

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:** 124856-58**Date:** 4/07/2016Transport for NSW
Locked Bag 6501
St Leonards NSW 2065**RE: PITT STREET SOUTH**

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

1/60293 being Lot 1 in Deposited Plan 60293

1/59101 being Lot 1 in Deposited Plan 59101

1/436359 being Lot 1 in Deposited Plan 436359

1/62668 being Lot 1 in Deposited Plan 62668

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

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

- **All Titles**
 - Reservations and Conditions in the Crown Grant
- **1/60293**
 - AH544596 – Lease to Yes Food Pty. Ltd and subsequent variations to lease
 - AH544597 – Lease to Tian Yuan and transfer to Success Partners Group Pty. Ltd
 - AH755380 – Mortgage to ANZ Banking Group Ltd.
- **1/59101**
 - AG602863 – Lease to Tarabora Pty. Ltd
- **1/436359**
 - AF8022 – Lease to Suzymango Pty. Ltd
 - AH869042 – Mortgage to ANZ Banking Group Ltd.

- **1/62668**

- Nil

On the land is situated various commercial buildings known collectively as 125-135 Bathurst Street and 300-302 Pitt Street as shown on sketch.

This report should be read in conjunction with our sketch PR124856-58-002 enclosed herewith which shows the results of our field survey and the general relationship between the various buildings on the subject and adjoining property. It should be noted that our investigation limits itself to the location of the major building structures such as walls and awnings for the purposes of this report.

Our survey reveals slight wall encroachments and an overhanging awning upon Pitt Street and awnings upon Bathurst Street the extent of which is as shown on sketch.

Subject walling along the southern boundary of the land stands in relation to the boundary as shown on sketch. The location of subject and adjoining walling along part of the northern, eastern and western boundaries was not determined due to their inaccessible nature. All other positions regarding walls to boundaries are as noted on the sketch.

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: 28/06/2016

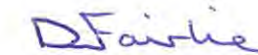
Date of Survey: 4/07/2016

Yours sincerely

RPS

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.

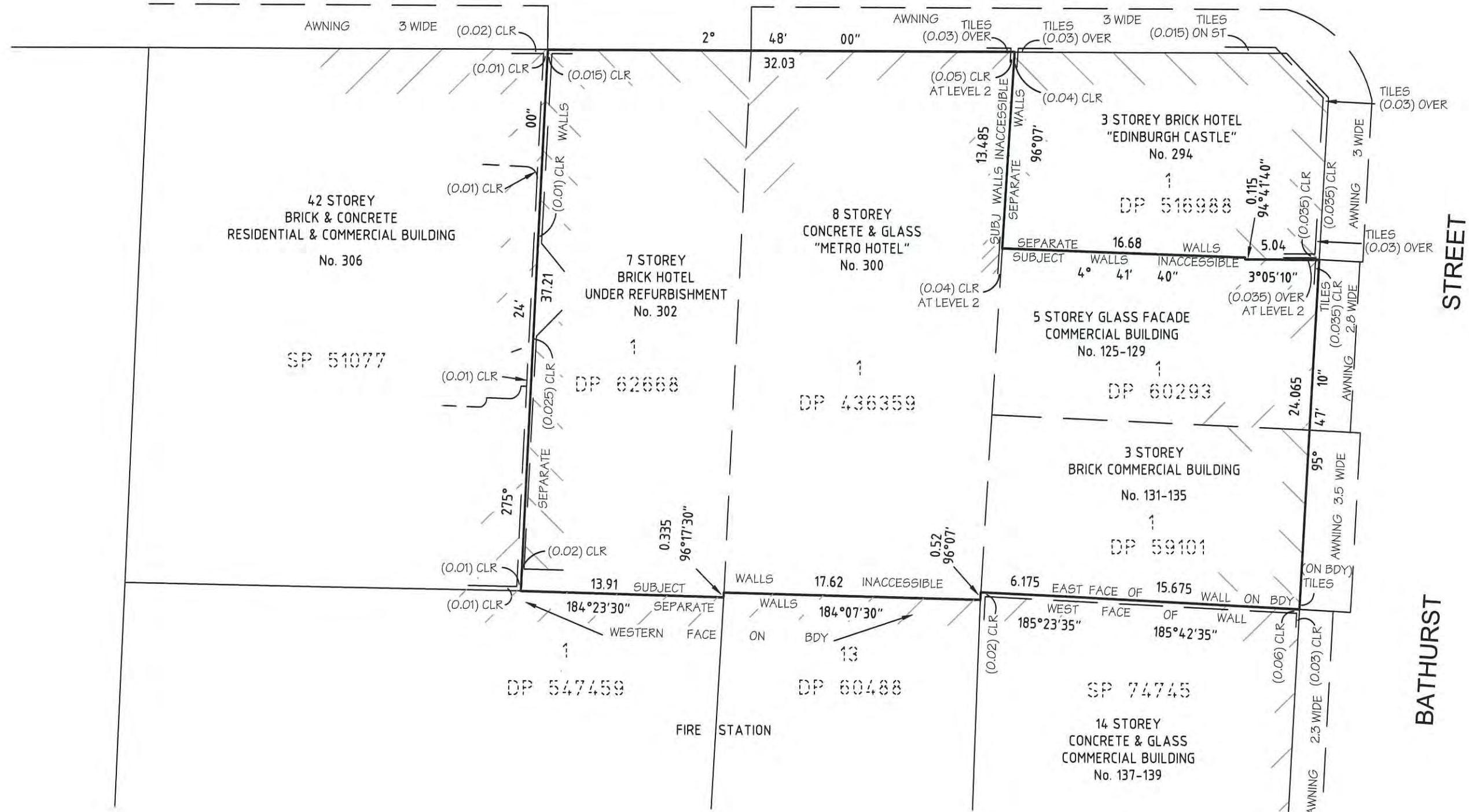
Yours sincerely

David Fairlie
Registered Surveyor



PITT STREET

STREET



SKETCH TO ACCOMPANY MY REPORT DATED 04/07/2016

D Fairlie
REGISTERED SURVEYOR

SITE AREA - 1708m²

SCALE: 1:300 DATUM: N/A COORDINATES: N/A ORIGIN: V N/A H N/A		SCALE BAR 		CLIENT: RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762) LEVEL 9 17 YORK STREET SYDNEY NSW 2000 GPO BOX 4401 SYDNEY NSW 2001 T: 02 9248 9800 F: 02 9248 9810 www.rpsgroup.com.au		SURVEY: G.S. DATE OF SURVEY: JUNE 2016 DRAWN: N.E.C. DATE OF PLAN: 30.06.2016 DESIGNED: N/A DATE LAST SAVED: 06.07.2016 APPROVED: D.W.F. DATE APPROVED: 30.06.2016		TITLE: IDENTIFICATION SKETCH PITT STREET SOUTH JOB No: PR124856 SHEET 1 OF 1 SHEETS ISSUE: A SIZE: A3	
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RPS

P:\PR124856 - SRT\58P_Idents\04_ACAD\PR124856-58-002.dwg 05.07.2016 10:03 AM

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.TCS

- TRAFFIC CONTROL SIGNAL (PSGL)
- TRAFFIC SIGNAL CONTROLLER (PSCL)
- TRAFFIC SIGNAL DETECTOR (PSDR)
- TRAFFIC SIGNAL JUNCTION BOX (PSJX)
- TRAFFIC SIGNAL DETECTOR (SD)

E.COMMS (COMMUNICATIONS)

- TELEPHONE DISTRIBUTION PILLAR (PTDP)
- ABOVE GROUND JOINING POST (PTJP)
- OPTICAL FIBRE JUNCTION BOX (POFJ)
- OPTICAL FIBRE PIT (POFF)
- STD 1.1 m BY 1.1 m MAIN PIT (PTMP)
- TELEPHONE BOX POINT (PTBX)
- TELEPHONE SINGLE CONCRETE PIT (PTSP)
- TELEPHONE TRIPLE CONCRETE PIT (PT3P)
- 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 (PGAB)
- VENT PIPE (PGVP)
- TEST POINT (PGTP)
- ETHANE PIPELINE (HA)
- HOUSE CONNECTION (DG)
- MAIN-DIGITISED (ZG)
- MAIN-HIGH PRESSURE PIPELINE (HG)
- MAIN-LOW PRESSURE (LG)

E.WATR

- AIR VALVE (PWAV)
- EARTH TERMINAL (PWET)
- FIRE HYDRANT (PWFB)
- HYDRANT (PWVY)
- METER (PWMR)
- STOP VALVE - RECYCLED (PRSV)
- TAP (PWTP)
- HOUSE CONNECTION (WY)
- MAIN (WM)
- MAIN-DIGITISED (WZ)

E.SWER

- MANHOLE COVER (PSMH)
- VENT PIPE (PSVP)
- LAMPHOLE (PSLH)
- MAIN (SM)
- MAIN-DIGITISED (SZ)

E.DRAIN (STORMWATER)

- DRAINAGE JUNCTION MANHOLE (PDJM)
- GULLY PIT POINT (PGUL)
- INLET TO SUMP (PILT)
- INVERT OF PIPE (PNV)
- TOP OF CONCRETE JUNCTION BOX (PJXB)
- DOWN PIPE
- DRAINAGE PIT (DP)
- DRAINAGE BOX (DX)
- DRAINAGE PIPE UNSPECIFIED DIAMETER (UU)

E.CULT (CULTURAL)

- SIGN POST (PSIN)
- BOLLARD (AC)
- FLOOR LEVEL
- CORNER OF BUILDING

E.MISC

- GATIC COVER LID (PGAT)
- UNIDENTIFIED POLE (PPOL)
- UNIDENTIFIED SERVICE (PUSR)
- UNIDENTIFIED SERVICE (UP)

SUI 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 (JEMENA):

- NB NOMINAL BORE (CAST IRON MAN)
- PE POLYETHYLENE

RMS:

- GI GALVANISED IRON
- HD HEAVY DUTY
- PVC POLYVINYL CHLORIDE

TELSTRA & OPTUS:

- AC ASBESTOS CEMENT
- CONC CONCRETE
- EW EARTHENWARE
- GI GALVANISED IRON
- PVC POLYVINYL CHLORIDE

WATER (SYDNEY WATER):

- CICL CAST IRON CEMENT LINED
- DCIL DUCTILE IRON CEMENT LINED
- GI GALVANISED IRON
- PVC POLYVINYL CHLORIDE
- VC VITRIFIED CLAY
- SCUBL STEEL CEMENT LINED INTERNAL BITUMEN LINED

DISCLAIMER:

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THIS INFORMATION WAS COMPILED FROM A COMBINATION OF FIELD TECHNIQUES AND AVAILABLE DATA FROM COOPERATING UTILITY AUTHORITIES. WHILST 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.

NOTES:

- THIS PLAN SHOWS A REPRESENTATION OF A 3D UTILITY MODEL PR124856-85-NWRLSRT-RPS-SPS-SR-DWG-000013_PITT STREET STATION-B. THIS MODEL SHOULD BE VIEWED IN A CAD ENVIRONMENT TO INTERPRET THE 3D INFORMATION. THIS PLAN INCLUDES PR124856-85-PITT_STREET_STATION_UTILITIES_SURVEY FIRST PRODUCED ON 15.08.2017.
- ANY ELECTRONIC FILE IS PROVIDED WITHOUT WARRANTY AND SHOULD BE USED ONLY IN CONJUNCTION WITH THE SUPPLIED PDF/PAPER COPY OF THIS PLAN.
- RPS UTILITY LOCATION USE DIAL BEFORE YOU DIG (DBYD) AS ONE SOURCE OF INFORMATION ONLY WHEN LOCATING UTILITIES.
- ALL GAS UTILITIES ARE CLASS QL-C UNLESS NOTED OTHERWISE OR SHOWN AS DIGITISED.
- UTILITY INFORMATION AND CONFIGURATION SUPPLIED FROM ASSET OWNERS (DBYD).
- SINGLE STRINGS MAY REPRESENT MULTIPLE CABLES, CONDUITS OR PIPES.

- ELECTRICITY CABLES ARE NOT NECESSARILY ENCLOSED IN CONDUITS AND ARE NOT NECESSARILY COVERED WITH MARKERS, TAPE OR OTHER INDICATORS OF THEIR PRESENCE.
- NOT ALL HOUSE CONNECTIONS HAVE BEEN LOCATED.
- IT REMAINS THE RESPONSIBILITY OF THE COMPANY AND/OR THE INDIVIDUAL CONDUCTING PHYSICAL WORKS TO ENSURE AN UP-TO-DATE VERSION OF DIAL BEFORE YOU DIG PLANS IS CONSULTED AND AVAILABLE ON SITE. PHYSICAL WORKS MAY INCLUDE, BUT NOT BE LIMITED TO, EXCAVATING, BORING (HORIZONTAL AND VERTICAL), AND DRILLING.
- ALL UTILITIES NEED TO BE POTHOLED TO VERIFY LOCATION AND DEPTH IS CORRECT.
- FOR REASONS OF PLAN PRESENTATION, NOT ALL OF THE INFORMATION CAN BE SHOWN ON THIS PLAN. REFER TO ACCOMPANYING DIGITAL DATA FOR ALL SURVEY INFORMATION AND ATTRIBUTES.
- CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.

13. CONTOUR INTERVAL, MAJOR 1m, MINOR 0.25m.

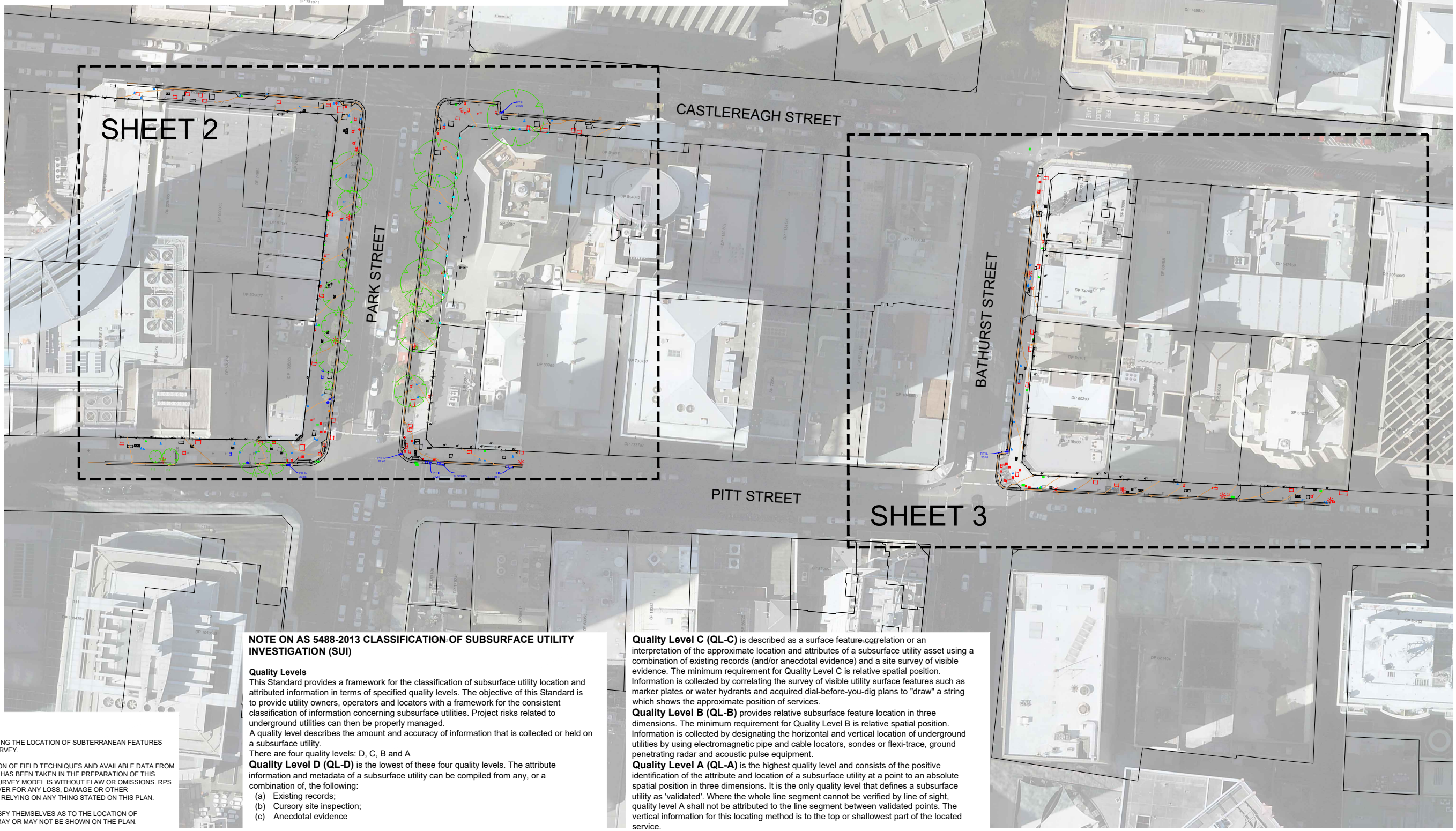
BOUNDARY NOTES

THE STREET FRONTAGE BOUNDARIES SHOWN (LAYER: E_BOUNDARY_TITLE) ARE BY SURVEY AS SHOWN IN PPN'S DP1231660 (UNREGISTERED), DP1232510 (UNREGISTERED), DP1231790 (UNREGISTERED) AND ARE SUBJECT TO REGISTRATION AT LPI NSW.

THE BOUNDARIES SHOWN (LAYERS: E_BOUNDARY-PITT ST NORTH AND E_BOUNDARY-PITT ST SOUTH) HAVE BEEN COMPILED FROM HISTORICAL REGISTERED SURVEY PLANS ACROSS THE STATION SITES. THE AGES AND ACCURACIES OF EACH OF THESE PLANS DIFFERS. THE SURVEY OF ORIGINAL WALLS WHEN EXPOSED BY DEMOLITION IS REQUIRED TO CONFIRM THESE BOUNDARIES. THE FINAL BOUNDARIES ARE SUBJECT TO PREPARATION OF A PLAN OF SURVEY AND REGISTRATION WITH LPI NSW.

THE BOUNDARIES SHOWN (LAYER: E_BOUNDARY_SACM) HAVE BEEN DERIVED FROM CADASTRAL MODELLING. THEY ARE APPROXIMATE ONLY AND ARE INCLUDED FOR PLAN CONTEXT AND SHOULD NOT BE USED FOR ANY DESIGN OR PLANNING PURPOSES.

NO EASEMENT INVESTIGATION HAS BEEN UNDERTAKEN ON ANY OF THE PROPERTIES FRONTING THE SURVEY AREAS.



NOTE ON AS 5488-2013 CLASSIFICATION OF SUBSURFACE UTILITY INVESTIGATION (SUI)

Quality Levels

This Standard provides a framework for the classification of subsurface utility location and attributed information in terms of specified quality levels. The objective of this Standard is to provide utility owners, operators and locators with a framework for the consistent classification of information concerning subsurface utilities. Project risks related to underground utilities can then be properly managed.

A quality level describes the amount and accuracy of information that is collected or held on a subsurface utility.

There are four quality levels: D, C, B and A

Quality Level D (QL-D) is the lowest of these four quality levels. The attribute information and metadata of a subsurface utility can be compiled from any, or a combination of, the following:

- Existing records;
- Cursory site inspection;
- Anecdotal evidence

Quality Level C (QL-C) is described as a surface feature correlation or an interpretation of the approximate location and attributes of a subsurface utility asset using a combination of existing records (and/or anecdotal evidence) and a site survey of visible evidence. The minimum requirement for Quality Level C is relative spatial position. Information is collected by correlating the survey of visible utility surface features such as marker plates or water hydrants and acquired dial-before-you-dig plans to "draw" a string which shows the approximate position of services.

Quality Level B (QL-B) provides relative subsurface feature location in three dimensions. The minimum requirement for Quality Level B is relative spatial position. Information is collected by designating the horizontal and vertical location of underground utilities by using electromagnetic pipe and cable locators, sondes or flexi-trace, ground penetrating radar and acoustic pulse equipment.

Quality Level A (QL-A) is the highest quality level and consists of the positive identification of the attribute and location of a subsurface utility at a point to an absolute spatial position in three dimensions. It is the only quality level that defines a subsurface utility as 'validated'. Where the whole line segment cannot be verified by line of sight, quality level A shall not be attributed to the line segment between validated points. The vertical information for this locating method is to the top or shallowest part of the located service.

REVISIONS	NO.	DATE	REVISION DETAILS	DRAWN	CHK	APP
B	07.09.2017	BOUNDARIES & BOUNDARY NOTES AMMENDED	JMJ	DAA	SFG	
A	15.08.2017	INITIAL VERSION	JMJ	DAA	SFG	

HORIZ. SCALE:	1:500	VERT. SCALE:	N/A @ A1
COORDINATES:	MGA	DATUM:	AHD
	PM40134		PM147504

NOTES

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

CLIENT:	Transport NSW
SURVEY:	RPS
DRAWN:	JMJ
CHECKED:	DAA
APPROVED:	SFG
DATE OF SURVEY:	01.08.2017
DATE OF PLAN:	15.08.2017
DATE LAST SAVED:	07.09.2017
DATE APPROVED:	15.08.2017

TITLE

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

JOB No

PR124856

ISSUE

B

DRAWING No

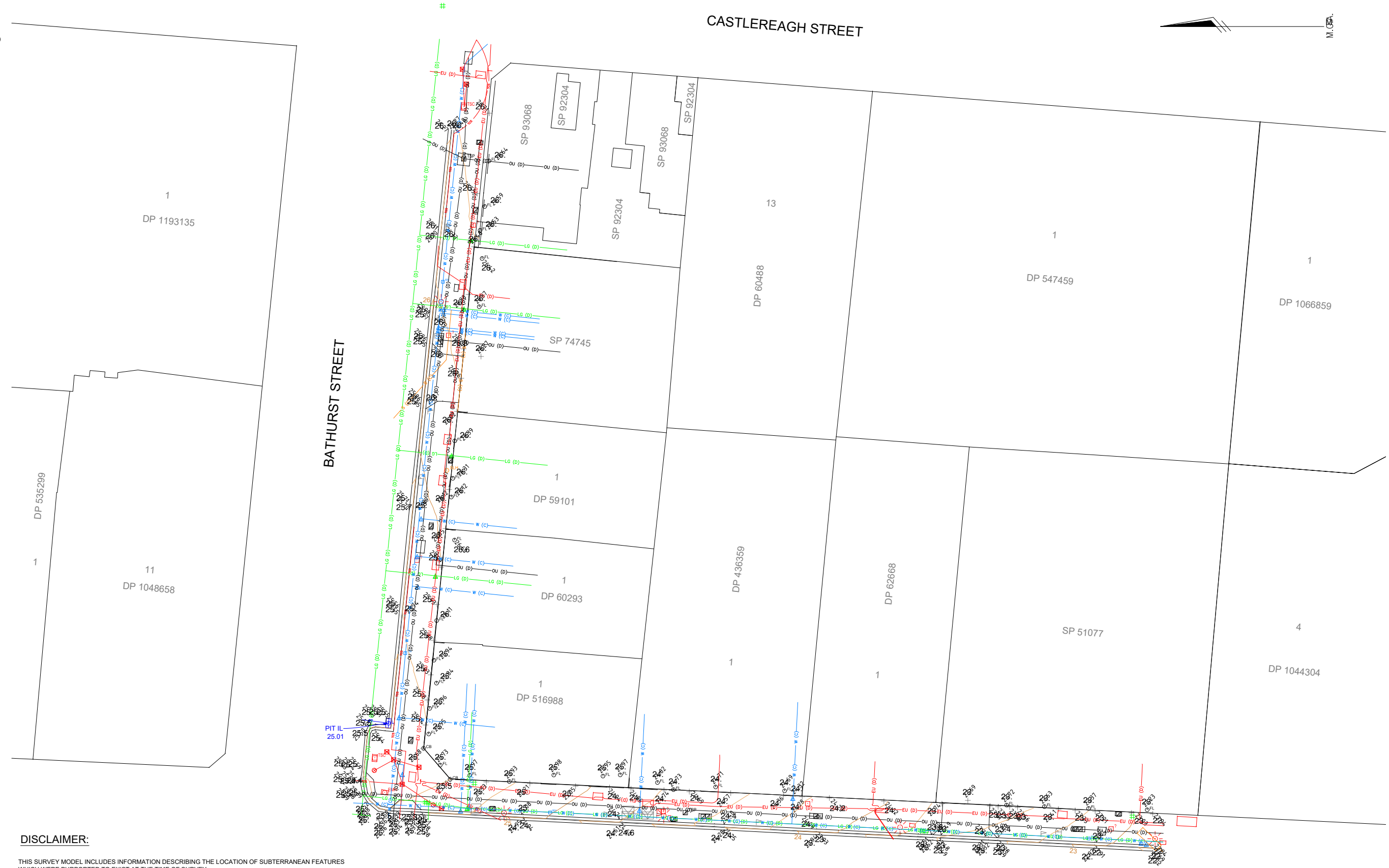
NWRLSRT-RPS-SPS-SR-DWG-000043_PITT STREET STATION-B.dwg

SHEET 1 OF 3 SHEETS

SIZE

A1

- PUBLIC UTILITY LEGEND**
- E.ELEC**
- CABLE JUNCTION BOX (PEJB)
 - CABLE MANHOLE (PEMH)
 - DISTRIBUTION FUSE POINT
 - POLE - LIGHT (PLPL)
 - POLE - POWER (PPLP)
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 - TELEPHONE TWIN CONCRETE PIT (PTTP)
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 - TELEPHONE SUMP (TS)
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- MANHOLE COVER (PGHL)
 - METER (PGMR)
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- E.CULT (CULTURAL)**
- SIGN POST (PSIN)
 - BOLLARD (AC)
 - FLOOR LEVEL
 - CORNER OF BUILDING
- E.MISC**
- GATIC COVER LID (PGAT)
 - UNIDENTIFIED POLE (PPOL)
 - UNIDENTIFIED SERVICE (PUSR)
 - UNIDENTIFIED SERVICE (UP)
- SUI 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 (JEMENA):**
- NB NOMINAL BORE (CAST IRON MAN)
 - PE POLYETHYLENE
- RMS:**
- GI GALVANISED IRON
 - HD HEAVY DUTY
 - PVC POLYVINYL CHLORIDE
- TELSTRA & OPTUS:**
- AC ASBESTOS CEMENT
 - CONC. CONCRETE
 - EW EARTHENWARE
 - 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 VITRIFIED CLAY
 - SCUBL STEEL CEMENT LINED INTERNAL BITUMEN LINED
- SYMBOLS:**
- Electricity Major Transmission Line (Quality Level D)
 - Electricity Substation (Quality Level D)
 - Stormwater Channel (Quality Level D)



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HORIZ. SCALE:	1:200	VERT. SCALE:	N/A @ A1
COORDINATES:	MGA	DATUM:	AHD
	PM40134		PM147504

NOTES

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



CLIENT:	NSW Transport Services
SURVEY:	RPS
DRAWN:	JMJ
CHECKED:	DAA
APPROVED:	SFG
DATE OF SURVEY:	01.08.2017
DATE OF PLAN:	15.08.2017
DATE LAST SAVED:	07.09.2017
DATE APPROVED:	15.08.2017

TITLE

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

DRAWING NO: NWRLSRT-RPS-SPS-SR-DWG-000043_PITT STREET STATION-B.dwg

JOB No	PR124856	ISSUE	B
DATE	07.09.2017	SHEET	3 OF 3
SCALE	A1		