

HOLDMARK NSW PTY LTD



Preliminary Site Investigation

20 Berry Street, North Sydney NSW

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Executive Summary

Background and Primary Objective

Holdmark NSW Pty Ltd ('the client') engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel at 20 Berry Street, North Sydney NSW ('the site').

It was understood that an appraisal of the environmental condition of the site was required, in support of a Development Application (DA) to North Sydney Council. The proposed development involved demolition of the existing structure, followed by construction of a multi-storey, premium-grade, commercial office building.

The primary objective of this PSI, therefore, was to provide a qualitative assessment of the environmental condition of the site, by appraising the potential for contamination on the basis of field observations, historical land uses and anecdotal and documentary evidence.

Key Findings

The key findings of this PSI were as follows:

- The site was occupied by a multi-storey, office building, covering the entire site area. No accessible soils were encountered.
- Visual evidence of contamination, including fragments of fibre cement sheeting (FCS), was not observed on any part of the site. No suspicious odour was detected during the site inspection.
- There was no evidence that an underground petroleum storage system (UPSS), or any underground storage tank (UST), was present on the site. No above-ground storage tank (AST) was observed.
- Based on the available historical information, the site had been continuously used for commercial purposes since 1943, at least. Initial (pre-1968) activities possibly included blacksmithing and garaging. The existing, multi-storey office building was constructed in the late 1960s / early 1970s, remaining largely unchanged thereafter.
- Surrounding areas consisted of mixed commercial and residential properties.
- The site and all neighbouring properties (within 250m radius) were free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- The sub-surface conditions were expected to be a shallow layer of fill (<0.5m thickness), overlying natural, residual (silty/sandy) clays and sandstone bedrock. The local groundwater table was expected to be at shallow to moderate depth (2-6m below ground level (BGL)), within sandstone bedrock, migrating south towards Lavender Bay.
- The conceptual site model (CSM) established there was low potential for contamination to be present within the site area and that the risks associated with any (possible) site contamination were negligible with respect to the identified sensitive receptors.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that the potential for contamination to exist on the site was low. The site was deemed to be suitable for the proposed (commercial) development, in accordance with Clause 7 of *State Environmental Planning Policy 55 - Remediation of Land*.

1. Introduction

1.1 Background and Purpose

Holdmark NSW Pty Ltd ('the client') engaged EI Australia (EI) to conduct a Preliminary Site Investigation (PSI) of the land parcel located at 20 Berry Street, North Sydney NSW (herein referred to as the 'the site').

The site is located 4km north of the Sydney central business district (CBD), within the Local Government Area (LGA) of North Sydney Council, as shown in **Appendix A, Figure 1**. It is comprised of one cadastral allotment, identified as Lot 1 in Deposited Plan (DP) 550167, covering an area of approximately 1,410m², as depicted in **Appendix A, Figure 2**. At the time of this investigation, the site was occupied by a multi-storey, office building.

It was understood that an appraisal of the environmental condition of the site was required, in support of a Development Application (DA) to North Sydney Council. This investigation was subsequently completed to assess the nature of any potential on-site contamination associated with current and former uses of the property.

1.2 Proposed Development

Based on the supplied plans (**Appendix B**), site redevelopment involved demolition of the existing structure, followed by construction of a multi-storey, premium-grade, commercial office building.

1.3 Regulatory Framework

The following regulatory framework and guidelines were considered during this PSI:

- *Contaminated Land Management Act 1997* (the CLM Act 1997);
- *Protection of the Environment Operations Act 1997* (the POEO Act 1997);
- *Environmental Planning and Assessment Act 1979* (the EP&A Act 1997); in particular
- *State Environmental Planning Policy 55 - Remediation of Land* (SEPP 55);
- *North Sydney Local Environmental Plan 2013*;
- NEPC (2013) *National Environment Protection (Assessment of Site Contamination) Amendment Measure*;
- EPA (2017) *Guidelines for the NSW Site Auditor Scheme*; and
- EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*.

1.4 Project Objectives

The primary objective of this PSI was to provide a qualitative assessment of the environmental condition of the site, by appraising the potential for contamination on the basis of field observations, historical land uses and anecdotal and documentary evidence.

A secondary objective was to make recommendations for further environmental investigation (compliance) of the site, in relation to the proposed development.

1.5 Scope of Works

In order to achieve the above objectives, the following scope of works was completed:

- Review of relevant (hydro)geological and soil landscape maps for the project area;
- A search for groundwater bore records within close vicinity (500m radius) of the site;
- A site walkover inspection;
- Review of operational site history, including environmental incidents and the sequence of land development in the neighbouring area, based on:
 - Land titles records; and
 - A series of aerial photographs dating back to 1943;
- Searches of public registers maintained by the NSW Environment Protection Authority (EPA) for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*;
- A search of the *List of NSW Contaminated Sites Notified to the EPA*; and
- Reporting.

This PSI report was completed with reference to the EPA (2020) *Consultants Reporting on Contaminated Land: Contaminated Land Guidelines*. It documents the investigation works, with discussion of the findings in regards to potential exposure pathways to human health and the environment. It concludes with statements concerning the potential for contamination to exist on the land and the site's suitability for the proposed (commercial) land use.

2. Site Description

2.1 Property Identification, Location and Physical Setting

The site identification details and associated information are presented in **Table 2-1**. The site locality and layout plans are shown in **Appendix A, Figures 1 and 2**.

Table 2-1 Site Identification

Attribute	Description
Street Address	20 Berry Street, North Sydney NSW
Location Description	4km north of Sydney CBD, bound by mixed commercial and residential properties to the north, Angelo Street to the east, Berry Street to the south and Pacific Highway to the west.
Geographical Coordinates	North eastern corner of site (GDA2020-MGA56): <ul style="list-style-type: none"> ▪ Easting: 334006.689; ▪ Northing: 6254565.619. (Source: http://maps.six.nsw.gov.au)
Site Area	1,410m ²
Lot and DP	Lot 1 in DP 550167
State Survey Marks	Two state survey marks are situated within close proximity (<50m) to the site: <ul style="list-style-type: none"> ▪ SS21028D: adjacent to the southwest site corner; and ▪ SS42755: on the corner of Pacific Highway and Berry Street (approximately 20m southwest). (Source: http://maps.six.nsw.gov.au)
LGA	North Sydney Council
Parish	Willoughby
County	Cumberland
Current Zoning	B4: Mixed Use (North Sydney Local Environmental Plan 2013)

2.2 Local Land Use

The site is situated within an area of mixed use, as described in **Table 2-2**. The sensitive receptors within close proximity to the site are also identified in this table.

Table 2-2 Local Land Use

Direction	Land Use Description	Sensitive Receptor (and distance from site)
North	Commercial and residential properties St Thomas North Sydney Preschool North Sydney Public School / St Nicholas School of Russian	Residential (immediately adjacent) Schools (approximately 190m north and 240m northwest)

Direction	Land Use Description	Sensitive Receptor (and distance from site)
South	Commercial and residential properties School of Physiotherapy Australian Catholic University / School of Nursing / Bright Happy Schools / School of Education Royal North Shore Hospital Child Care Centre / Willow Cottage Early Learning Centre / Dancing Dingo Family Day Care	Residential (approximately 185m southeast) Colleges (approximately 85m south to 140m southwest) Childcare centres (approximately 85m south and 150m southwest and 210m southwest)
East	Commercial and residential properties Monte Sant'Angelo Mercy College Only About Children North Sydney	Residential (approximately 160m northeast) College (approximately 15m east) Childcare centre (approximately 160m southeast)
West	Commercial and residential properties	Residential (approximately 25m west)

2.3 Regional Setting

The topography, (hydro)geology and soil landscape information are summarised in **Table 2-3**.

Table 2-3 Regional Setting

Attribute	Description
Topography	Undulating to rolling low hills with local relief 20-80m and slopes of 10-25%. Sideslopes with narrow to wide outcropping sandstone rock benches, often forming broken scarps of <5m (Chapman and Murphy, 1989). The site itself slopes towards the south east.
Drainage	Likely to be consistent with the general slope of the site. Stormwater channelled by pit and pipe drainage, flowing into the municipal collection system, which is expected to flow into Lavender Bay, approximately 850m south of the site.
Geology	According to the Department of Mineral Resources <i>Sydney 1:100,000 Geological Series Sheet 9130</i> , the site is underlain by Ashfield Shale (<i>Rwa</i>), consisting of black to dark-grey shale and laminite. This formation is near a boundary with Hawkesbury Sandstone (<i>Rh</i>), which consists of medium to coarse-grained quartz sandstone, very minor shale and laminite lenses. Previous investigations completed in the area by EI have encountered fill materials of approximately 0.2m thickness, overlying residual silty and sandy clays, underlain by sandstone (from 0.5m below ground level (BGL) onwards).
Soil Landscape	The Soil Conservation Service of NSW <i>Soil Landscapes of the Sydney 1:100,000 Sheet</i> (Chapman and Murphy, 1989) indicates that the site overlies a Gynea (<i>gy</i>) erosional landscape. This landscape is characterised by undulating to rolling rises and low hills on Hawkesbury Sandstone.
Acid Sulfate Soil (ASS) Risk	With reference to the <i>Prospect / Parramatta River Acid Sulfate Soil Risk Map</i> (1:25,000 scale; Murphy, 1997), the site lies within the class description of 'No Known Occurrence'. In such cases, ASS are not known or expected to occur and "land management activities are not likely to be affected by ASS materials." With reference to the <i>North Sydney Local Environmental Plan 2013</i> , the site is not situated in an ASS classed area. As such, it is considered that the risks associated with ASS are negligible.
Nearest Surface Water Feature	Lavender Bay, located approximately 850m south of the site.
Groundwater Flow Direction	The groundwater flow direction in the area is inferred to be southerly, towards Lavender Bay.

2.4 Groundwater Bore Records and Local Groundwater Use

An online search for groundwater bores registered with WaterNSW was conducted by EI on 17 December 2020 (Ref. <https://realtimedata.waternsw.com.au/water.stm>). The search revealed no registered bores within a 500m radius of the site (**Appendix C**), indicating the local groundwater resource was not being (heavily) utilised.

A review of EI's project database indicated that groundwater depths were at 2.8m-5.5m BGL at locations approximately 1km northeast and 1.2km east of the site (both inferred to be cross-gradient). Therefore, local groundwater may be present at shallow to moderate depth (2-6m BGL).

2.5 Site Walkover Inspection

Observations were recorded during a walkover inspection of the site conducted on 4 January 2021. These are summarised below and photographs taken during the inspection are presented in **Appendix D**.

- The site was located in an area of mixed use, bounded by Angelo Street (east), Berry Street (south) and Pacific Highway (west). Mixed commercial and residential properties comprised the site surroundings.
- The land had a moderate down slope towards the south east. Sandstone outcrops were noted to the east side of the site, on Angelo Street (**Photograph 4**).
- The site was occupied by a multi-storey, concrete, office building with a podium attached to the southern side (**Photograph 1**). The building covered the entire site area.
- The external walls of the building were in good condition.
- The whole site was sealed with hardstand pavements (**Photographs 1 to 4**). No accessible soils were present. Due to the absence of plants growing in site soils, it was not possible to comment on the phytotoxicity of local soils.
- No obvious (i.e. visible or olfactory) signs of contamination, including fragments of fibre cement sheeting (FCS) - being potential asbestos containing materials (ACM) - were observed during the inspection.
- No evidence of an underground petroleum storage system (UPSS), or an underground storage tank (UST), was observed on the site. No above-ground storage tank (AST) was present.

3. Site History and Searches

3.1 Land Titles Information

A historical land titles search was conducted through InfoTrack Pty Ltd on 21 December 2020. Copies of relevant documents resulting from this search are presented in **Appendix E**. A summary of the previous and current registered proprietors is presented in **Table 3-1**.

Table 3-1 Summary of Owner History

Year	Registered Proprietor(s) and Occupations (where documented)
As regards the part numbered (1) on the attached Cadastral Records Enquiry Report (Appendix E)	
1929 to 1952	Henry Coyle (Blacksmith)
1952 to 1968	Joseph George Williams (Garage Proprietor)
1968 to 1976	Prairyvale Developments Pty Limited
As regards the part numbered (2) on the attached Cadastral Records Enquiry Report (Appendix E)	
1881 to 1952	Henry Coyle (Blacksmith) (and his deceased estate)
1952 to 1968	Joseph George Williams (Garage Proprietor)
1968 to 1976	Prairyvale Developments Pty Limited
As regards the part numbered (3) on the attached Cadastral Records Enquiry Report (Appendix E)	
1930 to 1933	Duncan Alexander Macarthur Goldfinch (Manager)
1933 to 1968	Joseph George Williams (Garage Proprietor)
1968 to 1976	Prairyvale Developments Pty Limited
As regards the whole of the subject land	
1976 to 1987	State Superannuation Fund
1987 to 1988	Advance Bank Australia Limited
1988 to 1991	Government Insurance Office of New South Wales
1991 to 1999	Grand Central (Australia) Pty Limited
1999 to 2015	Velment Pty Limited
2015 to 2019	Mandarin International Investments Pty Ltd
2019 to date	# 357 Mount Street Pty Ltd

Denotes current registered proprietor

3.2 Historical Aerial Photography Review

The historical aerial photographs reviewed as part of this PSI included:

- **1943:** Publically available (on-line at sixmaps.nsw.gov.au);
- **1951, 1965, 1971, 1986, 1994 and 2002:** Available through Spatial Service NSW (<https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>);
- **2005-2020:** Available on-line at Google Earth.

A summary of the information obtained from these aerial photographs is presented in **Table 3-2**.

Table 3-2 Summary of Aerial Photographs

Photograph	Site Description	Land Use
1943	The site appeared to be occupied by a commercial property in the western portion of the site. The remainder of the site was largely covered by grass. Surrounding areas appeared to be predominantly used for residential purposes, with some commercial properties present to the north and south of the site.	Commercial
1951	A new commercial building was constructed on the site, attached to the east side of the building in the western portion of the site. The remainder of the site appeared to be paved and used for car parking. Surrounding areas were largely unchanged.	Commercial
1965	The site appeared to be unchanged. Surrounding areas were largely unchanged.	Commercial
1971	Previous building structures were demolished and replaced by a multi-storey commercial building (largely consistent with the current structures). More multi-storey buildings were constructed around the site.	Commercial
1986, 1994, 2002	The site appeared to be unchanged. Surrounding areas were largely unchanged.	Commercial
2005-2020	The site appeared to be unchanged. More multi-storey buildings were constructed around the site.	Commercial

Based on the land title records and aerial photographs, the site was continuously used for commercial purposes since 1943 (at least). The current site structure was erected in the late 1960s / early 1970s, remaining largely unchanged thereafter.

Surrounding areas consisted of mixed commercial and residential properties in all directions.

3.3 Council Information

An application to access property files archived by North Sydney Council was still pending at the time of report writing. Should pertinent information relating to site operational history be identified upon review of council records, an addendum to this report will be issued.

3.4 EPA Online Records

Searches of public registers maintained by the EPA for statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997* were conducted by EI for this PSI.

3.4.1 Record of Notices Under Section 58 of the CLM Act 1997

An on-line search of the contaminated land public record was conducted on 17 December 2020. The contaminated land public record is a searchable database of:

- Orders made under Part 3 of the CLM Act 1997;
- Notices available to the public under Section 58 of the CLM Act 1997;
- Approved voluntary management proposals under the CLM Act 1997 that have not been fully carried out and where the approval of the EPA has not been revoked;
- Site audit statements provided to the EPA under Section 53B of the CLM Act 1997 that relate to significantly contaminated land;
- Where practicable, copies of anything formerly required to be part of the public record; and
- Actions taken by the EPA under Section 35 or 36 of the *Environmentally Hazardous Chemicals Act 1985* (EHC Act 1985).

The search confirmed that the site and surrounding lands within close proximity ($\leq 250\text{m}$) were not subject to any regulatory notices relevant to the above legislations.

3.4.2 List of NSW Contaminated Sites Notified to EPA

A search through the *List of NSW Contaminated Sites Notified to the EPA* under Section 60 of the CLM Act 1997 was conducted on 17 December 2020. This list is maintained by the EPA and includes properties on which contamination has been identified, but not deemed to be impacted significantly enough to warrant regulation.

The site and surrounding lands within close proximity ($\leq 250\text{m}$) had not been notified as contaminated to the EPA (i.e. were not included in the list).

3.4.3 POEO Public Register

A search of the *Protection of the Environment Operations (POEO) Act 1997* public register was conducted on 17 December 2020. This public register contains records related to environmental protection licences, applications, notices, audits, pollution studies and reduction programs.

The search confirmed that the site and surrounding lands within close proximity ($\leq 250\text{m}$) were not subject to any licensing agreements / notices / programs etc relevant to the above legislation.

4. Conceptual Site Model

In accordance with NEPC (2013) *Schedule B2 – Guideline on Site Characterisation*, EI developed a conceptual site model (CSM) that assessed plausible linkages between potential contamination sources, migration pathways and receptors. The CSM also provides a framework for identifying data gaps in the existing site characterisation.

4.1 Rationale

The primary purpose of this PSI was to appraise the potential for contamination to exist on the site. If it was deemed that there was such potential, the environmental and human-health risks associated with contamination were to be evaluated. These risks were defined as the probability that the utility of the site would be diminished by the presence of soil, soil vapour and/or groundwater contamination.

This appraisal did not involve intrusive sampling and laboratory analysis of soils, soil vapours or groundwater. Instead, the potential for contamination was based on a desktop study, collating information from history searches and government-maintained databases, as well as a walkover inspection. Professional judgement was then applied, based on previous experience.

4.2 Summary of Site History

Based on the available historical information, the site had been continuously used for commercial purposes since 1943, at least. Initial (pre-1968) activities possibly included blacksmithing and garaging. The existing, multi-storey office building was constructed in the late 1960s / early 1970s, remaining largely unchanged thereafter.

Surrounding areas consisted of mixed commercial and residential properties in all directions.

4.3 Subsurface Conditions

Based on the geological and soil landscape maps, as well as EI's project database (**Sections 2.3 and 2.4**), the sub-surface conditions were expected to be a shallow layer of fill (<0.5m thickness), overlying natural, residual (silty/sandy) clays and sandstone bedrock.

The local groundwater table was expected to be at shallow to moderate depth (2-6m BGL), within sandstone bedrock, migrating south towards Lavender Bay.

4.4 Potential Contamination Sources

Potential contamination sources were as follows:

- Commercial uses of the land;
- Imported fill materials of unknown origin and quality (used to grade the site);
- Weathering of hazardous building materials (including ACM, lead-based paints and metallic surfaces), present within the fabric of the existing site structure;
- Application of pesticides, particularly beneath the building footprint and around footings; and
- Off-site migration from neighbouring commercial properties.

4.4.1 PFAS Assessment

EPA (2017) requires that per- and poly- fluoroalkyl substances (PFAS) are considered when investigating land contamination. An assessment of the probability for PFAS occurrence is provided in **Table 4-1**. This was based on considerations outlined in the *PFAS National Environmental Management Plan* (NEMP 2020) and EnRisk (2016) decision tree. In this instance, the potential for PFAS to be present on-site was low and subsequently PFAS sampling / analysis of soil and water was unwarranted.

Table 4-1 PFAS Decision Tree

Preliminary Screening	Probability of Occurrence ¹
Is the past or present site activity listed in the NEMP (2020) ² as being an activity associated with PFAS contamination. If so list activity:	L
Is the past or present off-site activity up-gradient or adjacent to the site listed in the NEMP (2020) ² as being an activity associated with PFAS contamination. If so list activity:	L
Did fire training involving the use of suppressants occur on-site between 1970 and 2010?	L
Did fire training occur up-gradient of or adjacent to the site between 1970 and 2010? ³	L
Have “fuel” fires ever occurred on-site between 1970 and 2010? e.g. ignition of fuel (solvent, petrol, diesel, kero) tanks?	L
Have PFAS been used in manufacturing or stored on-site ? ⁴	L
Could PFAS have been imported to the site in fill materials from a site with activity listed in NEMP (2020)?	L
Could PFAS-contaminated groundwater or run-off have migrated on to the site?	L
Is the site or adjacent sites listed in the NSW EPA PFAS Investigation Program? ⁵	L
If the probability is medium or high in any of the rows, does the site analytical suite need to be optimised to include preliminary sampling and testing for PFAS in soil (including ASLP testing) and waters?	No
<p>Note 1 Probability: L – low (all necessary documentation has been reviewed and there is no recorded instance or compelling rationale), M – medium/moderate (all necessary documentation has been reviewed and there is potential evidence of a recorded instance with compelling rationale); H – high (all necessary documentation has been reviewed and there is evidence of a recorded instance with compelling rationale); risk, N/A – not applicable (or “-”).</p> <p>Note 2 Activities listed in Appendix B of the NEMP (2020). Further information, refer to https://www.oecd.org/env/ehs/risk-management/PFC_FINAL-Web.pdf.</p> <p>Note 3 Runoff from up-gradient PFAS use may impact surface water, soil, sediment and groundwater.</p> <p>Note 4 PFAS is used wide range of industrial processes and consumer products, including in the manufacture of non-stick cookware, specialised garments and textiles, Scotchguard™ and similar products (used to protect fabric, furniture, leather and carpets from oils and stains), metal plating and in some types of fire-fighting foam (https://www.nicnas.gov.au/chemical-information/factsheets/chemical-name/perfluorinated-chemicals-pfas).</p> <p>Note 5 https://www.epa.nsw.gov.au/your-environment/contaminated-land/pfas-investigation-program</p>	

4.4.2 Emerging Chemicals

The EPA uses Chemical Control Orders (CCOs) as a primary legislative tool under the *Environmentally Hazardous Chemicals Act 1985* to manage chemicals of concern and limit their potential impact on the environment. Considerations for chemicals controlled by CCOs, and other potential emerging chemicals, are outlined in **Table 4-2**. In this instance, the potential for an emerging chemical of concern to be present on-site was low and subsequently corresponding sampling / analysis of soil and water was unwarranted.

Table 4-2 Emerging or Controlled Chemicals

Chemicals of Concern (CCO or Emerging)	Decision
Were aluminium smelter wastes used or stored on site (CCO, 1986)?	No
Do dioxin contaminated wastes (CCO, 1986) have the potential to impact the site? ¹	No
Were organotin products (CCO, 1989) used or stored on site? ²	No
Were polychlorinated biphenyls (PCBs) used or PCB wastes (CCO, 1997) stored on-site? ³	No
Were scheduled chemical or wastes (CCO, 2004) used or stored ⁴	No
Are other emerging chemicals suspected? ⁵	No
If Yes to any questions, has site sampling suite been optimised to include specific sampling for other chemicals of concern in soil, air and water?	-

Note 1 From burning of certain chemicals, smelting or chemical manufacturing or fire on or near the site.

Note 2 From anti-fouling paints used or removed at boat and ship yards and marinas.

Note 3 From older transformer oils and electrical capacitors

Note 4 Twenty-four mostly organochlorine pesticides and industrial by-products

Note 5 Other chemicals considered as emerging e.g. 1,4 dioxane (associated with some chlorinated VOCs).

4.5 Potential Contaminants

The contaminants of potential concern (COPC) at the site were considered to be:

- Priority Metals (PM) - arsenic, cadmium, chromium, copper, lead, mercury, nickel, zinc;
- Total Recoverable Hydrocarbons (TRH);
- Volatile Organic Compounds (VOC); including
- Benzene, Toluene, Ethylbenzene and Xylenes (BTEX); and
- Chlorinated Volatile Organic Compounds (CVOC);
- Polycyclic Aromatic Hydrocarbons (PAH);
- Organochlorine and Organophosphorus Pesticides (OCP / OPP);
- Polychlorinated Biphenyls (PCB); and
- Asbestos.

4.6 Likelihood for Site Contamination

An assessment of the likelihood for potential site contamination is outlined in **Table 4-3**. Overall, the potential for contamination derived from the identified sources was regarded as low.

Table 4-3 Likelihood for Contamination

Potential Source	Impacted Medium	COPC	Likelihood (Risk) of Contamination
Former on-site commercial activities	Shallow soil (<1m BGL)	PM, TRH, VOC (BTEX), PAH	Low Site occupied by a multi-storey, office building since late 1960s / early 1970s. Prior activities were (possibly) blacksmithing and garaging. All unlikely to have resulted in gross contamination (i.e. did not involve significant chemical use). The site is concrete paved; hence, contamination, if present, likely to be localised and restricted to the near-surface soils.
Imported fill of unknown origin and quality	Shallow soil (<0.5m BGL)	PM, TRH, VOC (BTEX), PAH, OCP, OPP, PCB, asbestos	Low Shallow filling is expected on the site (immediately beneath surface slabs, for seating / levelling purposes); hence, contaminant loads, if present, expected to be minimal.
Weathering of hazardous building materials	Building fabric Soil	PM (lead in particular), PCB, asbestos	Low External surfaces of existing building comprised primarily of brick, metal, glass and concrete (all non-painted). No demolition of (former) structures has occurred on-site since 1968, or thereabouts. No fallout of materials observed on the ground surface adjacent to the existing structures.
Previous pesticide use	Soil	PM, OCP and OPP	Low Any impacts, should they be present, would be present within the footprint of the existing structure. If present, pesticides are expected to be limited to shallow soils considering the nature of the application.
Migration from off-site sources	Shallow soil Groundwater	PM, TRH, VOC (BTEX and CVOC)	Low Surrounding properties were occupied by a variety of light commercial businesses. Heavy industries not present.

4.7 Exposure Pathways and Receptors

The following potential receptors of site contamination were identified:

- Current site users;
- On-site demolition / construction workers (during future redevelopment);
- Users of the adjacent land during future demolition / construction works;
- Future site users; and
- Local groundwater and (ultimately) Lavender Bay.

Given the assessment conducted in **Section 4.6**, the risks to these receptors were considered to be negligible.

Refer to **Table 4-4** for an overview of the CSM.

Table 4-4 Conceptual Site Model

Potential Source	Impacted Media	COPC	Exposure Pathway	Potential Receptor
On-site commercial activities	Soil	PM, TRH, BTEX, PAH, OCP, OPP, PCB and asbestos	Ingestion	Current site users
			Dermal contact	Demolition / construction workers
Imported fill soils			Inhalation (dust particulates / vapour)	Adjacent site users
				Future site users
Hazardous building materials				
Application of pesticides				
Migration from off-site sources	Groundwater	PM, TRH, VOC (BTEX and CVOC)	Dermal contact	Demolition / construction workers
			Inhalation (vapour)	Lavender Bay

5. Conclusion

The site identified as 20 Berry Street, North Sydney NSW was the subject of a PSI, the main objective being to appraise the potential for contamination. The key findings of this PSI were as follows:

- The site was occupied by a multi-storey, office building, covering the entire site area. No accessible soils were encountered.
- Visual evidence of contamination, including fragments of FCS, was not observed on any part of the site. No suspicious odour was detected during the site inspection.
- There was no evidence that a UPSS, or any UST, was present on the site. No AST was observed.
- Based on the available historical information, the site had been continuously used for commercial purposes since 1943, at least. Initial (pre-1968) activities possibly included blacksmithing and garaging. The existing, multi-storey office building was constructed in the late 1960s / early 1970s, remaining largely unchanged thereafter.
- Surrounding areas consisted of mixed commercial and residential properties.
- The site and all neighbouring properties (within 250m radius) were free of statutory notices and licensing agreements issued under the *Contaminated Land Management Act 1997* and *Protection of the Environment Operations Act 1997*. The site was not included on the *List of NSW Contaminated Sites Notified to the EPA*.
- The sub-surface conditions were expected to be a shallow layer of fill (<0.5m thickness), overlying natural, residual (silty/sandy) clays and sandstone bedrock. The local groundwater table was expected to be at shallow to moderate depth (2-6m BGL), within sandstone bedrock, migrating south towards Lavender Bay.
- The CSM established there was low potential for contamination to be present within the site area and that the risks associated with any (possible) site contamination were negligible with respect to the identified sensitive receptors.

Based on the findings of this PSI, and with consideration of EI's Statement of Limitations (**Section 7**), it was concluded that the potential for contamination to exist on the site was low. The site was deemed to be suitable for the proposed (commercial) development, in accordance with Clause 7 of *State Environmental Planning Policy 55 - Remediation of Land*.

6. Recommendations

EI makes the following recommendations in relation to the proposed development:

- Before commencement of demolition works, a Hazardous Materials Survey (HMS) should be completed by a suitably qualified consultant, to identify any hazardous materials present within the existing building fabric.
 - If present, all identified hazardous materials must be appropriately managed, to maintain worker health and safety during demolition works and to prevent the spread of potentially hazardous substances.
 - If necessary, an asbestos clearance inspection and certificate should be completed by a suitably qualified professional (SafeWork NSW Licensed Asbestos Assessor) following the removal of all ACM from the site.
 - Where clearance inspection indicates the presence of hazardous materials remaining on the site, further removal and validation works must be undertaken.
- Following demolition and removal of associated wastes, an inspection of the exposed surface should be performed by a suitably qualified environmental consultant.
- All soil materials that are designated for off-site disposal, including any *virgin excavated natural material* (VENM), must be pre-classified in accordance the EPA (2014) *Waste Classification Guidelines*. In designing the sampling, analytical and quality plan (SAQP) for waste classification, the EPA (1995) *Sampling Design Guidelines* should be referred to and the analytical suite should include the identified COPC (**Section 4.5**)
- Any material being imported to the site should be validated as suitable for the intended use in accordance with EPA guidelines.
- EI note that these recommendations can be managed through the development application process, in accordance with *SEPP 55 – Remediation of Land*.

7. Statement of Limitations

This report has been prepared for the exclusive use of Holdmark NSW Pty Ltd, whom is the only intended beneficiary of EI's work. The scope of the investigation carried out for the purpose of this report was limited to that agreed with Holdmark NSW Pty Ltd.

No other party should rely on this document without the prior written consent of EI, and EI undertakes no duty, or accepts any responsibility or liability, to any third party who purports to rely upon this document without EI's approval.

EI has used a degree of care and skill ordinarily exercised in similar investigations by reputable members of the environmental industry in Australia, as at the date of this document. No other warranty, expressed or implied, is made or intended. Each section of this report must be read in conjunction with the whole of this report, including its appendices.

The conclusions presented in this report are based on a limited assessment of historical and current uses of the site. Due to the preliminary nature of this investigation, findings are not based on actual samples collected or testing conducted. EI has relied upon information provided by the Client and other third parties to prepare this document, some of which could not be verified by EI due to the anecdotal or historical nature of the information.

EI's professional opinions are reasonable and based on its professional judgment, experience and training.

EI's professional opinions contained in this document are subject to modification if additional information is obtained through the data searches that have been initiated with government authorities.

Technical opinions may also be amended in the light of further investigation, observations, or validation testing and analysis during remedial activities. In some cases, further testing and analysis may be required, which may result in a further report with different conclusions.

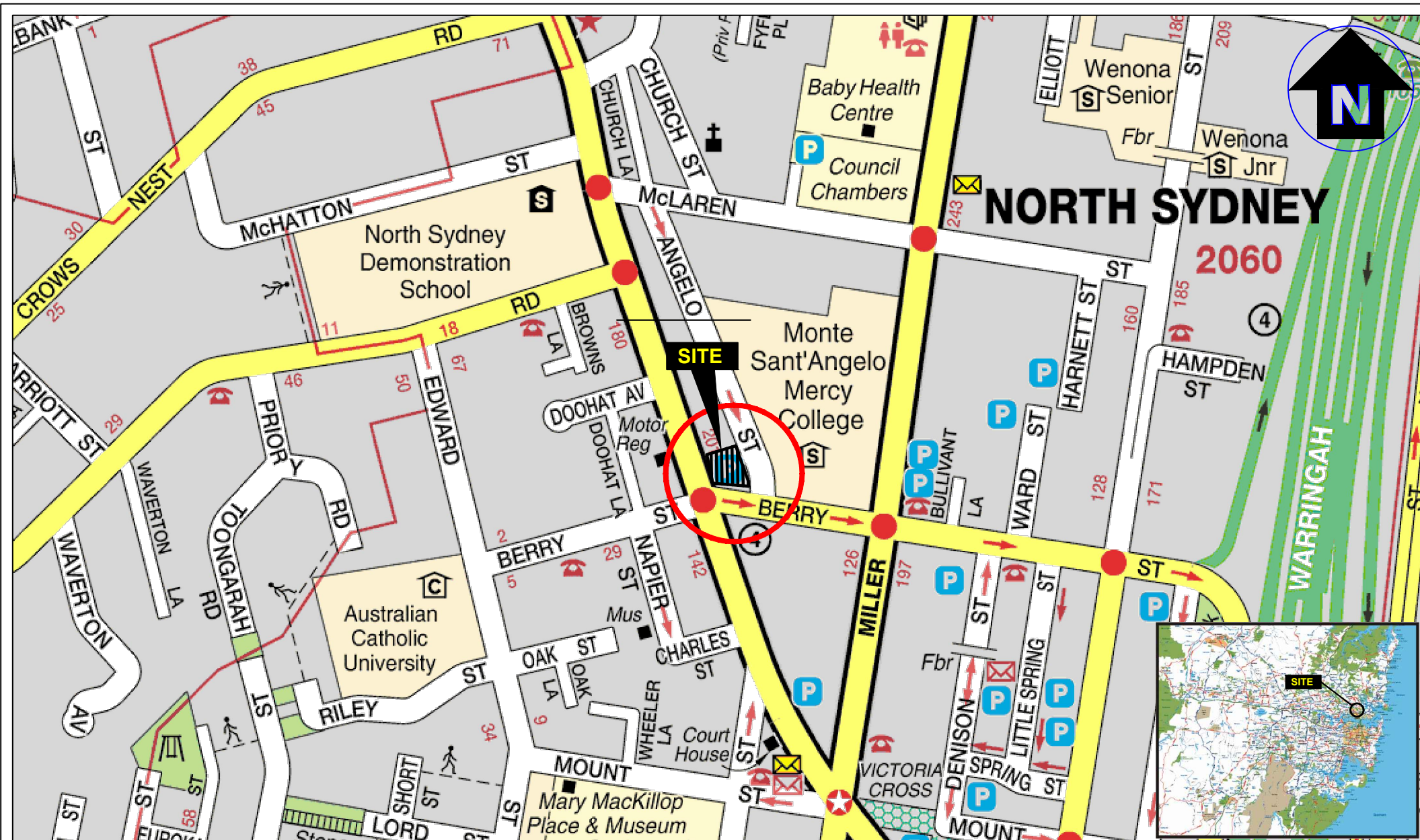
References

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- NEMP (2020) *PFAS National Environmental Management Plan*, National Chemicals Working Group of the Heads of the EPAs Australia and New Zealand (HEPA), January 2020.
- NEPC (2013) *Schedule B1 Guideline on Investigation Levels for Soil and Groundwater, Schedule B2 Guideline on Site Characterisation and Schedule B4 Guideline on Site-Specific Health Risk Assessments*, from the *National Environment Protection (Assessment of Site Contamination) Amendment Measure 1999*, National Environment Protection Council, April 2013.

Abbreviations

ACM	Asbestos-Containing Materials
ASS	Acid Sulfate Soils
AST	Above-ground Storage Tank
BGL	Below Ground Level
BTEX	Benzene, Toluene, Ethylbenzene, Xylene
CBD	Central Business District
CCO	Chemical Control Order
CLM	Contaminated Land Management
COPC	Contaminants of Potential Concern
CSM	Conceptual Site Model
CVOC	Chlorinated Volatile Organic Compounds (a sub-set of the VOC suite)
DA	Development Application
DP	Deposited Plan
EI	EI Australia
EPA	Environment Protection Authority (of New South Wales)
FCS	Fibre Cement Sheeting
HMS	Hazardous Materials Survey
km	Kilometres
LEP	Local Environmental Plan
LGA	Local Government Area
m	Metres
NATA	National Association of Testing Authorities, Australia
NEMP	National Environmental Management Plan (for PFAS)
NEPC	National Environmental Protection Council
NEPM	National Environmental Protection Measure
NSW	New South Wales
OCP	Organochlorine Pesticides
OPP	Organophosphorus Pesticides
PAH	Polycyclic Aromatic Hydrocarbons
PCB	Polychlorinated Biphenyls
PFAS	Per- and Poly- Fluoroalkyl Substances
PM	Priority Metals
POEO	Protection of the Environment Operations
PSI	Preliminary Site Investigation
SAQP	Sampling, Analytical and Quality Plan
TRH	Total Recoverable Hydrocarbons (non-specific analysis of organic compounds)
UPSS	Underground Petroleum Storage System
UST	Underground Storage Tank
VENM	Virgin Excavated Natural Material
VOC	Volatile Organic Compounds

Appendix A - Figures





LEGEND

--- Approximate site boundary



Suite 6.01, 55 Miller Street, PYRMONT 2009
Ph (02) 9516 0722 Fax (02) 9518 5088

Drawn:

S.J.

Approved:

W.H.

Date:

05-01-21

Holdmark NSW Pty Ltd
Preliminary Site Investigation
20 Berry Street, North Sydney, NSW
Site Layout Plan

Figure:

2

Project: E24980.E01

Appendix B - Proposed Development Plans

EXECUTIVE SUMMARY

The subject site is located at 20 Berry St North Sydney. It sits within the North Sydney Centre. It is located on a prominent corner at the junction of the Pacific Highway and Berry St. Our client Holdmark seeks to redevelop the existing 14-storey office building on the site into a premium-grade commercial office building. This is in line with Clause 6.3.1(e) of the NSLEP:

(e) to encourage the consolidation of sites for the provision of high grade commercial space.

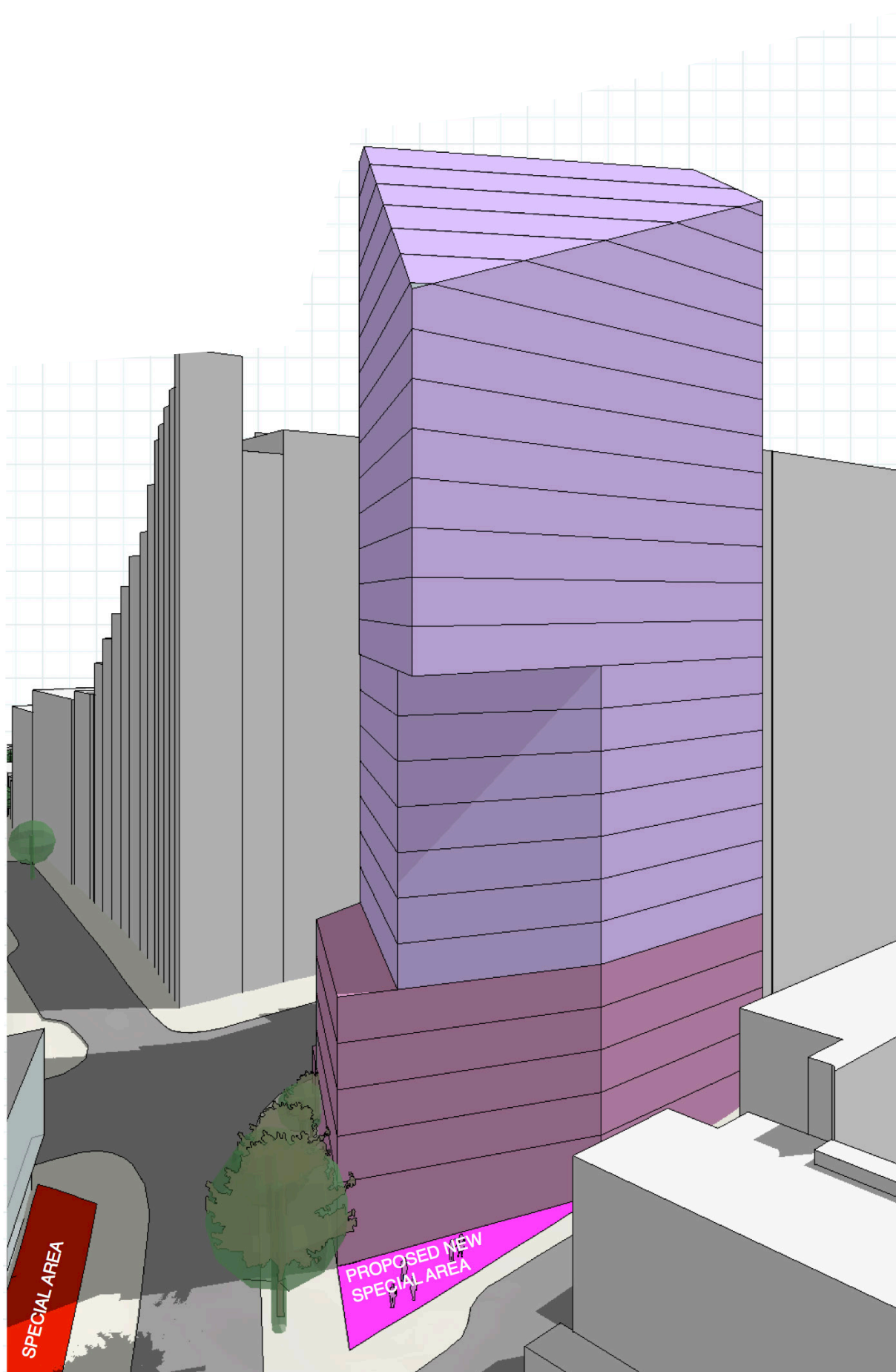
The site allows for a maximum rl of 145m. This equates to a building height of 75m. The LEP building height may be exceeded if the extent of shadowing outside of the North Sydney Centre complies with Clause 6.3.2 of NSLEP.

In addition to the height constraints, any development must comply with the shadowing constraints to “Special Areas” set out in Clause 6.3.2 of the LEP and indicated on Map Sheet CL1_002A, which require there to be no net increase in overshadowing between 12 pm and 2pm from the March equinox to the September equinox.

The proposal has been developed to satisfy the provisions of Clause 6.3 by providing additional ‘special areas’ and greater solar access throughout the specified critical areas.

This report provides the following:

- An evaluation of planning controls and a study of each the Special Areas within North Sydney.
- An indicative design showing a design that delivers a potential high quality design outcome in terms of built form, quality commercial office space, place-making and net solar amenity.
- Detailed shadowing analysis is included demonstrating the extent of the proposal’s shadowing .
- Sun hours analysis that quantifies the affect of the proposal in terms of sun hours to the Berry St Special Area.



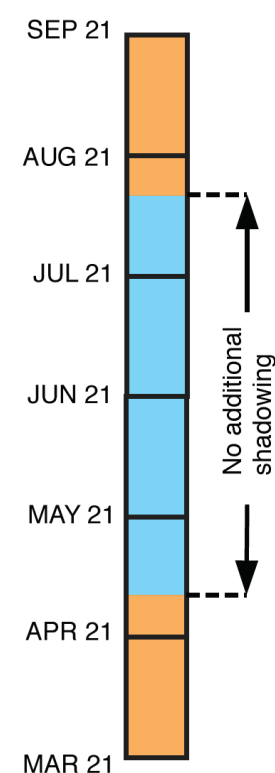
PROPOSED ENVELOPE FORM

The envelope form of the proposal has been shaped to comply with the solar controls set out in NSLEP Clause 6.3 with the exception of Special Area opposite the site on the south side of Berry St.

The design minimises its impact to the Berry St Special Area, however it does cause a net increase in shadowing approaching the equinoxes.

The proposed envelope includes a proposed new special area of approximately 115sqm on the south-eastern corner of the site. This proposed Special Area provides useable, open space with good levels of solar access. Sun hour analysis included within this report demonstrates that the sun hours to the proposed new Special Area exceeds the reduction of sun hours to the existing Special Area on Berry Street caused by the proposed development. The proposal results in a net increase of 395 sun hours between 21 March and 21 September.

The proposal is 25 storeys and 101m in height with an approximate GFA of 23,500sqm GFA





ILLUSTRATIVE SCHEME

—
Typical Podium Level Plan 1:400



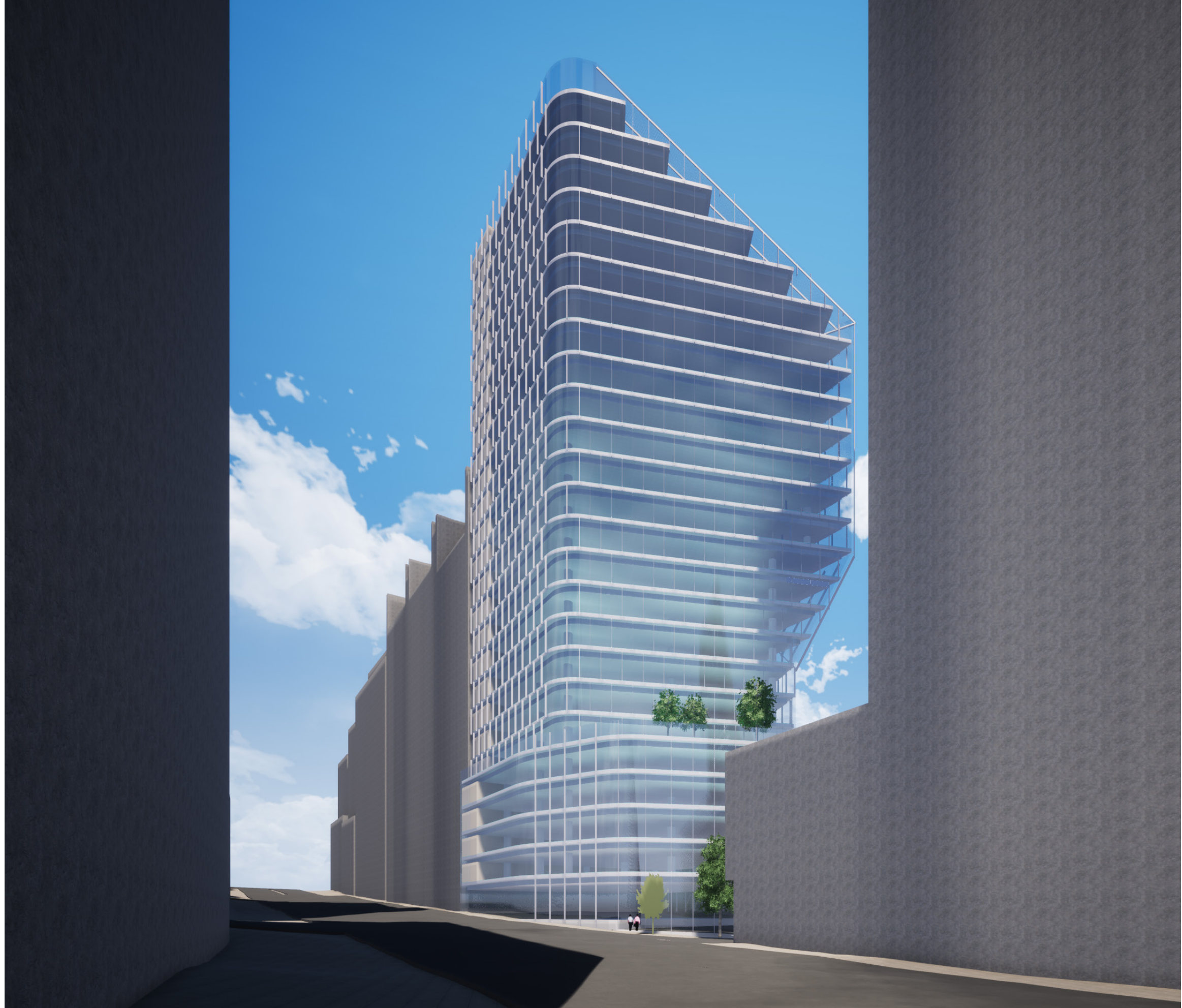
ILLUSTRATIVE SCHEME

—

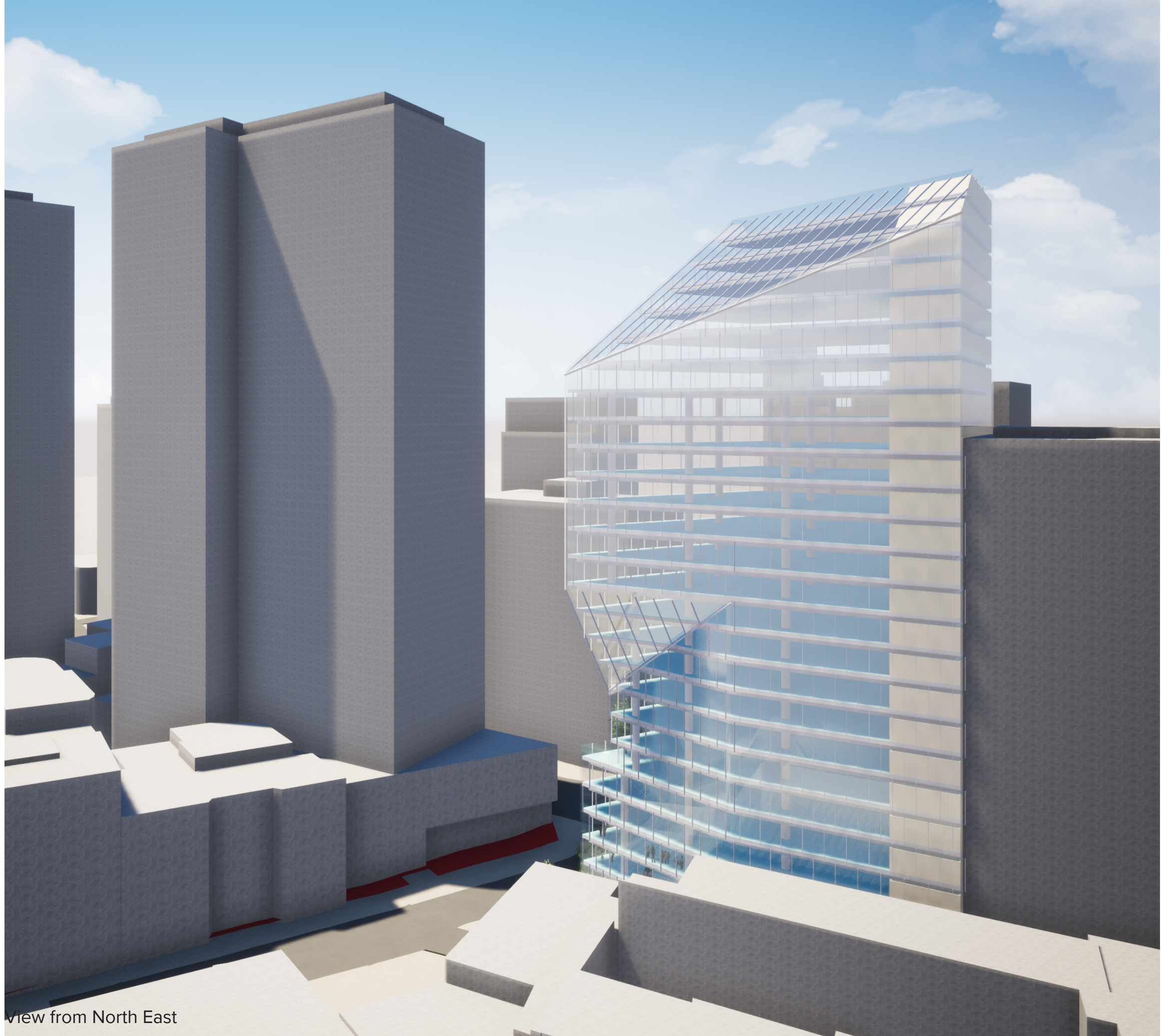
Typical Upper Level Plan 1:400



View from East on Berry St



View from South on Pacific Highway



View from North East



Photomontage from corner of Berry St and Angelo St showing proposed new Special Area space with outdoor seating and planting



KEY BENEFITS OF PROPOSAL

PROVISION OF A PREMIUM GRADE OFFICE TOWER

CREATING A LANDMARK BUILDING ON A PROMINENT CORNER

POTENTIAL OF ACTIVE STREET FRONTAGE TO ALL THREE STREET INTERFACES

CREATION OF A USEABLE SHELTERED PLAZA (APPROX. 115QM) WITH GOOD SOLAR AMENITY

NET INCREASE IN SUN HOURS (ADDITIONAL 395 HOURS) WITH THE INCLUSION OF THE PROPOSED NEW SPECIAL AREA.

Appendix C - Groundwater Bore Search

Map



Appendix D - Site Photographs



Photograph 1: 20 Berry Street (the site).



Photograph 2: Southern boundary of the site, facing east.



Photograph 3: Western boundary of the site, facing south.



Photograph 4: Eastern boundary of the site, facing south.

Appendix E - Historical Property Titles



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: - 20 Berry Street, North Sydney

Description: - Lot 1 D.P. 550167

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
09.12.1929 (1929 to 1952)	Henry Coyle (Blacksmith)	Vol 4357 Fol 168
05.09.1952 (1952 to 1968)	Joseph George Williams (Garage Proprietor)	Vol 4357 Fol 168
06.12.1968 (1968 to 1976)	Prairyvale Developments Pty Limited	Vol 4357 Fol 168 Now Vol 12052 Fol 201

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
05.02.1881 (1881 to 1952)	Henry Coyle (Blacksmith) (& his deceased estate)	Book 213 No. 884
05.09.1952 (1952 to 1968)	Joseph George Williams (Garage Proprietor)	Book 2226 No. 118
25.11.1968 (1968 to 1976)	Prairyvale Developments Pty Limited	Book 2911 No. 28 Now Vol 12052 Fol 201

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

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
20.01.1930 (1930 to 1933)	Duncan Alexander Macarthur Goldfinch (Manager)	Vol 4369 Fol 86
28.06.1933 (1933 to 1968)	Joseph George Williams (Garage Proprietor)	Vol 4369 Fol 86
06.12.1968 (1968 to 1976)	Prairyvale Developments Pty Limited	Vol 4369 Fol 86 Now Vol 12052 Fol 201

Leases: -

- 21.01.1935 to Arthur William Barnes (Garage Proprietor), of part – expired 02.03.1951
- 30.03.1951 to Peter Lloyd Limited – expired 04.01.1953
- 01.10.1952 to Peter Lloyd Limited – expired 25.02.1969



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 whole of the subject land

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
13.04.1976 (1976 to 1987)	State Superannuation Fund	Vol 12052 Fol 201
13.10.1987 (1987 to 1988)	Advance Bank Australia Limited	Vol 12052 Fol 201
20.01.1988 (1988 to 1991)	Government Insurance Office of New South Wales	Vol 12052 Fol 201 Now 1/550167
24.12.1991 (1991 to 1999)	Grand Central (Australia) Pty Limited	1/550167
04.02.1999 (1999 to 2015)	Velment Pty Limited	1/550167
25.09.2015 (2015 to 2019)	Mandarin International Investments Pty Ltd	1/550167
19.12.2019 (2019 to date)	# 357 Mount Street Pty Ltd	1/550167

Denotes current registered proprietor

Easements: -

- 12.11.1929 (B 918112) Easement for Drainage – released 29.05.1972
- 14.08.1972 (D.P. 555890) Easement to Drain Water variable width

Leases, excluding premises -

- 28.10.1973 (N 976491) of Substation Premises No. 3187 to Sydney County Council, together with rights, now expired
- 14.12.1997 to Advance Bank Australia Limited – expires 14.12.1997, also 5 year option
- Numerous leases and sub leases were found from 20.09.1988 that have since expired or have been surrendered – not investigated
- Refer to the current title for the current leases

Yours Sincerely,
Mark Groll
21 December 2020



Plant Form 2—This form must NOT be used where it is intended to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user—See Form 3.

DP550167

WARNING. CREASING OR FOLDING WILL LEAD TO REJECTION.

PLAN OF THE LAND IN CERTIFICATE OF TITLE Vol. 4357 Fol. 168 AND RECD. CONVEYANCE No. 26 Book 2311

Scale: 20 Feet to an inch

Mun. Dist. City: NORTH SYDNEY Locality: NORTH SYDNEY Parish: WILLOUGHBY County: CUMBERLAND

This is a sheet of my plan in sheets. Delete if inapplicable.

I, Robert William Young, of the County of Cumberland, in the State of New South Wales, being a surveyor registered under the Surveyors Act, 1929, as amended, hereby certify that the survey represented in this plan is accurate and has been made by me (or by a duly qualified person acting under my supervision) in accordance with the Surveyors Act, 1929, and was completed on 17th April 1971.

Signature: *Robert William Young*
Surveyor registered under the Surveyors Act, 1929, as amended.
Dorm Line of Adm. No. 1008
*Strike out after (1) or (2). Insert date of survey.

Council Clerk's Certificate.

I hereby certify that—
(a) the requirements of the Local Government Act, 1929 (other than the requirements for the registration of plans), and
(b) the requirements of section 348 of the Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended, (Metropolitan Water, Sewerage, and Drainage Act, 1924, as amended), have been complied with by the applicant in relation to the proposed (insert "new road" or "subdivision") set out here.

Subdivision No. _____
Date _____
(Signature) _____ Council Clerk.

*This part of certificate to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly outside the area of operation of the Metropolitan Water Sewerage and Drainage Board and the Greater District Water Board. Delete if inapplicable.

Alterations made by me: *John Watson* 1/1/72

SURVEYOR'S REFERENCE: 5421/N

CONVERSION TABLE ADDED IN REGISTRAR GENERAL'S DEPARTMENT

DP 550167

FLEET INCHES	METRES
0 1/2	0.015
0 3/8	0.015
0 3/4	0.02
1 1/4	0.03
1 3/4	0.045
4 3/4	0.12
5 1/4	0.135
3 3/4	0.705
2 10 5/8	0.88
5	0.915
6	1.83
6 0 3/8	1.84
6 11 7/8	2.13
10 7 1/4	3.25
12	3.66
12 0 1/4	3.665
12 1	3.685
12 2 1/4	3.715
12 2 1/2	3.72
12 2 3/4	3.725
12 4 3/4	3.78
12 5	3.785
12 5 3/8	3.795
12 6 1/4	3.815
20 0 1/2	6.11
20 7	6.275
27 0 1/2	8.24
30 7 1/2	9.535
42	12.8
47 10 5/8	14.39
50	15.24
60	18.29
61 1 5/8	18.655
118 11	35.635
118 7 3/4	35.165
129 3 5/4	48.56
162 10 1/2	49.645

AC RU P SG M

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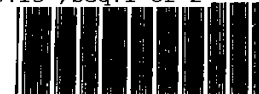
I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 18th day of August, 1976.

Jack Watson

NEW SOUTH WALES



CERTIFICATE OF TITLE
PROPERTY ACT, 1900.



11459187

Appln. Nos.11682 and 29768

Prior Title Vol.4369 Fol. 86

Vol. **11459** Fol. **187**
CANCELLED
Edition issued 25-11-1970

M55591

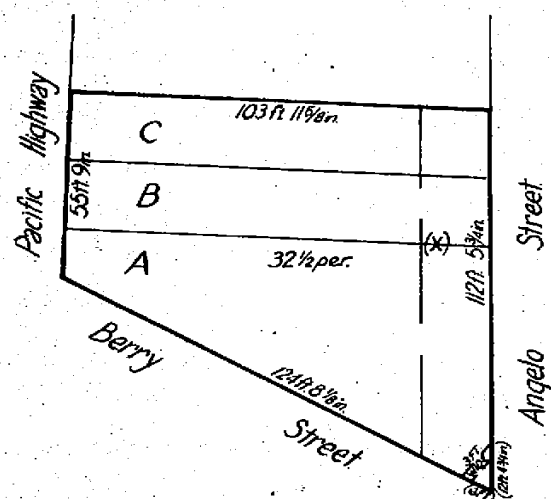


I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.



PLAN SHOWING LOCATION OF LAND



M55591 187

Scale: 40 feet to one inch

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lots A, B and C in plan lodged with Transfer No.B905623 (Filed as F.P.182905) in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825. EXCEPTING THEREOUT all mines and deposits as specified in Section 141 Public Works Act, 1912 as regards the part designated (X).

FIRST SCHEDULE

PRAIRYVALE DEVELOPMENTS PTY. LIMITED.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. ~~Easement for drainage created by Transfer No.B918112 affecting the piece of land 3 feet wide shown in the plan.~~ Released m.752722
3. ~~Mortgage No.L278036 to Industrial Acceptance Corporation Limited. Entered 25-2-1969. Surrendered m.775060~~

Jawatson
Registrar General

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

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

(Page 1) Vol. **11459** Fol. **187**

on road

CERTIFICATE OF TITLE

PROPERTY ACT, 1900



12052201

NEW SOUTH WALES

Applns.Nos.11682,29768 & 48451

Prior Titles (part)
Vol. 4357 Fol. 168
Vol.11459 Fol. 187



Vol. 12052 Fol. 201

Edition issued 21-2-1973

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.

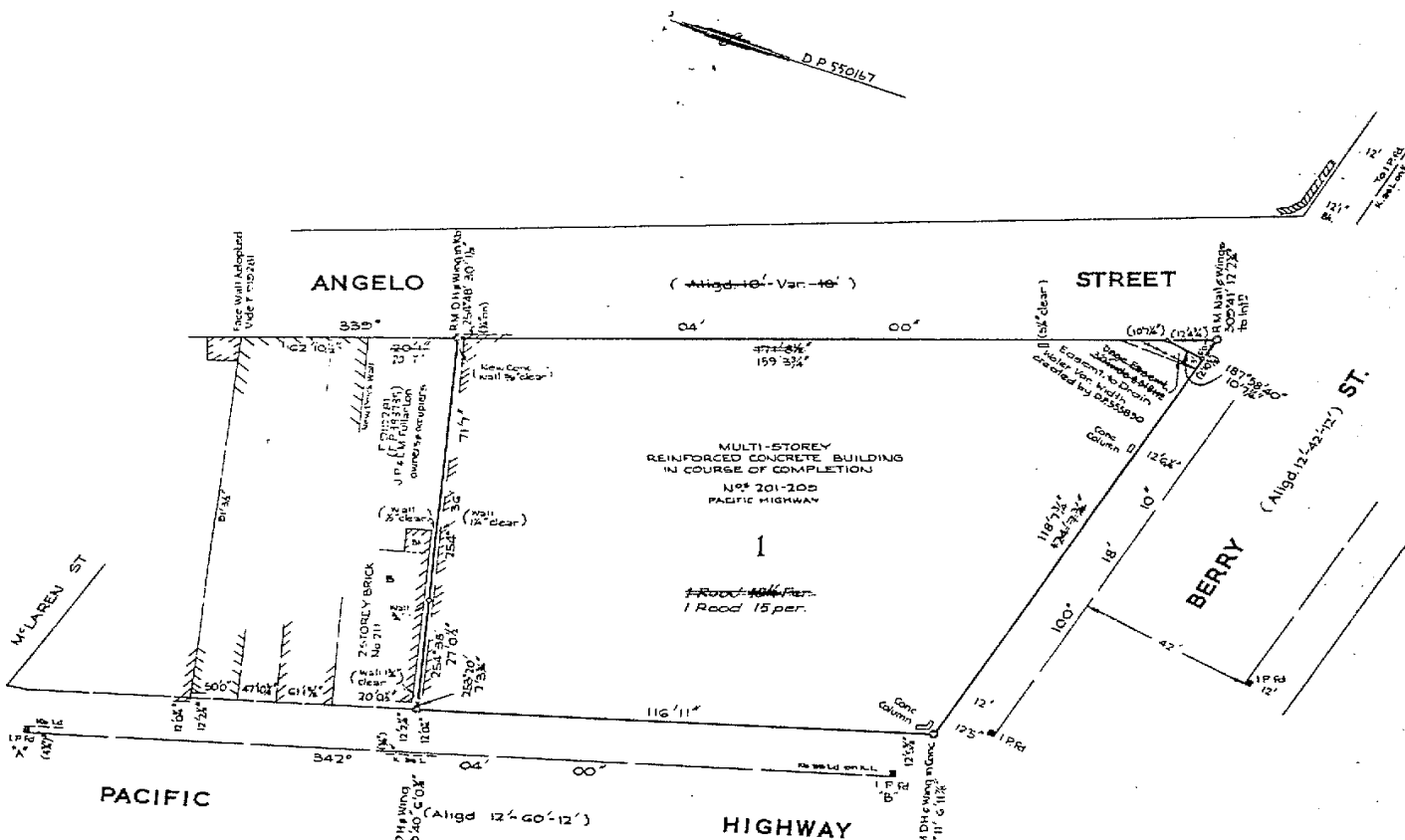
Jaworski

Registrar General.



PLAN SHOWING LOCATION OF LAND

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 1 in Deposited Plan 550167 in the Municipality of North Sydney Parish of Willoughby and County of Cumberland being part of Portion 323 granted to Edward Wollstonecraft on 30-6-1825. EXCEPTING THEREOUT all mines and deposits as specified in Section 141 Public Works Act, 1912 as regards part.

FIRST SCHEDULE

~~PRAIRYVALE DEVELOPMENTS PTY. LIMITED.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Easement to drain water affecting the part of the land above described variable width shown in plan hereon created by the registration of Deposited Plan 555890. See M855482.
3. Mortgage No. M598971 to the State Superannuation Board. Discharged 215931.
4. Caveat No. M862079 by Amoco Australia Pty. Limited as regards part. Lapsed 1181275.
5. Caveat No. M862971 by The General Electric Company of Australia Limited, as regards part. Lapsed 1196330.
6. Mortgage No. M895686 to Chase N.B.A. Group Limited (with consent of Caveators). Discharged 216830.

Jaworski
Registrar General.

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

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

FIRST SCHEDULE (continue)

REGISTERED PROPRIETOR

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
State Superannuation	Transfer	P216839	13.4.1976	13.4.1976	Jonathan
Advance Bank Australia Limited	Transfer	X134058	Registered 13-10-1987		
Government Insurance Office of New South Wales	by Transfer	X316238	Registered 20-1-1988		

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION	
	NUMBER	DATE					
Lease	N976491	28.10.1973	of Substation Premises No 3197 (together with rights) to The Sydney County Council (with consent of Caveators)	24-3-1975	Jonathan		
Lease	P181275	18.10.1974	of Floors 8, 9, 10, 11, 12 & 13 (excluding common areas) of the Building known as 205 Pacific Highway North Sydney to Amoco Australia Pty. Limited	24-3-1975	Jonathan	Expired	3-8-1982.
Lease	P186882	18.10.1974	of levels 3 (including terrace) 4, 5, 6, 11 & 14 in the building known as Amoco House situated at the corner of Pacific Highway and Berry Street North Sydney to The General Electric Company of Australia Limited	24-3-1975	Jonathan	Expired	
Lease	P205277		of the premises being the ground floor in the building known as Amoco House situated at the corner of Pacific Highway and Berry Street North Sydney	13.4.1976	Jonathan	Withdrawn	P215832
Lease	P215833		of the premises known as shop No 1 in the building situated at 205 Pacific Highway North Sydney to 247 George Street Holdings Pty. Limited	13.4.1976	Jonathan	Expired	19-8-1983
Lease	P215835		of the premises being the ground floor in the building known as Amoco House situated at the corner of Pacific Highway and Berry Street North Sydney to The Bore Stamp Steak & Ale (North Sydney) Pty. Limited	13.4.1976	Jonathan	Expired	

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

Reg: R132578 / Doc: CT 10052-201 CT / Rev: 04-Feb-2011 / NSW LRS / Pgs: All / Pgt: 20-Dec-2020 15:26 / Seq: 2 of 6

Office of the Registrar General / Str: INFOBACK / Ref: North Sydney, 20 Berry Street

M/15795

17-5-71

1976491 LSC

492 cc

P181275 LSC

prem.

P186882

Level 3

7 and 14

P205377

(Pursuing to

gdfloor)

P215832

31

32

33

SHOBI

34

P215835

GRD FLR

36

P215837

SHOBI

38

P215839

329203 1/4

204 1/4

floor No. P215

RECEIVED

T113595 L

(GRD FLR SHOW ROOM)





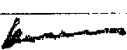

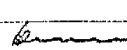










X255253

SECOND SCHEDULE (continued)

	INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
	NATURE	NUMBER	DATE						
EA	Lease	P215837		of the premises being Shop ^{two} on the ground of the building known as "Amoco Building" situated at 201-209 Pacific Highway, North Sydney to Banque Nationale de Paris	13-4-1976	<i>[Signature]</i>	Expired		<i>[Signature]</i>
EA	Transfer	Q342719 P		Basement for Overhanging gutter appurtenant to the land within described affecting the piece of land shown as "Proposed Basement for Overhanging gutter 0.125 wide" in plan lodged with Transfer N° Q342719	6-12-1977	<i>[Signature]</i>			
EA	Transfer	Q342719 P		Basement for Projecting Cement Rendering appurtenant to the land within described affecting the piece of land shown as "Proposed Basement for Projecting Cement Rendering" in plan lodged with Transfer N° Q342719	6-12-1977	<i>[Signature]</i>			
	Lease	Q673694		of premises being the lower ground floor in the building known as "the Amoco Building" situated at the corner of Pacific Highway and Berry Street, North Sydney to Black Stump Enterprises Pty. Limited (Date of Expiry 31-12-1981)	9-5-1978	<i>[Signature]</i>	Expired	4-5-1987	<i>[Signature]</i>
	Lease	Q703702		of premises being the whole of the 7th Floor of the building known as "Amoco Building", Cnr. of Pacific Highway and Berry Street, North Sydney, together with and reserving rights, to R.D. Office Services Pty. Limited. Date of Expiry 30-4-1981.	25-5-1978	<i>[Signature]</i>	Expired	9-6-1982	<i>[Signature]</i>
	Lease	Q832484		of premises being shop two on the ground floor of the building known as "Amoco Building" and situated at 201-209 Pacific Highway, North Sydney to Banque Nationale De Paris Date of Expiry 5-9-1981.	28-8-1978	<i>[Signature]</i>	Expired	23-5-1988	<i>[Signature]</i>
	LEASE	P215133 Q425205		Affected by Q925205 Transfer of Lease lessor now Elton Makkaris of Chateau Wood, Business Proprietor and Maria A Makkaris his wife	27-12-1978	<i>[Signature]</i>	Cancelled	R941596	<i>[Signature]</i>
	Lease	R405952		of premises being Suite 3001 on third floor and Suite 5001 on fifth floor of the building known as "Amoco Building", 201 Pacific Highway, North Sydney, together with reserving rights, together with Option of Renewal, to Project Development Corporation Limited. Expires 31-5-1982.	10-9-1979	<i>[Signature]</i>	Expired	23-5-1988	<i>[Signature]</i>
	Lease	P215833		affected by R941596 Transfer of Lease. Lessees now Gregory Kouras of Greenwich Business Proprietor and Georgia Kouras his wife, as joint tenants	30-7-1980	<i>[Signature]</i>	Cancelled	T682588	

477-7-7
R
Q342719
APPT.
(Page 3 of 4 pages)
Q673694
Q703702
whole 7th floor
3rd floor
Q703378
taken P2155
Q832484
R405952
- 3c
R941596
S3587
T867714

SECOND SCHEDULE (continued)

INSTRUMENT			PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION		
NATURE	NUMBER	DATE						
Lease	S358719	-----	to James Hardie Industries Limited of premises being the western portion of the 6th Floor of the "Amoco Building", 201-209 Pacific Highway, North Sydney, together with option of renewal. Expires 31-8-1983.	13-3-1981		Expired	23-5-1988	
T86771	Lease to R.D. Office Services Pty. Limited of premises being 7th Floor of the building known as "Amoco Building", 201-209 Pacific Highway, North Sydney, together with and reserving rights. Expires 30-4-1984. Registered 9-6-1982.					Expired	V452619	
T113595	Lease to James Hardie Industries Limited of premises being ground floor showroom of the "Amoco Building" situated at 201-209 Pacific Highway, North Sydney, together with rights and option of renewal. Expires 31-8-1983. Registered 28-6-1982.					Expired	23-5-1988	
T461038	Lease to Amoco Australia Limited, of premises known as the Whole of floors, 8, 9, 10, 11, 12, 13 and 14, 201-209 Pacific Highway, North Sydney, together with and reserving rights and an option of renewal. Expires 13-10-1986. Registered 3-8-1982.					Surrendered	W489118 W489119 W489120 W489121	
T682588	Lease to Gregory Foufas and Georgia Foufas as joint tenants of premises being Shop 1 in the building known as 201-209 Pacific Highway, North Sydney, together with option of renewal. Expires 16-7-1987. Registered 19-8-1983							
V492619	Lease to R.D. Office Services Pty. Limited of 7th floor, "Amoco Building", 201-209 Pacific Highway, North Sydney. Expires 31-10-1985. Option of renewal 3 years. Registered 17-12-1984							
W489122	Lease to Magi Oil Australia Limited part being the whole of the 10th Floor 201-209 Pacific Highway North Sydney together with and reserving rights. Expires 31-3-1988 with an option of renewal for 3 years. Registered 26-9-1986							
W489123	Lease to O'Arcy Macmanus of Macius Pty. Limited part being the whole of the 10th Floor 201-209 Pacific Highway, North Sydney together with and reserving rights. Expires 31-3-1989 with an option of renewal for 4 years. Registered 26-9-1986					Surrendered	W368438	
W489124	Lease to Amoco Minerals Australia Company part being the whole of the 8th floor, 201-209 Pacific Highway North Sydney together with and reserving rights. Expires 31-8-1987 with an option of renewal for 2 years. Registered 26-9-1986							
W805880	Lease to Baillieu Knight Frank (NSW) Pty. Ltd of premises being Suite 1201 on Level 12, 201-209 Pacific Highway North Sydney, together with and reserving rights. Expires 31-12-1988. Option of renewal 3 years. Registered 31-3-1987.							
W846853	Lease to Black Stump Enterprises Pty. Limited of premises being Lower ground floor, 201-209 Pacific Highway North Sydney. Expires 31-12-1991. Option of renewal 5 years. Registered 4-5-1987							
X355833	Lease to Advance Bank Australia Limited. Expires 14-12-1997. Option of renewal 5 years. Registered 23-5-1988							

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

T161038L
T682588L
V482619L
R482588L
W489118L
95L
105L
15L
25L
35L
45L
W805880L
W806883L
X216238T
X355833L
X368438
delivered
X355833L
X368438

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR		Registrar General

SECOND SCHEDULE (continued)		
PARTICULARS	Registrar General	CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS		

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

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



SEARCH DATE

20/12/2020 3:25PM

FOLIO: 1/550167

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 12052 FOL 201

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
28/7/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
20/9/1988	X865351	DEPARTMENTAL DEALING	
20/9/1988	X770096	SUB-LEASE	
20/9/1988	X773944	SUB-LEASE	EDITION 1
11/9/1990	Z20237	TRANSFER OF LEASE	
15/11/1991	Z822499	REQUEST	EDITION 2
20/12/1991	E150181	CAVEAT	
24/12/1991	E158904	TRANSFER	EDITION 3
30/1/1992	E209720	MORTGAGE	EDITION 4
21/10/1992	E837773	SUB-LEASE	
21/10/1992	E837774	SUB-LEASE	EDITION 5
23/12/1992	I4379	TRANSFER OF LEASE	
16/7/1993	I491344	SUB-LEASE	
13/8/1993	I517473	LEASE	EDITION 6
30/12/1993	I661856	SUB-LEASE	
2/5/1995	O195599	SUB-LEASE	
17/7/1995	O386459	SUB-LEASE	
12/12/1995	O760910	SUB-LEASE	
13/12/1995	O764476	SUB-LEASE	
22/12/1995	O789176	SUB-LEASE	

END OF PAGE 1 - CONTINUED OVER

SEARCH DATE

20/12/2020 3:25PM

FOLIO: 1/550167

PAGE 2

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
23/1/1996	0858913	SUB-LEASE	
5/2/1996	0888980	SUB-LEASE	
26/2/1996	0939724	SUB-LEASE	
21/3/1996	2032473	SUB-LEASE	
6/5/1996	2129311	SUB-LEASE	
16/5/1996	2162102	SUB-LEASE	
19/7/1996	2317131	SUB-LEASE	
23/7/1996	2323527	SUB-LEASE	
2/8/1996	2352743	SUB-LEASE	
4/9/1996	2433550	SUB-LEASE	
10/9/1996	2447117	SUB-LEASE	
24/10/1996	2560341	SUB-LEASE	
4/11/1997	3550431	CAVEAT	
4/2/1999	5567035	WITHDRAWAL OF CAVEAT	
4/2/1999	5567036	DISCHARGE OF MORTGAGE	
4/2/1999	5567037	SURRENDER OF LEASE	
4/2/1999	5567038	TRANSFER	
4/2/1999	5567039	MORTGAGE	EDITION 7
30/6/1999	5947354	REQUEST	EDITION 8
18/8/1999	6097332	LEASE	EDITION 9
7/2/2000	6541573	LEASE	
7/2/2000	6541574	VARIATION OF LEASE	
7/2/2000	6541575	LEASE	
7/2/2000	6541576	LEASE	
7/2/2000	6541577	LEASE	EDITION 10
17/4/2000	6721991	LEASE	

END OF PAGE 2 - CONTINUED OVER

SEARCH DATE

20/12/2020 3:25PM

FOLIO: 1/550167

PAGE 3

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
17/4/2000	6721995	LEASE	
17/4/2000	6722014	LEASE	EDITION 11
20/7/2000	6736642	LEASE	
20/7/2000	6873204	LEASE	EDITION 12
7/2/2001	7393928	LEASE	
7/2/2001	7393929	LEASE	EDITION 13
17/5/2001	7620900	LEASE	EDITION 14
11/2/2002	8214709	SUB-LEASE	EDITION 15
5/12/2002	8913050	REJECTED - LEASE	
3/4/2003	9503040	LEASE	EDITION 16
25/8/2003	9909289	LEASE	EDITION 17
5/9/2003	9944893	LEASE	
5/9/2003	9944894	TRANSFER OF LEASE	EDITION 18
23/6/2004	AA741192	LEASE	EDITION 19
23/9/2004	AA974519	SURRENDER OF LEASE	EDITION 20
16/12/2004	AB164492	LEASE	EDITION 21
22/12/2004	AB178114	LEASE	EDITION 22
2/11/2005	AB592982	REJECTED - LEASE	
27/1/2006	AC72881	DEPARTMENTAL DEALING	
23/2/2006	AB895128	LEASE	EDITION 23
30/8/2006	AC485856	LEASE	
30/8/2006	AC485857	LEASE	
30/8/2006	AC485858	LEASE	
30/8/2006	AC487387	LEASE	EDITION 24
19/9/2006	AC602953	LEASE	EDITION 25

END OF PAGE 3 - CONTINUED OVER

SEARCH DATE

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FOLIO: 1/550167

PAGE 4

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
31/10/2006	AC643194	TRANSFER OF LEASE	
20/11/2006	AC751682	SURRENDER OF LEASE	
20/11/2006	AC751683	LEASE	EDITION 26
7/2/2007	AC765635	LEASE	EDITION 27
4/4/2007	AD35914	TRANSFER OF LEASE	
8/11/2007	AD547628	LEASE	
8/11/2007	AD547629	LEASE	EDITION 28
17/4/2008	AD896539	TRANSFER OF LEASE	
10/6/2008	AD937712	LEASE	EDITION 29
8/8/2008	AE135852	LEASE	EDITION 30
14/11/2008	AE329826	LEASE	EDITION 31
26/11/2008	AE350221	LEASE	EDITION 32
29/7/2009	AE856745	LEASE	EDITION 33
17/9/2009	AE984456	LEASE	EDITION 34
18/9/2009	AE985094	LEASE	EDITION 35
31/8/2010	AF726989	REQUEST	
31/8/2010	AF726990	LEASE	
31/8/2010	AF726991	REQUEST	
31/8/2010	AF726992	LEASE	
31/8/2010	AF726993	LEASE	EDITION 36
7/9/2010	AF742495	TRANSFER OF LEASE	
21/9/2011	AG493209	LEASE	
21/9/2011	AG493210	LEASE	
21/9/2011	AG493211	LEASE	EDITION 37
28/5/2012	AG729014	LEASE	
28/5/2012	AG729015	LEASE	
28/5/2012	AG964022	LEASE	

END OF PAGE 4 - CONTINUED OVER

North Sydney 20 Berry Street

PRINTED ON 20/12/2020

SEARCH DATE

20/12/2020 3:25PM

FOLIO: 1/550167

PAGE 5

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
28/5/2012	AG976141	LEASE	EDITION 38
24/10/2012	AH318307	LEASE	EDITION 39
17/1/2013	AH376374	LEASE	
17/1/2013	AH376375	LEASE	
17/1/2013	AH376376	LEASE	
17/1/2013	AH420843	LEASE	EDITION 40
5/2/2013	AH529371	LEASE	EDITION 41
29/4/2013	AH684573	TRANSFER OF LEASE	EDITION 42
15/7/2013	AH731590	SURRENDER OF LEASE	
15/7/2013	AH868424	DISCHARGE OF MORTGAGE	EDITION 43
24/8/2013	AH906171	SURRENDER OF LEASE	
24/8/2013	AH906172	SURRENDER OF LEASE	
24/8/2013	AH906173	LEASE	
24/8/2013	AH906174	LEASE	
24/8/2013	AH906175	LEASE	EDITION 44
8/10/2013	AI47667	SURRENDER OF LEASE	
8/10/2013	AI47668	LEASE	
8/10/2013	AI47669	LEASE	EDITION 45
17/3/2014	AI447382	SURRENDER OF LEASE	
17/3/2014	AI447383	LEASE	EDITION 46
25/6/2014	AI485767	LEASE	
25/6/2014	AI502456	LEASE	
25/6/2014	AI502457	LEASE	
25/6/2014	AI502108	LEASE	
25/6/2014	AI583937	LEASE	EDITION 47
20/10/2014	AI973214	LEASE	EDITION 48
31/10/2014	AI974061	LEASE	EDITION 49
14/2/2015	AJ246661	TRANSFER OF LEASE	EDITION 50
26/3/2015	AJ273725	LEASE	EDITION 51

END OF PAGE 5 - CONTINUED OVER

SEARCH DATE

20/12/2020 3:25PM

FOLIO: 1/550167

PAGE 6

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
31/7/2015	AJ472486	LEASE	
31/7/2015	AJ472560	LEASE	
31/7/2015	AJ481504	REQUEST	
31/7/2015	AJ629688	LEASE	EDITION 52
1/9/2015	AJ778743	LEASE	
1/9/2015	AJ778744	LEASE	EDITION 53
8/9/2015	AJ794712	TRANSFER OF LEASE	
10/9/2015	AJ800659	LEASE	EDITION 54
25/9/2015	AJ844306	VARIATION OF LEASE	
25/9/2015	AJ844307	TRANSFER	
25/9/2015	AJ844308	MORTGAGE	EDITION 55
28/6/2016	AK550906	TRANSFER OF LEASE	
7/10/2016	AK816835	LEASE	EDITION 56
11/10/2016	AK829096	VARIATION OF LEASE	
6/6/2017	AM449792	DEPARTMENTAL DEALING	
6/6/2017	AM423723	VARIATION OF LEASE	
14/6/2017	AM474675	TRANSFER OF LEASE	
14/6/2017	AM474676	VARIATION OF LEASE	
28/6/2017	AM518600	LEASE	
28/6/2017	AM518601	LEASE	EDITION 57
14/5/2018	AN332114	DEPARTMENTAL DEALING	
30/5/2018	AN326270	SURRENDER OF LEASE	
30/5/2018	AN147131	LEASE	
30/5/2018	AN326271	LEASE	
30/5/2018	AN124920	LEASE	EDITION 58 CORD ISSUED
8/6/2018	AN403448	LEASE	EDITION 59 CORD ISSUED
26/7/2018	AN436072	LEASE	

END OF PAGE 6 - CONTINUED OVER

SEARCH DATE

20/12/2020 3:25PM

FOLIO: 1/550167

PAGE 7

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
26/7/2018	AN461085	LEASE	EDITION 60 CORD ISSUED
6/8/2018	AN558224	LEASE	EDITION 61 CORD ISSUED
9/10/2018	AN766477	LEASE	EDITION 62 CORD ISSUED
3/12/2018	AN896567	LEASE	EDITION 63 CORD ISSUED
10/12/2018	AN917934	DISCHARGE OF MORTGAGE	
10/12/2018	AN917935	MORTGAGE	EDITION 64 CORD ISSUED
12/4/2019	AP136062	LEASE	
12/4/2019	AP136063	LEASE	
12/4/2019	AP136064	LEASE	
12/4/2019	AP137673	LEASE	EDITION 65 CORD ISSUED
4/7/2019	AP370049	LEASE	EDITION 66 CORD ISSUED
1/10/2019	AP575306	LEASE	EDITION 67 CORD ISSUED
19/12/2019	AP785305	DISCHARGE OF MORTGAGE	
19/12/2019	AP785306	TRANSFER	
19/12/2019	AP785307	MORTGAGE	EDITION 68 CORD ISSUED

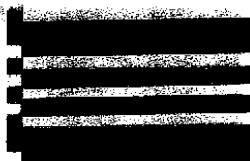
*** END OF SEARCH ***

North Sydney 20 Berry Street

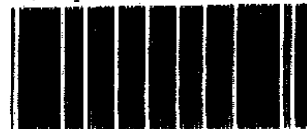
PRINTED ON 20/12/2020

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.

RP13



B TRANSFER
Real Property Act, 1900



E
158904 3

Office of State Revenue use only

(A) **LAND TRANSFERRED**

Show no more than 20 References to Title.
If appropriate, specify the share transferred.

Folio Identifier 1/550167

(B) **LODGED BY**

L.T.O. Box

41 J

Name, Address or DX and Telephone

MALLESONS
50 Bridge St
Sydney 2000

REFERENCE (max. 15 characters): CMCBANK

(C) **TRANSFEROR**

THE GOVERNMENT INSURANCE OFFICE OF NEW SOUTH WALES

(D) acknowledges receipt of the consideration of ... \$26,000,000.00

and as regards the land specified above transfers to the transferee an estate in fee simple

(E) subject to the following **ENCUMBRANCES**

1. N976491

See Annexure "A"

3. MM

(F) **TRANSFEE**



GRAND CENTRAL (AUSTRALIA) PTY LIMITED
A.C.N. 054 210 061

as joint tenants/tenants in common

(H) We certify this dealing correct for the purposes of the Real Property Act, 1900.

DATE OF EXECUTION 19-12-91

Signed in my presence by the transferor who is personally known to me.

[Signature]
Signature of Witness

Name of Witness (BLOCK LETTERS)

Witness 18. 111 Elizabeth St. Sydney

Address of Witness

[Signature]
Signature of Transferor

Signed in my presence by the transferee who is personally known to me.

Signature of Witness

Name of Witness (BLOCK LETTERS)

Address of Witness

SIGNED PURSUANT TO A DELEGATION OF THE
MAYOR OF THE DIRECTOR OF THE GOVERNMENT INSURANCE
OFFICE OF N.S.W. UNDER SECTION 3BB OF THE
GOVERNMENT INSURANCE ACT 1927.

[Signature]
Signature of Transferee
SHANE MARTIN

B

THIS IS ANNEXURE "A" TO THE TRANSFER BETWEEN THE GOVERNMENT INSURANCE OFFICE OF NEW SOUTH WALES AND GRAND CENTRAL (AUSTRALIA) PTY LIMITED (A.C.N. 054 210 061) IN RESPECT OF FOLIO IDENTIFIER 1/550167 DATED 19 DECEMBER 1991

Encumbrances

1. N976491;
2. T682588;
3. W846853; and
4. X355833.

R MM J

Version: 10V/0096/96
Edition: 9804

TRANSFER

New South Wales
Real Property Act 1900



STAMP DUTY

Office of State Revenue use only

N.S.W. STAMP DUTY
290199 4502 04 002383429/03 \$2.00

(A) **TORRENS TITLE**

If appropriate, specify the part or share transferred

1/550167

(B) **LODGED BY**

LTO Box	Name, Address or DX and Telephone	CODES
46X	M. J. ARMSTRONG DX 599 SYDNEY PH: 2312511 FAX: 233 7247 Reference (optional): 990350 RS	T TS (s713) TW (Sheriff)

(C) **TRANSFEROR**

Grand Central (Australia) Pty Limited
ACN 054 210 061

(D)

The transferor acknowledges receipt of the consideration of \$ 28,650,000.00 and as regards the land specified above transfers to the transferee an estate in fee simple.

(E)

Encumbrances (if applicable): 1. 2. 3.

(F) **TRANSFEEEE**

Velment Pty Limited
ACN 085 693 778

(G)

TENANCY:

(H) We certify this dealing correct for the purposes of the Real Property Act 1900.

DATE: 29/1/99.

Signed in my presence by the transferor who is personally known to me.
The Common Seal of Grand Central (Australia)
Pty Limited was affixed to this document
by authority of its Board of Directors
Signature of witness:
in the presence of:

Signature of transferor:



Name of witness:

Address of witness:

Director Secretary
TAN ENG TEONG

Director
TAN TECK LIN

Signed in my presence by the transferee who is personally known to me.

Signature of witness:

Name of witness:

ROSEMARY CROTON

Address of witness:

10 WARRANCE AVE
CROTON COVE 2069.

Signature of transferee:

If signed on the transferee's behalf by a solicitor or licensed conveyancer, show the signatory's full name and capacity below:

Form: 01T
Release: 6-1

①

TRANSFER

New South Wales
Real Property Act 1900



AJ844307M

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B-RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

Client No:	1411509	3871
Duty:	\$10	Trans No: 8331447-00
Asst details:		

(A) TORRENS TITLE

1/550167

(B) LODGED BY

Document Collection Box 898S	Name, Address or DX, Telephone, and Customer Account Number if any Corrs Chambers Westgarth L.9/8-12 Chifley, Sydney 2000 LLPN: 123648F	CODES T TW
Reference: 13409-2		

(C) TRANSFEROR

VELMENT PTY LIMITED (ACN 085 693 778)

(D) CONSIDERATION

The transferor acknowledges receipt of the consideration of \$ 59,000,000.00 and as regards

(E) ESTATE

the abovementioned land transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED

--

(G)

Encumbrances (if applicable):

(H) TRANSFEREE

MANDARIN INTERNATIONAL INVESTMENTS PTY LTD (ACN 603 714 414)

(I)

TENANCY:

DATE

(J) Certified correct for the purposes of the Real Property Act 1900 and executed on behalf of the company named below by the authorised person(s) whose signature(s) appear(s) below pursuant to the authority specified.

Company: VELMENT PTY LIMITED (ACN 085 693 778)
Authority: section 127 of the Corporations Act 2001

Signature of authorised person:

Name of authorised person: Rosemary Craigh
Office held: Director

Signature of authorised person:

Name of authorised person: Robert Macdon
Office held: Director

Certified correct for the purposes of the Real Property Act 1900 on behalf of the transferee by the person whose signature appears below.

Signature:

Signatory's name:

Signatory's capacity:

CARL KU
solicitor

(K) The transferee

certifies that the eNOS data relevant to this dealing has been submitted and stored under

eNOS ID No. _____

Full name: _____

Signature: _____

* s117 RP Act requires that you must have known the signatory for more than 12 months or have sighted identifying documentation.



FOLIO: 1/550167

SEARCH DATE	TIME	EDITION NO	DATE
20/12/2020	3:25 PM	68	19/12/2019

NO CERTIFICATE OF TITLE HAS ISSUED FOR THE CURRENT EDITION OF THIS FOLIO.
CONTROL OF THE RIGHT TO DEAL IS HELD BY AUSTRALIA AND NEW ZEALAND BANKING
GROUP LIMITED.

LAND

LOT 1 IN DEPOSITED PLAN 550167
LOCAL GOVERNMENT AREA NORTH SYDNEY
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP550167

FIRST SCHEDULE

357 MOUNT STREET PTY LTD

(T AP785306)

SECOND SCHEDULE (30 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP555890 EASEMENT TO DRAIN WATER AFFECTING THE PART(S) SHOWN
SO BURDENED IN THE TITLE DIAGRAM
- 3 LAND EXCLUDES MINERALS (S.141 PUBLIC WORKS ACT, 1912) AFFECTING
PART
- 4 Q342719 EASEMENT FOR OVERHANGING GUTTER APPURTENANT TO THE
LAND WITHIN DESCRIBED AFFECTING THE PIECE OF LAND
SHOWN AS PROPOSED EASEMENT FOR OVERHANGING GUTTER
0.125 WIDE IN PLAN WITH Q342719
- 5 Q342719 EASEMENT FOR PROJECTING CEMENT RENDERING
APPURTENANT TO THE LAND WITHIN DESCRIBED AFFECTING THE
PIECE OF LAND SHOWN AS PROPOSED EASEMENT FOR
PROJECTING CEMENT RENDERING IN PLAN WITH Q342719
- 6 5947354 POSITIVE COVENANT
- 7 AH376374 LEASE TO OPTUS NETWORKS PTY LIMITED OF PART 20 BERRY
STREET, NORTH SYDNEY AS SHOWN HATCHED IN PLAN WITH
AH376374. EXPIRES: 8/7/2022.
- 8 AH376375 LEASE TO OPTUS NETWORKS PTY LIMITED OF PART 20 BERRY
STREET, NORTH SYDNEY AS SHOWN HATCHED IN PLAN WITH
AH376375 COMMENCING: 9/7/2022. EXPIRES: 8/7/2027.
- 9 AH376376 LEASE TO OPTUS NETWORKS PTY LIMITED OF PART 20 BERRY
STREET, NORTH SYDNEY AS SHOWN HATCHED IN PLAN WITH
AH376376. COMMENCING: 9/7/2027. EXPIRES: 8/7/2032.
- 10 AI447383 LEASE TO SMEC AUSTRALIA PTY LTD OF LEVELS 5-10, 20
BERRY STREET, NORTH SYDNEY. EXPIRES: 31/7/2023. OPTION
OF RENEWAL: 5 YEARS AND A FURTHER OPTION OF 5 YEARS.

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SECOND SCHEDULE (30 NOTIFICATIONS) (CONTINUED)

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- 11 AI502456 LEASE TO 3RD SENSE AUSTRALIA PTY LIMITED OF SUITE 12.04, LEVEL 12, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 13/4/2019. OPTION OF RENEWAL: 3 YEARS.
- 12 AJ273725 LEASE TO DATA DETECT PTY LIMITED OF SUITE 4.04, LEVEL 4, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 31/12/2017. OPTION OF RENEWAL: 2 YEARS.
- 13 AJ778744 LEASE TO GOODSTART EARLY LEARNING LIMITED BEING SUITES 301 AND 302, LEVEL 3, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 21/10/2024. OPTION OF RENEWAL: TWO OPTIONS OF FIVE YEARS EACH.
- 14 AK816835 LEASE TO D&M INNOVATION CENTRE AUSTRALIA PTY LTD OF SUITE 1403, LEVEL 14, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 30/4/2019.
- 15 AN147131 LEASE TO CUTCHER & NEALE PTY LTD OF SUITE 1102, LEVEL 11, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 31/8/2022.
- 16 AN326271 LEASE TO CASE CONTRACTORS PTY LTD OF SUITE 12.02, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 20/2/2021. OPTION OF RENEWAL: 2 YEARS.
- 17 AN124920 LEASE TO LAYER2 APAC PTY LTD OF SUITE 12.03, LEVEL 12, 20 BERRY STREET, NORTH SYDNEY SHOWN CROSS-HATCHED IN PLAN WITH AN124920. EXPIRES: 3/9/2020. OPTION OF RENEWAL: 2 YEARS.
- 18 AN403448 LEASE TO ADVANCED PROMOTIONS PTY LTD OF SUITE 402, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 4/12/2019.
- 19 AN436072 LEASE TO WNS GLOBAL SERVICES (AUSTRALIA) PTY LTD OF SUITE 13.03, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 27/3/2023.
- 20 AN461085 LEASE TO TELSTRA CORPORATION LIMITED OF THE PART SHOWN HATCHED IN PLAN WITH AN461085. EXPIRES: 28/2/2023. OPTION OF RENEWAL: 5 YEARS.
- 21 AN558224 LEASE TO CONTAINER EXCHANGE (SERVICES) PTY LTD OF SUITE 13.02, LEVEL 13, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 20/5/2023.
- 22 AN766477 LEASE TO GLOBAL FITNESS PERSONAL TRAINING PTY LTD OF FITNESS STUDIO, PART LOWER GROUND FLOOR, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 30/4/2023.
- 23 AN896567 LEASE TO INTERCOMMERCIAL PROPERTY CORPORATION PTY LIMITED OF SUITE 11.03, LEVEL 11, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 30/4/2020.
- 24 AP136062 LEASE TO NATIONAL INSURANCE BROKERS ASSOCIATION OF AUSTRALIA OF SUITE 1101, LEVEL 11, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 31/7/2022.
- 25 AP136063 LEASE TO AFTON CHEMICAL ASIA PACIFIC LLC OF SUITE 12.01, LEVEL 12, 20 BERRY STREET, NORTH SYDNEY. EXPIRES: 31/7/2023.

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FOLIO: 1/550167

PAGE 3

SECOND SCHEDULE (30 NOTIFICATIONS) (CONTINUED)

- 26 AP136064 LEASE TO FORSYTH G. M. PTY LIMITED OF SUITE 14.01,
LEVEL 14, 20 BERRY STREET, NORTH SYDNEY. EXPIRES:
31/3/2023.
- 27 AP137673 LEASE TO ALAN GHOU & LI TING LIM OF SHOP 1, GROUND
FLOOR, 20 BERRY STREET, NORTH SYDNEY. EXPIRES:
19/1/2023. OPTION OF RENEWAL: 4 YEARS.
- 28 AP370049 LEASE TO CONTAINER EXCHANGE (SERVICES) PTY LTD OF
SUITE 14.02, 20 BERRY STREET, NORTH SYDNEY. EXPIRES:
20/5/2023.
- 29 AP575306 LEASE TO ADG ENGINEERS (AUST) PTY LTD OF SUITE 1301,
20 BERRY STREET, NORTH SYDNEY. EXPIRES: 30/9/2022.
- 30 AP785307 MORTGAGE TO AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

North Sydney 20 Berry Street

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