



Degotardi, Smith & Partners

Consulting Surveyors
Established 1957

11/19-23 Bridge Street, Pymble NSW 2073 Telephone (02) 9440 1100 Fax (02) 9440 1055
DX 8720 Gordon Email: surveys@degotardi.com.au



benchmark
IN QUALITY
AS/NZS ISO 9001

Your Ref:

Our Ref:

308263

Date:

3 July 2006

Carlton and United Breweries (NSW) Pty Limited
c/- Cox Richardson
Level 2, 204 Clarence Street
SYDNEY

Attention: Michael Grave

RE: CARLTON AND UNITED BREWERIES (NSW) PTY LTD
PROPERTY: LAND HOLDINGS - BROADWAY, CHIPPENDALE
KENT BREWERY SITE

As instructed by you we have surveyed the land as tabulated in Annexure A, being the whole of the land contained within 29 titles as fully set out in Annexure A. The location of each title is shown on Drawing Number 30826A05.dwg Issue A accompanying. The registered proprietor of each parcel of the subject land is recorded as Carlton and United Breweries (N.S.W.) Pty Ltd. The subject land has frontages to Broadway, Kensington Street, Wellington Street, Dwyer Street, Outram Street, Gould Street, Balfour Street, O'Connor Street, Carlton Street, Irving Lane and Abercrombie Street, Chippendale in the Local Government Area of Sydney City, Parish of Alexandria, County of Cumberland.

We find erected thereon numerous brick and concrete buildings, brick warehouses and offices together with 17 residential terraces and four hotels, known generally as the Kent Brewery site. The local building number of each building within the site is shown in Drawing Number 30826A04.dwg.

Distances of walls from the boundaries are shown by red figures on the accompanying Identification Survey Plan. Refer to Drawing Number 30826A06.dwg, Issue A.

Various walls, attachments, overhangs, rainheads, downpipes, air conditioners, satellite dish, pipe works, lights and architectural embellishments stand clear and over the boundaries as shown on the accompanying plan. The boundaries are fenced as shown on the plan.

The following deposited plans show boundaries of the subject land passing through the centre of "party walls". Their titles of the properties bounded by the party walls show no notation that cross easements for support have been created, however those easements may be created on transfer to separate proprietors.

1. Part of the northern boundary of Lot 1 DP 87874
2. Part of the southern boundary of Lot 1 DP101611 (now demolished)
3. Part of the northern boundary of Lot 2 DP33953
4. Part of the southern boundary of Lot 5 DP33953

Parts of the subject land are affected by Easements, Right of Carriageway and Covenants more fully set out in Annexure A and shown on the accompanying plan.

Title and available dimensions are indicated on the plan and other than as shown or stated and fencing irregularities we find no visible encroachments by or upon the property. This survey is based on a title search dated 28th June, 2006.

Yours faithfully,
DEGOTARDI, SMITH & PARTNERS
MEMBERS INSTITUTION SURVEYORS AUST.

Douglas MacLean
SURVEYOR REGISTERED UNDER SURVEYORS ACT, 1929

Z:\308\30826\Word\30826 Ident Report

Annexure "A" - 3rd July 2006. Ref: 30826

Carlton & United Breweries (NSW) Pty Ltd

List of Current Titles, Deposited Plans, Easements and Covenants of land at Broadway, Chippendale

Refer to accompanying drawing No. 29371A01-B.DWG to locate parcel number on site.

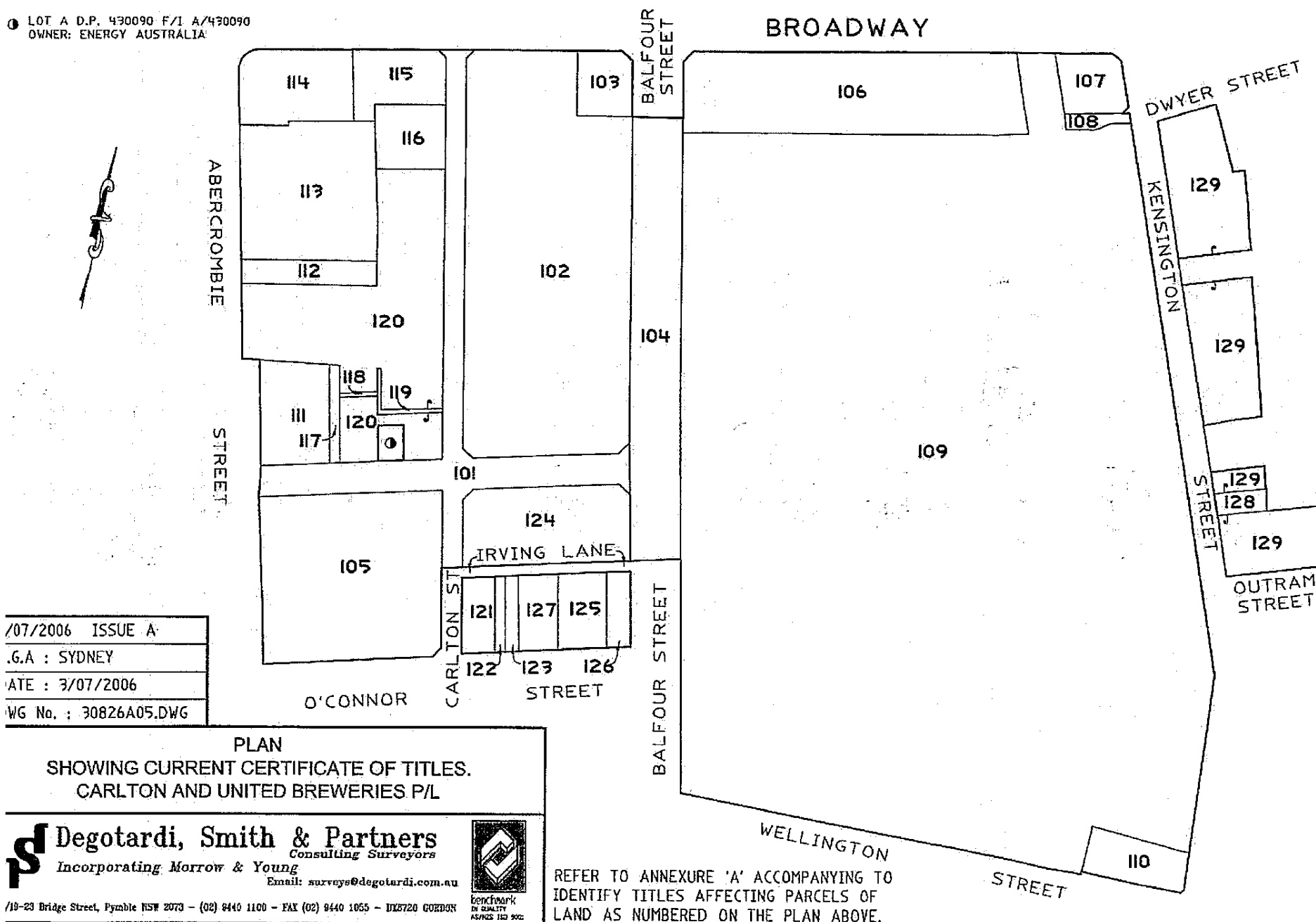
Parcel No.	Computer Folio Reference/Title	Current Certificate Of Title	Subject Deposited Plans	Easements and Covenants	Document or Plan creating easement etc
101	1539/43748		Lot 1539 DP43748	Easement for Stormwater Drainage and Sewerage Purposes. Easement for Electricity Purposes. Right of Carriageway.	DP641651 DP649583 DP649583 Plans DP636476 DP640087 DP641651 registered.
102	1/207743	V9241 F150	Lot 1 DP207743	Covenant Affecting Part	C826554; the Interest of the Council of the City of Sydney in the addition to existing Road shown on DP552078
103	1/189736	V5149 F182	Lot 1 DP189736		
104	1/43731		Lot 1/ DP43731	Easement for Water Supply Works. Easement for Sewerage Purposes. Easement for Stormwater Drainage Purposes. Easement for Access. Easement for Gas Pipeline. Easement for Electricity Purposes.	DP641651 DP641651 DP641651 DP641651 DP649068 DP649583
105	2/630747	V15024 F242	Lot 2 DP630747		
106	1/190327	V6116 F22	Lot 1 DP190327		
107	1/191024		Lot 1 DP191024		Lease 9370041
108	1/228682		Lot 1 DP228682		Lease 9370041
109	1/185453		Lot 1 DP185453	Lease to Sydney County Council of Substation. Easement for Stormwater Drainage and Sewerage Purposes.	Lease 106799 DP636476

Cont. Annexure "A" - 3rd July 2006. Ref: 30826

110	V7275 F73		Lot 1 DP76719	Lease (14-5-1969)	L457931
111	1/630747	V15024 F241	Lot 1 DP630747		
112	1/723984	V2389 F84	Lot 1 DP723984		
113	1/87874	V6627 F104	Lot 1 DP87874		
114	1/807298		Lot 1 DP807298	Covenant affecting part Lease	F103871 8983192
115	1/191230	V8353 F224	Lot 1 DP191230	Covenant	H974064
116	V4519 F40		Lot 1 DP61060		
117	11/626951	V15214 F238	Lot 11 DP626951		
118	1/722227		Lot 1 DP722227		
119	2/722227		Lot 2 DP722227		
120	V3872 F23		Pt Lot 8, Pt 10, 14, 16, 31, 33, 35 In Sec 1 DP739 Lots 13, 14, Pt 15, 16 & 17 DP192059 Pt Lot 30 & Pt Lot 31 Sec 1 DP206 Lot 12 DP979183 Lots 13, 14, 15 & 701 DP752011		
121	Auto Consol 7514-74		Lot 1 DP101608 Lot 27 Sec 2 DP206	Lease	6985384
122	26/650913		Lot 26 DP650913		
123	1/101611		Lot 1 DP101611		
124	Auto Consol 15024-245	V15024 F245	Lots 10-16 Sec 2 DP206 Lots 17, 18 DP455207	Part of Lot 10 Sec 2 DP206 is limited in strata	DP588158
125	Auto Consol 6335-184		Lots 21, 22 Sec 2 DP206 Lot 1 DP128618		
126	Auto Consol 8630-206		Lot 20 Sec 2 DP206 Lot 1 DP795561		
127	Auto Consol 9832-183	V9832 F183	Lot 1 DP511051, Lot 24 Sec 2 DP206 Lot 1 DP1095211		
128	1/709452		Lot 1 DP709452		
129	Auto Consol 6203-118	V6203 F118	Lots 1, 3, 5 & 6 DP33953		

PLAN SHOWING BOUNDARIES, BUILDING
DIVISIONS AND NUMBERING OVER THE FRASERS
BROADWAY SITE, CHIPPENDALE

LOT A D.P. 430090 F/1 A/430090
OWNER: ENERGY AUSTRALIA



07/2006 ISSUE A

.G.A : SYDNEY

DATE : 3/07/2006

WG No. : 30826A05.DWG

PLAN

SHOWING CURRENT CERTIFICATE OF TITLES.
CARLTON AND UNITED BREWERIES P/L

Degotardi, Smith & Partners
Consulting Surveyors
Incorporating Morrow & Young

Email: surveys@degotardi.com.au



19-23 Bridge Street, Pyrmont NSW 2073 - (02) 9440 1100 - FAX (02) 9440 1055 - 1X5720 GORDON

benchmark
IN QUALITY
AS/NZS 153 900

REFER TO ANNEXURE 'A' ACCOMPANYING TO
IDENTIFY TITLES AFFECTING PARCELS OF
LAND AS NUMBERED ON THE PLAN ABOVE.

STOCK SUB-STATION, LOT A, D.P. 116090
 11/1/2001, CIVIL ENGINE AUSTRALIA
 SHOWN IN BLUE

- ① EASEMENT FOR STORMWATER DRAINAGE AND SEWERAGE PURPOSES (VIDE 15/10/77)
- ② EASEMENT FOR WATER SUPPLY PURPOSES (VIDE 15/10/77)
- ③ EASEMENT FOR SEWERAGE PURPOSES (VIDE 15/10/77)
- ④ EASEMENT FOR STORMWATER DRAINAGE (VIDE 15/10/77)
- ⑤ EASEMENT FOR ACCESS (VIDE 15/10/77)
- ⑥ EASEMENT FOR GAS PIPELINE 1/2" VIDE D.P. 41/10/61
- ⑦ EASEMENT FOR ELECTRICITY PURPOSES 2.5, 5.0, 9.0'S VIDE & VARIABLE (VIDE D.P. 41/10/61)
- ⑧ EASEMENT FOR STORMWATER DRAINAGE & SEWERAGE PURPOSES (VIDE 15/10/77)
- ⑨ RIGHT OF CARRIAGEWAY 9.0'S VIDE (VIDE D.P. 41/10/61)

COVENANT CREATED BY TRANSFER 15/10/77 AFFECTING PT 11/10/2001 (EXTINGUISHED)
 COVENANT CREATED BY TRANSFER 15/10/77 AFFECTING PART PT 11/10/2001
 COVENANT CREATED BY TRANSFER 15/10/77 AFFECTING PART PT 11/10/2001 (EXTINGUISHED)

D/P DENOTES DOWNPIPE
 D/W DENOTES OVERHEAD
 A/C DENOTES AIR CONDITIONER
 R/W DENOTES RAILROAD
 A/C DENOTES ARCHITECTURAL

NOTES

BUILDING POSITIONS ARE APPROXIMATE
 ONLY. DIMENSIONS SHOULD NOT SCALE
 FROM THIS PLAN.

HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: LOCAL

MARKS ADOPTED:

VERTICAL DATUM:
 DATUM: N/A
 B.P.L. ADJUSTED:
 R.L. SOURCE:

A FINAL ISSUE
 REV. AMENDMENTS
 DATE

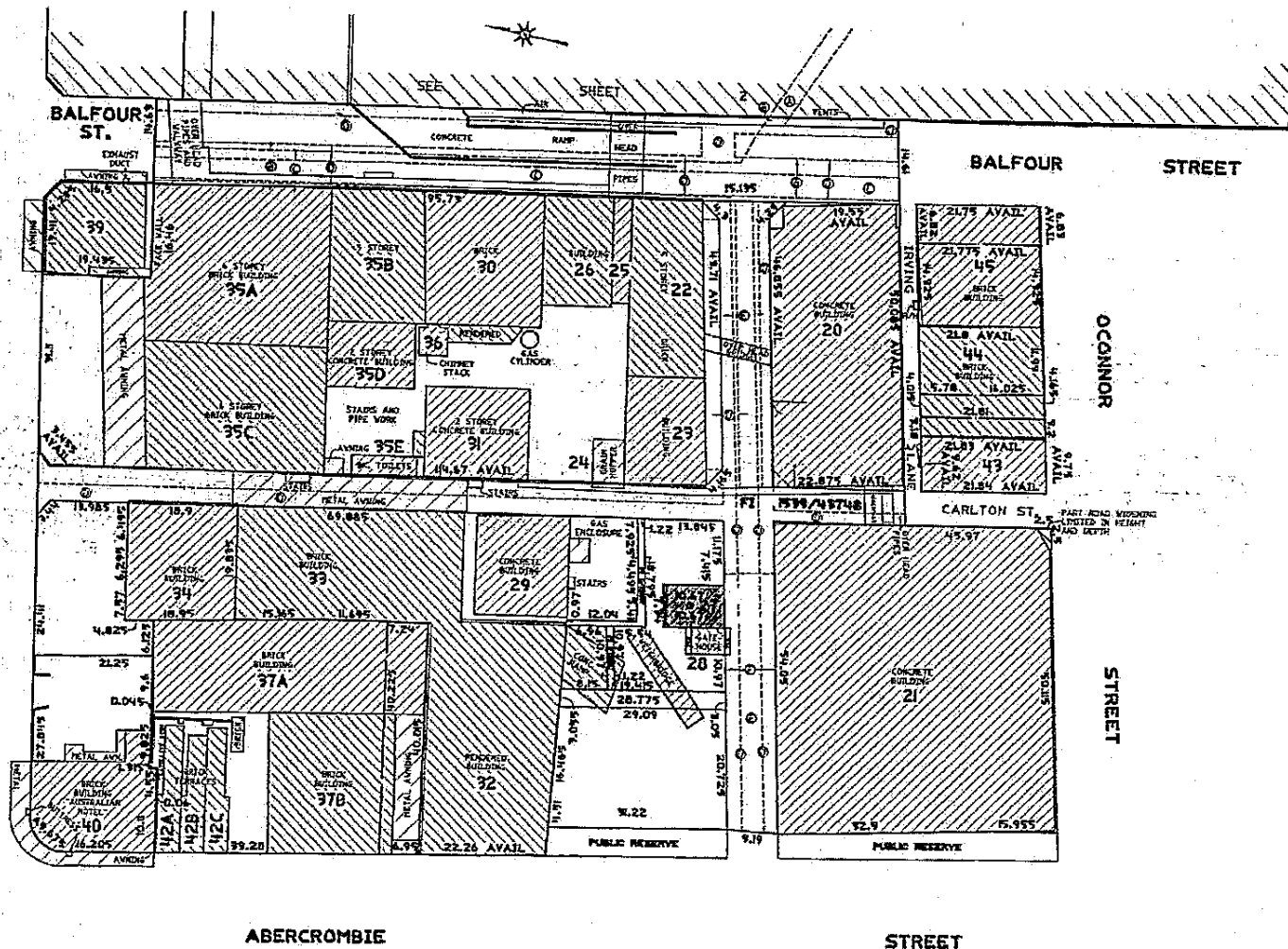
CLIENT:
 CARLTON & UNITED BREWERIES (NSW)
 C/- COX RICHARDSON
 12, 204 CLARENCE STREET
 SYDNEY NSW

PLAN
 SHOWING BOUNDARIES,
 BUILDING DIVISIONS
 AND HIGHLIGHTING OVER
 CARLTON & UNITED
 BREWERIES (NSW) PTY LTD
 KENT BREWERY SITE
 BROADWAY, CHIPPENDALE

DeGatardi, Smith & Partners
 Consulting Surveyors
 Incorporated 1987
 11/19-23 Bridge Street
 Pyrmont NSW 2073
 Telephone: (02) 9440 1100
 Facsimile: (02) 9440 1025
 DX 8720 Gorton
 E-mail: survey@degatardi.com.au
 Website: www.degatardi.com.au

When: 10/10/2001
 Surveying & Mapping Award 2001

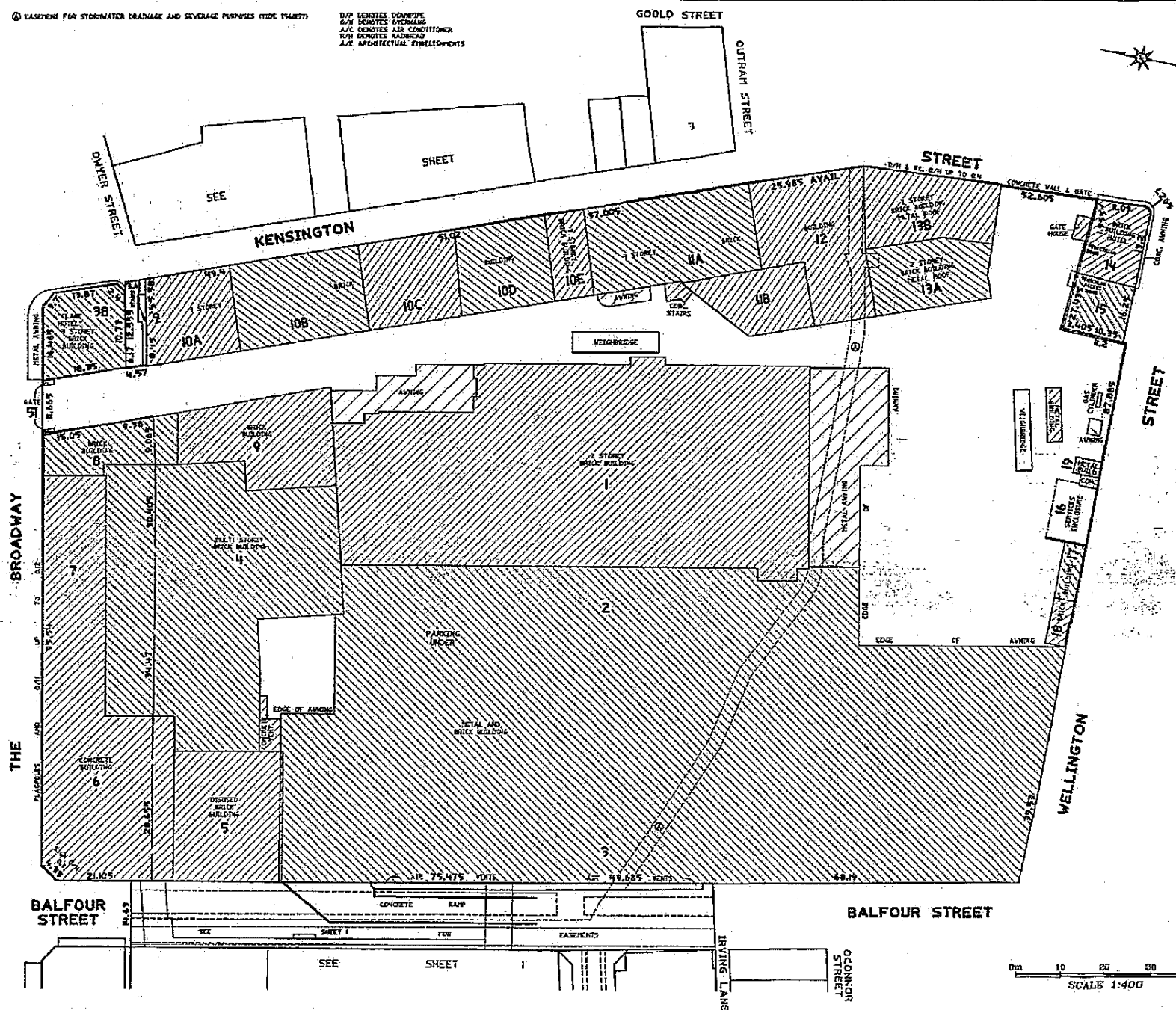
L.G.A. SYDNEY SHEET 1 OF 3
 PREPARED BY: DSW
 CHECKED BY: DSW
 DATE: 3/12/01
 SCALE: 1:400
 DRAWN BY: DSW
 DATE: 3/12/01
 38824354.DWG



0m 10 20 30 40
 SCALE 1:400

⑥ EASEMENT FOR STORMWATER DRAINAGE AND SEWERAGE PURPOSES (TIDE 154877)

D/W DENOTES DOWNPIPE
O/W DENOTES OVERHANG
A/C DENOTES AIR CONDITIONER
R/W DENOTES RAILROAD
A/E ARCHITECTURAL ELEVATIONS



NOTES

BUILDING POSITIONS ARE APPROXIMATE
ONLY. DIMENSIONS SHOULD NOT BE SCALED
FROM THIS PLAN

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: LOCAL
MARKS ADOPTED:

VERTICAL DATUM:
DATUM: N/A
S.M. ADOPTED: N/A
R.L. SOURCE:

A FINAL ISSUE 3/7/04
REV. 1.0 MODIFICATIONS DATE

CLIENT:
CARLTON & UNITED BREWERIES (NSW)
C/O COX RICHARDSON
12, 204 CLARENCE STREET
SYDNEY NSW 2000

PLAN
SHOWING BOUNDARIES,
BUILDING DIVISIONS
AND NUMBERING OVER
CARLTON & UNITED
BREWERIES (NSW) PTY LTD
KENT BREWERY SITE
BROADWAY, CAMPBELLDALE.

TM Degotardi, Smith & Partners
Consulting Surveyors
Established 1987
Incorporating Murray & Young

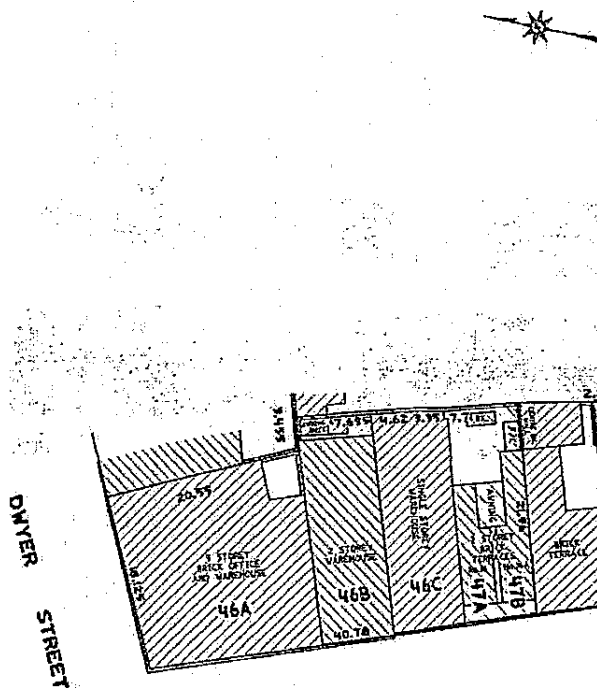
11/19-23 Bridge Street
Pyrmont NSW 2075
Telephone: (02) 9440 1100
Facsimile: (02) 9440 1055
DX 6720 Gordon
E-mail: surveys@degotardi.com.au
Website: www.degotardi.com.au



Witness: Mr Thomas Mitchell Esquire to
Surveying & Mapping Act 2001

L.S.A. SYDNEY		SHEET 2 OF 3	
DRAWN BY	CS	CHECKED BY	CS
DATE	3/7/04	DATE	3/7/04
SCALE	1:400	SCALE	1:400
DATE	3/7/04	DATE	3/7/04
BY	CS	BY	CS

0m 10 20 30 40
SCALE 1:400



KENSINGTON

GOULD STREET

OUTRAM STREET

STREET

NOTES

BUILDING POSITIONS ARE APPROXIMATE ONLY. DIMENSIONS SHOULD NOT SCALED FROM THIS PLAN.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: LOCAL
MARKS ADOPTED:

VERTICAL DATUM:
DATUM: M/A
B.M. ADOPTED:
B.L. SOURCE:

A. FINAL ISSUE: 3/10/04
REV. AMENDMENTS: ONE

CLIENT:
CARLTON & UNITED BREWERIES (NSW)
C/- COX RICHARDSON
12, 204 CLARENCE STREET
STONEY NSW

PLAN
SHOWING BOUNDARIES,
BUILDING DIVISIONS
AND NUMBERING OVER
CARLTON & UNITED
BREWERIES (NSW) PTY LTD
KENT BREWERY SITE
BROADWAY, CHIPPENDALE

degotardi, Smith & Partners
Consulting Surveyors
Established 1967
Incorporating Murray & Young

11/10-23 Bridge Street
Pyrmont NSW 2073
Telephone: (02) 9440 1100
Facsimile: (02) 9440 1055
DX 8750 Sydney
E-mail: survey@degotardi.com.au
Website: www.degotardi.com.au



Witness: "Mr Thomas Mitchell Esquire &
Surveying & Mapping Award 1994"

L.G.A. STONEY		SHEET 3 OF 3	
SURVEYED C/S/D/M	DRAWN C/S	CHECKED D/J	APPROVED
SURVEY REFERENCE 2171	SCALE 1:250	DATE 3/9/04	REV.
DRAWING NUMBER 3382A004.DWG		A	

SCALE 1:250

D/D DOWNS DOWNTIME
O/H OVERTIME OVERTHINKING
A/C AIR CONDITIONER
R/H RAILROAD
A/E ARCHITECTURAL EMBELLISHMENTS

[illegible]

VERTICAL DATUM:
 DATUM: N/A
 B.M. ADOPTED:
 R.L.
 SOURCE:

[illegible]

CLIENT:

PLAN
IDENTIFICATION SURVEY
CARLTON & UNITED
BREWERIES (NEW) PTY LTD
KEST BREWERY SITE
BROADWAY, CHEPPENDALE

11/19-23 Bridge Street
Pyrmont NSW 2073.
Telephone: (02) 9440 1100
Facsimile: (02) 9440 1055
DX 8720 Gordon
E-mail: survey@bigpond.com
Website: www.bigpond.com.au



Witness: Sir Thomas Mitchell Esquire in
Surrey & Kentish Avenue E.C.

L.G.A. SYDNEY		SHEET 2 OF 3	
SURVEYED GS/DLM	DRAWN GS	CHECKED DLM	APPROVED
SURVEY REFERENCE 29371		SCALE 1:1000	DATE 3/6/88
DRAWING NUMBER 30824486.DWG			REV. A



NOTE:
SEE SHEET 2 FOR ELVATIONS
OF BUILDINGS ON THE EASTERN SIDE
OF KENSINGTON STREET.

LEGEND

10.75 T.P.A.R.	DENOTES TOP OF PARAPET	ØHV	DENOTES HYDRANT
23.750/S A.W.N.	DENOTES UNDERSIDE OF AWNING	SWMH	DENOTES STORMWATER MANHOLE
17.191K	DENOTES TOP OF KERB	SPH	DENOTES SEWER MANHOLE
17.196	DENOTES KERB GUTTER	SIP	DENOTES SEWER INSPECTION POINT
24.740/S E.A.V.E.	DENOTES UNDERSIDE OF EAVES	EMH	DENOTES ELECTRICITY MANHOLE
25.08R	DENOTES ROOF RIDGE	ØGV	DENOTES GAS VALVE
12.191L	DENOTES FLOOR LEVEL	ØGD	DENOTES GAS METER
8.6.W.I.N.V	DENOTES GRATE INVERT	ØGU	DENOTES MANHOLE UNKNOWN
17.171K	DENOTES TOP OF WALL	PMETER	DENOTES PARKING METER
12.191K	DENOTES BOTTOM OF WALL	ELP	DENOTES ELECTRICITY LIGHT POLE
ØWM	DENOTES WATER METER	ØLP	DENOTES LIGHT POLE
+SV	DENOTES STOP VALVE		

NOTES

- ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY.
- CLIENTS OF THIS DRAWING HAVE A DUTY OF CARE TO CONTACT TIAL BEFORE YOU DUT FREE CALL 1000 OR FOR SPEED OF RESPONSE VISIT www.demotors.com.au
- SERVICES & UTILITIES SHOWN ON PLAN HAVE BEEN LOCATED BY PHYSICAL EVIDENCE OR BY THE USE OF REFERENCE TO SERVICE RECORD FROM UTILITY AUTHORITIES. SOME DATA MAY NOT HAVE BEEN OBTAINED TO VERIFY THE TYPE OF UTILITY. SERVICE LOCATION INFORMATION HAS BEEN OBTAINED OUT TO CORRESPONDING INFORMATION LOCATION. SERVICE DETAILS SHOULD BE COMPARED WITH THE RELEVANT SERVICE AUTHORITY DRAWING PRIOR TO ANY CONSTRUCTION.
- VESTRA ADVISES THAT THIS SITE IS WITHIN THE PROXIMITY OF SOME OF THEIR MAJOR TUNNELS. AS PART OF YOUR DUTY OF CARE PLEASE CONTACT THE NETWORKING SECURITY AND COMPLIANCE GROUP (02 8204 0800) PRIOR TO PROCEEDING WITH ANY WORK.
- AS PART OF YOUR DUTY OF CARE PLEASE CONTACT THE FOLLOWING:
 GAS: PH. 9922-2001
 WATER: PH. 132-455
 SEWER: PH. 132-455
 ELECTRICITY: PH. 132-455
 OPTICAL FIBRE: PH. 8073-8555
- ALL DIMENSIONS MUST BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF TOWN DEVELOPERS ARCHITECTS AND FINESSE PROPERTY BOUNDARY.
- THE POSITION OF SURVEYED DATA IN RELATION TO THE BOUNDARY IS APPROXIMATE AND DIMENSIONS ARE ONLY AS DIMENSIONS HAVE NOT BEEN DEFINED AS PART OF THIS SURVEY. BOUNDARIES SHOULD BE MARKED IF CONSTRUCTION IS PROPOSED ON THE SITE.
- THE POSITION OF SURVEYED DATA HAS BEEN LOCATED AND IS SHOWN TO TOPOGRAPHIC ACCURACIES. IF DIMENSIONS TO DIMENSIONS OF OTHER FEATURES ARE CRITICAL AND DIMENSIONS ARE NOT SHOWN FURTHER SURVEY MAY BE REQUIRED.
- BEARINGS AND DISTANCES OF BOUNDARIES ARE BY TITLE ONLY WITH BEARINGS RELATED TO M.G.A.
- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
- COPYRIGHT © DEGOTARDI, SMITH & PARTNERS SURVEYORS 2008.
- NO PART OF THIS SURVEY MAY BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1969.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:

CO-ORDINATE SYSTEM: M.G.A.

MARKS ADOPTED:

VERTICAL DATUM:

DATUM: A.H.D.
 B.M. ADOPTED: PM 42338
 R.L.: 16.71
 SOURCE: S.C.I.M.S.

A	PRELIMINARY	4/02/08
REV.	AMENDMENTS	DATE

CLIENT:

TOKIN ZULAIKHA GREER ARCHITECTS
 &
 FRASERS PROPERTY
 BROADWAY DEVELOPMENTS

PLAN
DETAIL AND ELEVATIONS
ALONG KENSINGTON STREET
BETWEEN DWYER STREET
AND OUTRAM STREET
CHIPPENDALE

Degotardi, Smith & Partners
 Consulting Surveyors
 Established 1987
 Incorporating Morrow & Young

11/19-23 Bridge Street
 Pymble NSW 2073
 Telephone: (02) 9440 1100
 Facsimile: (02) 9440 1055
 E-mail: surveys@degotardi.com.au
 Website: www.degotardi.com.au



Winner: "Sir Thomas Mitchell Excellence in
 Surveying & Mapping Award 2004"

L.G.A. SYDNEY		SHEET 1 OF 2	
SURVEYED M.P.	DRAWN K.L.	CHECKED	APPROVED
SURVEY REFERENCE 31420		SCALE 1:200	DATE 4/02/08
DRAWING NUMBER 31420A10.DWG			REV. A