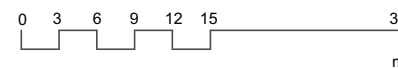
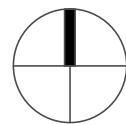


2 Chifley Square

Drawing:  
Drawing no:  
Issue:  
Scale @ A3:  
Date:

**Site Survey Plan**  
**PP-00-04**  
**1 : 600**  
**13/07/21**



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19 Martin Place  
Sydney NSW 2000  
sydney@architectus.com.au

# SURVEYOR'S REPORT

Date: 26<sup>th</sup> November 2018

Our Ref: 69554

Instructed By: Charter Hall

## **Re: 2 Chifley Square, Sydney, NSW**

Further to your instructions and for your private use we have surveyed, for Identification purposes only, the land comprised in Computer Folio Certificate Title Reference:

- 10/777545 being Lot 10 in Deposited Plan 777545.

The Folio Certificate Search as obtained from NSW Land Registry Services is certified to 22/11/2018.

Lease Folios created as noted on the Computer Folio Certificate. Refer to Lease Premises Index Search for LF355.

### ***Location of Subject Land***

Locality: Sydney

Local Government Area: Sydney

Parish: St James

County: Cumberland

The subject land is known as No. 2 Chifley Square, and has frontages to Bent Street, Phillip Street Chifley Square and Hunter Street.

### ***Improvements on the Subject Land***

Erected on the subject land is a multi-level concrete, metal, tiled & glass office building complex with car parking under. The surveyed building location relative to the subject property boundaries is as shown on the accompanying plan.

The area of the subject land is 6438m<sup>2</sup> (vide DP 777545).

### ***Fencing***

The land is substantially walled as shown on the accompanying plan.

### ***Encroachments***

In our opinion:

- A metal awning (AWL) attached to the building erected on the subject property overhangs Bent Street to the north-east by up to about 0.3 metres as shown on the accompanying plan.
- A metal awning (AWL) attached to the building erected on the subject land overhangs Hunter Street to the south by up to about 1.4 metres as shown.
- A metal awning (AWU) overhangs Hunter Street to the south by up about to 0.04 metres as shown.

- Metal awnings (AWL & AWU) overhang Chifley Square to the south-west by up to about 1.6 metres as shown.
- Metal architectural features (AF) overhang Hunter Street to the south by up to about 0.13 metres as shown.
- Metal architectural features (AF), overhang Phillip Street to the west by up to about 0.16 metres as shown.
- Concrete coping (CP) overhangs Hunter Street to the south by up to about 0.07 metres as shown.
- Concrete coping (CP) overhangs Phillip Street to the west by up to about 0.1 metres as shown.
- Concrete coping (CP) overhangs Bent Street to the north-east by up to about 0.09 metres as shown.
- An adjoining cladded wall (AJW) erected on Lot 2 DP217711 stands upon the subject property to the east by 0.02 metres as shown.
- An adjoining brick pier (BKP) erected on Lot 2 DP217711 stands upon the subject property to the east by up to 0.26 metres as shown.
- A masonry cladded column (C) erected on the corner of Phillip Street & Chifley Square stands upon the road reserve by up to 1.65 metres as shown.
- A masonry cladded column (C) erected on the corner of Hunter Street & Chifley Square stands upon the road reserve by up to 2.2 metres as shown.
- A metal awning (AWL) attached to the building erected on the corner of Phillip Street & Chifley Square overhangs the road reserve by up to 2.67 metres as shown.
- A metal awning (AWL) attached to the building erected on the corner of Hunter Street & Chifley Square overhangs the road reserve by up to 3.21 metres as shown.

Apart from the abovementioned & where accessible, there appear to be no further visible encroachments by or upon the subject property.

### ***Registered Encumbrances, Easements and Interests***

#### **Lot 10 DP 777545**

1. Reservations and Conditions in the Crown Grant(s).
2. Easement for support benefitting the land (vide Dealing No. J504777).
3. Lease (vide Dealing No. X641679) which includes, Lease to Energy Australia of Cable Jointing and Substation Premises No.'s 6865, 6866 & 6867 together with Right of Way & Easement for Electricity Purposes burdening the land (vide Dealing No. 5740055).

#### **Note:**

1. The certificate of title for this folio of the register does not include security features included on computerised certificates of title issued from 4<sup>th</sup> January, 2004. It is recommended that stringent processes are adopted in verifying the identity of the person(s) claiming a right to deal with the land comprised in this folio.
2. Refer all dealings to SD2.

# SURVEYOR'S REPORT

## ***Boundary Reinstatement***

The boundaries have been compiled from title dimensions and survey measurements to marks & monuments recorded on existing registered survey plans of the subject and adjoining lands.

This report and accompanying plan have been prepared for Identification purposes only and as such is not a new survey of the title dimensions and should not be used for any other purpose other than to identify the subject land.

This survey & report is not registered at Land Registry Services NSW. Subsequent registered or other surveys in the area may affect boundary definition as shown in this report. Any differences so caused to the boundary definition in this report are beyond the control of the signing Registered Surveyor who can accept no responsibility for such differences.

This report is to be read in conjunction with the accompanying Plan of Identification Survey.



.....  
David McCulloch (Registered Surveyor)

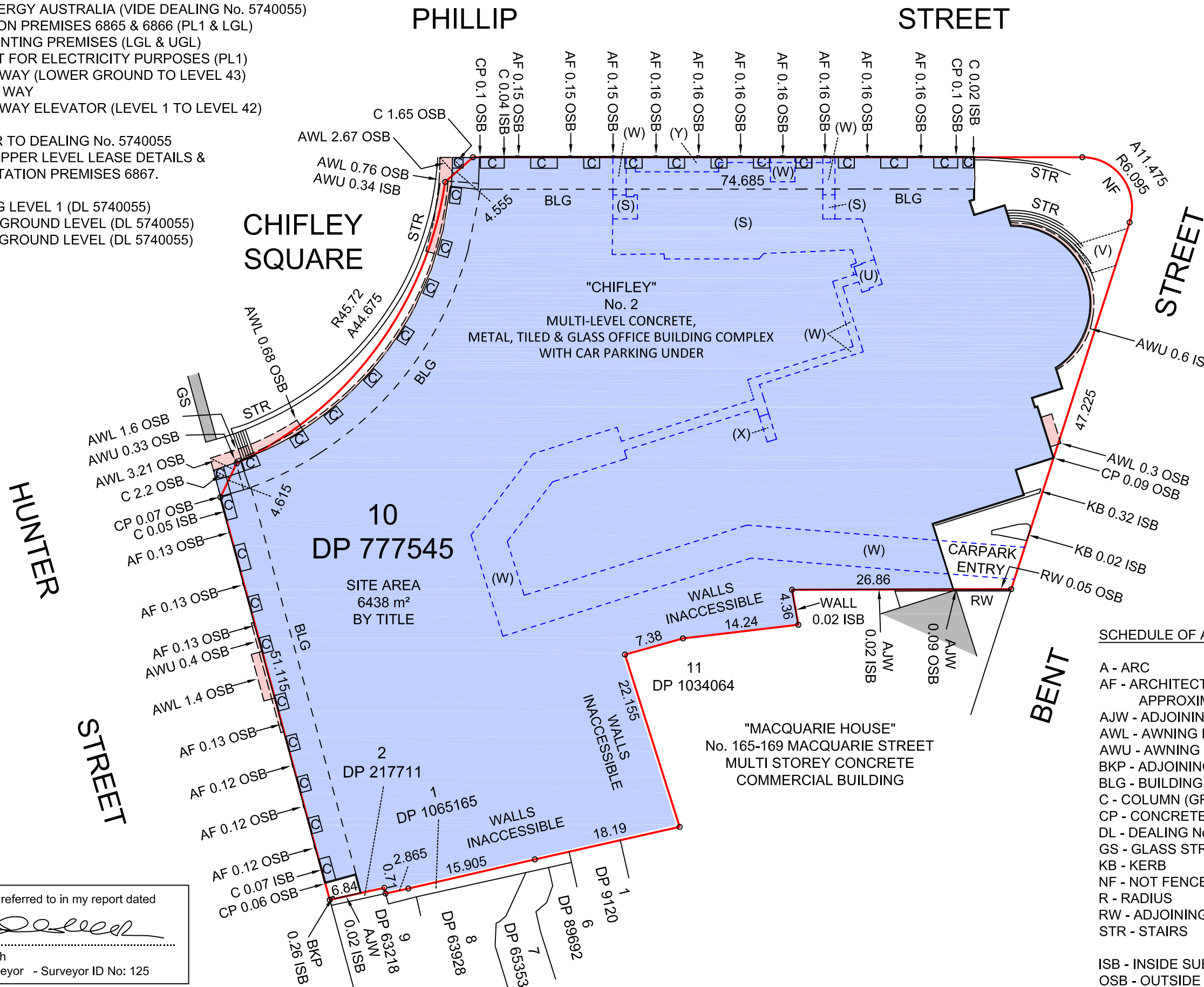
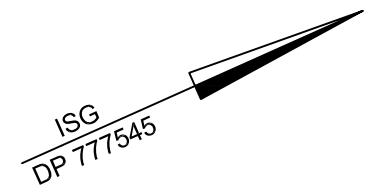
## **Attachments**

- *Plan of Identification Survey*

LEASE TO ENERGY AUSTRALIA (VIDE DEALING No. 5740055)  
 (S) SUBSTATION PREMISES 6865 & 6866 (PL1 & LGL)  
 (U) CABLE JOINTING PREMISES (LGL & UGL)  
 (Y) EASEMENT FOR ELECTRICITY PURPOSES (PL1)  
 (V) RIGHT OF WAY (LOWER GROUND TO LEVEL 43)  
 (W) RIGHT OF WAY  
 (X) RIGHT OF WAY ELEVATOR (LEVEL 1 TO LEVEL 42)


NOTE : REFER TO DEALING No. 5740055  
 FOR UPPER LEVEL LEASE DETAILS &  
 SUBSTATION PREMISES 6867.

PL1 - PARKING LEVEL 1 (DL 5740055)  
 LGL - LOWER GROUND LEVEL (DL 5740055)  
 UGL - UPPER GROUND LEVEL (DL 5740055)



**SCHEDULE OF ABBREVIATIONS**

- A - ARC
- AF - ARCHITECTURAL FEATURE (METAL STRIP) - APPROXIMATE OVERHANG
- AJW - ADJOINING WALL
- AWL - AWNING LOWER - OVERHANG
- AWU - AWNING UPPER - OVERHANG
- BKP - ADJOINING BRICK PIER
- BLG - BUILDING LINE GROUND
- C - COLUMN (GROUND)
- CP - CONCRETE COPING - OVERHANG UPPER FLOORS
- DL - DEALING No.
- GS - GLASS STRUCTURE
- KB - KERB
- NF - NOT FENCED
- R - RADIUS
- RW - ADJOINING RENDERED WALL
- STR - STAIRS
- ISB - INSIDE SUBJECT PROPERTY BOUNDARY
- OSB - OUTSIDE SUBJECT PROPERTY BOUNDARY

This is the plan referred to in my report dated 26-11-2018  
  
 David McCulloch  
 Registered surveyor - Surveyor ID No: 125

Plan Prepared for:  
**CHARTER HALL**  
 Disclaimer: This plan has been prepared for Identification purposes only and as such is not a new survey of the title dimensions. This plan should not be used for any other purpose other than to identify the parcel of land.

**PLAN OF IDENTIFICATION SURVEY**  
 LOT 10 DP 777545  
 2 CHIFLEY SQUARE, SYDNEY  
 LGA : SYDNEY

Date: 26-11-2018  
 Ref: 69554  
 Rev: -  
 Scale: n/a

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