

SITE TITLE DIAGRAMS AND SITE SURVEY

APPENDIX B



Sydney Office

Level 9, 17 York Street, GPO Box 4401, Sydney NSW Australia 2001
 T +61 2 9248 9800 F +61 2 9248 9810 E sydney@rpsgroup.com.au W rpsgroup.com.au

Our Ref: 12485684
Date: 23/05/2018

Transport for NSW
 Level 43, 680 George Street
 Sydney 2000

Attention: Jenny Seage

RE: PITT STREET NORTH

In accordance with your instructions we have made a survey of part of the land bounded by Pitt Street, Park Street and Castlereagh Street at Sydney comprising the land in the following Certificate of Title folio identifiers;

- 1/596474 being Lot 1 in Deposited Plan 596474
- 17/1095869 being Lot 17 in Deposited Plan 1095869
- 2/509677 being Lot 2 in Deposited Plan 509677
- 1/982663 being Lot 1 in Deposited Plan 982663
- 2/982663 being Lot 2 in Deposited Plan 982663
- 3/61187 being Lot 3 in Deposited Plan 61187
- 1/74367 being Lot 1 in Deposited Plan 74367
- Auto Consolidation 10548-99 being a consolidation of Lot 3 in Deposited Plan 74952, Lot 1 in Deposited Plan 229365 and Lot 2 in Deposited Plan 900055

The aforementioned parcels are situated at Sydney, in the Local Government Area of Sydney, Parish of St James and County of Cumberland.

A title search for the aforementioned lots reveals the following notifications:-

- **All Titles**
 - Reservations and Conditions in the Crown Grant
- **1/596474**
 - DP1042711 – Easement for Overhang (B) in Stratum Affecting the land
 - DP1042711 – Easement for Overhang (C) in Stratum Affecting the land
- **17/1095869**
 - Limited Title pursuant to Section 28T(4) of the Real Property Act, 1900

- AM862029 – Caveat by Alpha Distribution Ministerial Holding Corporation
- **2/509677**
 - BK 2410 No 970 - Cross Easements Affecting the Party Wall on the western boundary of Lot 2 DP509677
 - BK 2410 No 970 – Easement (in the event of fire) Affecting part of the land within described formerly in Vol 7963 Fol 43
- **1/982663**
 - 379703 – Cross Easements for Support Affecting the Party Wall
- **2/982663**
 - 379703 – Cross Easements for Support Affecting the Party Wall
- **3/61187**
 - 408718 – Easement Affecting the Party Walls between Lots 2 & 3 DP61187
 - 408718 – Easement Appurtenant to the land affecting the Party Walls between Lots 2 & 3 DP61187
- **1/74367**
 - Nil
- **Auto Consol 10548-99**
 - U778861– Lease to Sydney Electricity of Substation Premises No.3328 (L) and together with Right of Way (R) vide N609600
 - AK971351 – Lease of Lease U778861
 - AK971352 – Lease of Lease AK971351
 - AK971502 – Mortgage of Lease AK971351
 - AK971571 – Change of name affecting Lease U778861

The land is currently undergoing construction works after removal of previous buildings.

This report should be read in conjunction with our sketch PR124856_84_ID-003 enclosed herewith which shows the results of our survey limited to the northern and part of the western boundaries of the subject land and the general relationship between the various buildings now exposed on the adjoining property. It should be noted that our

investigation limits itself to the location of the major building structures such as walls and overhangs for the purposes of this report.

Survey reveals adjoining walling along the northern and part of the western boundary of the land stands in relation to the boundary as shown on sketch.

Roofing along the adjoining walling in SP68274 encroaches upon the subject property but is within easements for overhang noted (B) and (C) as noted on sketch.

Rendered brickwork and roof guttering along walling in DP68635 encroach upon the subject property as noted on sketch. The face of brick wall behind the render, however, stands generally upon the boundary.

Survey reveals discrepancies between Title and Survey dimensions on part of the northern boundary. These discrepancies may only be confirmed by a plan of redefinition/consolidation lodged at NSWLRS for registration.

This survey has been undertaken for identification purposes only and must not be used for any other purpose. Should any building or construction works be intended upon the site it is strongly recommended that the boundaries be marked, prior to the commencement of such works.

This report is provided for the private and confidential use of the abovementioned addressee only and cannot be used or relied upon by another party.

We trust this information is sufficient for your purposes, however should you require any further details or clarification, please do not hesitate to contact the writer by telephone.

Certificate of Title Folio Identifier dated: 22/05/2018

Date of Survey: 2/05/2018

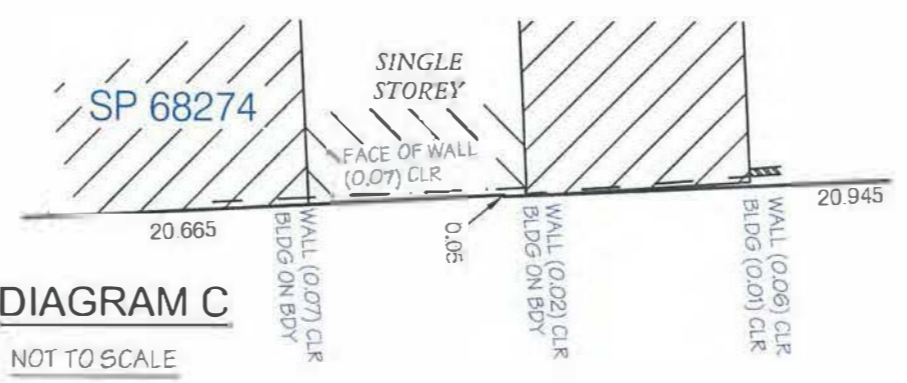
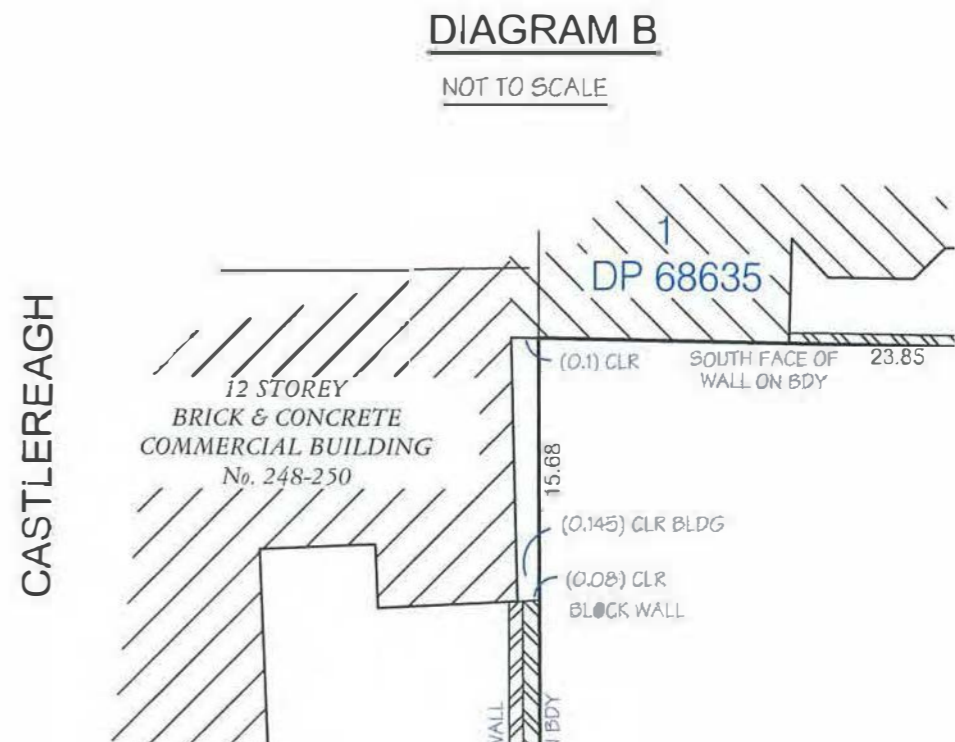
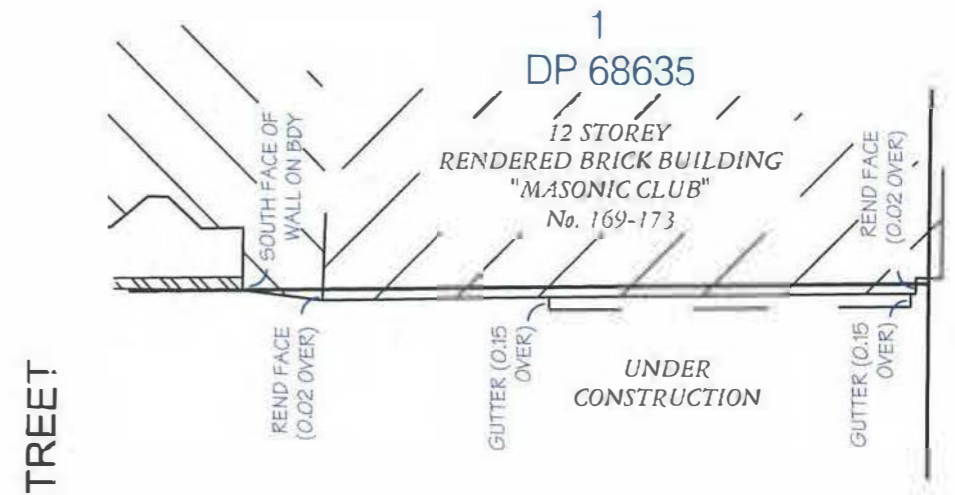
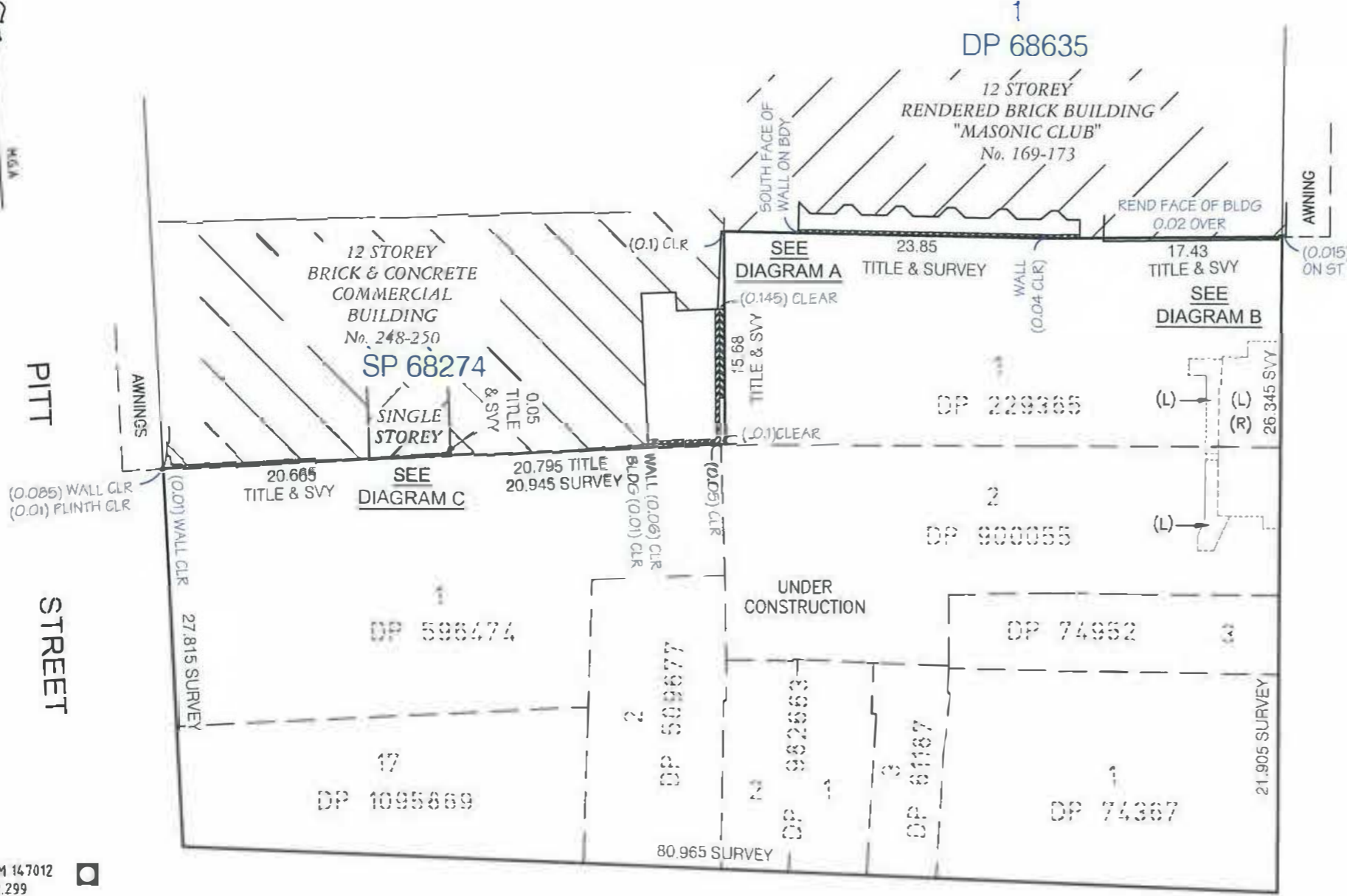
Yours sincerely

RPS



David Fairlie
Registered Surveyor

GROUND FLOOR LEVEL



BM PM 147012
RL 22.299

(L) LEASE OF SUBSTATION PREMISES No. 3328 (N609600)
(R) RIGHT OF WAY 13.79, 12.88 AND 11.71 WIDE (N609600)

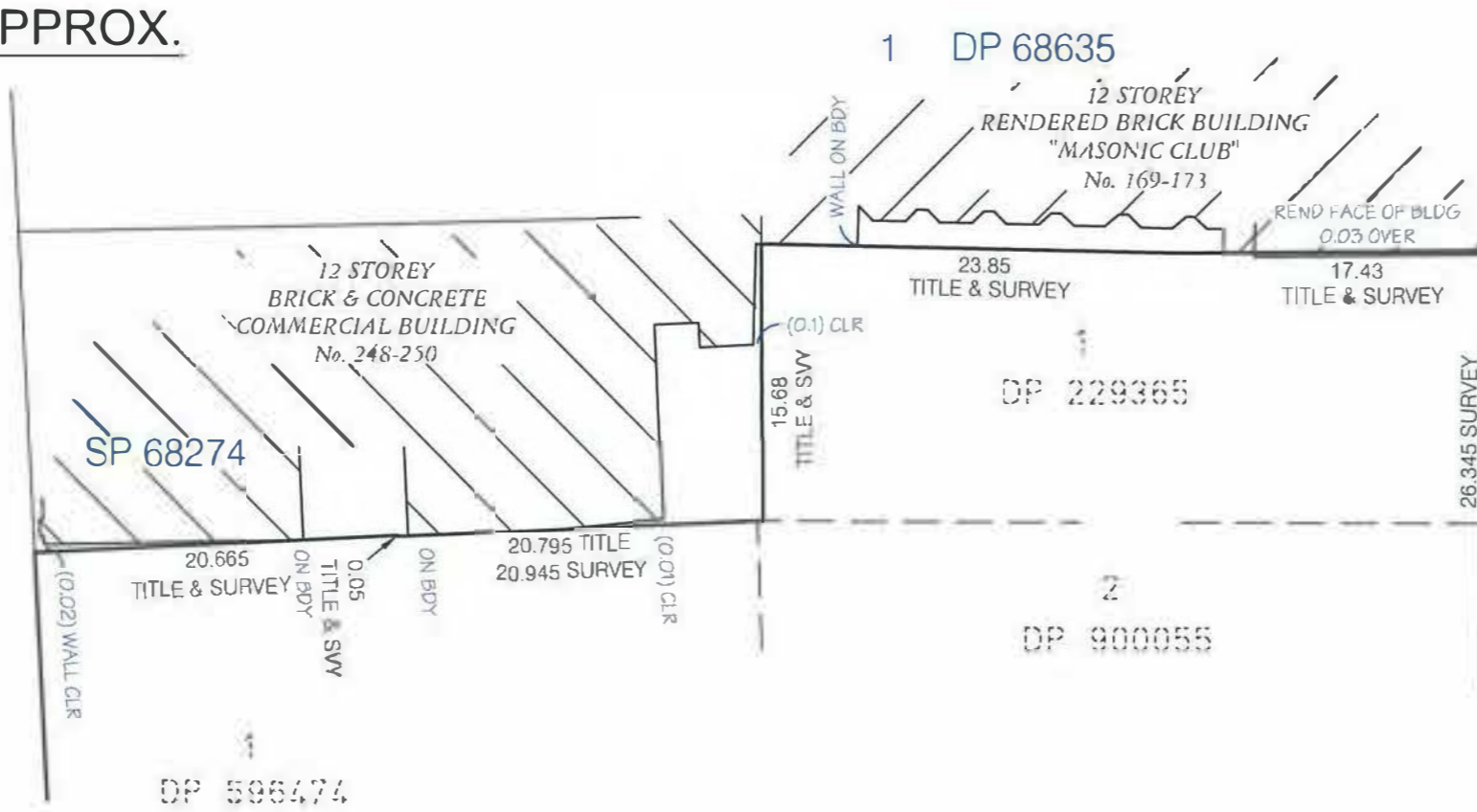
SKETCH TO ACCOMPANY MY REPORT DATED 23/05/2018

D. Fairlie
REGISTERED SURVEYOR

<p>SCALE: 1:400</p> <p>COORDINATES: MGA</p> <p>ORIGIN: PM 147012</p>	<p>DATUM: AHD</p> <p>CROSS SECTION: V: N/A H: N/A</p>	<p>SCALE BAR: 0 4 8 16 24 Metres</p>	<p>CLIENT: Transport for NSW</p>	<p>SURVEY: BG</p> <p>DRAWN: MEC</p> <p>DESIGNED: BG</p> <p>APPROVED: DWF</p>	<p>DATE OF SURVEY: 02/05/2018</p> <p>DATE OF DRAW: 04/05/2018</p> <p>DATE ILLUSTRATED: 23/05/2018</p> <p>DATE APPROVED: 23/05/2018</p>	<p>TITLE: IDENTIFICATION SURVEY</p> <p>PITT STREET NORTH</p> <p>PR124856 84 ID 003-Pitt St North.dwg</p>	<p>SHEET 1 OF 3 SHEETS</p> <p>A3</p>
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RL 30 APPROX.

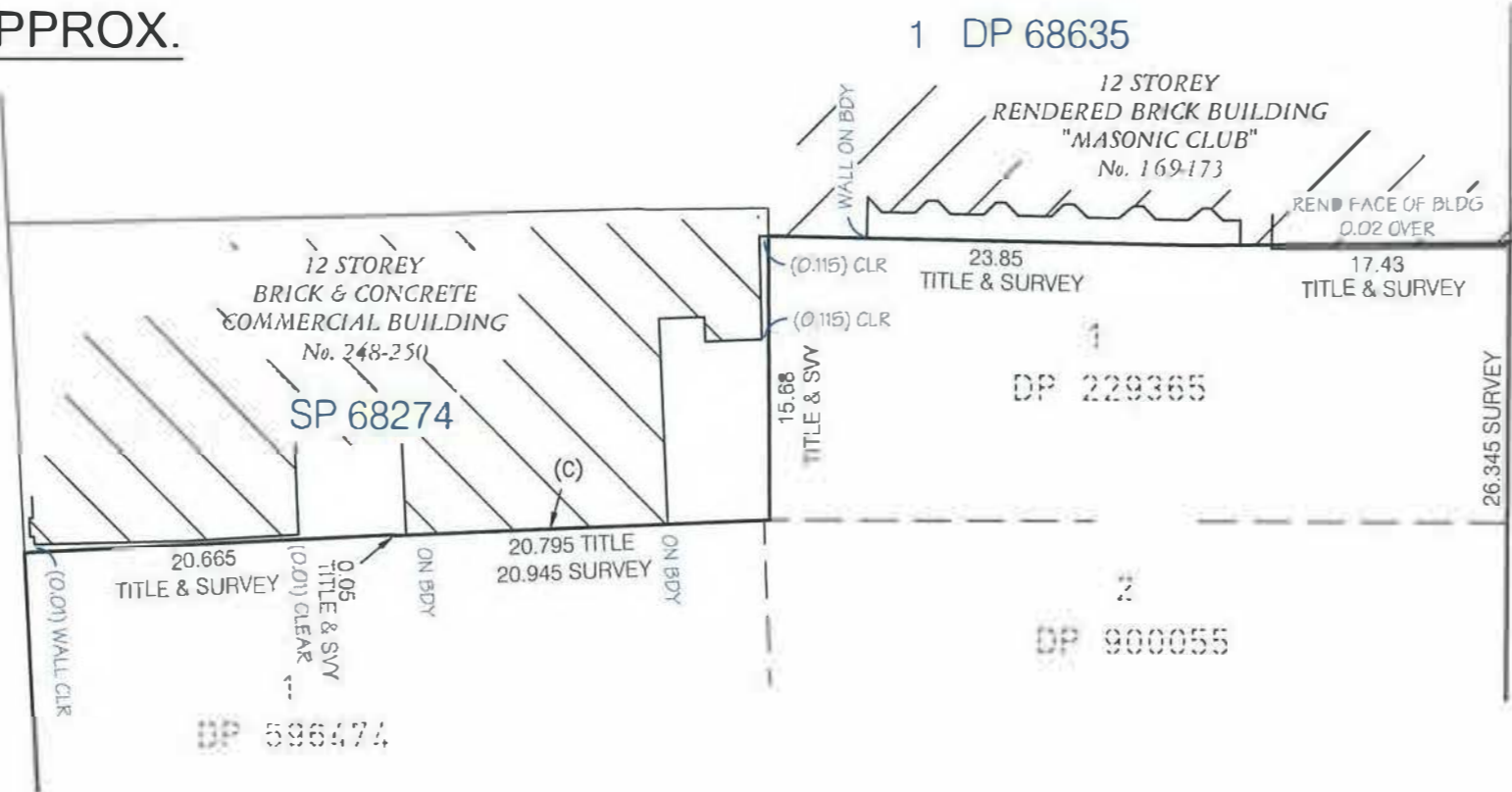
PITT STREET



CASTLEREAGH STREET

RL 45 APPROX.

PITT STREET



CASTLEREAGH STREET

SKETCH TO ACCOMPANY MY REPORT DATED 23/05/2018

D Fairlie
REGISTERED SURVEYOR

SCALE 1:400 DATUM AHD ORIGIN PM 147012 COORDINATES MGA ORIGIN PM 147012		SCALE BAR 		CLIENT 		TITLE IDENTIFICATION SURVEY PITT STREET NORTH		JOB No PR124856 ISSUE A	
DATE 04/05/2018 REVISION DETAILS		DATE OF SURVEY 02/05/2018 DATE OF PLAN 04/05/2018 DATE LAST SAVED 23/05/2018 DATE APPROVED 23/05/2018		APPROVED DWF 		DWG No PR124856_84_ID-003-Pitt St North.dwg SHEET 2 OF 3 SHEETS		SIZE A3	

RPS AUSTRALIA EAST PTY LTD [ABN 44 140 292 762]
 LEVEL 4, 17 YORK STREET SYDNEY NSW 2000 GPO BOX 4401 SYDNEY NSW 2001
 1 02 9245 5500 F 02 9248 9810 www.rpsgroup.com.au
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ABOVE RL 65 APPROX.

PITT STREET

PITT STREET

CASTLEREAGH STREET

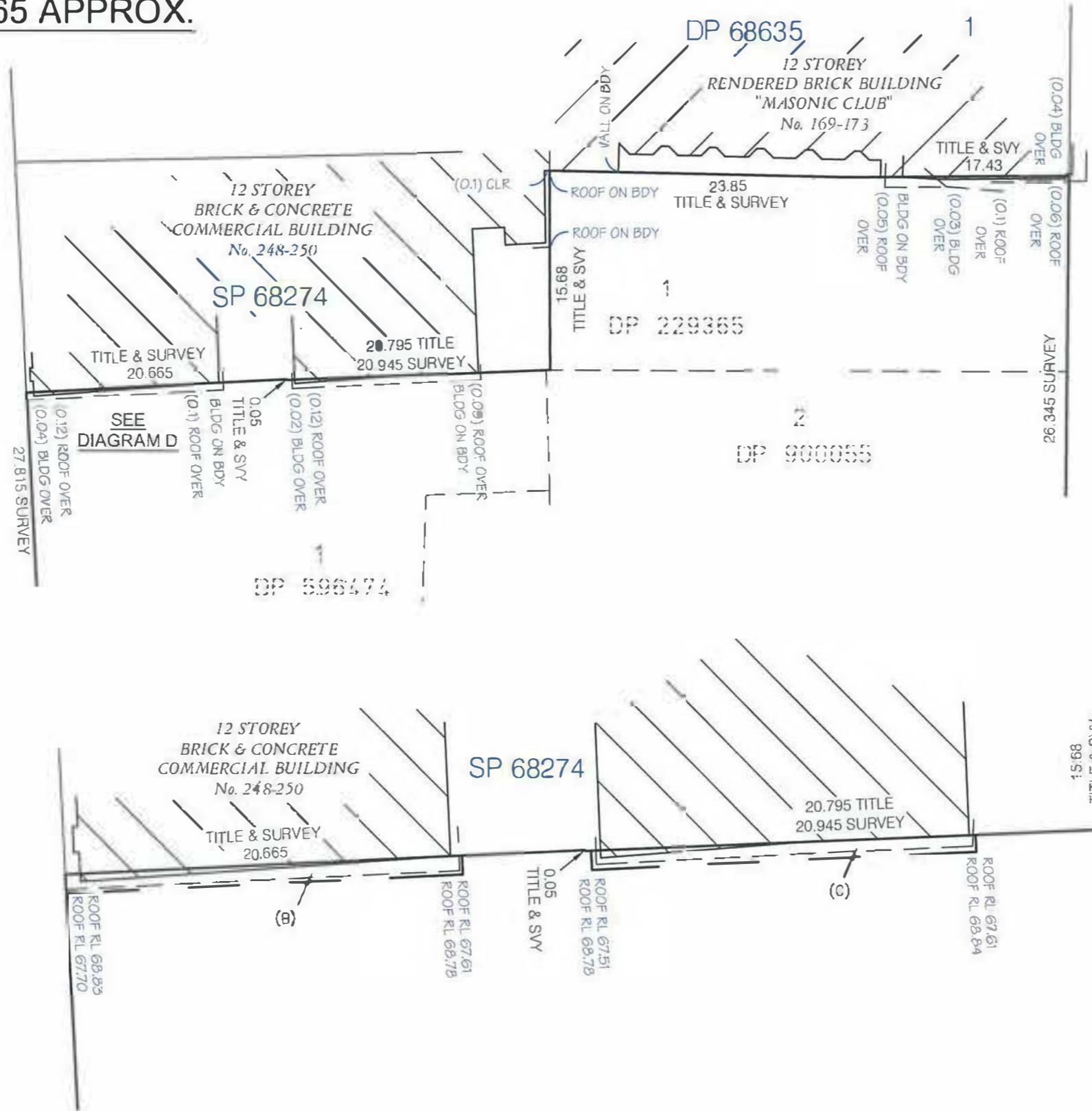


DIAGRAM D

NOT TO SCALE

SKETCH TO ACCOMPANY MY REPORT DATED 23/05/2018

D. Saitie

REGISTERED SURVEYOR

- (B) EASEMENT FOR OVERHANG 0.13 WIDE (DP 1042711)
LIMITED IN HEIGHT TO RL69.0 & LIMITED IN DEPTH TO RL 67.0 AHD
- (C) EASEMENT FOR OVERHANG 0.14 WIDE (DP 1042711)
LIMITED IN HEIGHT TO RL69.0 & LIMITED IN DEPTH TO RL 67.0 AHD

<p>SCALE: 1:400</p> <p>DATUM: AHD</p> <p>ORIGIN: PM 147012</p> <p>COORDINATES: MGA</p> <p>CROSS SECTION: V N/A H N/A</p>		<p>SCALE BAR: 0 4 8 16 24 Metres</p>		<p>CLIENT: Transport for NSW</p> <p>NSW GOVERNMENT</p>		<p>SURVEY: BG</p> <p>DRAWN: NEG</p> <p>DESIGNED: BG</p> <p>APPROVED: DWF</p>		<p>DATE OF SURVEY: 04/05/2018</p> <p>DATE OF PLAN: 04/05/2018</p> <p>DATE LAST SAVED: 23/05/2018</p> <p>DATE APPROVED: 23/05/2018</p>		<p>TITLE: IDENTIFICATION SURVEY PITT STREET NORTH</p> <p>PROJECT No: PR124856</p> <p>PROJECT TITLE: 84 ID-003-Pitt St North.dwg</p>		<p>SHEET 3 OF 3 SHEETS</p> <p>1:2411 A</p>	
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RPS AUSTRALIA EAST PTY LTD (ABN 41 140 292 762)
LEVEL 9 17 YORK STREET SYDNEY NSW 2000 GPO BOX 4401 SYDNEY NSW 2001
T 02 9248 9800 F 02 9248 9810 www.rpsaero.com.au

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PUBLIC UTILITY LEGEND

- E ELEC**
- CABLE JUNCTION BOX (PEJB)
 - CABLE MANHOLE (PEMH)
 - DISTRIBUTION FUSE POINT
 - POLE - LIGHT (PLPL)
 - POLE - POWER (PPPL)
 - POLE - POWER & LIGHT (PPLP)
 - POWER SERVICE PILLAR - UNDERGROUND (PEUP)
 - TRANSFORMER CABINET CENTRE (PETC)
 - HOUSE CONNECTION (EY)
 - CONDUIT (ED)
 - LINE-DIGITISED (EZ)
 - LINE-UNDERGROUND (EU)
 - LINE-MINOR TRANSMISSION (UL)
- E COMMS (COMMUNICATIONS)**
- TELEPHONE DISTRIBUTION PILLAR (PTDP)
 - ABOVE GROUND JOINING POST (PTLJ)
 - OPTICAL FIBRE JUNCTION BOX (POFJ)
 - OPTICAL FIBRE PIT (POFP)
 - STD 1.1 m BY 1.1 m MAIN FIBRE TAMP (PTM1)
 - TELEPHONE BOX POINT (PTBX)
 - TELEPHONE SINGLE CONCRETE PIT (PTSP)
 - TELEPHONE TRIPLE CONCRETE PIT (PTTP)
 - TELEPHONE TWIN CONCRETE PIT (PTTP)
 - OPTICAL FIBRE-DIGITISED (OZ)
 - OPTICAL FIBRE-UNDERGROUND (UZ)
 - TELEPHONE LINE (TN)
 - TELEPHONE LINE-DIGITISED (TZ)
 - TELEPHONE SUMP (TS)
- E GAS**
- MANHOLE COVER (PGHL)
 - METER (PGMR)
 - PIPELINE MARKER (PGPM)
 - PIPELINE MARKER - HIGH PRESSURE (PGHM)
 - VALVE BOX (PGAS)
 - VENT PIPE (PGVP)
 - TEST POINT (PGTP)
 - ETHANE PIPELINE (PA)
 - HOUSE CONNECTION (DG)
 - MAIN-DIGITISED (ZG)
 - MAIN-HIGH PRESSURE PIPELINE (HG)
 - MAIN-LOW PRESSURE (LG)
- E WATER**
- AIR VALVE (PWAV)
 - EARTH TERMINAL (PWET)
 - FIRE HYDRANT (PWFB)
 - HYDRANT (PWVH)
 - METER (PWMR)
 - STOP VALVE - RECYCLED (PRSV)
 - TAP (PWTP)
 - HOUSE CONNECTION (WV)
 - MAIN (VM)
 - MAIN-DIGITISED (WZ)
- E SEWER**
- MANHOLE COVER (PSMH)
 - VENT PIPE (PSVP)
 - LAMPHOLE (PSLH)
 - MAIN (SM)
 - MAIN-DIGITISED (SZ)
- E DRAIN (STORMWATER)**
- DRAINAGE JUNCTION MANHOLE (FDJM)
 - GULLY PIT POINT (PGUL)
 - INLET TO SUMP (PILT)
 - INVERT OF PIPE (PNV)
 - TOP OF CONCRETE JUNCTION BOX (PUBX)
 - SUBSOIL DRAIN FLUSH POINT (PSFP)
 - DOWN PIPE (DP)
 - DRAINAGE PIT (DP)
 - DRAINAGE BOX (DX)
 - DRAINAGE PIPE UNSPECIFIED DIAMETER (UU)
- E CULT (CULTURAL)**
- SIGN POST (PSN)
 - BOLLARD (AC)
 - FLOOR LEVEL
 - CORNER OF BUILDING
 - PARKING METER (PKME)
 - GATIC COVER LID (PGAT)
 - UNIDENTIFIED POLE (RPO)
 - UNIDENTIFIED SERVICE (PUBS)
 - UNIDENTIFIED SERVICE (UP)
- SURF QUALITY CLASSIFICATION**
- (A) QUALITY LEVEL A
 - (B) QUALITY LEVEL B
 - (C) QUALITY LEVEL C
 - (D) QUALITY LEVEL D

- UTILITY LEGEND**
- ELECTRICITY (AUSGRID)**
- AC ASBESTOS CEMENT
 - GI GALVANISED IRON
 - PVC POLYVINYL CHLORIDE
- GAS (MEMENA)**
- NB NOMINAL BORE (CAST IRON MAN)
 - PE POLYETHYLENE
- RMS**
- GI GALVANISED IRON
 - HD HEAVY DUTY
 - PVC POLYVINYL CHLORIDE
- TELEPHONE & OPTICAL**
- GI GALVANISED IRON
 - PVC POLYVINYL CHLORIDE
- WATER (SYDNEY WATER)**
- CICL CAST IRON CEMENT LINED
 - DICL DUCTILE IRON CEMENT LINED
 - GI GALVANISED IRON
 - PVC POLYVINYL CHLORIDE
 - VC WITREDF CLAY
 - SCIBL STEEL CEMENT LINED INTERNAL BITUMEN LINED
- FOW**
- FOW FULL OF WATER
 - FOD FULL OF DIRT
 - UTO UNABLE TO OPEN
 - NA NOT ACCESSIBLE
 - EOT END OF TRACE



RPS On-site Tree Schedule

Tree Number	Canopy Spread (m)	Trunk (mm)	Height (m)
T1	2	50	3
T2	8	300	10
T3	7	250	7
T4	3	300	10
T5	6	250	10
T6	10	300	14
T7	6	150	9
T8	12	700	18
T9	6	200	10
T10	12	600	16
T11	12	400	20
T12	3	50	6
T13	4	50	5
T14	3	200	7
T15	3	200	7
T16	2	50	3
T17	8	250	8
T18	3	300	6
T19	14	500	20
T20	3	100	7

DISCLAIMER:

THIS SURVEY MODEL INCLUDES INFORMATION DESCRIBING THE LOCATION OF SUBTERRANEAN FEATURES WHICH WERE PURPORTED TO EXIST AT THE TIME OF SURVEY.

THIS INFORMATION WAS COMPILED FROM A COMBINATION OF FIELD TECHNIQUES AND AVAILABLE DATA FROM COOPERATING UTILITY AUTHORITIES. WHILE ALL CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS SURVEY MODEL, RPS CANNOT GUARANTEE THAT THE SURVEY MODEL IS WITHOUT FLAW OR OMISSIONS. RPS CANNOT TAKE RESPONSIBILITY OF ANY KIND WHATSOEVER FOR ANY LOSS, DAMAGE OR OTHER CONSEQUENCES WHICH MAY ARISE FROM ANY PERSON RELYING ON ANY THING STATED ON THIS PLAN.

IN PARTICULAR, IT IS RECOMMENDED THAT USERS SATISFY THEMSELVES AS TO THE LOCATION OF SUBTERRANEAN FEATURES SUCH AS UTILITIES WHICH MAY OR MAY NOT BE SHOWN ON THE PLAN.

NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
1	15.08.2017	INITIAL VERSION	JMU	DAA	SFG
2	15.08.2017	BOUNDARIES & BOUNDARY NOTES AMMENDED	JMU	DAA	SFG
3	15.08.2017	ADDITIONAL SURVEY - NW CNR INTN PITT & PARK ST	JMU	MGL	SFG

NOTES

COORDINATE SYSTEM: MGA (GROUND SCALE)
 BASED AROUND PM40134 LOCATED AT THE CORNER OF BATHURST AND PITT STREETS
 E=334255.574 N=6250322.717

HORIZ SCALE
1:200

VERT. SCALE
NA @ A1

COORDINATE SYSTEM
MGA

DATUM
AHD

SCALE IN METRES AT ORIGINAL REDUCTION RATIO

CLIENT: Transport Services

SURVEY: RPS

DRAWN: JMU

CHECKED: DAA

APPROVED: SFG

DATE OF SURV/PMD1: 08.2017

DATE OF PLAN: 15.08.2017

DATE LAST SAVED: 05.12.2017

DATE APPROVED: 15.08.2017

TITLE: DETAIL SURVEY - PITT STREET, PARK STREET, CASTLEREAGH STREET, BATHURST STREET, SYDNEY

JOB No: PR124856

ISSUE: C

DRAWING No: NWRLSRT-RPS-SPS-SB-DWG-000043_PITT STREET STATION-C.dwg

SHEET 2 OF 4 SHEETS

SCALE: A1

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