975.	
~~Lease~~	~~K629677~~	~~12-11-1966~~	~~of premises being Shop 8, "Wesley Arcade", of building numbered 206-214A Pitt Street, Sydney, together with and reserving rights (with consent of Mortgagee) to Ronald Pitt of Sydney, Stamp Dealer.~~	~~21-7-1967~~		Expired	23-9-1975.	

FORM No. 62

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General
~~George Harold Slade, Roy Elliot Ichbutt, Morton Reginald Jack Vickery, Albert Edward Symons, Horace Stuart McClelland, Cecil Frank Gribble, Robert Gordon Lee, Austin Eddy Donlan, Alan Edgar Walker, Harold Wilson Ichbutt, Eric Adams, Keith William Robert Walkerden, Edwin Brian Mowbray, pursuant to Methodist Church Property Acts~~	Certificate	L211434	27-4-1968	~~23-10-1968~~	
~~Methodist Church (N.S.W.) Property Trust.~~	Application	P386687	------	~~23-9-1975.~~	
The Uniting Church in Australia Property Trust (N.S.W.), ~~Sydney.~~	Application	Q625474	-------	13-3-1980	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Lease~~	~~K641034~~	~~29-9-1966~~	~~of premises being Suite 3 of "Lyceum House" situated at 212-214a Pitt Street Sydney together with and reserving rights (with consent of Mortgagee) to E. Andries & Nominees Pty Limited.~~	~~21-7-1967~~		Expired	23-9-1975.	
~~Lease~~	~~K733993~~	~~1-5-1967~~	~~of premises being Shop No 15, "Wesley Arcade" being part of a building situate beyond 206-214a Pitt Street, Sydney, together with rights (with consent of mortgagee) to Luke Gjuraseich of Bondi Junction, Shopkeeper~~	~~21-7-1967~~		Surrendered	L705907	
~~LEASE~~	~~K751660~~	~~12-4-1967~~	~~of premises being shop No 5 "Wesley Arcade" being part of building numbered 206-214a Pitt Street Sydney together with and reserving rights (with consent of Mortgagees) to George Harold Slade, Solicitor, Roy Elliott Ichbutt, Solicitor, Albert Edward Symons, Retired Horace Stuart McClelland, Secretary, Frank Harrison Payward Methodist Minister, Robert Gordon Lee, Chartered Accountant and Cecil Frank Gribble Methodist Minister all of Sydney~~	~~4-8-1967~~		Expired	23-9-1975.	

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Lease~~	~~K769110~~	~~24-11-1966~~	~~of the premises known as the fourth, fifth and sixth floors of "Lyceum House" (with consent of mortgagees) together with rights in the Lyceum Theatre Bar of New South Wales~~	~~24-11-1967~~		Expired	13-3-1980	
~~Lease~~	~~L107115~~	~~15-7-1968~~	~~of the premises known as the seventh floor of "Lyceum House" (with consent of mortgagees) together with rights to Landen Pty Limited~~	~~17-7-1968~~		Expired	23-9-1975.	
~~Lease~~	~~L211435~~	~~27-9-1968~~	~~of Shop No2 "Wesley Arcade" to Neal & Sim Uniforms (N.S.W.) Pty limited with consent of mortgagee together with rights~~	~~23-10-1968~~		Expired	23-9-1975.	
~~Lease~~	~~L211438~~	~~29-8-1968~~	~~of Shop No7 "Wesley Arcade" to Lee Monaco Creations Pty limited with consent of mortgagee together with rights~~	~~23-10-1968~~		Expired	23-9-1975.	
~~Lease~~	~~L388092~~	~~12-8-1969~~	~~of ~~to~~ Shop No4 "Wesley Arcade" together with and reserving rights with consent of mortgagee to Werner Horvat of Commercial Business proprietor and Janice Horvat his wife~~	~~9-10-1969~~ ~~9-10-1969~~		Expired	23-9-1975.	
~~Lease~~	~~L593224~~	~~12-3-1970~~	~~of Shop No6 "Wesley Arcade" (with consent of mortgagee) (together with and reserving rights) to K.M.Duffy Holdings Pty. Limited~~	~~20-7-1970~~		Expired	23-9-1975.	

K769110 [illegible]
5/7/68 (CT)
L107115 [illegible]
C.T. 26/9/[illegible]
L211435 [illegible]
L211438 [illegible]
L593092 [illegible]
8/7/70
L705497 Surrey 8 Lse 9 Cr
Shop No18 Wesley Arcade
L593367 [illegible]

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FORM No. 177A

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Lease	L845368	30-11-1969	of Shop No. 10 and the "Wesley Arcade" (with consent of mortgagee) (together with and reserving rights) to Margaret Sandy of Potts Point Licence Lole	20-7-1970		Expired	23-9-1975.	
Lease	L705908	12-8-1969	of part of No. 206 - 214 Pitt Street, Sydney (being shop No. 10 Wesley Arcade) to Mario Anthony Worth of Kingsgrove, Shopkeeper (with consent of Mortgagee under Mortgages Nos. K52968 and K52970 lodged with and reserving rights	13-8-1970		Expired	23-9-1975.	
Lease	M207165	7-5-1970	of premises being Shop No. 11 Wesley Arcade 206 - 210 Pitt Street Sydney to John Russell Alexander of Sydney, retailer	19-10-1970		Expired	23-9-1975.	
Lease	P317395	———	of premises being Shop No. 1, "Wesley Arcade", being part of the Building No. 210-214 Pitt Street, Sydney (together with and Reserving Rights) to Everest Pty. Limited.	23-9-1975.		Expired	7-9-1982.	
Lease	P331714	———	of premises being Shop No.2, "Wesley Arcade", being part of the Building No. 210-214 Pitt Street, Sydney (together with and Reserving Rights) to Neat 'N Trim Uniforms Pty. Limited.	23-9-1975.		Expired	18-4-1984	
Lease	P407724	———	of premises being Shop No. 18, "Wesley Arcade", being part of the Building No.210-214 Pitt Street, Sydney (together with and Reserving Rights) to Jeanne Goundenis of Bondi, Married Woman.	23-9-1975.		Expired	7-9-1982.	
Lease	P489534 P489524		of premises being the 7th Floor excluding certain areas of the Building known as 206-214A Pitt Street, Sydney, together with and reserving rights, to Maria Joan Elliott of Lane Cove, Beverley Jean Love of Wahroonga, Robyn Carol Stafford of Kurrajong and Jeanette Blanche French of Eastwood, all Married Women. Date of Expiry 31-9-1979.	18-12-1975.		Expired	7-9-1982.	
Lease	P489536	———	of premises being Shop 3 "Wesley Arcade" being part of the Building known as 206-210 Pitt Street, Sydney, together with and reserving rights, to John Russell Alexander of Sydney, Retailer. Date of Expiry 31-5-1980.	18-12-1975.		Expired	7-9-1982	
Lease	P489538	———	of premises being Shop No. 5 "Wesley Arcade" being part of the Building known as 206-214A Pitt Street, Sydney, together with and reserving rights, to Wimsome Chia of Bondi Junction, Married Woman. Date of Expiry 31-5-1978.	18-12-1975.		Expired	7-9-1982	

RG 2/74

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~P500049~~	~~------~~	~~of premises known as Lyceum Theatre, 210 Pitt Street, Sydney, together with the common areas associated therewith to The Greater Union Organisation Pty. Limited. Date of Expiry 9-6-1991.~~	~~10-12-1975.~~		Surrendered	X572884	
~~Lease~~	~~P524924~~	~~------~~	~~of premises being Suites 3 and 4 on the third floor of the building known as Lyceum House, 212-214A Pitt Street, Sydney, (together with and reserving rights) to E.Andries & Sons Pty. Limited. Date of Expiry 31-12-1979.~~	~~4-3-1976.~~		Expired	R753871	
~~Lease~~	~~P856464~~	~~------~~	~~of premises being Shops Nos. 13 and 14 "Wesley Arcade" being part of the building known as 206-214A Pitt Street, Sydney, together with and reserving rights, to Irena Fliser of Marrickville, Restaurant Proprietor~~	~~24-8-1976~~		Expired	14-10-1980	
~~Lease~~	~~P909446~~	~~------~~	~~of premises being Shop No. 4 "Wesley Arcade", being part of the building known as No. 206-214A Pitt Street, Sydney, together with and reserving rights, to W.J. Horvat Pty. Limited. Date of Expiry 31-12-1977.~~	~~6-10-1976.~~		Expired	17-8-1978	
~~Mortgage~~	~~Q21555~~	~~------~~	~~to Commonwealth Savings Bank of Australia~~	~~7-1-1977~~		Discharged	X59184	
~~Lease~~	~~Q922258~~	~~------~~	~~of premises being Shop No. 4 Wesley Arcade being part of the building known as No. 206-214A Pitt Street, Sydney, together with and reserving rights, to Tony Samuel Greenberg and James Grant Milbourne Marsh both of Sydney, Shopkeepers. Date of Expiry 31-12-1980.~~	~~17-8-1978~~		Expired	9-2-1982.	
~~Lease~~	~~R84006~~	~~------~~	~~of premises being shop No. 18 Wesley Arcade being part of the building known as No. 206-214A Pitt Street, Sydney (together with option for renewal) to Peter Low of Matraville, Restaurant Proprietor and Susanna Low his wife. Expires 1-7-1983~~	~~16-5-1979~~		Expired	25-11-1983	
~~Lease~~	~~R97110~~	~~------~~	~~of premises being Shop No. 5, Wesley Arcade", being part of the building known as 206-214A Pitt Street, Sydney, Together with and reserving rights, Together with Option of Renewal, to Winsome Chia of Bondi Junction, Married Woman. Expires 31-5-1981.~~	~~22-5-1979.~~		Expired	6-6-1985	

option of renewal

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RG 2/74

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~R133170~~		~~of premises being Shop No. 2, "Wesley Arcade", being part of the building known as 210-214A Pitt Street, Sydney, Together with and reserving rights, to Neat N' Trim Uniforms Pty. Limited. Expires 31-8-1983.~~	~~22-5-1979.~~		X Expired	18-4-1984	
~~Lease~~	~~R226415~~		~~of premises being shop Nos. 8 and 9, "Wesley Arcade", 210-214A Pitt Street, being part of the building known as "Wesley Arcade", Sydney, Together with and reserving rights, Together with Option of Renewal, to Ronald Brett of Caringbah, Business Man. Expires 31-11-1981.~~	~~22-5-1979.~~		Expired	10-8-1982.	
~~Lease~~	~~R519858~~		~~of premises being Shop 15, "Wesley Arcade" being part of the building known as 210-214A Pitt Street, Sydney, together with and reserving rights and option of renewal to Colin Stanley Hill of Elizabeth Bay, Shopkeeper. Expires 28-2-1982~~	~~13-3-1980~~		Determined	S916051	
~~Lease~~	~~R501762~~		~~of premises being Suite 4 of the 6th. floor of "Lyceum House situated at 210-214A Pitt Street Sydney, together with and reserving rights to John Chorley Robinson of Sydney, Clergyman. Expires 31-12-1983.~~	~~13-3-1980~~		Expired	X572885	
~~Lease~~	~~R651322~~		~~of premises being Shop 6 "Wesley Arcade" being part of the building known as 206-214A Pitt Street, Sydney, together with and reserving rights and option of renewal to Asher Holdings Pty. Limited. Expires 31-5-1982~~	~~13-3-1980~~		X577772		
~~Lease~~	R763098		of premises being Suite 3, Third Floor, 210-214A Pitt Street, Sydney, to Neat N' Trim Uniforms Pty. Limited. Expires 21-7-1983	~~24-6-1980~~		Expired	X572885	
~~Lease~~	~~R918423~~		~~of premises being Shop 1 Wesley Arcade, 210-214 Pitt Street, Sydney to George Zongas of Mascot, Shopkeeper and Elizabeth Zongas his wife as joint tenants. Expires 20-1-1983.~~	~~1-8-1980~~		Expired	25-11-1983	
~~Lease~~	~~R931547~~		~~of premises being Suites 4 and 5, Third Floor, Lyceum House to E. Andries & Sons Pty. Limited together with option of renewal. Expires 30-6-1982.~~	~~1-8-1980~~		Expired	X572885	
~~Lease~~	~~S104567~~		~~of premises being Suite 7, sixth floor, Lyceum House, 210 Pitt Street, Sydney to Carrile Nominees Pty. Limited, together with option of renewal (Expires 4-5-1983)~~	~~14-10-1980~~		Expired	X572885	

CT-18.1.8
R753871,
R763098/-9
CT 9.6.80
(Page 7 of 8 pages)
R918423,
R931547,
S104567/6/
CT 24-3-81
S916051
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4

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NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497076 /Doc:CT 09935-089 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:8 of 10
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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~S104569~~	~~———~~	~~of premises being Shops 13 and 14, Wesley Arcade, 206-214A Pitt Street, Sydney to George Joseph Fogel of Double Bay, Shopkeeper and Denicke Denise Fogel his wife, as joint tenants (Expires 31-5-1983)(Together with option of renewal)~~	~~14-10-1980~~		Expired	25-11-1983	
~~S916052~~			~~Lease to Michael Graham Mellor and Michael John Robinson, as joint tenants, of premises known as Shop 15, Wesley Arcade, 206-214A Pitt Street, Sydney, together with and reserving rights and an option of renewal. Expires 13-9-1984. Registered 9-2-1982.~~			Expired	X572883	
~~S916053~~			~~Lease to Dimitris Anagnostopoulos, of premises known as Shop 19, Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 31-3-1983. Registered 9-2-1982.~~			Surrendered	T315669	
~~S916054~~			~~Lease to Berrimen Pty. Limited, of premises known as Shop4; Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 31-12-1983. Registered 9-2-1982.~~			Expired	7-6-1984	
~~T22793~~			~~Lease to Bartul Salecic, of premises known as Shop 11, Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 30-6-1984. Registered 3-5-1982.~~			Expired	X572883	
~~T22794~~			~~Lease to Sabah Choecair, of premises known as Shop 10, Wesley Arcade, 206-214A Pitt Street, Sydney. together with an option of renewal. Expires 30-6-1984. Registered 3-5-1982.~~			Y517772		
~~T22795~~			~~Lease to Camera Consultants Pty. Limited, of premises known as Shops 16 and 17, Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 30-6-1984. Registered 3-5-1982.~~			Y517772		
~~T179813~~			~~Lease to Felix Feuermann and Vera Michael Feuermann, as joint tenants, of premises known as Shop 20, Wesley Arcade, 206-214A Pitt Street, Sydney, together with and reserving rights and an option of renewal. Expires 30-6-1982. Registered 10-8-1982.~~					

T22793
T179313
UPDATE COMPLETE 7-9-87

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RG 2/74

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497076 /Doc:CT 09935-089 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:9 of 10
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SECOND SCHEDULE (continued)

BEING PARTS OF THE PREMISES KNOWN AS "WESLEY ARCADE", 206-214A PITT STREET, SYDNEY. TOGETHER WITH AND RESERVING RIGHTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP NO.	LESSEES	DATE OF EXPIRY	REGISTERED	~~Signature of~~ Registrar General	CANCELLATION
~~Lease~~	~~T179813~~	~~20.~~	~~to Felix Feuermann and Vera Rachel Feuermann, as joint tenants. Together with an option of renewal.~~	~~30-6-1984.~~	~~10-8-1982.~~		Y517772
R84006	Lease	Licence	~~Nick Valeontis and Stamatia Valeontis as joint tenants by transfer. R359286,~~				Cancelled 25-11-1983
	~~R359287,~~	~~715244,~~	~~715245 Registered 5-8-1982.~~				
~~T627705~~	~~Lease~~	~~Suite 3 5th floor~~	~~to The Australasian Exhibitor Pty. Limited, together with option of renewal.~~	~~13-3-1986~~	~~5-7-1983.~~		X656620
~~Lease~~	~~T856132~~	~~shop 1~~	~~to George Zongas and Elizabeth Zongas as joint tenants~~	~~20-1-1986~~	~~25-11-1983~~		Y517772
~~Lease~~	~~T856133~~	~~Shop 18~~	~~to Nick Valeontis and Stamatia Valeontis as tenants in common.~~	~~1-7-1985~~	~~25-11-1983~~		Y517772
~~Lease~~	~~T856134~~	~~Shops 13-14~~	~~to George Joseph Fogel and Denise Fogel as joint tenants.~~	~~31-5-1986~~	~~25-11-1983~~		Y517772
~~Lease~~	~~V92724~~	~~Suite 5, 5th floor~~	~~to Hazell and Brothers Pty. Limited, together with option of renewal~~	~~30-9-1986~~	~~18-4-1984~~		Y517772
~~Lease~~	~~V92725~~	~~Shop 2~~	~~to Neat 'n' Trim Uniforms (Aust) Pty. Limited, together with option of renewal~~	~~31-8-1986~~	~~18-4-1984~~		X572883
~~Lease~~	~~V92726~~	~~Suite 4, 5th floor~~	~~to Neat 'n' Trim Uniforms (Aust) Pty. Limited, together with option of renewal~~	~~31-8-1986~~	~~18-4-1984.~~		X572885
~~Lease~~	~~V92727~~	~~Suite 6, 6th floor~~	~~to Dolavet Pty. Limited, together with option of renewal~~	~~7-12-1986~~	~~18-4-1984.~~		X572885
~~Lease~~	~~V160039~~	~~Shop 4~~	~~to Berriman Pty. Limited.~~	~~31-12-1986~~	~~7-6-1984.~~		Y517772
~~Lease~~	~~V210928~~	~~Suite 2 5th floor~~	~~to Adrian Mee Ling, together with an option of renewal~~	~~28-2-1986~~	~~18-7-1984.~~		Y517772
~~Lease~~	~~V210929~~	~~Suites 1 & 2 6th floor~~	~~to Bruce Ian Robertson and Ken Kanjian as tenants in common, together with an option of renewal.~~	~~30-6-1986~~	~~18-7-1984~~		X572885
~~Lease~~	~~V160039~~	~~V407882~~	~~Transfer of Lease to The Norgen-Vaaz Ice Cream Company (Aust.) Pty. Ltd.~~	~~--~~	~~31-10-1984~~		Y517772
~~Lease~~	~~V748794~~	~~5~~	~~to Harry Kuo. Option of renewal 3 years.~~	~~31-5-1987~~	~~6-6-1985~~		X572883
~~Caveat~~	~~X808228~~	~~Whole~~	~~by State Bank of New South Wales~~	~~--~~	~~31-8-1988~~		Y517760
~~Caveat~~	~~X992483~~		~~by the Uniting Church in Australia Property Trust (N.S.W.) against premises being Levels 3 and 4 Piccadilly Plaza, The Lyceum Theatre area, The Wesley Central Mission area at or below Pitt Street level, together with car parking spaces on car parking level 2 known as Piccadilly Plaza, 206-222 Pitt Street and 133-141 Castlereagh Street and 222 Pitt Street, Sydney~~	~~---~~	~~15-12-1988~~		Y517759
~~Caveat~~	~~Y283429~~	~~---~~	~~by Renato Spagnolo~~	~~---~~	~~7-4-1989~~		Y517757
Lease	Y517772		to Capital Land Corporation Pty. Limited.	1-8-2091	12-9-1989		
Lease	Y517772	Y517776	Mortgage to A.G.C. (Advances) Limited.		12-9-1989		

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

CT 14.10.1
T315669
(Page 9)
C.T. 10.6.
T632705L
CT 31.7.8
C.T. 3.11.8
T856132L
— 133L
— 134L
C.T. 22 MAR
V92724
— 25
— 26
— 27
CT 23 MAY
V160039L
V210928L
V210929L
CT 30.8.
V407882 Caveat
CT 22/5/85
V748794L
X992483
X572883L
— 84L
— 85L
X556620
X808228

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X992483 Rex
Y283429 Rex R
~~Y517778 Rex~~
~~779 Rex~~

SECOND SCHEDULE (continued)

BEI[redacted] BEING PARTS OF THE PREMISES KNOWN AS "WESLEY ARCADE", 206-214A PITT STREET, SYDNEY. TOGETHER WITH AND RESERVING RIGHTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER		LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
Caveat	Y517778		by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989				
Lease	Y517772	Y517778	Caveat by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989				
Caveat	Y517779		by Renato Spagnolo. Registered 12-9-1989				

DP ~~LSP~~ 804650 Registered 31-8-90
This folio is cancelled as to whole ~~/part~~ upon creation of computer folios for lots 1 in the abovementioned plan.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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Y517757 WX
-759 WX
-760 WX
-772 L
-776 WL
-778 X
(Y517772? X
-779 X)
DP804650

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Req:R497077 /Doc:CT 09935-090 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:1 of 8
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PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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

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CERTIFICATE OF TITLE

NEW SOUTH WALES — PROPERTY ACT, 1900, as amended.

Application Nos.5744 and 14255
Prior Titles Volume 1865 Folio 2
Volume 5862 Folio 232 219

Vol. 9935 Fol. 90

ID

1st Edition issued 25-2-1965

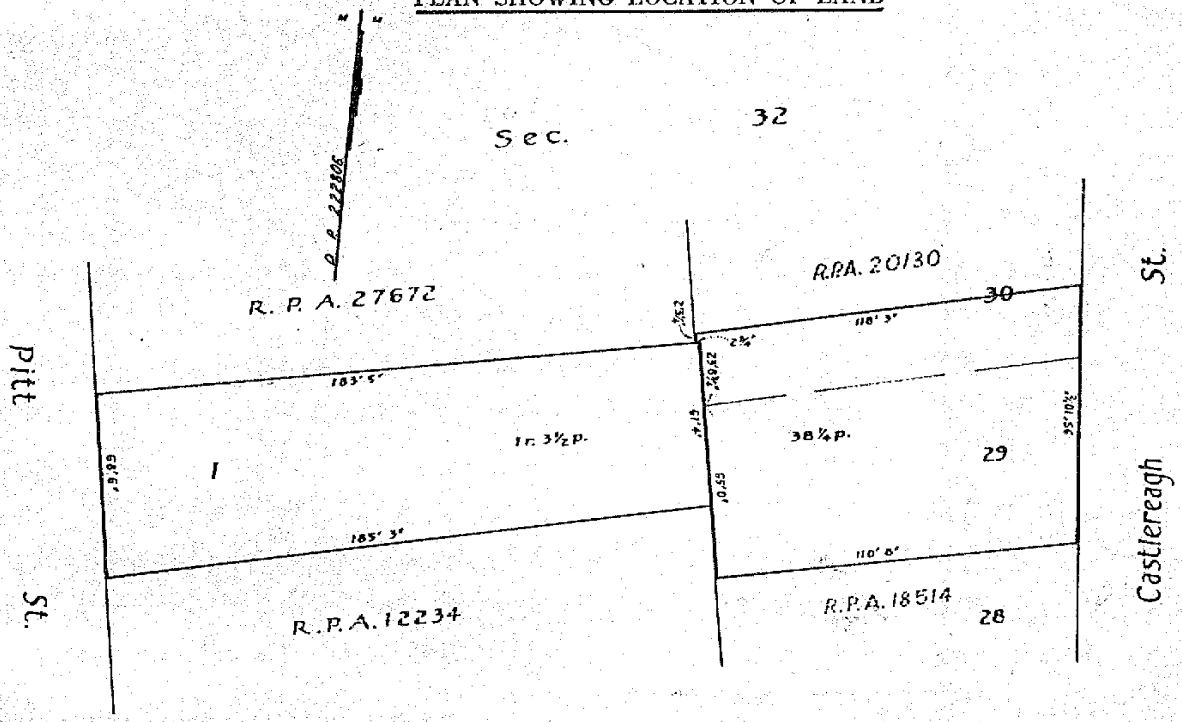
CANCELLED

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.

Witness A Cohen

Registrar General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Allotment 29 and part of Allotment 30 of Section 32 as shown in Deposited Plan 222806 in the City of Sydney Parish of St.James and County of Cumberland granted to Richard Roberts on 2-12-1836 and Thomas Hyndes on 25-3-1839 respectively.

FIRST SCHEDULE (continued overleaf)

~~EBENEZER FRANK VICKERY, RUPERT JAMES WILLIAMS, GEORGE HAROLD SLADE, ROY ELLIOTT TEBBUTT, MARTIN REGINALD FIRTH VICKERY, ALBERT EDWARD SYMONS, ARTHUR RAYMOND BOOTH, HORACE STUART McCLELLAND, FRANK HARRISON RAYWARD, CECIL FRANK GRIBBLE, DOUGLAS ARTHUR TRATHEN and ROBERT GORDON LEE, as Joint Tenants.~~

Registrar General

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Subject to the provisions of the Model Deed as authorised by the Methodist Church Property Acts of 1889 and 1902.~~ Cancelled 2843367
3. ~~Lease No. J267608 of the ground floor of premises known as 137B Castlereagh Street, Sydney, to Joseph Obaid, Coffee Lounge Proprietor, and Maria Obaid, Married Woman, both of Sydney Entered 26-2-1963.~~ Expired 20-7-1970
4. ~~Lease No. J460077 of the ground floor of premises known as 139A and 141 Castlereagh Street, Sydney to Ben Boulken Pty. Limited Entered 22-10-1963.~~ Expired 20-7-1970
5. ~~Lease No. J460079 of the lock-up shop and premises known as No.137 Castlereagh Street, Sydney, to Alex Hale Pty. Limited Entered 22-10-1963.~~ Expired 20-7-1970

Registrar General

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
~~George Harold Slade of Sydney, Ray Elliott Tebbutt of Killara, Solicitors, Martin Reginald Firth Vicking, Robert Gordon Lee, both of Sydney, Accountants, Albert Edward Symons of Wahroonga, Arthur Raymond Booth of Killara, Company Directors, Horace Stuart McClelland of Lane Cove, Austin Eddy Jordan of Lindfield, decorators, Cecil Frank Gribble of Sydney, Douglas Arthur Drather of Stanmore, Winston D'Arcy O'Reilly of Roseville, Methodist Ministers, and Frank Harrison Rayward of Manly, clergyman, pursuant to Methodist Church Property Acts.~~	~~Certificate~~	~~K33656~~	~~24-6-1965~~	~~5-9-1965~~	
~~Methodist Church (N.S.W.) Property Trust~~	~~Application~~	~~M817048~~	~~13-7-1972~~	~~13-11-1972~~	
~~Cancelled~~ The Uniting Church in Australia Property Trust (NSW). See T309962. Registered 26-11-1982.					

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		Signature
~~Mortgage~~	~~K33657~~	~~21-6-1965~~	~~to Commonwealth Savings Bank of Australia.~~	~~8-9-1965~~		Discharged	Q17223 ~~Q17225~~	
~~Lease~~	~~M827531~~	~~6-11-1972~~	~~of premises being lock up shop on the ground floor, known as No. 137 B Castlereagh Street Sydney (together with and reserving rights) to Agatha Holmes of Ponde Junction and Sharyse Waddell of Maroubra both Shopkeepers~~	~~8-9-1972~~		Expired	10-6-1988	
~~Lease~~	~~R371277~~		~~of premises being the lock up shop on the ground floor known as No. 137 B Castlereagh Street (Sydney) together with to Peter Levanos of Hurlstone Park, Shop Proprietor together with option to renew, expires 18 16-7-1982~~	~~14-9-1979~~		Expired	10-6-1988	
~~Lease~~	~~R371277~~		~~affected by R371279 Mortgage to A.G.C. (Advances) Limited~~	~~14-9-79~~		Discharged	T871872	
~~R371277 Lease. R371279 Mortgage. S894437 Variation. Registered 8-2-1982.~~						Cancelled	T871872	
~~T309962 Lease to Peter Levanos of premises known as No. 137 B Castlereagh Street, Sydney, being the lock-up shop on ground floor, together with and reserving rights and an option of renewal. Expires 31-7-1985. Registered 26-11-1982.~~						Surrendered	V576341	
~~T341288 Lease to Phillip Anthony Rawstron of ground floor lock-up shop premises known as No. 141A Castlereagh Street, Sydney, together with and reserving rights and an option of renewal. Expires 31-12-1984. Registered 23-12-1982.~~						Surrendered	T857313	

FORM No. 62

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497077 /Doc:CT 09935-090 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:2 of 8
© Office of the Registrar-General /Src:INFOTRACK /Ref:Sydney 133 Castlereagh Stree

Req:R497077 /Doc:CT 09935-090 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:3 of 8
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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	~~Signature of~~ Registrar-General

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	~~Signature of~~ Registrar-General	CANCELLATION		
~~T309962~~	~~Lease.~~	~~Lessee:~~	~~Joyce Zoe Bedford by Transfer T871873. Registered 1-5-1984~~			Cancelled	V576341	
~~V202048~~	~~Lease to Peter Berghouse, Yvonne Renata Berghouse, Johann Jonkmans and Denise Elizabeth Jonkmans - for tenancy see dealing, of lock-up shop on the ground floor, No. 141A Castlereagh Street, Sydney with and reserving rights and option of renewal. Expires 31-12-1984. Registered 2-7-1984~~					Expired	10-6-1988	
~~V576342~~	~~Lease to Livio Santi of lock up shop 137B Castlereagh Street, Sydney, with and reserving rights. Expires 11-10-1987. Registered 1-3-1988~~					Y517772		
~~V576342~~	~~Lease W429693. Transfer of Lease to Jpseph Bolano. Registered 29.7.1988~~							
~~V576342~~	~~Lease W429693. Transfer of Lease to Joseph Bolano. Registered 29.7.1988.~~					Y517772		
~~X808228~~	~~Caveat by State Bank of New South Wales. Registered 31-8-1988~~					Y517760		
~~X992483~~	~~Caveat by the Uniting Church in Australia Property Trust (N.S.W.) against premises being Levels 3 and 4 Piccadilly Plaza, The Lyceum Theatre area, The Wesley Central Mission area at or below Pitt Street level, together with car parking spaces on car parking level 2 known as Piccadilly Plaza, 206-222 Pitt Street and 133-141 Castlereagh Street and 222 Pitt Street, Sydney. Registered 15-12-1988.~~					Y517759		
Y517772	Lease to Capital Land Corporation Pty. Limited. Expires 1-8-2091. Registered 12-9-1989							
Y517772	Lease Y517776 Mortgage to A.G.C. (Advances) Limited. Registered 12-9-1989							

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

T341288 See R
CT 30.98
T871872 pm
See T300465
V202048L
(141A Castle
St)
V576341
W429693
CV806342
X591418
X808228
X992483
Y517759
-759
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-778X
Y517772
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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Caveat	Y517778		by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989					
Lease	Y517772	Y517778	Caveat by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989					
			~~DP/SP~~ 804650 Registered 31-8-90 This folio is cancelled as to whole/~~part~~ upon creation of computer folios for lots 1 in the abovementioned plan.					

FORM No. 177A

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

Req:R497077 /Doc:CT 09935-090 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:5 of 8
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SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497077 /Doc:CT 09935-090 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:6 of 8
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SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						

RG 2/74

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497077 /Doc:CT 09935-090 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:7 of 8
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SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						

RG 2/74

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497077 /Doc:CT 09935-090 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:8 of 8
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SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						

RG 2/74

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497078 /Doc:CT 10104-083 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:1 of 10
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[redacted]RTIFICATE OF TITLE

NEW SOUTH WALES [redacted]ROPERTY ACT, 1900, as amended.

10104083

Application 27672
Prior Title Vol. 4593 Fol. 131

SC.

Vol. 10104 Fol. 83

1st Edition issued 3.9.1965.

K66[redacted] CANCELLED W

Vol. 10104 Fol. 83

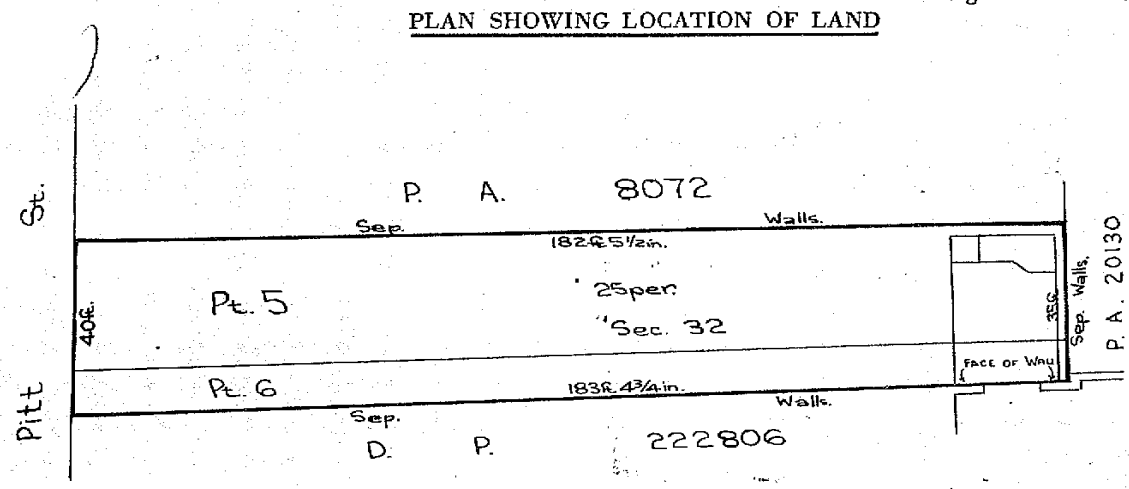
(Page 1)

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.

Witness

Registrar General.

PLAN SHOWING LOCATION OF LAND



K66167 16.6

Scale: 30 feet to one inch.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land shown in plan lodged with Primary Application 27672 in the City of Sydney, Parish of St.James and County of Cumberland, being part of Allotment 6 of Section 32 granted to Edward Tutty on 11.7.1835 and part of Allotment 5 of Section 32 granted to Patrick Moore on 23.9.1839.

Registrar General.

FIRST SCHEDULE (continued overleaf)

~~GEORGE HAROLD SLADE, ROY ELLIOTT TEBBUTT, MARTIN REGINALD FIRTH VICKERY, ALBERT EDWARD SYMONS, ARTHUR RAYMOND BOOTH, HORACE STUART McCLELLAND, FRANK HARRISON RAYWARD, CECIL FRANK GRIBBLE, DOUGLAS ARTHUR TRATHEN, ROBERT GORDON LEE, AUSTIN EDDY DONLAN, WINSTON DARCY O'REILLY pursuant to the Methodist Church Property Acts.~~

Registrar General.

SECOND SCHEDULE (continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.

Registrar General.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

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

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
George Harold Slade, Roy Elliott Sebbatt, Martin Reginald Scott Vickery, Albert Edward Symons, Horace Stuart McFadland, Cecil Frank Gribble, Robert Gordon Lee, Austen Eddy, Conlan, Alan Edgar Walker, Harold Wilson Sibbald, Eric Adam Keith William Robert Walker and Edwin Brian Mowbray pursuant to Methodist Church Property Acts	Certificate	L211434	27-9-1968	23-10-1968	
~~Methodist Church (N.S.W.) Property Trust.~~	Application	P386687	———	23-9-1975.	
The Uniting Church in Australia Property Trust (N.S.W.), ~~Sydney.~~	Application	Q625474	———	13-3-1980	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Mortgage~~	~~K529968~~	~~21-6-1965~~	~~to Commonwealth Savings Bank of Australia~~	21-9-1965		Discharged	Q21554	
~~Mortgage~~	~~K529970~~	~~21-6-1965~~	~~to Commonwealth Savings Bank of Australia~~	21-9-1965		Discharged	X59183	
~~Lease~~	K596225	11-1-1967	~~of Shop No. 1 Wesley Arcade 212-214A Pitt St Sydney, together with and reserving rights, with consent of mortgagee to Everest Pty. Limited~~	2-3-1967		Expired	23-9-1975.	
~~Lease~~	~~K589837~~	~~31-3-1966~~	~~to Prospect Land & Building Co. of Tenno Sales & Shoes Pty Ltd & in "Wesley Arcade" 206-214A Pitt Street Sydney together with and reserving rights with consent of mortgagee~~	15-3-1967		Expired	23-9-1975.	
~~Lease~~	~~K629677~~	~~12-4-1967~~	~~of premises being Shop No. 9 "Wesley Arcade" of building numbered 212-214a Pitt Street, Sydney together with and reserving rights (with consent of Mortgagee) to Ronald Bick of Sydney, Stamp Dealer.~~	21-7-1967		Expired	23-9-1975.	
~~Lease~~	~~K648497~~	~~9-3-1967 13-4-1967~~	~~of premises being Suite 4 on the third floor of "Queen House" being situate at 212-214a Pitt Street, Sydney together with and reserving rights (with consent of mortgagee) to Thelma Harriett Moss and Margaret Grace Fowler both of Sydney trading as Apple Tree Fashions~~	21-7-1967		Expired	23-9-1975.	

FORM No. 62

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
Lease	K712634	26-4-1967	of premises being that part of the building erected in Pitt Street, Sydney known as the Lyceum described as "Substation premises No. 2364" ~~as shown~~ on plan annexed to Lease No. K712634 ~~to~~ (with consent of mortgagees) to The Sydney County Council.	21-7-1967				
EX 26-4-1992								
~~Lease~~	~~K733993~~	~~1-5-1967~~	~~of premises being Shop No. 18, "Wesley Arcade" being part of a building numbered 206-214 Pitt Street, Sydney together with rights (with consent of mortgagees) to Lilla Djurnovich of Bondi Junction, Shopkeeper~~	~~21-7-1967~~		~~Surrendered~~		
Lease	K751660	12-4-1966	of premises being Shop Nos "Wesley Arcade" being part of building numbered 206-214a Pitt Street Sydney together with and reserving rights (with consent of mortgagees) to ~~George~~ Wm Same ~~Chia of Bondi Junction Married Woman Harold Slade, Solicitor, Roy Elliott Tebbutt, Solicitor, Albert Edward Symons, Retired, Horace Stuart McClelland, Secretary, Frank Harrison Hayward, Methodist Minister, Robert Gordon Lee Chartered Accountant and Cecil Frank Gribble Methodist Minister all of Sydney~~	4-8-1967		Expired	23-9-1975.	

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

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FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar-General

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION		
~~Transfer~~	~~K632513~~	~~30.11.1965~~	~~Right of Footway appurtenant to K the land hereinbefore described affecting the part of the land shown as "Proposed Right of Footway (Variable Width)" in plan lodged with Transfer No K632513 (Compressed Certificate of Title Vol 9201 Fol 208)~~	~~19.9.1967~~		Y517770		
~~Transfer~~	~~K632513~~	~~30.11.1965~~	~~Right of Footway affecting that part of the land within described as "Proposed Right of Footway (Variable Width)" in plan lodged with Transfer No K632513 (With consent of mortgagee)~~	~~19.9.1967~~		Y517770		
~~Lease~~	~~K746116~~	~~24.11.1966~~	~~of the premises known as the fourth, fifth and sixth floors of "Gen. House" (with consent of mortgagee) together with rights to The Jewish Welfare Board of New South Wales~~	~~24.11.1967~~		Expired	13-3-1980	
	EX 15.9.79							
Lease	L107115	15-7-1966	of the premises known as the seventh floor of Gen. House (with consent of mortgagee) together with rights to Landen Pty Limited	17-7-1968		Expired	23-9-1975.	

K763112 Sheet 5
L107115 6
CT 26/A
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FORM No. 177A

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED

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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Lease	L211435	27-9-1968	~~of Shop No2 "Wesley Arcade" to Next N Trim Uniforms (NSW) Pty Limited with consent of Mortgagee together with rights~~	23-10-1968		Expired	23-9-1975.	
Lease	L211438	29-9-1968	~~of Shop No17, "Wesley Arcade" to Det Monaco Creations Pty Limited with consent of mortgagee together with rights~~	23-10-1968		Expired	23-9-1975.	
Lease	L587092	12-8-1969	~~of Shop No4 "Wesley Arcade" with consent of Mortgagee together with and Reserving rights to Werner Horvat of Commercial Business Proprietor and Janice Horvat his wife~~	8-10-1969		Expired	23-9-1975.	
Lease	L593774	12-8-1969	~~of Shop No 6 "Wesley Arcade" (with consent of mortgagee) (together with and reserving rights) to R & H Duffy Holdings Pty. Limited~~	20-7-1970		Expired	23-9-1975.	
Lease	L593768	30-11-1969	~~of Shop Nos 3 and 4a "Wesley Arcade" (with consent of mortgagee) (together with and reserving rights) to Margaret Beverly of Point Piper Home Aide~~	20-7-1970		Expired	23-9-1975.	
Lease	L705908	12-8-1969	~~of part of a building No. 206 (Shop No 15 Wesley Arcade) 215a Pitt Street, Sydney to Mario Antony Wirth of Kingsgrove, Hairdresser (with consent of Mortgagee under Mortgages Nos. K52968 and K52970 together with and reserving rights~~	13.8.1970		Expired	23-9-1975.	
Lease	M20765	7-5-1970	~~of premises being Shop No 3 Wesley Arcade 201-210 Pitt Street Sydney to Jean Russell Alexander of Sydney, Retailer~~	14-10-1970		Expired	23-9-1975.	
~~Lease~~	~~P317395~~	~~———~~	~~of premises being Shop No. 1, "Wesley Arcade", being part of the Building No. 210-214 Pitt Street, Sydney (together with and Reserving Rights) to Everest Pty. Limited.~~	~~23-9-1975.~~		Expired	7-9-1982.	
~~Lease~~	~~P331714~~	~~———~~	~~of premises being Shop No. 2, "Wesley Arcade", being part of the Building No. 210-214 Pitt Street, Sydney (together with and Reserving Rights) to Next ! N Trim Uniforms Pty. Limited.~~	~~23-9-1975.~~		Expired	18-4-1984	
Lease	~~P407724~~	~~———~~	~~of premises being Shop No.18, "Wesley Arcade", being part of the Building No. 210-214 Pitt Street, Sydney (together with and Reserving Rights) to Jeanne Coundanis of Bondi, Married Woman.~~	~~23-9-1975.~~		Expired	7-9-1982.	

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L597092 Lease Shop No 4

L593774 Lease Shop No 6

L705907 Sub Lease 8 Lease 9 Lease Shop No 18 Wesley Arcade.

L213967 Lease -364L -369 Shop: 13 Pitt

M20765 Lease Shop 3 Wesley Arcade

P317395 Lease Shop 1 Wesley Arcade

P331714 Lease Shop 2 Pitt Street

P386089 Lease

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CT 29-10-75

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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~P489534~~	~~———~~	~~of premises being the 7th Floor excluding certain~~ being part ~~areas of the Building known as 206-214A Pitt Street, Sydney, together with and reserving rights, to Maria Joan Elliott of Lane Cove, Beverley Jean Love of Wahroonga, Robyn Carol Stafford of Kurrajong and Jeanette Blanche French of Eastwood, all Married Woman, Date of Expiry 31-9-19~~	~~18-12-1975.~~		Expired	7-9-1982	
~~Lease~~	~~P489536~~	~~———~~	~~of premises being Shop No. 3 "Wesley Arcade" being part of the Building known as 206-210 Pitt Street, Sydney, together with and reserving rights, to John Russell Alexander of Sydney, Retailer. Date of Expiry 31-5-1980.~~	~~18-12-1975.~~		Expired	7-9-1982	
~~Lease~~	~~P489538~~	~~———~~	~~of premises being Shop No. 5 "Wesley Arcade" being part of of the Building known as 206-214A Pitt Street, Sydney, together with and reserving rights, to Winsome Chia of Bondi Junction, Married Woman. Date of Expiry 31-5-1978~~	~~18-12-1975.~~		Expired	7-9-1982	
~~Lease~~	~~P524924~~	~~———~~	~~of premises being Suites 3 and 4 on the third floor of the building known as Lyceum House, 212-214A Pitt Street, Sydney, (together with and reserving rights) to E. Andrics & Sons Pty. Limited. Date of Expiry. 31-12-1979.~~	~~4-3-1976.~~		Expired	R753871	
~~Lease~~	~~P856464~~	~~———~~	~~of premises being Shops Nos. 13 and 14 "Wesley Arcade" being part of the building known as 206-214A Pitt Street, Sydney, together with and reserving rights, to Irena Fliser of Marrickville, Restaurant Proprietor~~	~~24-8-1976~~		Expired	14-10-1980	
~~Lease~~	~~P909446~~	~~———~~	~~of premises being Shop No. 4 "Wesley Arcade", being part of the building known as No. 206-214A Pitt Street, Sydney, together with and reserving rights, to W. & J. Horvat Pty. Limited. Date of Expiry 31-12-1977.~~	~~6-10-1976.~~		Expired	17-8-1978	
~~Mortgage~~	~~Q21555~~	~~———~~	~~to Commonwealth Savings Bank of Australia~~	~~7-1-1977~~		Discharged	X59184	
~~Lease~~	~~Q822258~~	~~———~~	~~of premises being Shop No. 4 Wesley Arcade being part of the building known as No. 206-214A Pitt Street, Sydney, together with and reserving rights, to Tony Samuel Greenberg and James Grant Milbourne Marsh both of Sydney, Shopkeepers. Date of Expiry 31-12-1980.~~	~~17-8-1978~~		Expired	9-2-1982.	

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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~R84006~~	~~—~~	~~of premises being shop No. 19 Wesley Arcade being part of the building known as No. 206-214A Pitt Street Sydney (together with option for renewal) to Peter Law of Matraville Restaurant Proprietor and Susanna Law his wife. Expires 1-7-1983~~	~~16-5-1979~~		*Expired	25-11-1983	
~~Lease~~	~~R97110~~	~~——~~	~~of premises being Shop No. 5, "Wesley Arcade", being part of the building known as 206-214A Pitt Street, Sydney, Together with and reserving rights, Together with Option of Renewal, to Winsome Chia of Bondi Junction, Married Woman. Expires 31-5-1981.~~	~~22-5-1979.~~		Expired	6-6-1985	
~~Lease~~	~~R133170~~	~~——~~	~~of premises being Shop No. 2, "Wesley Arcade", being part of the building known as 210-214A Pitt Street, Sydney, Together with and reserving rights, to Neat N' Trim Uniforms Pty. Limited. Expires 31-8-1983.~~	~~22-5-1979.~~		Expired	18-4-1984	
Lease	R226415	———	of premises being shop Nos. 8 and 9, "Wesley Arcade", being part of the building known as 210-214A Pitt Street, Sydney, Together with and reserving rights, Together with Option of Renewal, to Ronald Brett of Caringbah, Business Man. Expires 31-11-1981.	22-5-1979.		Expired	10-8-1982.	
~~Lease~~	~~R519858~~	~~——~~	~~of premises being Shop 15, "Wesley Arcade" being part of the building known as 210-214A Pitt Street, Sydney, together with and reserving rights and option of renewal to Colin Stanley Hill of Elizabeth Bay, Shopkeeper. Expires 28-2-1982.~~	~~13-3-1980~~		Determined	S916051	
~~Lease~~	~~R501762~~	~~——~~	~~of premises being Suite 4 of the 6th. floor of "Lyceum House situated at 210-214A Pitt Street, Sydney, together with and reserving rights to John Chorley Robinson of Sydney, Clergyman. Expires 31-12-1983.~~	~~13-3-1980~~		Expired	X572885	
~~Lease~~	~~R651322~~	~~——~~	~~of premises being Shop 6 "Wesley Arcade" being part of the building known as 206-214A Pitt Street, Sydney, together with and reserving rights and option of renewal to Asher Holdings Pty. Limited. Expires 31-5-1982.~~	~~13-3-1980~~		Y517772		

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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~R763093~~	~~———~~	~~of premises being Suite 3, Third Floor, 210-214A Pitt Street, Sydney, to Neat N' Trim Uniforms Pty. Limited Expires 21-7-1983~~	~~24-6-1980~~		Expired	X572885	
~~Lease~~	~~R918423~~	~~———~~	~~of premises being Shop 1 Wesley Arcade, 210-214 Pitt Street, Sydney to George Zongas of Mascot, Shopkeeper and Elizabeth Zongas his wife as joint tenants. Expires 20-1-1983.~~	~~1-8-1980~~		Expired	25-11-1983	
~~Lease~~	~~R931547~~	~~———~~	~~of premises being Suites 4 and 5, Third Floor, Lyceum House to E. Andries & Sons Pty. Limited together with option of renewal. Expires 30-6-1982.~~	~~1-8-1980~~		Expired	X572885	
~~Lease~~	~~S104567~~	~~———~~	~~of premises being Suite 7, sixth floor, Lyceum House, 210 Pitt Street, Sydney to Carrile Nominees Pty. Limited, together with option of renewal (Expires 4-5-1983)~~	~~14-10-1980~~		Expired	X572885	
~~Lease~~	~~S104569~~	~~———~~	~~of premises being Shops 13 and 14, Wesley Arcade, 206-214A Pitt Street, Sydney to George Joseph Fogel of Double Bay, Shopkeeper and Denise Fogel his wife, as joint tenants (Expires 31-5-1983) (Together with option of renewal)~~	~~14-10-1980~~		Expired	25-11-1983	
~~S916052~~	~~Lease to Michael Graham Mellor and Michael John Robinson, as joint tenants, of premises known as Shop 15, Wesley Arcade, 206-214A Pitt Street, Sydney, together with and reserving rights and an option of renewal. Expires 13-9-1984. Registered 9-2-1982.~~					Expired	X572883	
~~S916053~~	~~Lease to Dimitris Anagnostopoulos, of premises known as Shop 19, Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 31-3-1983. Registered 9-2-1982.~~					Surrendered	T315669	
~~S916054~~	~~Lease to Berrimon Pty. Limited, of premises known as Shop 4, Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 31-12-1983. Registered 9-2-1982.~~					Expired	7-1-1984	
~~T22793~~	~~Lease to Bartul Salecic, of premises known as Shop 11, Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 30-6-1984. Registered 3-5-1982.~~					Expired	X572883	
~~T22794~~	~~Lease to Sabah Choecair, of premises known as Shop 10, Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 30-6-1984. Registered 3-5-1982.~~					Y517772		
~~T22795~~	~~Lease to Camera Consultants Pty. Limited, of premises known as Shops 16 and 17, Wesley Arcade, 206-214A Pitt Street, Sydney, together with an option of renewal. Expires 30-6-1984. Registered 3-5-1982.~~					Y517772		
~~T179812~~	~~Lease to Ronald Brett, of premises known as Shops 8 and 9, "Wesley Acrade", 206-214A Pitt Street, Sydney, together with and reserving rights and an option of renewal. Expires 30-9-1984. Registered 10-8-1982.~~					Y517772		

5/7/82 (CT)

cr 1/9/

R753871

C.T. 9.6.80

R918423/

R931547/

S104567/9

Rejected

S104569

C.T. 24.3.9

S916053

R

C.T. 9.3.

T22793/

C.T. 22.6.

T179812/

UPDATE COMPLETE 7-9-82

RG 2/74

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SECOND SCHEDULE (continued)

BEING PARTS OF THE PREMISES KNOWN AS "WESLEY ARCADE", 206-214A PITT STREET, SYDNEY. TOGETHER WITH AND RESERVING RIGHTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP NO.	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
~~Lease~~	~~T179813~~	~~20~~	~~to Felix Fauermann and Rachel Fauermann as joint tenants. Together with an option of renewal.~~	~~30-6-1984~~	~~10-8-1982~~		Y517772
~~R84506~~	~~License~~	~~License~~	~~Nick & Valentis and Stamatia Valentis as joint tenants by transfer R354287.~~				
	~~R354287~~	~~T154244, T154245~~	~~Registered 5-8-1982.~~				Cancelled 25-11-1983
~~Lease~~	~~T301546~~	~~7.~~	~~to Sydney Lock & Key Company Pty. Limited. Together with an option of renewal.~~	~~31-7-1985.~~	~~26-10-1982.~~		Y517772
~~Lease~~	~~T632705~~	~~Suite 3 5th floor~~	~~to The Australasian Exhibitor Pty. Limited, together with option of renewal~~	~~13-3-1986~~	~~5-7-1983~~		X656620
~~Lease~~	~~S916052~~	~~--~~	~~Lessees: Giuseppe Vetrisano and Enza Vetrisano as joint tenants by Transfer T645716. Registered 22-7-1983.~~				Y517772
~~Lease~~	~~T856132~~	~~shop 1~~	~~to George Zongas and Elizabeth Zongas as joint tenants.~~	~~20-1-1986~~	~~25-11-1983~~		Y517772
~~Lease~~	~~T856133~~	~~Shop 18~~	~~to Nick Valeontis and Stamatia Valeontis as tenants in common.~~	~~1-7-1985~~	~~25-11-1983~~		Y517772
~~Lease~~	~~T856134~~	~~Shops 13-14~~	~~to George Joseph Fogel and Denise Fogel as joint tenants.~~	~~31-5-1986~~	~~25-11-1983~~		Y517772
~~Lease~~	~~V92724~~	~~Suite 5 5th Floor~~	~~to Hassall and Brothers Pty. Limited, together with an option of renewal.~~	~~30-9-1986~~	~~18-4-1984~~		Y517772
~~Lease~~	~~V92725~~	~~Shop 2~~	~~to Neat 'N' Trim Uniforms (Aust) Pty. Limited, together with an option of renewal.~~	~~31-8-1986~~	~~18-4-1984~~		X572883
~~Lease~~	~~V92726~~	~~Suite 4 5th Floor~~	~~to Neat 'N' Trim Uniforms (Aust) Pty. Limited, together with an option of renewal.~~	~~31-8-1986~~	~~18-4-1984~~		X572885
~~Lease~~	~~V92727~~	~~Suite 6 6th Floor~~	~~to Dolavat Pty. Limited, together with an option of renewal.~~	~~7-12-1986~~	~~18-4-1984~~		X572885
~~Lease~~	~~T179812~~	~~V109062~~	~~Sub-Lease to Argyle Coins and Tobacconist Pty. Limited of shop 9 Wesley Arcade, 206 - 214A Pitt Street, Sydney, together with an option of renewal.~~	~~29-9-1984~~	~~7-5-1984~~		Y517772
~~Lease~~	~~V160039~~	~~Shop 4~~	~~to Berriman Pty. Limited.~~	~~31-12-1986~~	~~7-6-1984~~		Y517772
~~Lease~~	~~V210928~~	~~Suite 2 5th floor~~	~~to Adrian Mee Ling, together with an option of renewal.~~	~~28-2-1986~~	~~18-7-1984~~		Y517772
~~Lease~~	~~V210929~~	~~Suites 1 & 2 6th Floor~~	~~to Bruce Ian Robertson and Ken Kanjian as tenants in common, together with an option of renewal.~~	~~30-6-1986~~	~~18-7-1984~~		X572885
~~Lease~~	~~V160039~~	~~V407882~~	~~Transfer of Lease to The Norgen-Vaaz Ice Cream Company (Aust.) Pty. Ltd.~~	~~--~~	~~31-10-1984~~		Y517772
~~Lease~~	~~V748794~~	~~5~~	~~to Harry Kuo. Option of renewal 3 years.~~	~~31-5-1987~~	~~6-6-1985~~		X572883
~~Caveat~~	~~X808228~~	~~Whole~~	~~by State Bank of New South Wales.~~	~~--~~	~~31-8-1988~~		Y517760
~~Caveat~~	~~X992483~~	~~--~~	~~by The Uniting Church in Australia Property Trust (N.S.W.) against premises being Levels 3 and 4 Piccadilly Plaza, The Lyceum Theatre area, The Wesley Central Mission area at or below Pitt Street level, together with car parking spaces on car parking level 2 known as Piccadilly Plaza, 206-222 Pitt Street and 133-141 Castlereagh Street and 222 Pitt Street, Sydney.~~	~~---~~	~~15-12-1988~~		Y517759

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

CT 14.10.9
T301546L
(Page 9)
T315669L
K
C.T. 10.6.8
T632705L
T645716R
NOT
C.T. 21.7.83
C.T. 3.11.83
T856132L
— 133L
— 134L
C.T. 22 MAR
V92724L
— 25L
— 26L
— 27L
V109062 Sub
CT 23 MAY 198
VOL. 10104
V160039LR
FOL. 83
V210928LR
V210929LR
CT 30.8.84

10104 - 83

SECOND SCHEDULE (continued)

BEING PARTS OF THE PREMISES KNOWN AS "WESLEY ARCADE", 206-214A PITT STREET, SYDNEY. TOGETHER WITH AND RESERVING RIGHTS.

INSTRUMENT NATURE	INSTRUMENT NUMBER	SHOP NO.	LESSEES	DATE OF EXPIRY	REGISTERED	Signature of Registrar General	CANCELLATION
~~Lease~~	~~T179813~~	~~20.~~	~~to Felix Feuermann and Vera Rachel Feuermann, as joint tenants. Together with and reser and option of renewal.~~	~~30-6-1984.~~	~~10-8-1982.~~		
~~Caveat~~	~~Y283429~~	~~---~~	~~by Renato Spagnolo~~	~~---~~	~~7-4-1989~~		Y517757
Lease	Y517772		to Capital Land Corporation Pty. Limited.	1-8-2091	12-9-1989		
Lease	Y517772	Y517776	Mortgage to A.G.C. (Advances) Limited.		12-9-1989		
Caveat	Y517778		by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989				
Lease	Y517772	Y517778	Caveat by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989				
Caveat	Y517779		by Renato Spagnolo. Registered 12-9-1989				

DP/SP 804650 Registered 31-8-90
This folio is cancelled as to whole/part upon creation of computer folios for lots 1 in the abovementioned plan.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

V407882 7/L R

(Page 10)

Regd 13-9-1982

CT 22/5/85

V748794L Shop 5, -5UL

X591830 Dy 4 Dy R

X572883 Lgy — 84 Lgy — 85 Lgy R

X552420 Lgy (763270) R

X808228 Plan R

X992483 Plan R

V283429 Plan R

Y517757 wx R
-759 wx
-760 wx
-770 Reg. R
-772L
-776ML
-778X
(Y517772?)
-779X

DP804650

Req:R497078 /Doc:CT 10104-083 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:10 of 10
© Office of the Registrar-General /Src:INFOTRACK /Ref:Sydney 133 Castlereagh Stree

Req:R497079 /Doc:CT 11850-139 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:1 of 7
© Office of the Registrar-General /Src:INFOTRACK /Ref:Sydney 133 Castlereagh Stree

11850139

[redacted]TIFICATE OF TITLE

NEW SOUTH WALES [redacted]PERTY ACT, 1900, as amended.

Appln. No. 20130

Prior Title Vol. 2701 Fol. 228

Vol. 11850 Fol. 139

Edition issued 1-6-1972

M674457

CANCELLED W

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.

Witness S Barnes

Registrar General.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land shown in plan lodged with Primary Application No. 20130 (filed as F.P.70130) in the City of Sydney Parish of St.James and County of Cumberland being the part of Allotment 30 of Section 32 granted to Thomas Hyndes on 25-3-1839 and the part of Allotment 31 of Section 32 granted to Arthur Little on 23-9-1839 shown in the plan hereon.

FIRST SCHEDULE

~~METHODIST CHURCH (N.S.W.) PROPERTY TRUST~~.

Registrar General.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Right of Footway created by Transfer No.K632512 affecting the part of the land above described designated (A) in the plan hereon~~. Y517770
3. ~~Right of Footway created by Transfer No.K632513 appurtenant to the land above described affecting the piece of land designated (B) in the plan hereon~~. Y517770
4. ~~Lease No.M630101 of premises known as Shops Nos. 25 and 26 Wesley Arcade in the building known as 135 Castlereagh Street, Sydney to John Ryan and Edna Gertrude Ryan, both of Waterloo, Shopkeepers. Entered 22-3-1972~~. Expired 5-3-1981
5. ~~Lease No.M674457 of premises known as Shop No.22 Wesley Arcade in the building known as 135 Castlereagh Street, Sydney to Robert Graham Clutton, of Sydney, Hairdresser. Entered 19-4-1972~~. Re-entered N466604

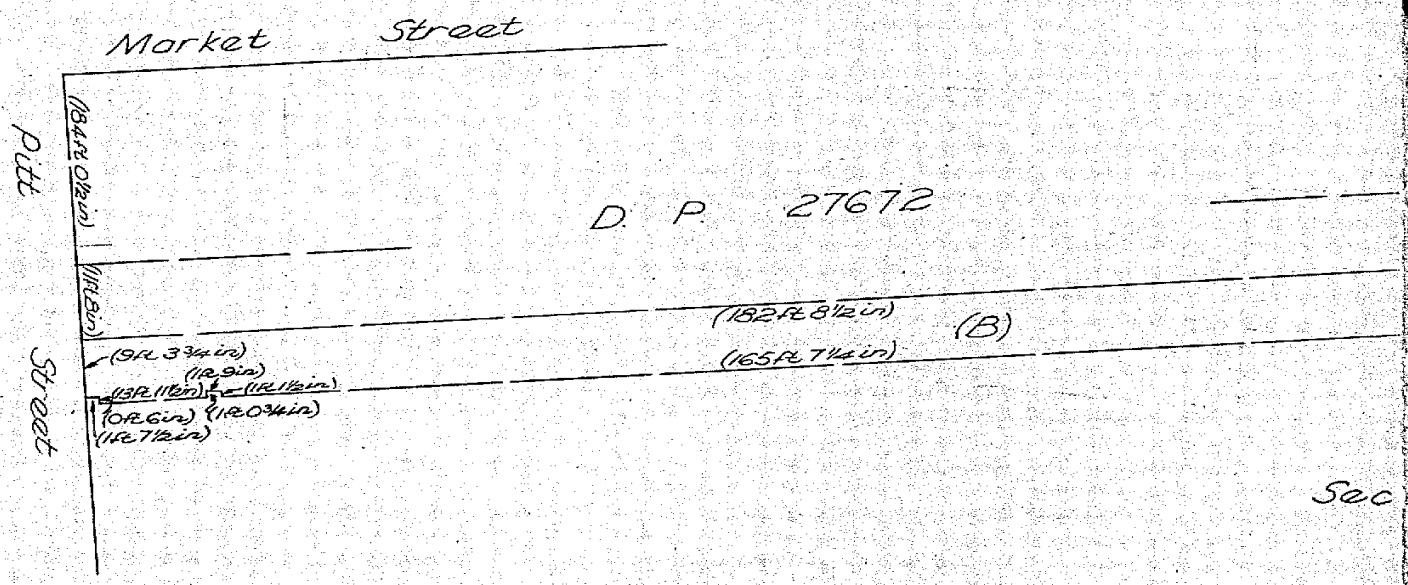
Registrar General.

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

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

Vol. 11850 Fol. 139

PLAN SHOWING LOC



Area: 18¾p

Scale: 20 feet to one inch

M674457 b

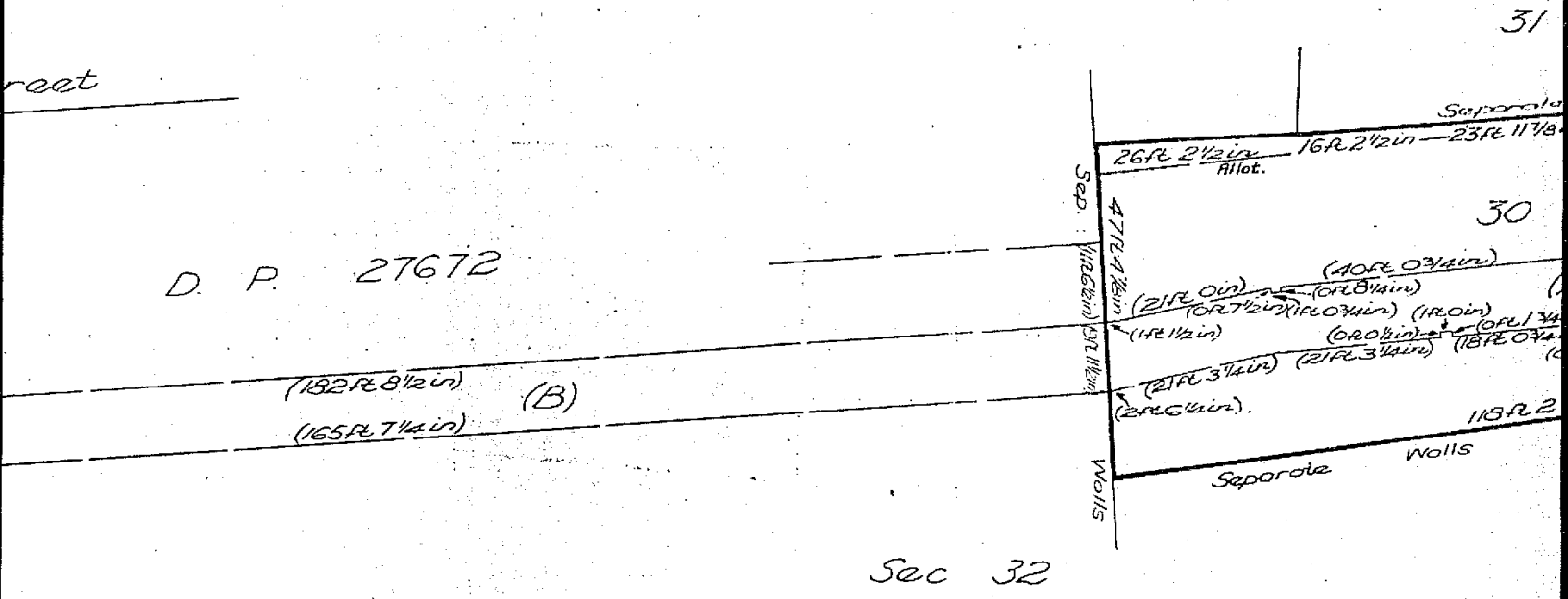
Reg:R497079 /Doc:CT 11850-139 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:2 of 7
© Office of the Registrar-General /Src:INFOTRACK /Ref:Sydney 133 Castlereagh Stree

Req:R497079 /Doc:CT 11850-139 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:3 of 7
© Office of the Registrar-General /Src:INFOTRACK /Ref:Sydney 133 Castlereagh Stree

VOL. 1010 FOL. 100

B

PLAN SHOWING LOCATION OF LAND



Area: 18¾p

Scale: 20 feet to one inch.

Req:R497079 /Doc:CT 11850-139 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:4 of 7
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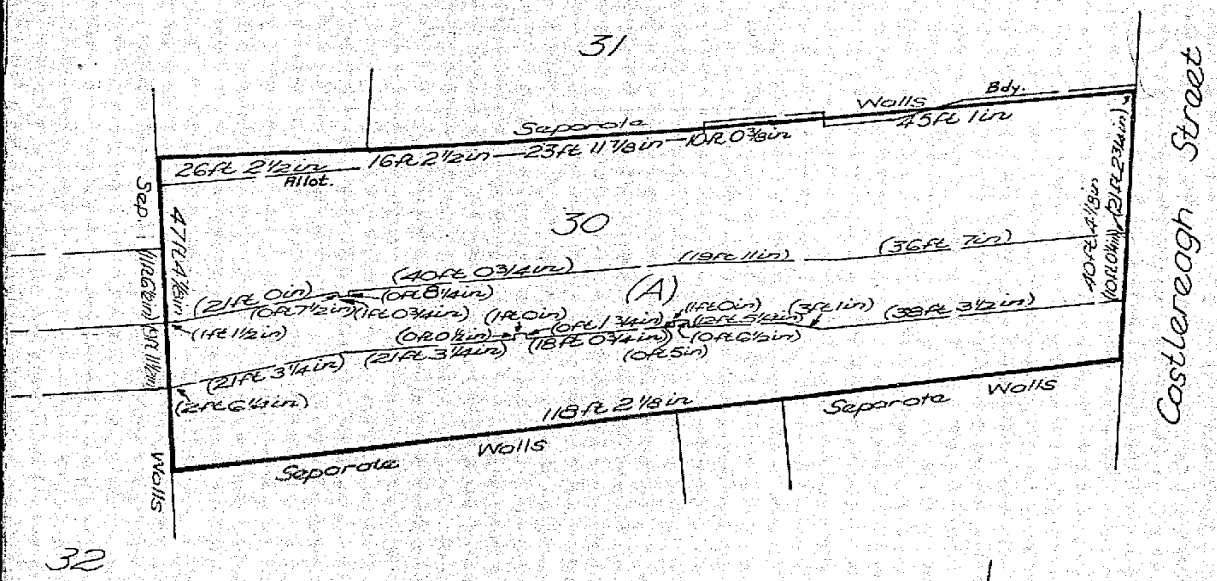
ATION OF LAND



32

PT 1

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	ENTERED	Signature of Registrar General
The Uniting Church in Australia Property Trust (N.S.W.)	See	Q625474 S326898	—	5-3-1981	

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
~~Lease~~	~~M707662~~	~~6-4-1972~~	~~to Max Charles Cohen of Sydney, Stamp and Coin Dealer and Muriel Georgina Cohen, his wife of premises known as Shops 23 and 24, Wesley Arcade, being part of building No.135, Castlereagh Street, Sydney~~	~~28-6-1972~~		Expired	11-7-1984	
~~Lease~~	~~M860734~~	~~17.7.1972~~	~~of premises being known as Shop 21 Wesley Arcade building No. 135 Castlereagh Street, Sydney to Esther Swee-Yun Young of Canterbury and Thelma Wo of Croydon, Married Women~~	~~1.9.1972~~		Expired	22-3-1984	
~~Lease~~	~~R196083~~		~~of shop premises being shops 25 and 26 Wesley Arcade, 135 Castlereagh Street, Sydney together with option of renewal to El Conquistador Art Crafts Pty. Limited. Expires 19-11-1981~~	~~2-5-1979~~		Expired	15-8-1984	
~~Lease~~	~~S326898~~	—	~~to Hee-Mong Cho of Turramurra, Businessman and Chang-Lim Cho his wife as joint tenants of premises being Shop 27b, Wesley Arcade, known as 133-135 Castlereagh Street, Sydney together with Rights, together with Option of Renewal. Expires 2-11-1983~~	~~5-3-1981~~		Expired	25-1-1985	

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497079 /Doc:CT 11850-139 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:5 of 7
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Req:R497079 /Doc:CT 11850-139 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:6 of 7
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SECOND SCHEDULE (continued)

INSTRUMENT NATURE	NUMBER	DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
S326898			Lease. Lessees: Sam-O Kim and Mun-Ja-Kim as joint tenants by Transfer of Lease S644506. Registered 14-9-1981.			Cancelled	25-1-1985	
S665946			Lease to Wardrobe Wonderland Pty. Limited of premises known as Shop 27, Wesley Arcade, Castlereagh Street, Sydney, being situate at 133-135 Castlereagh Street, Sydney, together with right and reserving rights, together with option of renewal. Expires 9-6-1984. Registered 14-9-1981.			Expired	10-6-1988	
S882308			Lease to The Koala Bear Shop Pty. Limited of premises known as Shop 28, Wesley Arcade, No. 133-135 Castlereagh Street, Sydney, together with and reserving rights and an option of renewal. Expires 31-3-1983. Registered 28-1-1982			Expired	29-11-1983	
T41993			Lease to Frost Antiques Pty. Limited of premises being Shop 29, Wesley Arcade, Sydney, together with and reserving rights and option of renewal. Expires 14-1-1985. Registered 18-5-1982			Expired	10-6-1988	
T724326			Lease to Michael Eden Pty. Limited of premises being shop 22 Wesley Arcade, Castlereagh Street, Sydney. Expires 30-4-1986. Registered 14-9-1983			Expired	10-6-1988	
T848242			Lease to The Koala Bear Shop Pty. Limited of premises comprising Shop 28 Wesley Arcade, Castlereagh Street, Sydney together with and reserving rights and an option of renewal. Expires 31-3-1986. Registered 29-11-1983			Expired	X591418	
T973635			Lease to Osclown Pty. Limited of premises comprising Shop 21 Wesley Arcade, Castlereagh Street, Sydney together with and reserving rights. Expires 31-8-1986. Registered 22-3-1984			Expired	10-6-1988	
V199773			Lease to M.C. Cohen Pty Limited of premises comprising Shops 23 and 24 Wesley Arcade Castlereagh Street Sydney together with and reserving rights and an option of renewal. Expires 31-1-1987. Registered 11-7-1984			Y517772		
V285897			Lease to Alexander Hammer and Judith Hammer as joint tenants of Shops 25 and 26, Wesley Arcade, Castlereagh Street, Sydney, with and reserving rights and an option of renewal. Expires 17-5-1987. Registered 15-8-1984			Y517772		
V285896			Lease to Hipkins Nominees Pty. Limited of Shop 27B Wesley Arcade, Castlereagh Street, Sydney with and reserving rights Expires 3.5.1987 Option of renewal - see V285896 Registered 25-1-1985			Y517772		
X808228			Caveat by State Bank of New South Wales. Registered 31-8-1988.			Y517760		
X992483			Caveat by the Uniting Church in Australia Property Trust (N.S.W.) against premises being Levels 3 and 4 Piccadilly Plaza, The Lyceum Theatre area, The Wesley Central Mission area at or below Pitt Street level, together with car parking spaces on car parking level 2 known as Piccadilly Plaza, 206-222 Pitt Street and 133-141 Castlereagh Street and 222 Pitt Street, Sydney. Registered 15-12-1988.			Y517759		
Y517772			Lease to Capital Land Corporation Pty. Limited. Expires 1-8-2091. Registered 12-9-1989					
Y517772			Lease Y517776 Mortgage to A.G.C. (Advances) Limited. Registered 12-9-1989					

T41993 Shop 29
C.T. 20.7.8
T724326 of prem.
T848242 Pa
CT 19-12-8
T973635 (Shop 21)
V199773 Z
V285896 Shop 27B
V285897 Shop 25 & 26
X591418 R
X808228 Plan
X992483 Plan
Y517759 WX
-760WX
-770Ay R
-772L R
-776ML R
-778X R
(Y517772?)

RG 2/74

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Req:R497079 /Doc:CT 11850-139 CT /Rev:17-Dec-2010 /NSW LRS /Pgs:ALL /Prt:17-Aug-2020 09:59 /Seq:7 of 7
© Office of the Registrar-General /Src:INFOTRACK /Ref:Sydney 133 Castlereagh Stree

C.T. SP 80465

SECOND SCHEDULE (continued)

INSTRUMENT NATURE	INSTRUMENT NUMBER	INSTRUMENT DATE	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
Caveat	Y517778		by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989					
Lease	Y517772	Y517778	Caveat by The Uniting Church in Australia Property Trust (N.S.W.) of part being Level 3, Level 4 of Piccadilly Plaza, Lyceum Theatre area, the Wesley Central Mission are at or below Pitt Street Level. Car parking spaces on Parking Level. All within buildings to be known as Piccadilly Plaza 206-222 Pitt Street, 133-141 Castlereagh Street, Sydney and 222 Pitt Street, Sydney. Registered 12-9-1989					
			DP/~~SP~~ 804650 Registered 31-8-90 This folio is cancelled as to whole/~~part~~ upon creation of computer folios for lots 1 in the abovementioned plan.					

RG 2/74

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

Historical Title

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/8/2020 9:58AM

FOLIO: 1/804650

First Title(s): OLD SYSTEM
Prior Title(s): 3/602641 VOL 9935 FOLS 89-90
VOL 10104 FOL 83 VOL 11850 FOL 139

Recorded	Number	Type of Instrument	C.T. Issue
11/9/1990	DP804650	DEPOSITED PLAN	FOLIO CREATED EDITION 1
8/11/1990	Z314863	TRANSFER OF LEASE	
21/11/1990	Z360056	DEPARTMENTAL DEALING	
13/12/1990	Z406661	DEPARTMENTAL DEALING	EDITION 2
28/2/1991	Z348963	WITHDRAWAL OF CAVEAT	
25/10/1991		AMENDMENT: VOL FOL INDEX	
6/3/1992	E304304	DEPARTMENTAL DEALING	EDITION 3
29/6/1992	E554906	SUB-LEASE	
29/6/1992	E554907	SUB-LEASE	
29/6/1992	E554908	SUB-LEASE	
7/7/1992	E556112	SUB-LEASE	
7/7/1992	E556113	SUB-LEASE	
7/7/1992	E556114	SUB-LEASE	
10/7/1992	E600243	SUB-LEASE	
10/7/1992	E600244	SUB-LEASE	
10/7/1992	E600245	SUB-LEASE	
10/7/1992	E600724	SUB-LEASE	
16/7/1992	E606833	SUB-LEASE	
22/7/1992	E613831	SUB-LEASE	
22/7/1992	E613832	SUB-LEASE	
24/8/1992	E705884	DEPARTMENTAL DEALING	
15/2/1993	I113146	CAVEAT	
10/3/1993	DP828419	DEPOSITED PLAN	FOLIO CANCELLED RESIDUE REMAINS

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
17/8/2020 9:58AM

FOLIO: 1/804650

Recorded	Number	Type of Instrument	C.T. Issue

*** END OF SEARCH ***

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Received: 17/08/2020 09:58:17

LAND REGISTRY SERVICES

Historical Title

InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE
17/8/2020 9:57AM

FOLIO: 10/828419

First Title(s): OLD SYSTEM
Prior Title(s): 1/804650

Recorded	Number	Type of Instrument	C.T. Issue
10/3/1993	DP828419	DEPOSITED PLAN	FOLIO CREATED EDITION 1
11/5/1993	I209521	SURRENDER OF LEASE	
31/8/1993	I609432	DEPARTMENTAL DEALING	EDITION 2
3/2/1995	U991058	DEPARTMENTAL DEALING	
1/3/1995	O9908	WITHDRAWAL OF CAVEAT	
1/3/1995	O9909	DISCHARGE OF MORTGAGE	EDITION 3
1/3/1995	O9913	CAVEAT	
29/1/1997	2449316	VARIATION OF LEASE	EDITION 4
1/3/2007	AC960558	LEASE FOLIOS CREATED 1-4/LF314 LINK FOLIO: VOL 8646 FOL 23	
1/3/2007	AC968432	DEPARTMENTAL DEALING	
19/3/2007	AC969252	LEASE FOLIOS CREATED 25-44/LF314	
19/3/2007	AC969272	LEASE FOLIOS CREATED 45-64/LF314	
19/3/2007	AC972830	LEASE FOLIOS CREATED 65-84/LF314	
19/3/2007	AC972886	LEASE FOLIOS CREATED 85-103/LF314	
19/3/2007	AC972935	LEASE FOLIOS CREATED 104-123/LF314	
19/3/2007	AC972992	LEASE FOLIOS CREATED 124-142/LF314	
19/3/2007	AC973026	LEASE FOLIOS CREATED 143-161/LF314	
19/3/2007	AC969226	LEASE FOLIOS CREATED 5-24/LF314	
26/4/2007	AD73767	DEPARTMENTAL DEALING	EDITION 5
4/3/2008	AD802550	LEASE FOLIOS CREATED	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE
17/8/2020 9:57AM

FOLIO: 10/828419

Recorded	Number	Type of Instrument	C.T. Issue
		162/LF314	
5/6/2008	AE921	LEASE FOLIOS CREATED 163/LF314	
7/11/2008	AE313007	LEASE FOLIOS CREATED 164/LF314	
4/12/2008	AE367324	LEASE FOLIOS CREATED 165/LF314	
24/5/2010	AF512310	LEASE FOLIOS CREATED 166/LF314	
17/8/2010	AF697571	LEASE FOLIOS CREATED 167/LF314	
14/2/2011	AG60549	LEASE FOLIOS CREATED 168/LF314	
10/3/2011	AG110002	LEASE FOLIOS CREATED 169/LF314	
4/7/2011	AG345687	LEASE FOLIOS CREATED 170/LF314	
26/4/2012	AG945458	LEASE FOLIOS CREATED 171/LF314	
5/8/2013	AH925274	LEASE FOLIOS CREATED 172/LF314	
8/10/2013	AH963731	CHANGE OF NAME	EDITION 6
14/1/2014	AI296997	LEASE FOLIOS CREATED 173/LF314	
4/4/2014	AI488419	TRANSFER OF LEASE	
5/1/2015	AJ142670	LEASE FOLIOS CREATED 174-175/LF314	
30/9/2015	AJ532004	REJECTED - LEASE	

END OF PAGE 2 - CONTINUED OVER

SEARCH DATE
17/8/2020 9:57AM

FOLIO: 10/828419

Recorded	Number	Type of Instrument	C.T. Issue
20/4/2016	AK370778	LEASE FOLIOS CREATED 176/LF314	
16/6/2016	AK513595	LEASE FOLIOS CREATED 177/LF314	
15/11/2016	AK904441	RESTRICTION ON USE OF LAND BY/VESTED IN PRESCRIBED AUTHORITY	
28/2/2017	AK971351	LEASE	
28/2/2017	AK971352	SUB-LEASE	
28/2/2017	AK971502	MORTGAGE OF LEASE	
28/2/2017	AK971571	CHANGE OF NAME	
28/2/2017	AM10231	DEPARTMENTAL DEALING	
26/6/2017	AM497489	REQUEST	
11/9/2017	AM711120	REQUEST	
8/11/2017	AM870762	DEPARTMENTAL DEALING	
24/11/2017	AM913683	DEPARTMENTAL DEALING	
19/3/2018	DP1231660	DEPOSITED PLAN	
26/6/2018	AG179368	WITHDRAWN - REQUEST	
26/3/2019	AP113515	MORTGAGE OF LEASE	
17/9/2019	AP477753	CAVEAT	
14/11/2019	AP677556	DISCHARGE OF MORTGAGE	
14/11/2019	AP677557	TRANSFER OF LEASE	
14/11/2019	AP683761	DEPARTMENTAL DEALING	
18/11/2019	AP689570	DEPARTMENTAL DEALING	
15/6/2020	AQ171223	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

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Received: 17/08/2020 09:57:57

LAND REGISTRY SERVICES Title Search InfoTrack

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 10/828419

SEARCH DATE	TIME	EDITION NO	DATE
17/8/2020	9:57 AM	6	8/10/2013

LAND

LOT 10 IN DEPOSITED PLAN 828419
AT SYDNEY
LOCAL GOVERNMENT AREA SYDNEY
PARISH OF ST JAMES COUNTY OF CUMBERLAND
TITLE DIAGRAM DP828419

DESCRIPTION

STOCKLAND PICCADILLY
PITT STREET
SYDNEY 2000

LEASE FOLIOS CREATED. SEE LEASE PREMISES INDEX SEARCH FOR LF314

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

FIRST SCHEDULE

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (N.S.W.)

SECOND SCHEDULE (5 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
* 2 Y517772 LEASE TO THE TRUST COMPANY LIMITED (SEE I750227, O9912, O162054, 8273083, AI488419, AP677557). EXPIRES: 1/8/2091.
* I113146 CAVEAT AFFECTING LEASE Y517772 CAVEAT BY DAVID JONES LIMITED AND DAVID JONES (AUSTRALIA) PTY LIMITED
U351512 LEASE OF LEASE Y517772 TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES NO.6655 AND NO.6656 TOGETHER WITH RIGHTS OF WAY AND EASEMENTS OVER OTHER PARTS OF THE LAND ABOVE DESCRIBED SHOWN IN PLAN WITH U351512. EXPIRES: 30/4/2044.
2449316 VARIATION OF LEASE Y517772
2449316 CAVEATOR UNDER CAVEAT I113146 HAS CONSENTED
AH963731 CHANGE OF NAME AFFECTING LEASE Y517772 LESSEE NOW THE TRUST COMPANY LIMITED
* AI488419 CAVEATOR CONSENTED
* AK971351 LEASE OF LEASE U351512 TO BLUE ASSET PARTNER PTY

END OF PAGE 1 - CONTINUED OVER

SECOND SCHEDULE (5 NOTIFICATIONS) (CONTINUED)

LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 2.3 (b) (ii).

* AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE 12.1

* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY SERVICES PTY LTD

* AK971571 CHANGE OF NAME AFFECTING LEASE U351512 LESSEE NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING CORPORATION

* AP113515 CAVEATOR CONSENTED

* AP677556 CAVEATOR CONSENTED

3 O541870 EASEMENT FOR MAINTENANCE AND REPAIR APPURTENANT TO THE LAND ABOVE DESCRIBED AFFECTING THE WHOLE OF 1/66194

* 4 AK904441 RESTRICTION(S) ON THE USE OF LAND

* 5 AM711120 PROPOSED ACQUISITION PURSUANT TO SECTION 11 LAND ACQUISITION (JUST TERMS COMPENSATION) ACT, 1991 AFFECTING THE LAND ABOVE DESCRIBED. ISSUED 27/6/2017

NOTATIONS

NOTE: REFER ALL DEALINGS TO SD2

AM497489 NOTE: MEMORANDUM AM216034

AM913683 NOTE: ACQUIRED FOR THE JUST TERMS COMPENSATION ACT 1991 LOT 141 DP1231660 VIDE GOV. GAZ. 11-10-2017 FOLS. 5847-6099. ERRATUM VIDE GOV. GAZ. 10-11-2017 FOLS. 6787-6829

DP1231660 NOTE: PLAN OF ACQUISITION

UNREGISTERED DEALINGS: R AN406701.

*** END OF SEARCH ***

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

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Appendix C

Historical Aerial Photographs

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **1930 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

PROJECT No:	86990.01
DRAWING No:	1
REVISION:	A

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **1951 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

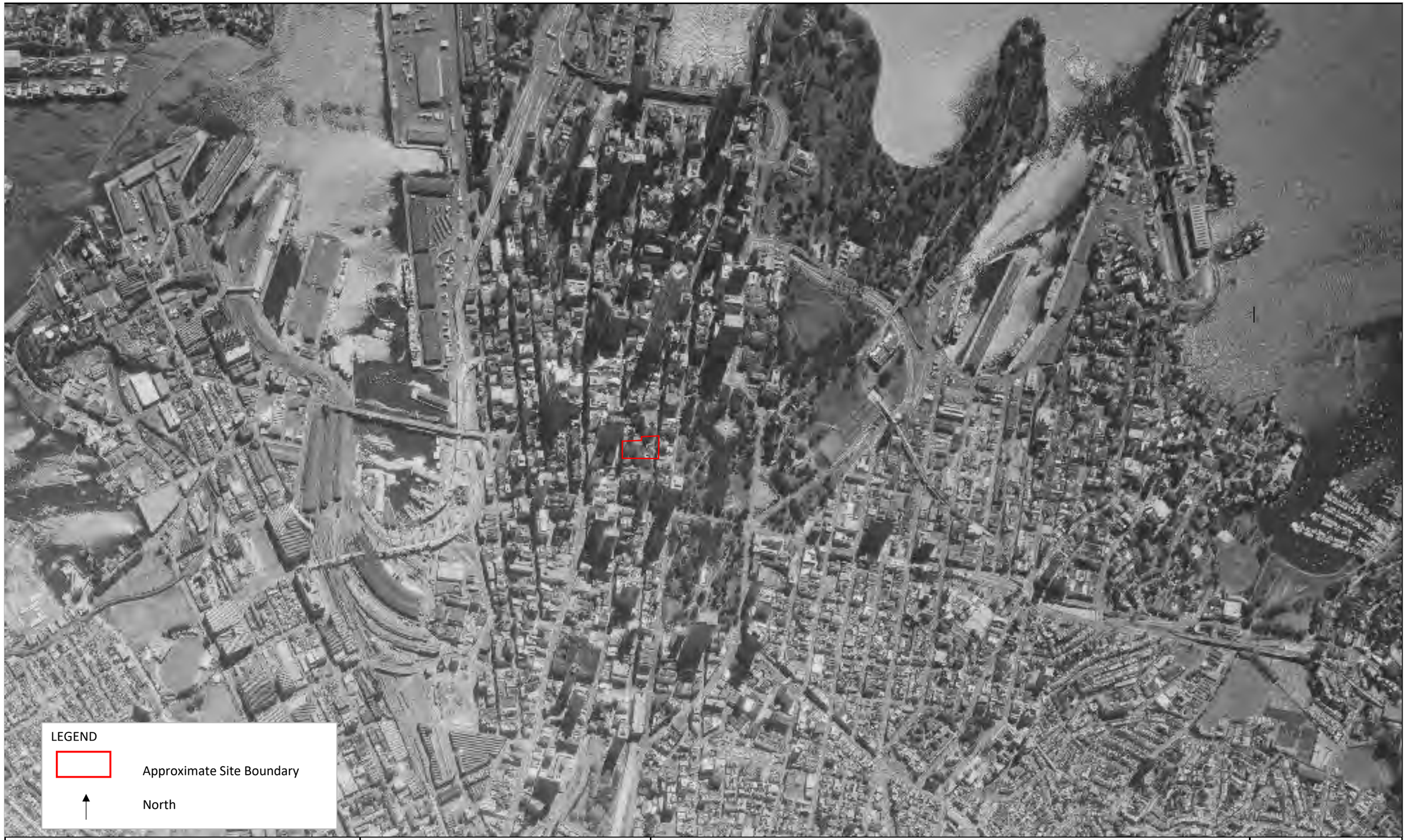
PROJECT No:	86990.01
DRAWING No:	2
REVISION:	A

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **1961 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

PROJECT No:	86990.01
DRAWING No:	3
REVISION:	A

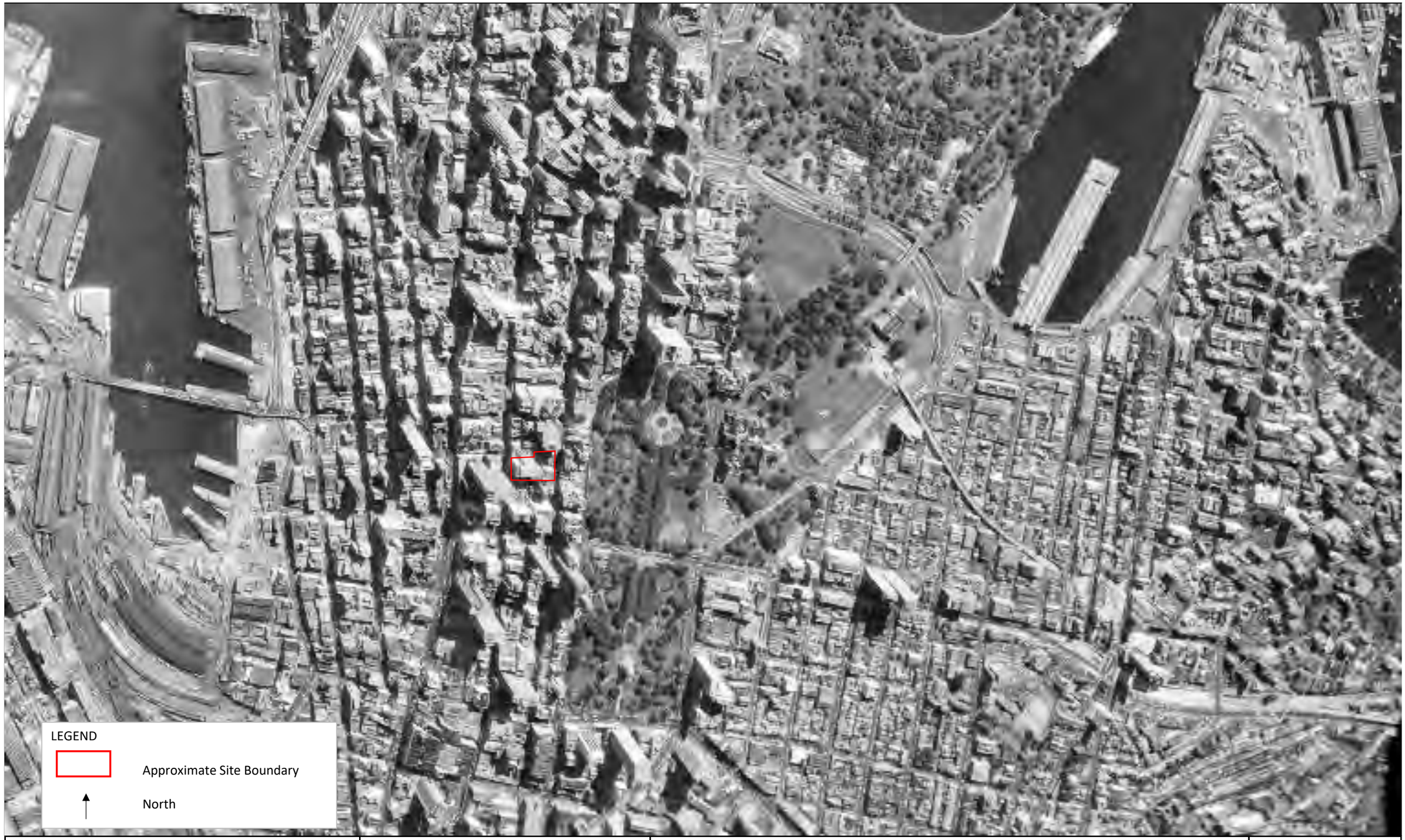


Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **1971 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

PROJECT No:	86990.01
DRAWING No:	4
REVISION:	A



Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **1975 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

PROJECT No:	86990.01
DRAWING No:	5
REVISION:	A

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **1984 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

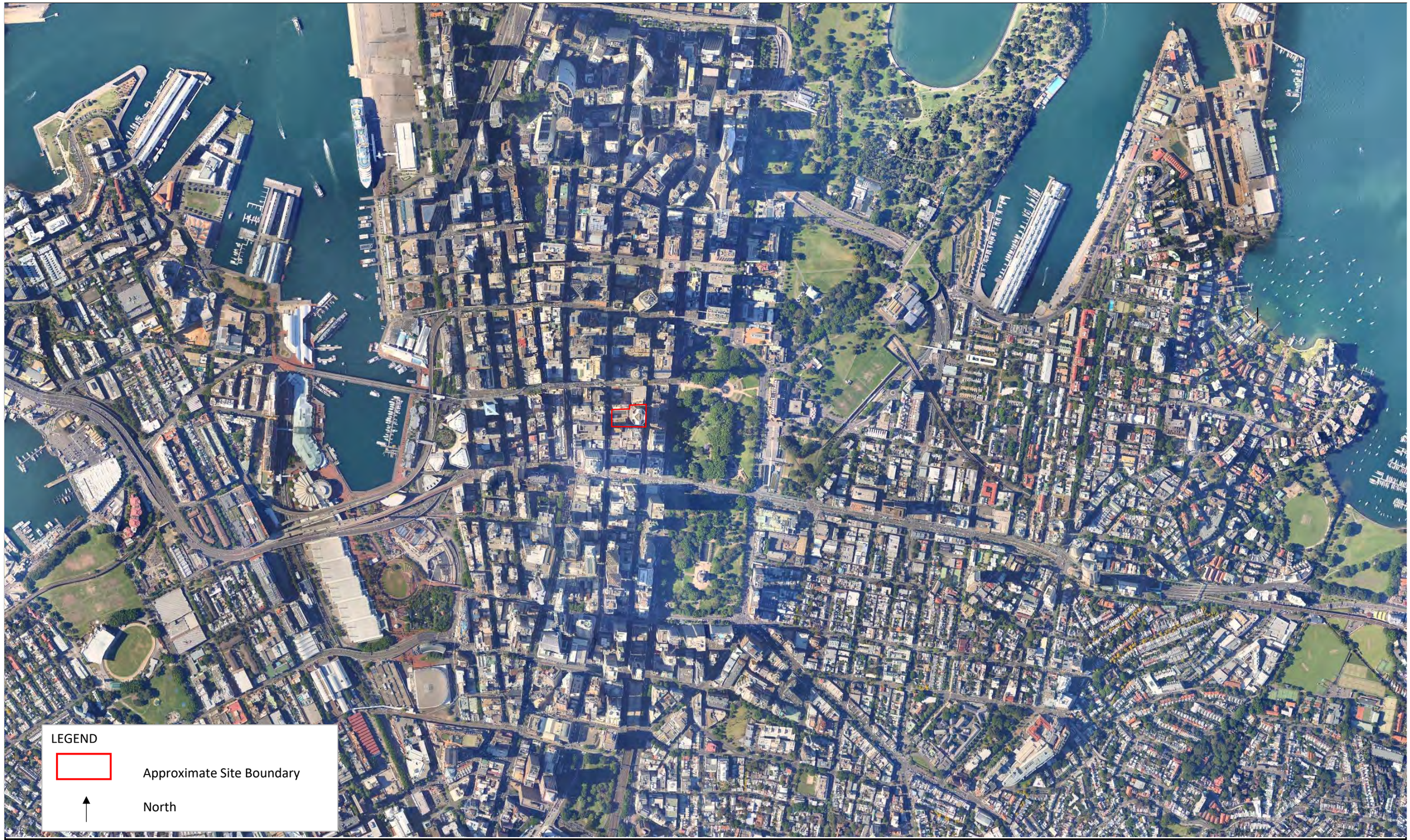
PROJECT No:	86990.01
DRAWING No:	6
REVISION:	A

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **1991 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

PROJECT No:	86990.01
DRAWING No:	7
REVISION:	A



Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **2009 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

PROJECT No:	86990.01
DRAWING No:	8
REVISION:	A

Douglas Partners
Geotechnics / Environment / Groundwater

CLIENT:	Stocklands Development Pty Ltd		
OFFICE:	Sydney	DRAWN BY:	LT
SCALE:	NTS	DATE:	31/08/2020

TITLE: **2020 Historical Aerial Photograph**
Proposed Redevelopment
133 Castlereagh Street, Sydney

PROJECT No:	86990.01
DRAWING No:	9
REVISION:	A

Appendix D

Results of SafeWork NSW Records Search

Locked Bag 2906, Lisarow NSW 2252
Customer Experience 13 10 50
ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D20/177500

17 September 2020

Ms Lisa Teng
Douglas Partners Pty Ltd
lisa.teng@douglaspartners.com.au

Dear Ms Teng

RE SITE: 133 Castlereagh St, Sydney NSW 2000

I refer to your site search request received by SafeWork NSW on 18 August 2020 requesting information on Storage of Hazardous Chemicals for the above site.

A search of the records held by SafeWork NSW has not located any records pertaining to the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.auw

Yours sincerely

Gabriela Draper

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

Appendix E

Planning Certificate Section 10.7 (2) and (5)

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

Telephone +61 2 9265 9333
Fax +61 2 9265 9222
council@cityofsydney.nsw.gov.au

GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

DOUGLAS PARTNERS PTY LTD
96 Hermitage Rd
WEST RYDE NSW 2114

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant:	DOUGLAS PARTNERS PTY LTD
Your reference:	86990.01
Address of property:	133-145 Castlereagh Street , SYDNEY NSW 2000
Owner:	THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST NSW
Description of land:	Lot 10 DP 828419
Certificate No.:	2020304679
Certificate Date:	5/08/20
Receipt No:	0157957
Fee:	$80.00
Paid:	5/08/20

Title information and description 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

Sydney2030/Green/Global/Connected

PLANNING CERTIFICATE UNDER SECTION 10.7 (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 B8 Metropolitan Centre (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.
• To provide opportunities for an intensity of land uses commensurate with Sydney's global status.
• To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
• To encourage the use of alternatives to private motor vehicles such as public transport, walking or cycling.
• To promote uses with active street frontages on main streets and on streets in which buildings are used primarily (at street level) for the purposes of retail premises.

2 Permitted without consent
Nil

3 Permitted with consent
Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited
Nil

PROPOSED ZONING

Draft Zone B8 Metropolitan Centre - Planning Proposal (Sydney Local Environmental Plan 2012)

1 Objectives of zone
• To recognise and provide for the pre-eminent role of business, office, retail, entertainment and tourist premises in Australia's participation in the global economy.
• To provide opportunities for an intensity of land uses commensurate with Sydney's global status.
• To permit a diversity of compatible land uses characteristic of Sydney's global status and that serve the workforce, visitors and wider community.
• To encourage the use of alternatives to private motor vehicles such as public transport, walking or cycling.

• To promote uses with active street frontages within podiums that contribute to the vitality, life and existing character of the street.
• To promote the efficient and orderly development of land in a compact urban centre.
• To promote a diversity of commercial opportunities varying in size, type and function, including new cultural, social and community facilities.
• To recognise and reinforce the important role that Central Sydney's public spaces, streets and their amenity play in a global city.
• Promote the primary role of the zone as a centre for employment and permit residential and serviced apartment accommodation where they complement employment generating uses.

2 Permitted without consent
Nil

3 Permitted with consent
Child care centres; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tourist and visitor accommodation; Any other development not specified in item 2 or 4

4 Prohibited
Nil

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 of Sydney Local Environmental Plan 2012 – Central Sydney

This Planning Proposal progresses key aims and objectives of the City of Sydney's Draft Central Sydney Planning Strategy. This is to be achieved by a range of amendments to Sydney Local Environmental Plan 2012 (the LEP).

HERITAGE

State Heritage Register (Amendment To Heritage Act, 1977 Gazetted 2/4/99)
This property may be identified as being of state heritage significance, and entered on the State Heritage Register.

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

STATE PLANNING INSTRUMENTS

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

State Environmental Planning Policy No. 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. 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 Apartment Development
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 (State Significant Precincts) 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 (Miscellaneous Consent Provisions) 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 (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.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
The aims of this Policy are:
(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and
(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
The aim of this Policy is to facilitate the effective delivery of educational establishments and early education and care facilities across the state.

State Environmental Planning Policy (Coastal Management) 2018
The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning in the coastal zone in a manner consistent with the objects of the Coastal

Management Act 2016, including the management objectives for each coastal management area, by:
(a) managing development in the coastal zone and protecting the environmental assets of the coast, and
(b) establishing a framework for land use planning to guide decision-making in the coastal zone, and
(c) mapping the 4 coastal management areas that comprise the NSW coastal zone for the purpose of the definitions in the Coastal Management Act 2016.

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 (2A) - (10)

(2A) Zoning and land use under *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*

This SEPP does not apply to the land.

(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 *Heritage Act 1977* or that is subject to an interim heritage order under the *Heritage Act 1977*.	NO
▪ Clause 1.17A(d) & 1.18(1)(c3). Has been identified as a property that comprises, or on which there is, a heritage item or draft heritage item.	**NO**
▪ Clause 1.17A(c). Has been identified as being within a wilderness area (identified under the *Wilderness Act 1987*.	**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** be carried out on the land.

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

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

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

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

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

Low Rise Medium Density Housing Code
This Code does not apply to this Local Government Area.

(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 3.15 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	**YES**
▪ City of Sydney Development Contributions Plan 2015 – in operation 1st July 2016	**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) Biodiversity Conservation Act 2016

Not Applicable.

(10A) Native vegetation clearing set asides

Not Applicable.

(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 as 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, schools or TAFE establishments

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.

(20) Loose-fill asbestos insulation

Not Applicable

(21) Affected building notices and building product rectification orders

(1)The land to which the certificate relates is not subject to any affected building notice of which Council is aware.

(2) (a) The land to which the certificate relates is not subject to any building product rectification order of which Council is aware and has not been fully complied with.

(b) The land to which the certificate relates is not subject to any notice of intention to make a building product rectification order of which Council is aware and is outstanding.

(3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

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 10.7 (2) INFORMATION:
Information provided in accordance with planning certificate section 10.7 (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 10.7 (5) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

PLANNING CERTIFICATE SECTION 10.7 (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 10.7 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:
Some City of Sydney Local Environmental Plans incorporate Acid Sulfate soil maps. Development on the land identified in those maps should have regard to the acid sulfate soil clause within the relevant Local Environmental Plan.

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.

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 under Part 2 of Schedule 5 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 clause 41 of Schedule 5 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 clause 41 of Schedule 5 of the Environmental Planning and Assessment Act and Section 735A of the Local Government Act.

Neighbourhood Parking Policy
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.
Rail Corridor
The land is within or above a rail corridor, or within 25 metres of a rail corridor, and that Division 15 of Part 2 of State Environmental Planning Policy (Infrastructure 2007) including clauses 86 and 88 applies.

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 10.7 (5) is supplied in good faith. Council accepts no liability for the validity of the advice given. (see section 10.7 (6) of the Environmental Planning and Assessment Act, 1979).

Planning certificate section 10.7 (2), local planning controls are available are available online at www.cityofsydney.nsw.gov.au

General Enquiries:
Telephone: 02 9265 9333

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

State planning controls are available online at www.legislation.nsw.gov.au

Where planning certificate section 10.7 (5) matters are supplied, complete details are available by writing to:
Chief Executive Officer
City of Sydney
G.P.O. Box 1591
Sydney NSW 2000

End of Document

Appendix G

Hazardous Materials Reinspection (Coffey 2017)

coffey

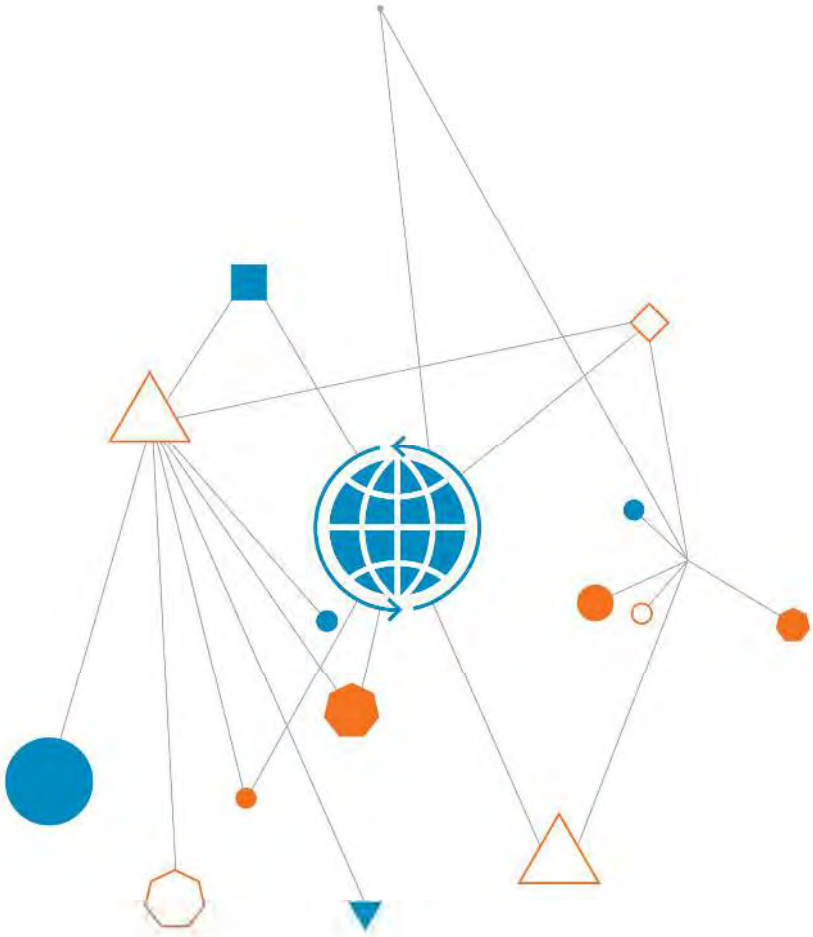
A TETRA TECH COMPANY

INVESTA Property Group

Hazardous Materials Reinspection

133 Castlereagh Street, Sydney NSW 2000

15 July 2017



When you
think with a
global mind
problems
get smaller

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Hazardous Materials Reinspection

Prepared for
INVESTA Property Group

Prepared by
Coffey Services Australia Pty Ltd
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15 July 2017

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Quality information

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Revision	Description	Date	Originator	Reviewer	Approver
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Executive Summary

Coffey Services Australia Pty Ltd (Coffey) conducted an Asbestos and Hazardous Materials reinspection of Piccadilly Tower – 133 Castlereagh Street, Sydney, NSW 2000 on the 22nd and 23rd June 2017. The survey was undertaken to facilitate the reinspection of previously identified asbestos (ACM) and other hazardous materials (HazMat) and the identification of those additional materials which may have been overlooked in the past, in accordance with the requirements of the NSW Code of Practice *How to Manage and Control Asbestos in the Workplace (2016)*, and relevant asbestos legislation.

State Legislation and guidance requires that the registers be used by and made available to property owners, employers, workers, persons intending business at the premises and Health and Safety Representatives, as part of overall hazardous materials management designed to control the risks of exposure to Hazardous Materials.

This contract was completed by Coffey on the basis of a defined program of work and terms and conditions agreed with the Client. We confirm that in preparing this report we have exercised all reasonable skill and care bearing in mind the project objectives, the agreed scope of works and prevailing site conditions. The client should be made aware of the limitations of a survey being conducted in a non-destructive manner and is referred to in **Section 3 –Limitations**.

From the site survey results, a register of asbestos and hazardous materials has been produced, in accordance with the requirements of the relevant Regulations, Codes of Practice and Guidance Notes.

At the time of the survey, no asbestos-containing materials (ACM) were identified or Suspected present on-site.

Hazardous materials were identified or suspected during the survey. Full details of the material assessments can be located within the register provided in **Appendix B.** At the time of the survey, the following non-asbestos hazardous materials were identified or presumed present:

SMF (synthetic mineral fibres) was suspected:

- Synthetic mineral fibre (SMF) – internal insulation to all ceiling spaces and within ceiling tiles to Office areas on all levels;
- Synthetic mineral fibre (SMF) – pipe insulation to chilled water pipes in mechanical cupboards on all levels;
- Synthetic mineral fibre (SMF) – pipe insulation to pipes in male toilet service cupboards throughout;
- Synthetic mineral fibre (SMF) - fire-rated insulation bags to floor and ceiling penetrations within Telecommunication cable & data cupboards throughout;
- Synthetic mineral fibre (SMF) – pipe insulation to pipes in plant rooms on all levels;
- Synthetic mineral fibre (SMF) – internal insulation to hot water heaters and chiller pipes to Plant Room on level 32 ('Rheem'; 170L and 130L H.W units);
- Synthetic mineral fibre (SMF) – internal insulation to chiller pipes within the Plant Room on level 32;
- Synthetic mineral fibre (SMF) – internal insulation to hot water heaters within the loading dock and Cleaners room on level P3 ('Rheem'; 315L H.W unit);
- Synthetic mineral fibre (SMF) – stored insulation in cardboard boxes (level P1) and stored gold coloured foil insulation on level P4;
- Synthetic mineral fibre (SMF) - H.W pipes (metal clad) within the Level 32 Plant room;
- Synthetic mineral fibre (SMF) within secondary C.W pipe sleave - Level 32: Air Conditioning and Chiller Plant room, upper ceiling space throughout;

- Synthetic mineral fibre (SMF) - Supply and Return H.W pipes to Heater Banks systems; Level 32: Air Conditioning and Chiller Plant room;
- Synthetic mineral fibre (SMF - suspect 'Rockwool') - Internal steam circuit insulation within Boiler unit; Level 32: Plant room;
- Synthetic mineral fibre (SMF) within Fire-rated pillows ('Fire Stop') - Floor and ceiling cable-tray penetrations - Levels 2 to 31: Lift core Tenant Electrical Services riser (please note: not all penetrations were insulated);
- Synthetic mineral fibre (SMF) – fire insulation bags to floor and ceiling penetrations - Sprinkler cupboards and vent pipe risers throughout;
- Synthetic mineral fibre (SMF) - Throughout office levels: Building core and adjoining tenant ceiling spaces; Metal A/C S.Air ducting with SMF insulation (foil-lined);
- Synthetic mineral fibre (SMF) - Throughout office levels: Building core and adjoining Tenant ceiling spaces - Flexi-ducting to registers with SMF insulation;
- SMF insulation to pipes (foil lined) to vertical return and flow Hot Water pipes – Throughout building core;
- Synthetic mineral fibre (SMF) – fire insulation bags to upper wall cable-tray penetrations, No.1 Electrical Switch room, Loading Dock level S;
- Packed Fire rated pillows with SMF insulation to cable-tray penetrations within upper walls - Level P1 (Basement) throughout;
- SMF insulation lining to Air Conditioning ducts and circular ducting - Level P1 (Basement): Service corridor ceiling spaces;
- Synthetic mineral fibre (SMF) and hessian seals to the Fire Hydrant service pipes joins throughout the ceiling spaces across the building;
- Synthetic mineral fibre (SMF) to twin Hot Water pipes (foil lined) throughout plumbing risers outside Male and Female toilets; Building core; and
- SMF insulation within Fire-stop applications throughout the Plant rooms, electrical, telecommunication risers, and service pipe voids throughout the building. Please note that not every electrical and telecommunication riser was found with Fire-stop application.

Lead-Based Dust (LBD)

No Lead Based Dust was identified or suspected to be present at the time of survey.

Lead-Based Paints (LBP)

No lead based paints were identified or suspected at the time of survey.

PCB (Polychlorinated Biphenyls)

No PCB (Polychlorinated Biphenyls) containing capacitors, transformers or other electronic devices were suspected during the re-inspection.

Ozone Depleting Substances (ODS)

Ozone Depleting Substances (ODS) were observed or suspected during the re-inspection:

- Ozone depleting substances (ODS) – Chillers in Piccadilly Tower level 32 Chiller Plant area; Chiller vessels CKT.2 and CKT.3 ('TRANE' – approximately 34kg each);
- Ozone depleting substances (ODS) – air conditioning unit in the corridor of Loading Dock level S: 'Mitsubishi' wall-mounted inverter unit;
- Ozone depleting substances (ODS) – 'Daikin' wall-mounted inverter unit on basement level P2; and
- Ozone depleting substances (ODS) – 'Kelvinator' Fridge within Cleaners store and office on basement level P3.

1. Introduction

Coffey Services Australia Pty Ltd (Coffey) conducted an Asbestos and Hazardous Materials re-inspection of the commercial office building at Piccadilly Tower – 133 Castlereagh St, Sydney CBD, NSW (the Site).

Mr Glenn Paris of Coffey carried out the re-inspection on 22nd and 23rd June and Basement areas were re-inspected on 29th June 2017, and the Investa Property Manager Mr Steven Barnes provided information regarding the site and its history. The re-inspection included sampling previously suspected A2 asbestos risk situations listed in the 2015 Re-inspection Report dated 10th April 2015.

Other information was obtained from vendor manuals, standards, guidelines, regulations and other material available in the public domain.

The assessment was conducted on the basis of the condition of the materials at the time of inspection and the future anticipated activities at the site.

No inspection can be guaranteed to locate all asbestos and hazardous materials in a specific location and therefore this assessment cannot be regarded as absolute. Planned and future demolition to site structures may expose situations which were concealed or otherwise impractical to access during this assessment.

1.1. Background

The site has not been previously assessed by Coffey.

Coffey understands that Investa Pty Ltd is requesting this reinspection survey to update the asbestos and hazardous materials register for the site in accordance with NSW *Work Health and Safety Regulations 2011* and the NSW Code of Practice *How to Manage and Control Asbestos in the Workplace* (2016).

1.2. Site Description

The site consisted of a 32 storey office building located at 133 Castlereagh St, Sydney NSW. The building was constructed from 1981, and has an arcade with retail shops, cafes, toilets and lifts. The main Plant room and Boiler room are located on level 32, with Supply Air Conditioning and Chiller units. The building is constructed of reinforced concrete floor plates of approximately 1,240 m2.

Internally the layout is comprised of the following levels and building services:

- Level 33 high-rise Lift Motor room;
- Level 22 medium-rise Lift Motor room;
- Level 32 Supply Air Conditioning and Chiller Plant room areas, Boiler, Electrical Plant rooms, Supply Fan, Supply Air Handling Chambers, and Return Air system;
- Level 4 Lift Motor room and Air Conditioning Plant room;
- Three level Piccadilly Tower retail area and lower ground level loading dock; and
- Car Park levels P2 to P5, and Basement P1 including building service rooms and storage rooms.

1.3. Scope

The scope of work required Coffey to:

- Conduct a full Asbestos and Hazardous Materials (HazMat) re-inspection survey of all reasonably accessible areas within the site, to locate asbestos containing materials (ACM), lead-based paint systems, lead based dust, ozone depleting substances (ODS), polychlorinated biphenyls in light capacitors (PCB) and synthetic mineral fibre (SMF) in accessible areas;
- Collect representative samples of any suspect ACM and/or lead paint materials and lead based dust (where accessible) previously overlooked or missed and submit samples for laboratory analysis. ODS, PCB and SMF were identified on a visual basis only;
- Document the details of materials identified including photographs of any samples taken;
- Record, collate and report the findings; and
- Deliver one electronic report to the client.

2. Methodology

Hazardous Materials surveys are undertaken considering a risk management approach, in accordance with best practice, relevant statutory regulations and relevant Codes of Practice. A risk assessment was conducted based on a number of factors associated with hazardous materials identified during the survey and prioritised through Risk and Action Classifications.

The assessment involved the onsite investigation for the presence of Asbestos Containing Materials (ACM), synthetic mineral fibres (SMF), lead based paint systems (LBP), Polychlorinated Biphenyls (PCB) and Ozone depleting substances (ODS – (CFC, HCFC, HFC). Information was collected from the site owners/occupiers/tenants on relevant issues pertaining to the site. Based on the available data and the status at the time of inspection, where items were identified, visual and/or analytical characterisation (where required) was performed and reported in the Asbestos and Hazardous Materials Register (refer **Appendix B**).

The assessment was conducted on the basis of the condition, type and location of the materials at the time of inspection. The scope of this investigation did not allow intrusive sampling techniques to be undertaken in all locations, and consequently the register may have limitations as a reference document for the purposes of renovation or demolition.

Only ‘typical’ suspected material occurrences are inspected and sampled. Sampling is undertaken on a representative basis, for example, the inspection of one fire door of the same type within the same area is undertaken (i.e. not every ‘matching’ fire door is examined), unless specifically instructed. Sample collection was performed in a non-destructive and non-invasive manner by competent persons. Presumptions, based on knowledge and experience, that inaccessible areas contain asbestos materials may also be made and stated within the register.

Samples collected are representative of the material sampled, individually identified, transported, analysed and reported in accordance with relevant Statutory Regulations, Codes of Practice and Coffey Environments Work Instructions. Laboratories undertaking analysis are appropriately NATA certified for the analysis conducted.

The presence of asbestos in bulk samples is determined by Polarised Light Microscopy (PLM) with dispersion staining techniques.

Onsite investigations cannot guarantee to locate the presence of restricted locations such as inline heaters in air conditioning systems. Whilst every effort will be made by the Consultant to locate and sample restricted areas, further access and detailed investigation may be required with the assistance of contractors and/or electricians.

Hazardous Materials surveys are restricted to areas that are reasonably accessible during the survey, with respect to the following:

- without contravention of relevant statutory requirements or codes of practice;
- without placing the surveyor at undue risk;
- without dismantlement or damage to installed fixtures and fittings, plant, electrical equipment, machinery; and
- Without dismantlement, demolition or damage to finishes and structure.

Where the Surveyor encountered access restrictions during the survey, these situations are documented and reported.

No assessment can be regarded as absolute. Future refurbishments/demolition of the building may reveal materials concealed during the assessment, which were No accessible at the time of the Survey.

The register is made up of relevant information gathered on site plus Coffey's Services assessment of risk and assignment of action ratings. Reference to photographs, where available, is made in the register along with sample identification and analysis results, where applicable. Sample analysis results from previous assessments may be utilised and referenced in this register.

3. Limitations

Coffey has conducted work concerning the environmental status of the property which is the subject of this report, and has prepared this report on the basis of that assessment.

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to Coffey. The analyses, evaluations, opinions and conclusions presented in this report are based on those instructions, requirements, data or information, and they could change if such instructions etc. are in fact inaccurate or incomplete.

Investigations have been based on inspections conducted in accordance with relevant guidelines and standards, and normal industry practice, having regard to the client's instruction, and interpretations of conditions are based on the data from those inspections and, where relevant and conducted, testing. To the best of our knowledge, they represent a reasonable interpretation of the condition of the site as able to be inspected.

This report has been provided by Coffey for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only for the client.

No inspection can be guaranteed to locate all asbestos in a specific location. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

The survey brief is to identify every reasonably accessible ACM. Reasonably accessible does not extend to searching for concealed ACM beneath concrete encased structural beams or beneath concrete floors, behind another ACM, or any other locations which, to access, would cause structural damage that could potentially destabilise the structure or the building. Given the way in which ACM was used in the construction of buildings, some may only be detected during the course of subsequent demolition.

Any areas within the remit of the survey but not described within the body of the report or in the Asbestos Material Assessments should be regarded by the client as un-surveyed, and potentially

containing amphibole asbestos. A competent person should assess such areas before any work affecting them is carried out.

It must be assumed that materials visually assessed as presumed asbestos contain amphibole asbestos, unless sampled and analysed to prove otherwise. All areas where access was not possible must also be presumed to contain asbestos until proven otherwise.

Coffey assessors take samples at any situations known, or suspected, to contain Asbestos. Where the analysis determines that No Asbestos is Detected (NAD) the samples are listed in the report to provide information for potential future assessments.

Representative sampling is defined as one like sample per consistent material type, situation or item. In these instances only one test sample will be collected for analytical confirmation and the results expressed as consistent and typical of the building. It is advisable to presume that materials similar to those positively identified as asbestos also contain asbestos until proved otherwise. It should not be presumed that materials similar in appearance to those tested and found not to contain asbestos also do not contain asbestos.

Due to the very low concentration of asbestos fibres and the non-homogenous matrix of vinyl floor tiles, false negative results may be obtained. Therefore the accuracy of all results cannot be guaranteed.

Notably, with some asbestos containing bulk material it can be very difficult, or impossible to detect the presence of asbestos using the polarised light microscopy analytical method, even after ashing or disintegration of samples. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or attributed to the fact that, very fine fibres have been distributed individually throughout the materials.

The analysis of many asbestos products used as a component of insulation materials, may be compromised in instances where the material has been heat affected, as heat may alter the morphology of the fibrous material.

Internal building materials should be assumed to contain asbestos and lead-based paint, and any fluorescent lights inside the buildings should be assumed to contain PCB capacitors until otherwise assessed.

Subsurface drains and pipes may be constructed of asbestos cement but this could not be assessed. Any subsurface pipes, particularly those constructed of fibre-cement or concrete, should be assumed to contain asbestos until otherwise assessed.

It is also noted that sub-surface conditions can change with time, and the report is based on data that was gathered at the time of the report. Coffey will not update the report and has not taken into account events occurring after the time its assessment was conducted.

The following limitations and restrictions to specific materials, installations and locations are commonly found during surveys of this nature, even if safe access can be provided through consultation with the client this inspection and report may not include the following areas:

- Risers / Ceiling, Floor or Wall Cavities, and Voids - may be completely blocked or bricked in. Occasionally may only be detected if shown on building construction plans or during demolition
- Columns / Structural Elements - these will not be penetrated if doing so will damage the stability of the building.
- Roofs / External Areas - these will not be checked if safe access cannot be achieved.
- Confined Spaces - these will not be checked if safe access cannot be achieved.
- Restricted Access - areas subject to restricted access will not be checked unless special arrangements have been made through the client within the remit of the survey.

- Lifts / Shafts – these will not be checked for safety reasons unless a lift engineer accompanies the surveyor.
- Live Plant or Electrical Installations - live electrical installations including fuse boxes, electrical control cabinets, distribution panels etc. are not routinely checked for safety reasons. Electrical equipment will only be examined if it is locked off and an isolation certificate has been issued. Under exceptional circumstances, when arranged by the client, examination of non-isolated equipment may take place under the supervision of an electrician.
- Boilers - may contain asbestos internally, which is not visible or accessible until the unit is dismantled. Note: Where a bulk sample is obtained from a non-dismantled boiler it should not be regarded as definitive of all materials contained within the boiler's structure.
- Live Refrigerators / Cold Rooms / Mechanical Equipment / Heater Units / Kilns - may contain asbestos internally, which is not visible or accessible until the unit is isolated and dismantled
- Safes - the walls of some safes cannot be penetrated even where access arrangements have been made.

The Client must not rely on an inspection or report as indicating that a site or a building is "asbestos free". All that the report can be relied upon to show is that no asbestos was found (or that only such asbestos was found as was reported to be found) in the course of the inspection. The findings of the report must be considered together with the specific scope and limitations of the type of inspection undertaken.

4. Assessment Findings

The findings of this assessment are presented in tabulated format in **Appendix B: Asbestos and Hazardous Building Materials Register** of this assessment report. Hazardous building materials that have been photographed are depicted in the rear of this assessment report.

The following significant key findings are noted:

At the time of the survey, no asbestos-containing materials (ACM) were identified or presumed present on-site.

At the time of the survey, the following non-asbestos hazardous materials were identified or presumed present:

SMF (synthetic mineral fibres) was suspected:

- Synthetic mineral fibre (SMF) – internal insulation to all ceiling spaces and within ceiling tiles to Office areas on all levels;
- Synthetic mineral fibre (SMF) – pipe insulation to chilled water pipes in mechanical cupboards on all levels;
- Synthetic mineral fibre (SMF) – pipe insulation to pipes in male toilet service cupboards throughout;
- Synthetic mineral fibre (SMF) - fire-rated insulation bags to floor and ceiling penetrations within Telecommunication cable & data cupboards throughout;
- Synthetic mineral fibre (SMF) – pipe insulation to pipes in plant rooms on all levels;
- Synthetic mineral fibre (SMF) – internal insulation to hot water heaters and chiller pipes to Plant Room on level 32 ('Rheem'; 170L and 130L H.W units);
- Synthetic mineral fibre (SMF) – internal insulation to chiller pipes within the Plant Room on level 32;
- Synthetic mineral fibre (SMF) – internal insulation to hot water heaters within the loading dock and Cleaners room on level P3 ('Rheem'; 315L H.W unit);

- Synthetic mineral fibre (SMF) – stored insulation in cardboard boxes (level P1) and stored gold coloured foil insulation on level P4;
- Synthetic mineral fibre (SMF) - H.W pipes (metal clad) within the Level 32 Plant room;
- Synthetic mineral fibre (SMF) within secondary C.W pipe sleave - Level 32: Air Conditioning and Chiller Plant room, upper ceiling space throughout;
- Synthetic mineral fibre (SMF) - Supply and Return H.W pipes to Heater Banks systems; Level 32: Air Conditioning and Chiller Plant room;
- Synthetic mineral fibre (SMF - suspect 'Rockwool') - Internal steam circuit insulation within Boiler unit; Level 32: Plant room;
- Synthetic mineral fibre (SMF) within Fire-rated pillows ('Fire Stop') - Floor and ceiling cable-tray penetrations - Levels 2 to 31: Lift core Tenant Electrical Services riser (please note: not all penetrations were insulated);
- Synthetic mineral fibre (SMF) – fire insulation bags to floor and ceiling penetrations - Sprinkler cupboards and vent pipe risers throughout;
- Synthetic mineral fibre (SMF) - Throughout office levels: Building core and adjoining tenant ceiling spaces; Metal A/C S.Air ducting with SMF insulation (foil-lined);
- Synthetic mineral fibre (SMF) - Throughout office levels: Building core and adjoining Tenant ceiling spaces - Flexi-ducting to registers with SMF insulation;
- SMF insulation to pipes (foil lined) to vertical return and flow Hot Water pipes – Throughout building core;
- Synthetic mineral fibre (SMF) – fire insulation bags to upper wall cable-tray penetrations, No.1 Electrical Switch room, Loading Dock level S;
- Packed Fire rated pillows with SMF insulation to cable-tray penetrations within upper walls - Level P1 (Basement) throughout;
- SMF insulation lining to Air Conditioning ducts and circular ducting - Level P1 (Basement): Service corridor ceiling spaces;
- Synthetic mineral fibre (SMF) and hessian seals to the Fire Hydrant service pipes joins throughout the ceiling spaces across the building;
- Synthetic mineral fibre (SMF) to twin Hot Water pipes (foil lined) throughout plumbing risers outside Male and Female toilets; Building core; and
- SMF insulation within Fire-stop applications throughout the Plant rooms, electrical, telecommunication risers, and service pipe voids throughout the building. Please note that not every electrical and telecommunication riser was found with Fire-stop application.

Lead-Based Dust (LBD)

No Lead Based Dust was identified or suspected to be present at the time of survey.

Lead-Based Paints (LBP)

No lead based paints were identified or suspected at the time of survey.

PCB (Polychlorinated Biphenyls)

No PCB (Polychlorinated Biphenyls) containing capacitors, transformers or other electronic devices were suspected during the re-inspection.

Ozone Depleting Substances (ODS)

Ozone Depleting Substances (ODS) were observed or suspected during the re-inspection:

- Ozone depleting substances (ODS) – Chillers in Piccadilly Tower level 32 Chiller Plant area; Chiller vessels CKT.2 and CKT.3 ('TRANE' – approximately 34kg each);
- Ozone depleting substances (ODS) – air conditioning unit in the corridor of Loading Dock level S: 'Mitsubishi' wall-mounted inverter unit;

- Ozone depleting substances (ODS) – 'Daikin' wall-mounted inverter unit on basement level P2; and
- Ozone depleting substances (ODS) – 'Kelvinator' Fridge within Cleaners store and office on basement level P3.

4.1. Areas of No Access

Where Areas of No Access have been identified it should be presumed that hazardous materials are present in these areas until further investigation can confirm or refute the presence.

No inspection can be guaranteed to locate all asbestos and hazardous materials in a specific location. The assessment cannot be regarded as absolute, without extensive invasion of structures. Future demolition and or renovation to site structures may expose situations, which were concealed or otherwise impractical to access during this assessment.

Building service and building core areas were accessible at the time of the survey, excluding the no and limited access areas listed below.

AREAS OF LIMITED ACCESS

- Ceiling voids (only had access to ceiling voids in areas with removable ceiling tiles; and
- Riser cupboards in Female Toilets (only had access to those which were not boarded shut);
- Internal: Loading Dock: Ceiling plumbing services;
- Internal: Sprinkler and waste water risers;
- Internal: Basement levels; Confined spaces and tenant storage rooms;
- Internal: Throughout building – Female toilets;
- Internal: Building throughout; Amenities/toilet plumbing risers; and
- Internal: Return Air plenums and voids;
- Internal: Air Handling Units and Fan rooms throughout;
- Internal: Lift foyers throughout - Ceiling Spaces;
- Internal: Car park basement levels – Storage Bays and Plant rooms; and
- Internal: Data-Communications risers throughout.

AREAS OF NO ACCESS

The following areas had no access at the time of the survey:

- External: Roof top;
- Internal: building Supply Air Fan and S.Air chambers;
- Internal: Lift foyers; A/C ducting bulkheads concealed with plasterboard linings throughout building;
- Internal: Level 32 Plant room – Upper ceiling spaces and services;
- Internal: Levels 2 to 31 – Tenanted office areas throughout;
- Internal: Computer Server and Telecom rooms throughout;
- Internal: Arcade retail area, Take away / Café shops;
- Live electrics (including fluorescent lights) and plant;

Internal building core areas -

- Internal: Foyer bulkhead spaces;
- Below floor coverings;
- Below concrete floors;
- Confined space areas; and
- Wall cavities.

5. Recommendations

The recommendations, conclusions or stability of hazardous materials contained in this report shall not abrogate a person of their responsibility to work in accordance with Statutory Requirements, Codes of Practice, Guidelines, Safety Data Sheets, Work Instructions or reasonable work practices.

5.1. Asbestos Materials Identified

At the time of the re-inspection survey, No ACM were identified or presumed. Regular re-inspections are required in accordance with NSW Code of Practice: *How to Manage and Control Asbestos in the Workplace* (2016).

Prior to any demolition, partial demolition, renovation or refurbishment, ACM likely to be disturbed by those works should be removed in accordance with NSW Code of Practice*: How to Safely Remove Asbestos* (2016).

ACM on-site should be labelled in accordance with Regulation 424 of the NSW Code of Practice: *How to Manage and Control Asbestos in the Workplace* (2016) and AS 1319-1994 Safety signs for the occupational environment to warn of the dangers of disturbing these materials.

An intrusive hazardous building material survey must be carried out prior to any demolition or refurbishment works. Any hazardous building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per NSW Code of Practice: *Demolition Work* 2014.

During demolition/refurbishment works, should any materials be discovered that are not referenced in this report be suspected of containing asbestos, works must cease and a competent asbestos hygienist should be contacted as soon as possible to determine whether or not the material contains asbestos.

5.2. Synthetic Mineral Fibre Materials

Un-bonded or bonded SMF that has severely deteriorated has the potential of becoming airborne. Health effects that may occur with exposure to certain SMF materials include; irritation of the skin, eyes and upper respiratory tract. As such removal and replacement would be the preferred option if such materials were found in accessible areas or air conditioning systems.

The selection of the most appropriate control measure should be determined from risk assessments and detailed knowledge of the workplace and activities. The following general principles may be applied:

- If the SMF is un-bonded or deteriorated, in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions should be applied and removal is required as soon as practicable;
- If the SMF is un-bonded or deteriorated, in a poor/unstable condition but in inaccessible areas (i.e. Ceiling space), removal is preferred. However, if removal is not immediately practicable, short-term control measures (i.e. restrict access, or provide personal protective equipment to personnel required to access the area etc.) may be employed until removal can be facilitated;
- If the SMF is bonded and in a poor/unstable condition; minimising disturbance and removal or encapsulation may be appropriate controls;
- For bonded SMF in a good and stable condition, ongoing maintenance and periodic inspection to ensure they are not deteriorating would be appropriate controls; and
- Prior to any demolition, partial demolition, renovation or refurbishment, synthetic mineral fibre materials likely to be disturbed by those works should be removed in accordance with the NOHSC Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006 (1990)].

Further assessment of risk through airborne fibre monitoring can assist with decisions on the most appropriate, and urgency of, control measures.

5.3. Ozone Depleting Substances (Refrigerants)

CFCs and HCFCs -Air-conditioning systems may contain refrigerants.

Removal should be undertaken prior to any demolition. A licensed contractor who will recycle and reuse the refrigerant should decommission the CFC and HCFC based equipment that is being disposed of in accordance with Association of Fluorocarbon Consumers and Manufacturers, *The Australian Refrigeration and Air Conditioning Code of Good Practice* – 1992 and the Australian Commonwealth Government Ozone Protection Act – 1989.

5.4. Training

N.B. Information, instruction and training must be provided to workers, contractors and others who may come into contact with hazardous materials in a workplace, either directly or indirectly.

Depending on the circumstances this hazardous materials awareness training may include:

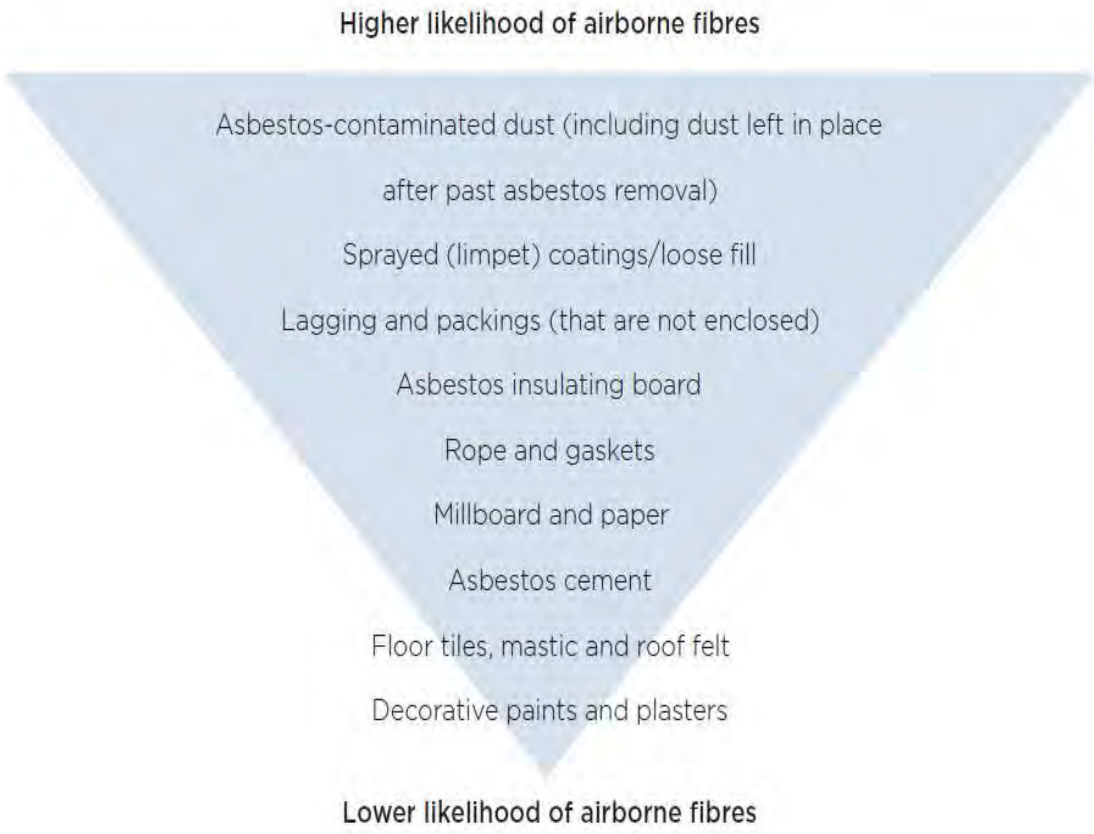
- The purpose of the training;
- The health risks of hazardous materials;
- The types, uses and likely occurrence of hazardous materials on site, in plant and/or equipment in the workplace;
- The trainees' roles and responsibilities under the workplace's hazardous materials management;
- Where the workplace's register of hazardous materials is located and how it can be accessed;
- The timetable for removal of hazardous materials from the workplace;
- The processes and procedures to be followed to prevent exposure, including exposure from any accidental release of hazardous materials into the workplace;
- Where applicable, the correct use of maintenance and control measures, protective equipment and work methods to minimise the risks from hazardous materials, limit the exposure of workers and limit the spread of hazardous materials outside any work area;
- The National Exposure Standard (NES) and control levels for hazardous materials; and
- The purpose of any air monitoring or health surveillance that may occur.

Should any further suspect Asbestos and/or Hazardous Materials become evident during future disturbance/ refurbishment works which have not been addressed in this report, Coffey should be contacted immediately so that a WHS consultant can confirm the status of the suspect material/s.

Coffey is able to assist with all aspects of Risk Management for removal of Asbestos and Other Hazardous Materials resulting from these findings.

6. Risk Assessment

From the findings of the hazardous materials survey, an individual risk assessment is conducted on each ACM. The following figure outlines the general likelihood of fibre release potential (Source: the NSW Code of Practice: *How to Manage and Control Asbestos in the Workplace* (2016).



Coffey adopts the following risk assessment algorithm in order to assess the risks associated with individual asbestos containing materials identified.

ASBESTOS REGISTER SECTION

Friable

Variable	Score	Description
Friability	Y	Asbestos cement debris, or material which when dry may become crumbled, pulverised or reduced to powder by hand pressure.
	N	Bonded i.e. non-friable material

Materials Assessment

Variables	Scores	Examples of Score Descriptions
Asbestos Type	0	No asbestos
	1	Chrysotile only
	2	Amphibole asbestos (excluding crocidolite)
	3	Crocidolite
Product Type	0	No asbestos detected
	1	Bonded asbestos in good condition
	2	Friable asbestos in good condition or cement in poor condition
	3	Friable asbestos in poor condition
Extent of Damage	0	No visible damage
	1	Minor scratches or mark, broken edges
	2	Significant breakage, many small areas of damage to friable material
	3	High damage, visible debris
Surface Treatment	0	Bonded Asbestos including encapsulated asbestos cement
	1	Enclosed laggings, sprays and boards or bare cement
	2	Bare board or encapsulated lagging/spray or cement debris
	3	Unsealed lagging/spray

Location Assessment

Variables	Scores	Examples of Score Descriptions
Occupant Activity	0	Rare disturbance, e.g. little used store room
	1	Low disturbance, e.g. Office type activity
	2	Periodic disturbance, e.g. industrial or vehicular activity which may contact ACMs
	3	High levels of disturbance e.g. fire door with AIB sheet in constant use
Likelihood of Disturbance	0	Usually inaccessible or unlikely to be disturbed
	1	Minimal likelihood for disturbance
	2	Likely disturbance
	3	Frequent disturbance
Human Exposure Potential cell border looks odd	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Maintenance Activity	0	Minor disturbance (e.g. possibility of contact when gaining access)
	1	Low Disturbance (e.g. changing light bulbs in AIB ceiling).
	2	Medium disturbance (e.g. lifting one or two ceiling tiles to access a valve)
	3	High level of disturbance (e.g. moving a number of AIB ceiling tiles to replace a valve or for re-cabling)

Risk Score

The asbestos containing material risk score is a quantitative assessment determined by the sum of the scores based on the Materials and Location Assessments; i.e. Risk score = Material Score + Location Score (out of as possible 24).

Should no asbestos be detected then the register will indicate a risk score of 0.

Variable	Scores	Examples of Score Descriptions
Risk Score	0 - 6	Very Low Risk - Action Score A4
	7 - 12	Low Risk – Action Score A3
	13 - 18	Medium Risk – Action Score A2
	19 - 24	High Risk – Action Score A1

OTHER HAZARDOUS MATERIALS REGISTER SECTION

Coffey adopt the following material and location assessment algorithms in order to assess the risks associated with individual **hazardous materials other than asbestos** located;

Friable

Variable	Score	Description
Friable	Y	Unsealed SMF
	N	Sealed SMF
	NA	Applicable to ODS, PCB, Lead in paint

Material Assessment

Variable	Score	Examples of Score Descriptions
Extent of Damage	G	Good condition
	Av	Average condition
	P	Poor condition
Surface Treatment	Y	Sealed
	P	Part sealed
	N	Not sealed

Location Assessment

Variable	Score	Examples of Score Descriptions
Occupant Activity	H	High traffic area
	M	Medium traffic area
	L	Low traffic area

Risk Score

The hazardous materials other than asbestos risk score is a qualitative assessment determined by the combination of Material and Location Assessments. Depending on the material one or all of these criteria may be used in assessing the recommended Action.

Variable	Score	Examples of Score Descriptions
Risk Score	L	Low exposure risk
	M	Medium exposure risk
	H	High exposure risk

6.1. ACTIONS FOR ASBESTOS MATERIALS

Following the assessment for asbestos containing materials an action score is assigned. For asbestos containing materials this will be assigned according to the risk score associated with the material.

Action Ratings

A1	**Action 1**	**Restrict access and remove**
		As a guide, the material conforms to one, or more, of the following: Friable or poorly bonded to substrate, located in accessible areas Severely water damaged, or unstable Further damage or deterioration likely Friable asbestos material located in air conditioning ducting Asbestos debris and stored asbestos in reasonably accessible areas Post removal of A1 item, update Asbestos Materials Register and Asbestos Management Plan
A2	**Action 2**	**Enclose, encapsulate or seal and Label – Re-inspect according to Asbestos Management Plan**
		As a guide, the material conforms to one, or more, of the following: Damaged material In reasonably accessible area Friable material or poorly bonded to substrate, with bonding achievable Possibility of disturbance through contact Possibility of deterioration caused by weathering Post encapsulation of A2 item, update Asbestos Materials Register and Asbestos Management Plan
A3	**Action 3**	**Remove during refurbishment or maintenance and Label – Re-inspect according to Asbestos Management Plan**
		As a guide, the material conforms to one, or more, of the following: Asbestos debris or stored material in rarely accessed areas Further disturbance or damage unlikely other than during maintenance or service Readily visible for further assessment Asbestos CAF Gaskets Asbestos friction materials and brake linings
A4	**Action 4**	**No remedial action, Label – Re-inspect according to Asbestos Management Plan**
		As a guide, the material conforms to one, or more, of the following: Firmly bonded to substrate and readily visible for inspection Inaccessible and fully contained Stable and damage unlikely

Acronyms

ACM	Asbestos containing material
NOHSC	National Occupational Health and Safety Commission
AMP	Asbestos Management Plan
V.O.	Visual Observation
NATA	National Association of Testing Authorities, Australia
PLM	Polarised Light Microscopy
SEM	Scanning Electron Microscopy
EDAX	Energy Dispersive X-ray Analysis
CH	Chrysotile Asbestos
CR	Crocidolite Asbestos
AM	Amosite Asbestos
NAD	No Asbestos Detected

Definitions

Accredited Laboratory – means a testing laboratory accredited by NATA (National Association of Testing Authorities, Australia).

Air Monitoring – means atmospheric sampling for airborne contaminants including asbestos and SMF fibres or lead dust to assist in assessing human exposure and the effectiveness of control measures. This includes exposure monitoring, clearance monitoring (asbestos) and control monitoring.

Appropriately Qualified Person – means the person possesses the qualifications and experience necessary to find hazardous materials in a building.

Approved Respirator - A respirator which complies with AS/NZS 1716 - Respiratory Protective Devices.

Approved Cleaner - Vacuum cleaning equipment that passes all extracted air through a High Efficiency Particulates Air (HEPA) filter before the air is discharged into the atmosphere and conforms to the relevant requirements of the AS 3544 - Industrial Vacuum Cleaners for Particulates.

Asbestos – fibrous form of those mineral silicates that belong to the serpentine or amphibole groups of rock-forming minerals, including actinolite, amosite (brown asbestos), anthophyllite, chrysotile (white asbestos), crocidolite (blue asbestos) and tremolite.

Asbestos Containing Material (ACM) – means any material, object, product or debris containing asbestos.

Asbestos Removalist – means a person whose business or undertaking includes asbestos removal work or a self-employed person whose work includes asbestos removal work.

Asbestos Removal Control Plan – A site specific document to be prepared by the removal contractor based on the information in the National Code of Practice *How to Safely Remove Asbestos (Safe Work Australia 2016)*.

Asbestos Work - means work undertaken in connection with a construction work process in which exposure to asbestos may occur and includes any work process involving the use, application, removal, mixing or other handling of asbestos or asbestos-containing material.

Vacuum

Asbestos Removal Work – means work undertaken to remove friable or bonded asbestos containing material.

Asbestos Work Area – means the immediate area in which work on ACM is taking place. The boundaries off the work area must be determined by a risk assessment.

Bonded asbestos material - means any material (other than friable asbestos material) that contains asbestos.

Bonded asbestos removal work - means work in which bonded asbestos material is removed, repaired or disturbed.

Clearance Inspection – means a mandatory visual inspection carried out by a competent person to verify that an asbestos work area has been rendered free of visible asbestos contamination and is safe to be returned to normal use after work involving the disturbance of ACM has taken place. A clearance inspection must include a visual inspection, and may also include clearance air monitoring and/or settled dust sampling.

Clearance Monitoring – means air monitoring using static or positional samples to measure the level of airborne asbestos fibres in an area following work on ACM. An area is cleared when the level of airborne asbestos fibres is measured as being below eth clearance standard of 0.01 fibres/ml.

Construction Work - include all work performed in or in connection with the installation, erection, repair, cleaning, painting, renewal, renovation, dismantling, maintenance, ornamentation or demolition of buildings, ships, structures, pipes, plant, machinery, parts, artefacts, appliances, or tools or parts thereof.

Control Actions - In the process of implementing hazardous building materials management, it is fundamental that any identified situations have control actions determined to prevent personnel from being placed at risk.

Control Monitoring – means air monitoring using static or positional to measure the level of airborne asbestos fibres in an area during work on ACM or airborne lead dust in an area of lead paint removal. Control monitoring is designed to assist in assessing the effectiveness of control measures. Its results are not representative of actual occupational exposures and should not be used for that purpose.

Exposure Standard (TWA) - represent the National Occupational Health and Safety Commission (NOHSC) maximum exposure level by inhalation of airborne concentration of atmospheric lead over an eight-hour day, for a five-day working week, over an entire working life and expressed as 8-hour TWA (Time weighed average). The TWA do not represent 'no-effect' levels which guarantee protection to every worker.

Friable Asbestos Containing Material – means asbestos containing material that, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure.

Hazard – means any matter, thing, process, or practice that may cause death, injury, illness or disease.

HEPA - High Efficiency Particulate Air. A filtering system capable of trapping and retaining at least 99.97 percent of all monodispersed particles of 0.3 micron in diameter or larger.

Membrane Filter Method - is the technique outlined in the NOHSC *Guidance Note on the Membrane Filter Method for Estimating Method Airborne Asbestos Fibres 2nd Edition* [NOHSC:3003 (2005)].

National Association of Testing Authorities, Australia (NATA) – the organisation that approves the method of sampling for airborne asbestos fibres, bulk sample analysis of asbestos-containing materials and hazardous materials inspections.

NOHSC - National Occupational Health and Safety Commission.

PPE/RPE - Personal / Respiratory Protective Equipment.

PM – Project Manager of the asbestos removal job. If a Principal Contractor has been appointed the Project Manager of the Principal Contractor, if no PM appointed then the owner is the Project Manager.

Person in charge of area - The person in charge of the building or area affected by the asbestos removal.

Restricted Area - A location requiring an Access/Work Permit because unprotected activity to undertake the intended purpose may expose a person to hazardous respirable (airborne) asbestos fibre. For example: Drilling a switch board containing asbestos; entry to a ceiling space containing asbestos or lead dust; entry to a riser shaft containing asbestos; access onto a fragile asbestos cement roof; a cupboard containing asbestos pipe lagging.

Risk – means the likelihood of a hazard causing harm to a person.

Safe Work Australia - An independent statutory agency responsible to improve occupational health and safety and workers' compensation arrangements across Australia.

7. Bibliography

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Occupational Health and Safety and Welfare Act 1986 and Regulations 2010 (SA)

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Occupational Health and Safety Act 1984 and Regulations 1996 (WA)

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AS 1319-1994 Safety signs for the occupational environment.

Code of Practice: *Demolition Work* 2016.

Appendix A - Photographs

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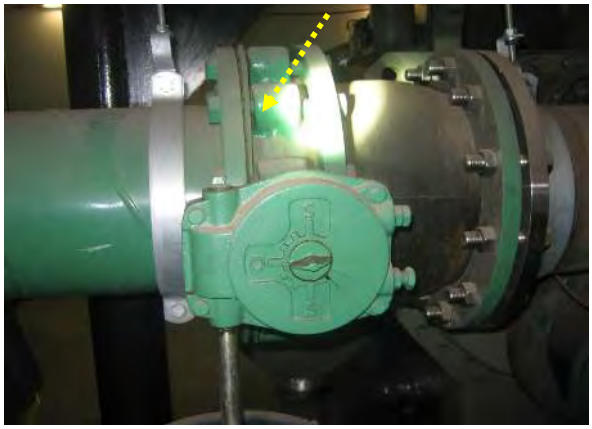
Photograph 1. Level 22: Lift Motor room; Lift Motor 4D ('M.X' 18 Lift Hoist') - Piston operated hydraulic brakes with compound brake linings (Refer to sample FB7897 - NAD).

Photograph 2. Level 4: Lift Motor room; Lift Motor L.M 17 ('Elemol') - Brake callipers with compound brake shoes (Refer to sample FB7898 - NAD).

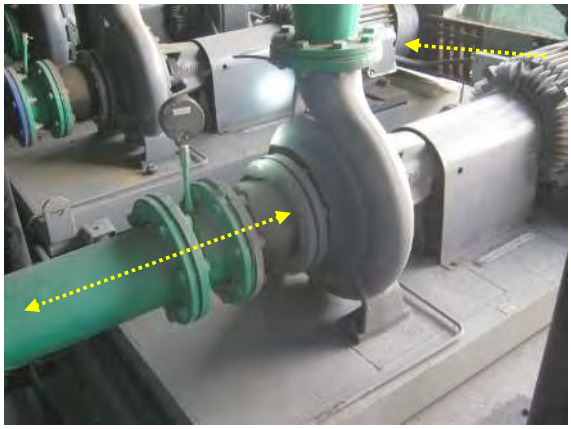
Photograph 3. Level 33: Lift Motor room; Lift Motor L.M No.8 ('KONE') - Brake callipers; Brake compound linings. (Refer to sample FB7899 - NAD).

Photograph 4. Level 32: Plant room, Rocker covers to original Chiller unit No.3; Compressor 1 - Oil gaskets (Refer to sample CA3121 – NAD).

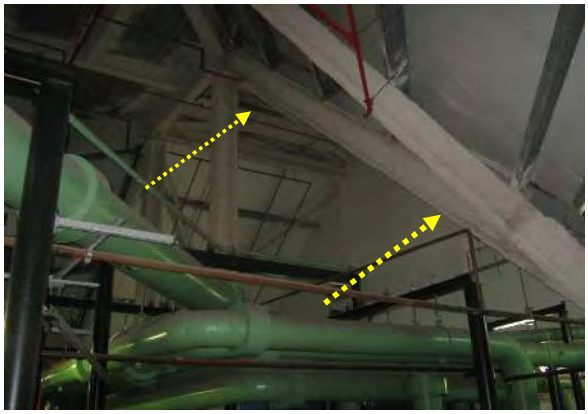
Photograph 5. Level 32 Plant room; Chiller pipe network – Flow and return pipe connections; Vulcanised gaskets to flange pipe junctions and shut-off valves.



Photograph 6. Level 32: Plant room No.12; Cooling Tower section, C.W pump motors P1 to P5 - Vulcanised or 'Klingersil' gaskets between pipe sections.

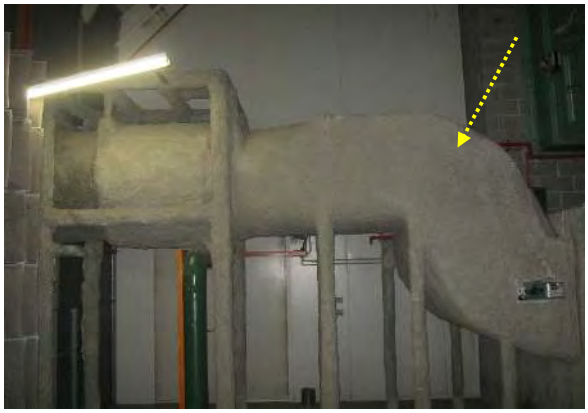


Photograph 7. Level 32: Plant room, Plant room 12 and Water Treatment Plant; Roof top and perimeter RSJ supports and beams - Sprayed 'Vermiculite' insulation material to RSJ's.



Photograph 8. Level 32: S.Fan & Supply Air Handling units – Air Handling flange pipe joins. Non-asbestos or no mastic to A.H and duct flange joins.

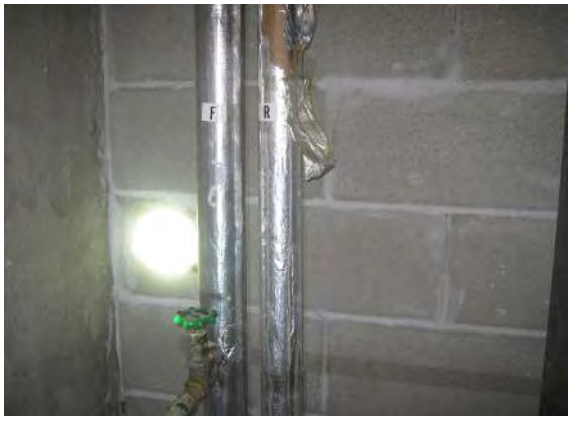
Photograph 9. Level 32: Plant room; Air Handling units - Sprayed 'Vermiculite' insulation material. (Refer to sample CA3119 - NAD)



Photograph 10. Level 31 - Hydraulics riser; Gasket to drain/stormwater pipe: Non-asbestos gasket. Refer to sample CA3122 - NAD

Photograph 11. Level 32: Plant room; Electrical service risers; Connecting cable trays and H.V Bus-bars - Wall and floor penetrations with fire-rated pillows (SMF insulation)

Photograph 12. Levels 17 to 33: Building core; C.W and H.W Service risers; Vertical Condenser and Hot Water pipes - **SMF insulation** to pipes (foil lined)



Photograph 13. Level 2: Low-rise service corridor; Soil and Vent pipe riser - **SMF insulation** within Fire rated pillows (not all risers are fire-rated)

Photograph 14. Loading Dock level S: Service corridor outside Goods Lift; Ceiling space - Heating Water pipe (foil-lined) with **SMF insulation**

Photograph 15. asement level P5: Fire Sprinkler Pump room - Woven **SMF/glass wool** band seal to exhaust pipe from diesel pump motor

Photograph 16. Basement level P3: ST011 room (Cleaners); Hot Water unit ('Rheem'; 315L) - Internal cladding insualtion (SMF based)

Photograph 17. Loading Dock level S: Main Switch Room No.1 - Electrical Sub-cabinets, Main Isolator and D.B services - Non-asbestos E.M.B's

Photograph 18. Loading Dock level S: Gas Meter room – Gas pump-set with modern diaphram gaskets.

Appendix B - Asbestos and Hazardous Building Materials Register

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Coffey Services Australia Pty Ltd.
Level 19, Tower B, Citadel Towers
799 Pacific Highway, Chatswood NSW 2067

Client: Investa **Site Name:** Piccadilly Tower **Site Address:** 133 Castlereagh Street, Sydney CBD **Job No:** 754-SYDEN207646

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Recommendations & Comments	Quantity	Reinspect Date	Photo No.
	Asbestos Containing Materials (ACM)																				
	Please note: No access for re-inspection was available throughout tenant offices																				
	No Asbestos Detected (NAD)																				
External	Level 32 Roof compounds: Plant room 12 and north-south roof areas; Below weatherproof membranes - Non-asbestos bituminous linings	Membrane lining	Bituminous membrane	Asbestos	VO	Suspected Negative	NA	0	0	0	0	0	0	0	0	0	-	-	~460 m2	-	-
Internal	Level 32: S.Fan & Supply Air Handling units – Air Handling flange pipe joins	Duct	Mastic sealant	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	Please note: Supply Air Fans: The majority of S.Air Fan junctions were sealed and not accessible without intrusive sampling.	cladding junctions	-	8
Internal	Level 22: Lift Motor room; Lift Motor 4D ('M.X' 18 Lift Hoist') - Piston operated hydraulic brakes; Brake compound (x2 sub-samples)	Lift motor	Friction material	Asbestos	FB7897	Negative	NA	0	0	0	0	0	0	0	0	0	-	-	x2 per motor	-	1
Internal	Level 22: Lift Motor room; Lift Motors 1A, 2B, 3C, 5E and 6F - Piston operated hydraulic brakes; Brake compound	Lift motor	Friction material	Asbestos	Refer to FB7897	Assumed Negative	NA	0	0	0	0	0	0	0	0	0	-	-	x2 per motor	-	-
Internal	Level 4: Lift Motor room; Lift Motor L.M 17 ('Elemol') - Brake callipers; Brake compound shoes	Lift motor	Friction material	Asbestos	FB7898	Negative	NA	0	0	0	0	0	0	0	0	0	-	-	x2 per motor	-	2
Internal	Level 4: Lift Motor room; Lift Motor L.M's 15 and 16 ('Elemol') - Brake callipers; Brake compound shoes	Lift motor	Friction material	Asbestos	Refer to FB7898	Assumed Negative	NA	0	0	0	0	0	0	0	0	0	-	-	x2 per motor	-	-
Internal	Level 33: Lift Motor room; Lift Motor L.M No.8 ('KONE') - Brake callipers; Brake compound linings (x2 sub-samples)	Lift motor	Friction material	Asbestos	FB7899	Negative	NA	0	0	0	0	0	0	0	0	0	-	-	x2 per motor	-	3
Internal	Level 33: Lift Motor room; Lift Motors L.M No.7 to No.12 ('KONE') - Brake callipers; Brake compound linings	Lift motor	Friction material	Asbestos	Refer to FB7899	Assumed Negative	NA	0	0	0	0	0	0	0	0	0	-	-	x2 per motor	-	-
Internal	Level 33 (Lift Motor room) - Fire door	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x1	-	-

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Recommendations & Comments	Quantity	Reinspect Date	Photo No.
Internal	Level 32: Plant room, Plant room 12 and Water Treatment Plant; Roof top and perimeter RSJ supports and beams - Sprayed 'Vermiculite' insulation material to RSJ's	Beams	Sprayed vermiculite	Asbestos	CA3119	Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout	-	7
Internal	Level 22: Lift Motor room; Ceiling Air Handling ducts - Sprayed 'Vermiculite' insulation material	Beams	Sprayed vermiculite	Asbestos	Refer to CA3119	Assumed Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout	-	-
Internal	Level 32: Plant room; Air conditioning ducts - Fire dampener material	Board	Insulation board	Asbestos	CA3117	Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout	-	-
Internal	Plant rooms and Telecommunication risers throughout; Fire dampener material	Board	Insulation board	Asbestos	Refer to CA3117	Assumed Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout	-	-
Internal	Level 32: Plant room, Rocker covers to original Chiller unit No.3; Compressor 1 - Oil gaskets	Gasket	Gasket material	Asbestos	CA3121	Negative	N	0	0	0	0	0	0	0	0	0	-	-	x10	-	4
Internal	Level 32: Plant room No.12; Cooling Tower section, C.W pump motors P1 to P5 - Gaskets between pipe sections and shut-off valves (Vulcanised or 'Klingersil')	Gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	gaskets	-	6
Internal	Level 32 Plant room; Core concrete walls - Vertical expansion joins	Walls	Construction joint mastic	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout Plant room	-	-
Internal	Level 32 Plant room; Chiller pipe network – Flow and return pipe connections; Vulcanised gaskets (flange pipe junctions and shut-off valves)	Gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	Unclad pipe sections throughout	-	5
Internal	Level 32: Plant room; Fire Hydrant motor (Diesel) – Oil rockers and crank plate gaskets ('Crossley' motor)	Gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	oil gaskets	-	-
Internal	Level 32: Plant room throughout; Condenser water pipes – Service pipes with flange pipe joins and shut-off junctions	Gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	Please note: Plant rooms: The majority of Condenser water and Heating water pipe junctions were lined with metal cladding and not accessible without intrusive sampling.	pipe junctions	-	-
Internal	Level 32: Plant rooms throughout; Fire Hydrant and Sprinkler pipes – F.H / Sprinkler service pipes with flange pipe joins	Gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	pipe junctions	-	-

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Internal	Level 31 - Hydraulics riser; Gasket to drain/stormwater pipe	Gasket	Gasket material	Asbestos	CA3122	Negative	N	0	0	0	0	0	0	0	0	0	-	-	Gaskets	-	10
Internal	Level 30: North and south side Fire stairs - Fire doors ('Fire Control' doors, Quality Fire Control, Man:1994)	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2	-	-
Internal	Level 19: North and south side Fire stairs - Fire doors ('Fire Stopping Systems', Pyropanel door, Man:1999)	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2	-	-
Internal	Levels throughout: Hydraulic risers; Bituminous lining/membrane to hydraulic pipes	Pipe work	Bituminous material	Asbestos	CA3116	Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2 per riser	-	-
Internal	Level 30: Male toilet plumbing riser; Bituminous lining to vertical pipe	Pipe work	Bituminous material	Asbestos	Refer to sample CA3116	Assumed Negative	N	0	0	0	0	0	0	0	0	0	-	-	x1 pipe	-	-
Internal	Levels 23 to 31 - North and south side Fire stairs	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2	-	-
Internal	Levels 9 to 22 - Fire stairs	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2	-	-
Internal	Level 22 - Plant Room	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x1	-	-
Internal	Level 33: Lift Motor room; Lift shaft wall infill panels - Fire retardant panel wall	Fire rated insulation panels	Insulation material	Asbestos	CA3120	Negative	N	0	0	0	0	0	0	0	0	0	-	-	panels throughout	-	-
Internal	Level 32: Chiller and Air Conditioning Plant room; Non-Essential Services - Lower Electrical Sub-cabinets and control boards	D.B unit	Non-asbestos resin backing within units / Non-ACM H.V conduits	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2	-	-
Internal	Level 32: Plant room: Supply Air Handling ducts; SMF-based vermiculite insulation surrounding ducts and walls (sprayed insulation)	Building insulation	Insulation material	Asbestos	Refer to CA3119	Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout Plant rooms	-	9
Internal	Level 32: Supply Air Fan and R.A Plant rooms: Central Supply Air Handling ducts and R.A ducts; SMF-based vermiculite insulation surrounding ducts and walls (sprayed insulation)	Building insulation	Insulation material	Asbestos	Refer to CA3119	Assumed Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout Plant rooms	-	-

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Internal	Level 32: Boiler Plant room: Boiler pack unit No.1 and 2; Front hatch, Gas pump plate - Compound gasket ('HUNT-TNR')	Compound gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x1 per boiler	-	-
Internal	Levels throughout: Outside Lift foyer; Electrical Tenant Services riser - Tenant Meter board	Meter Board	Non-asbestos resin board backing	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x1	-	-
Internal	Level 2: Low-rise service corridor; Soil and Vent pipe riser - 'Fire Stop' FeMgSilicate based panels	Infill panels	Insulation board	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	5.0 m2	-	-
Internal	Throughout levels; Mechanical risers: Vertical chiller-water pipes – Pipe junctions (vulcanised or non-asbestos compound type)	Gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	Please note: Mechanical risers: The majority of Chiller water pipe junctions were lined with foil and Styrofoam insulation and not accessible without intrusive sampling.	pipe junctions	-	-
Internal	Levels 23 to 31 - North and south fire stairs	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2	-	-
Internal	Levels 2 to 22 - North and south fire stairs	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2	-	-
Internal	Levels throughout - Telecom cupboard; Mastic sealant to floor penetrations	Floor	Mastic sealant	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	<1m2	-	-
Internal	Levels throughout - Electrical cupboard; Mastic sealant to floor penetrations	Floor	Mastic sealant	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	<1m2	-	-
Internal	Loading Dock level S and Carpark Levels B2 to B5 - Throughout; Bituminous lining to pipes	Pipe work	Bituminous material	Asbestos	Refer to sample CA3116	Assumed Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout	-	-
Internal	Throughout Loading Dock Level S - Loading car park area; Gasket to drain/stormwater pipes	Gasket	Gasket material	Asbestos	CA3123	Negative	N	0	0	0	0	0	0	0	0	0	-	-	Gaskets	-	-
Internal	Level P5 (Basement): Storage area - Electrical D.B, resin board	D.B unit	Non-asbestos E.M.B	Asbestos	CA3118	Negative	N	0	0	0	0	0	0	0	0	0	-	-	x1	-	-
Internal	Throughout Loading Dock Level S: Fire stairs ("State Fire Stopping Systems' Pyropanel, Man: 1999)	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	throughout	-	-

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Internal	Basement levels P2 to P5: Fire doors throughout (Australasian Fire Doors; Man: 1997-9; and "State Fire Stopping Systems' Pyropanel, Man: 1999)	Fire door - single	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	>10	-	-
Internal	Loading Dock level S: Main Switch Room No.1 - Electrical Sub-cabinets, Main Isolator and D.B services - Non-asbestos E.M.B's ('O'donnell Griffin' Electrical Services)	D.B support	Non-asbestos E.M.B	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout	-	17
Internal	Loading Dock level S: Fire exit corridor - Fire dampner material	Board	Insulation board	Asbestos	CB1074	Negative	N	0	0	0	0	0	0	0	0	0	-	-	Throughout	-	-
Internal	Loading Dock level S: Main Switch Room - Entrance fire doors ("State Fire Stopping Systems' Pyropanel, Man: 1999)	Fire door - double	Fire door core	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	x2	-	-
Internal	Loading Dock level S: Gas Meter room – Gas pumps with modern diaphragm gaskets	Gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	Gaskets	-	18
Internal	Basement level; Sprinkler Stop Valve room; Stop Valve pipe junctions and delivery stages – Pipe flange connections with Vulcanised gaskets	Gasket	Gasket material	Asbestos	VO	Suspected Negative	N	0	0	0	0	0	0	0	0	0	-	-	Gaskets	-	-
	Other Hazardous Materials																				
Internal	Level 32: Chiller and Air Conditioning Plant room; Chiller vessels and pipework - ('Green' paint)	Chiller vessels, Compressor motor and pipework	Green (light) - Top coat	Lead Paint - Chip	LeadChek swab	Lead Not Detected	NA	NA	NA	-	-	-	NA	NA	NA	-	-	RESULT <1.0% lead content, not lead-containing paint as described in AS 4361.2:1998 Guide to lead paint management.	Chiller pipe network	-	-
Internal	Level 32: Lift Motor room; Lift Motor Switching cabinets; Circuit panels with modern containing capacitors	Switchboard	Capacitor	PCBs	VO	Non PCB Material	NA	NA	NA	-	-	-	NA	NA	NA	-	-	Non PCB-containing capacitors.		-	-
Internal	Level P3 (Basement) - Hydraulic Lift Motor room (Type 'G100' D-71: Non-PCB)	Lift motor	Capacitor	PCBs	VO	Non PCB Material	NA	NA	NA	-	-	-	NA	NA	NA	-	-	Non PCB-containing capacitors.		-	-
Internal	Loading Dock level S - Electrical Room No.1; Air conditioning inverter ('Mitsubishi')	Refrigerant R410a 'HFC" refrigerant gas	R410a refrigerant gas (HFC) - Non ODS	Ozone Depleting Substances	VO	Non ODS Refrigerant	NA	NA	NA	-	-	-	NA	NA	NA	-	-	Hydrofluoracarbon (HFC) non ozone depleting substances.	x1 unit	-	-

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Internal	Loading Dock level S: Corridor; 'Mitsubishi' wall-mounted inverter unit	Refrigerant gas	R22 refrigerant gas (HCFC) - ODS gas	Ozone Depleting Substances	VO	Suspected ODS	NA	NA	NA	Average	Sealed	Low	NA	NA	NA	Low		Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	x1 unit	-	-
Internal	Basement level P2: 'Daikin' wall-mounted inverter unit	Refrigerant gas	R22 refrigerant gas (HCFC) - ODS gas	Ozone Depleting Substances	VO	Suspected ODS	NA	NA	NA	Average	Sealed	Low	NA	NA	NA	Low		Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	x1 unit	-	-
Internal	Basement level P4: Cleaners store and office - 'Kelvinator' Fridge	Refrigerant gas	R12 refrigerant gas (HCFC) - ODS gas	Ozone Depleting Substances	VO	ODS Refrigerant	NA	NA	NA	Average	Sealed	Low	NA	NA	NA	Low		Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	x1 unit	-	-
Internal	Level 32: Air Conditioning and Chiller Plant area; Chiller vessels CKT.2 and CKT.3 ('TRANE' Chillers)	Chiller vessels (approx. ~34kg refrigerant per vessel) refrigerant gas	R22 refrigerant gas (HCFC) - ODS gas	Ozone Depleting Substances	VO	ODS Refrigerant	NA	NA	NA	Average	Sealed	Low	NA	NA	NA	Low		Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	x2 units	-	-
Internal	Level 32: Air Conditioning and Chiller Plant room; Chiller vessels T1 and T2 ('Carrier' and 'YORK' Chillers)	Chiller vessels (approx. 540kg refrigerant per vessel) refrigerant gas	R123 refrigerant gas (HFC) - Non ODS	Ozone Depleting Substances	VO	Non ODS Refrigerant	NA	NA	NA	-	-	-	NA	NA	NA	-	-	Hydrofluoracarbon (HFC) non ozone depleting substances.	x4 units	-	-
Internal	Level 32: Plant room; Hot Water unit compound ('Rheem'; 170L and 135L H.W units) - Internal cladding insulation (SMF based)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x2	-	-
Internal	Level 32: Plant room; Hot Water unit compound - H.W pipes (metal clad) to H.W units - Internal insulation	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>8.0 m	-	-
Internal	Level 32: Plant room; Boiler section; Boiler unit - Internal steam circuit insulation (SMF - suspect 'Rockwool')	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	~2-2.5 m3	-	-
Internal	Level 32: Plant room; Supply and Return H.W pipes to Heater Banks systems - H.W pipe sleave with SMF insulation	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x4 pipes	-	-

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Internal	Level 32: Plant room; Floor penetrations - Secondary C.W pipes and Heating Water pipes with SMF insulation (metal cladding)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Part Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x6	-	-
Internal	Level 32: Air Conditioning and Chiller Plant; Chiller Return and Efferent pipes; (metal clad) - Internal insulation	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>60 m	-	-
Internal	Level 32: Plant room; Diesel generator - Woven SMF/glass wool band seal to exhaust pipe	Woven SMF band	Woven material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Not Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	1 m2	-	-
Internal	Office levels throughout: Tenant Electrical Services riser - Bus-way and cable-tray services; Floor and ceiling penetrations with Fire-rated pillows ('Fire-Stop')	Cable tray	Pillow insulation	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x3-5 per riser	-	-
Internal	Levels 23 to 31: Building core ceiling space; Corridor adjacent toilets - Heating Water pipe network (concealed within ceiling spaces)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>30 m per level	-	-
Internal	Levels 2 to 22: Building core ceiling space; Corridor adjacent toilets - Heating Water pipe network (concealed within ceiling spaces)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>30 m per level	-	-
Internal	Levels 23 to 31: Building core and Tenant ceiling spaces; Flexi-ducting with SMF insulation	Flexible ductwork	Insulation material - internal	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>120 m per level	-	-
Internal	Levels 17 to 33: Building core; C.W and H.W Service risers; Vertical Condenser and Hot Water pipes - SMF insulation to pipes (foil lined)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Average	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x4 pipes	-	12
Internal	Levels throughout: Mechanical risers - Chiller pipe network (large bore) - SMF insulation surrounding pipe penetrations	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Part Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x2 per riser	-	-
Internal	All Levels - Office Ceilings and Basement Corridor; Suspended ceiling tiles (Cellulose and SMF)	Ceiling tiles	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Average	Part Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	Approx. 400 m2 per level	-	-

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Internal	Levels 23 to 32: Electrical service risers; Connecting cable trays and H.V Bus-bars - Wall and floor penetrations with fire-rated pillows (SMF insulation)	Cable tray	Pillow insulation	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x5 per riser	-	11
Internal	Level 19: Electrical service riser; Connecting cable trays and H.V Bus-bars - Wall and floor penetrations with fire-rated pillows (SMF insulation)	Cable tray	Pillow insulation	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x5	-	-
Internal	Levels 23 to 31: Building core; C.W and H.W Service risers; Vertical Condenser and Hot Water pipes - SMF insulation to pipes (foil lined)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Average	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x4 pipes	-	-
Internal	Levels 23 to 31: Building core; Plumbing risers and ceiling spaces within Male and Female toilets - Twin Hot Water pipes (foil lined)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Average	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>35 m per level	-	-
Internal	Levels 23 to 31: Building core and adjoining tenant ceiling spaces; Metal A/C S.Air ducting with SMF insulation (foil-lined - not all ducting is insulated)	Air conditioning ductwork	Insulation material - internal	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>100 m	-	-
Internal	Levels 2 to 22: Building core and adjoining Tenant ceiling spaces - Flexi-ducting to registers with SMF insulation	Flexible ductwork	Insulation material - internal	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>120 m	-	-
Internal	Levels 2 to 22: Building core and adjoining tenant ceiling spaces; Metal A/C S.Air ducting with SMF insulation (foil-lined - not all ducting is insulated)	Air conditioning ductwork	Insulation material - internal	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>200 m	-	-
Internal	Levels 2 to 22: Ceiling spaces; Fire Sprinkler service pipes (SMF and hessian seals)	Pipe work	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Average	Not Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	<2kg per level	-	-
Internal	Levels 2 to 22: Suspended ceiling system; Ceiling tiles (SMF and cellulose fibre composite)	Ceiling tiles	Compressed ceiling tiles	SMF	VO	Suspected SMF	NA	NA	NA	Good	Part Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	100-200 m2 per level	-	-
Internal	Levels 2 to 22: Condenser and Heating Water pipe service riser; Condenser Water pipe and H.W pipes with SMF insulation (Foil lined)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x2 per level	-	-

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Recommendations & Comments	Quantity	Reinspect Date	Photo No.
Internal	Levels 13 to 22: Building core ceiling space; Corridor adjacent toilets - Heating Water pipe network (concealed within ceiling spaces)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>50 m	-	-
Internal	Level 2: Low-rise service corridor; Soil and Vent pipe riser - SMF insulation within Fire rated pillows	Cable tray	Pillow insulation	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x2	-	13
Internal	Levels 2 to 31: Building core services; Cable-tray and pipe risers throughout - SMF insulation within Fire rated pillows (not all risers are fire-rated)	Cable tray	Pillow insulation	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	Throughout	-	-
Internal	Levels 2 to 12: Telecommunication risers; Telecommunication lines and cable tray penetrations (floor and ceiling) - SMF insulation within Fire rated pillows (not all risers are fire-rated)	Cable tray	Pillow insulation	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	1 to 2 per level	-	-
Internal	Levels 2 to 12: Building services core, Ceiling spaces adjacent toilet amenities; Heating pipe network (concealed within ceiling spaces)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>35 m per level	-	-
	Loading Dock and Basement levels																				
Internal	Basement level P3: ST011 room (Cleaners); Hot Water unit ('Rheem'; 315L) - Internal cladding insulation (SMF based)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x1	-	16
Internal	Basement level P5: Fire Sprinkler Pump room - Woven SMF/glass wool band seal to exhaust pipe	Woven SMF band	Woven material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Not Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	3.5 m	-	15
Internal	Loading Dock level S: Electrical risers; cable tray penetrations (wall and ceiling) - SMF insulation within Fire rated pillows	Cable tray	Pillow insulation	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x3 penetrations	-	-
Internal	Basement level P5: Sprinkler pipe and exhaust pipe penetrations - Sleave with SMF insulation (Kaowool?)	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Part Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	-	-	-
Internal	Basement level P1 and P2: Lift foyer; Telecommunications risers with cable-tray penetrations to floor and ceiling - Packed Fire rated pillows with SMF insulation	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x4 penetrations	-	-

Area / Level	Room & Location	Feature	Item Description	Hazard Type	Sample No.	Sample Status	Friable	Asbestos Type	Product Type	Extent of Damage	Surface Treatment	Occupant Activity	Likelihood of Disturbance	Exposure Potential	Maintenance Activity	Risk Score	Action	Recommendations & Comments	Quantity	Reinspect Date	Photo No.
Internal	Basement levels P3 to P5: Lift foyer; Telecommunications risers with cable-tray penetrations to floor and ceiling - Packed Fire rated pillows with SMF insulation	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x4 penetrations	-	-
Internal	Loading Dock level S: No.1 Electrical Switch room; cable-tray penetrations to upper walls - Packed Fire rated pillows with SMF insulation	Insulation	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x4 penetrations	-	-
Internal	Loading Dock level S: Service corridor outside Goods Lift; Ceiling space - Heating Water pipe (foil-lined)	Pipe work	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x1	-	14
Internal	Loading Dock level S: Service corridor and ceiling void; Air conditioning ducts (horizontal and vertical sections)	Air conditioning ductwork	Insulation material - internal	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>30 m	-	-
Internal	Loading Dock level S: Main corridor and access to P1; Ceiling space - Heating Water pipe network (foil-lined)	Pipe work	Insulation material	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	>40 m	-	-
Internal	Loading Dock level S: Security Personnel room; Upper block walls - Vertical cable tray penetrations within wall	Cable tray	Pillow insulation	SMF	VO	Suspected SMF	NA	NA	NA	Good	Sealed	Low	1	1	1	Low	-	Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per the Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].	x2 penetration	-	-
Internal	Loading Dock level S; No.1 Electrical Switch room - Air conditioning inverter unit ('Mitsubishi')	HFC Refrigerant gas supply	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	VO	Non ODS Refrigerant	NA	NA	NA	-	-	-	NA	NA	NA	-	-	Hydrofluoracarbon (HFC) non ozone depleting substances.	x1 unit	-	-

Appendix C – Certificates of Analysis

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Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
enquiries@envirolabservices.com.au
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CERTIFICATE OF ANALYSIS 126089

Client:
Coffey Environment
Level 19, Tower B, Citadel Tower
799 Pacific Hwy
Chatswood
NSW 2067

Attention: Sarah Cook, Raghu Muguli

Sample log in details:

Your Reference:	**ENAURHOD06071AF, Hazmat**
No. of samples:	9 Materials
Date samples received:	2/4/2015
Date completed instructions received:	2/4/2015

Analysis Details:
Please refer to the following pages for results and methodology summary.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Note, even after disintegration it can be difficult to detect the presence of asbestos in some asbestos containing bulk materials using PLM and dispersion staining. This is due to the low grade or small length or diameter of the asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials. Vinyl/asbestos floor tiles, some asbestos containing epoxy resins and some ore samples are examples of these types of material, which are difficult to analyse.

Report Details:

Date results requested by:	9/04/15
Date of Preliminary Report:	Not Issued
Issue Date:	9/04/15

NATA accreditation number 2901. This document shall not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025. **Tests not covered by NATA are denoted with *.**

Results Approved By:

Asbestos was analysed by Approved Identifier:	Lulu Guo
Asbestos was authorised by Approved Signatory:	Lulu Guo

Lulu Guo
Approved Signatory

NATA
ACCREDITED FOR TECHNICAL COMPETENCE

Envirolab Ref: –	Sample ID: –	Date analysed -	Mass / Dimension of Sample -	Sample Description -	Asbestos ID in materials -
126089-1	CB1074	8/04/2015	30x13x2mm	Beige fibre mica coating material	No asbestos detected Organic Fibre Detected
126089-2	CA3116	8/04/2015	15x10x1mm	Assorted granular debris	No asbestos detected Organic Fibre Detected
126089-3	CA3117	8/04/2015	30x15x2mm	Brown vitreous fibre-type material	No asbestos detected Synthetic Mineral Fibre Detected
126089-4	CA3118	8/04/2015	8x3x1mm	Grey fibrous resinous material	No asbestos detected Organic Fibre Detected
126089-5	CA3119	8/04/2015	55x40x4mm	Brown fibre mica insulation material	No asbestos detected Organic Fibre Detected
126089-6	CA3120	8/04/2015	7x4x<1mm	White powder cement material	No asbestos detected
126089-7	CA3121	8/04/2015	45x5x1mm	Grey fibrous gasket material	No asbestos detected Organic Fibre Detected
126089-8	CA3122	8/04/2015	13x4x1mm	Brown sponge-like material	No asbestos detected Organic Fibre Detected
126089-9	CA3123	8/04/2015	15x3x3mm	Grey quartz concrete material	No asbestos detected

Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.

Appendix D - Asbestos Legislative Requirements

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LEGISLATIVE REQUIREMENTS — ASBESTOS

This document has been produced for information only and is under regular review due to frequent changes in legislation and guidance. It contains information relating to the column headings only and not, for instance, in relation to asbestos removal. It is the duty of employers, premise owners and controllers of premises etc to ensure they are familiar with the latest applicable state legislation and guidance.

Introduction:

New (Harmonised) work health and safety laws commenced in the Commonwealth, New South Wales, Queensland, the Australian Capital Territory and the Northern Territory on 1 January 2012 and in Tasmania and South Australia on 1 January 2013.

For links to these legislation and the most current information on the progress of legislative change for the other states, please access Safe Work Australia at:

http://www.safeworkaustralia.gov.au/Legislation/Pages/ModelWHSLegislation.aspx

Transitional Arrangements

Safe Work Australia has developed transitional principles that set out how arrangements under existing work health and safety legislation are intended to transition to the new harmonised system. There are transitional principles statements for both the WHS Act and Regulations. These are available from the Safe Work Australia site:

http://www.safeworkaustralia.gov.au/Legislation/transitional-arrangements/Pages/transitional-arrangements.aspx

Further, each state and territory work health and safety authority has also developed resources to assist their jurisdiction with the transition. If you have any questions regarding transitional arrangements in your jurisdiction please contact your regulator.

Further Useful Resources

Safe Work Australia publishes a range of guidance material to provide information on the model work health and safety laws and to assist compliance. This information can be accessed from:

http://www.safeworkaustralia.gov.au/Legislation/guidance-material/Pages/guidance-material.aspx

For More Information Contact:

Coffey Environments – Work Health and Safety Section:

Phone: 02 8083 1600 Email: WHS_Support@Coffey.com Web: www.coffey.com

LEGISLATIVE REQUIREMENTS — ASBESTOS

This document has been produced for information only and is under regular review due to frequent changes in legislation and guidance. It contains information relating to the column headings only and not, for instance, in relation to asbestos removal. It is the duty of employers, premise owners and controllers of premises etc to ensure they are familiar with the latest applicable state legislation and guidance.

STATE **Primary Asbestos Legislation**	**Asbestos Survey Requirements**	**Asbestos Resurvey Requirements**	**Reporting Requirements**	**Management and Labelling/Signage Requirements**	**Other Requirements**
COMMONWEALTH ***NEW SOUTH WALES*** ***QUEENSLAND*** ***NORTHERN TERRITORY*** ***TASMANIA*** ***SOUTH AUSTRALIA*** *Work Health and Safety Act 2011 (Cth, NSW, QLD, TAS, SA)* *Work Health and Safety Regulations 2011 (Cth, NSW, QLD, TAS, SA)* *Work Health and Safety (National Uniform Legislation) Act and Regulations 2011 (NT)* *Supported by:* *Code of Practice - How to Manage and Control Asbestos in the Workplace (2016)* *Code of Practice - How to Safely Remove Asbestos (2016)*	A person conducting a business or undertaking (PCBU) must, for work place buildings/ structures that are constructed prior to December 31, 2003; • survey to identify and locate any Asbestos Containing Materials (ACM; and, • compile and keep at the workplace a site specific Asbestos Register . If ACM is identified at the work place, an Asbestos Management Plan (AMP) is to be compiled for the management of the identified ACM. The Asbestos Register and the Asbestos Management Plan must be made available at the work place for workers, people intending to conduct business at the work place and to Health and Safety representatives.	Re-inspections of identified ACM is determined on a case-by-case basis depending on the risk situation and should be informed by and conducted in accordance with the site specific Asbestos Management Plan.	The site specific Asbestos Register needs to include the date, type, location, condition and ACM identified during the survey. The Asbestos Register must be maintained and also updated if: • the AMP is under review, • further ACM is identified and/or, • ACM is removed, disturbed or encapsulated. The site specific AMP must include management actions and justifications, incident and emergency response plans and record details of works carried out that involves ACM at the work place. The AMP must be maintained and updated: • when the Asbestos Register is under review, • if asbestos is removed, disturbed or encapsulated, • if the AMP is no longer adequate for managing the ACM, • if a Health and Safety Officer requests a review and/or at least • once every 5 years.	Generally, health monitoring is not required excepting for workers involved in asbestos removal works. Training is required for persons involved in asbestos removal work or carrying out asbestos related works. All identified ACM in a workplace has to be labelled to indicate clearly asbestos presence and location of the asbestos item. Before refurbishment or demolition: • ensure Asbestos Register is current • undertake necessary inspections A licenced asbestos removalist is required unless: • ACM < 10m2 and non-friable and then by a competent person	WHS Regulation 419 requires A person conducting a business or undertaking (PCBU) must not carry out, or direct or allow a worker to carry out, work involving asbestos; excepting as is applicable: • managing risk; • sampling, identification and analysis; • maintenance • removal/disposal • other exemptions per s.419 (3)