



Degotardi, Smith & Partners

Consulting Surveyors
Established 1957

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



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.

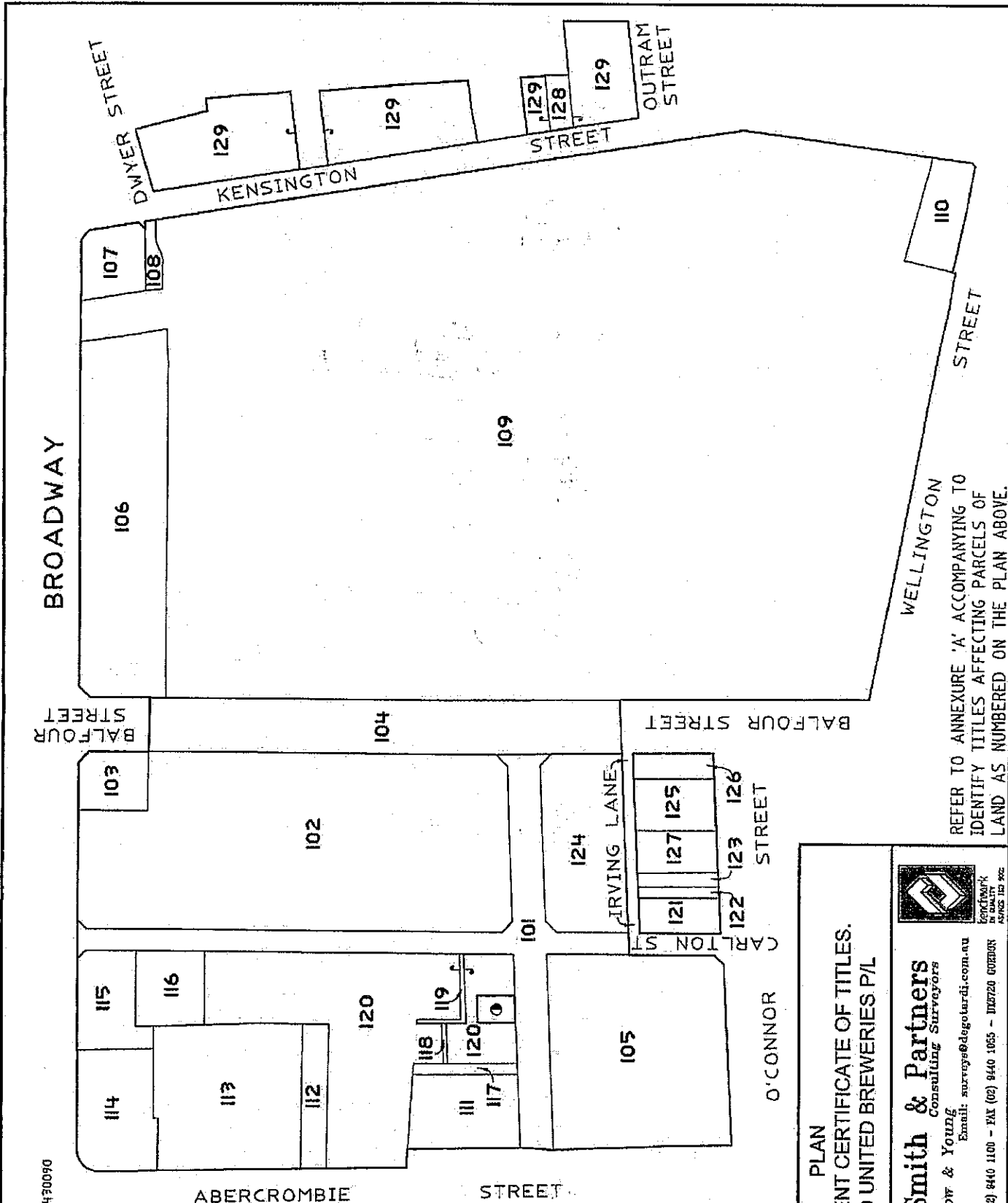
Parcel No.	Computer Folio Reference/Title	Current Certificate Of Title	Subject Deposited Plans	Easements and Covenants	Document or Plan creating easement etc
101	1539/43748		Lot 1539 DP43748	Easement for Stormwater Drainage and Sewerage Purposes. Easement for Electricity Purposes. Right of Carriageway.	DP641651 DP649583 DP649583 Plans DP636476 DP640087 DP641651 registered. C826554; the interest of the Council of the City of Sydney in the addition to existing Road shown on DP552078
102	1/207743	V9241 F150	Lot 1 DP207743	Covenant Affecting Part	
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	V5116 F22	Lot 1 DP190327		
107	1/191024		Lot 1 DP191024		
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	1/628951	V15214 F238	Lot 11 DP628951		
118	1/722227		Lot 1 DP72227		
119	2/722227		Lot 2 DP72227		
120	V3672 F23		Pl Lot 8, Pl 10, 14, 16, 31, 33, 35 in Sec 1 DP739 Lots 13, 14, Pl 15, 16 & 17 DP192059 Pl Lot 30 & Pl 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 9632-183	V9632 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 DP339953		

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

sd Degotardi, Smith & Partners
 Consulting Surveyors
 Incorporating *Morrow & Young*
 Email: surveys@degotardi.com.au
 19-23 Bridge Street, Pymble NSW 2073 - (02) 9440 1100 - FAX (02) 9440 1055 - 106720 002009
 EXPLORE THE QUALITY OF SURVEYING

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

NOTES
 BOUNDARY POSITIONS ARE APPROXIMATE
 FROM THIS PLAN. POSITIONS SHOULD NOT BE SCALED
 FROM THIS PLAN.

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

VERTICAL DATUM: N/A
 DATUM: B.M. ADAPTED:
 ALL DIMENSIONS IN METRES

REV.	DESCRIPTION	DATE
1	ISSUED	20/01/14

CLIENT:
 SARETON & UNITED ENGINEERS (NSW)
 12/13-15 Balfour Street
 SYDNEY NSW 2000

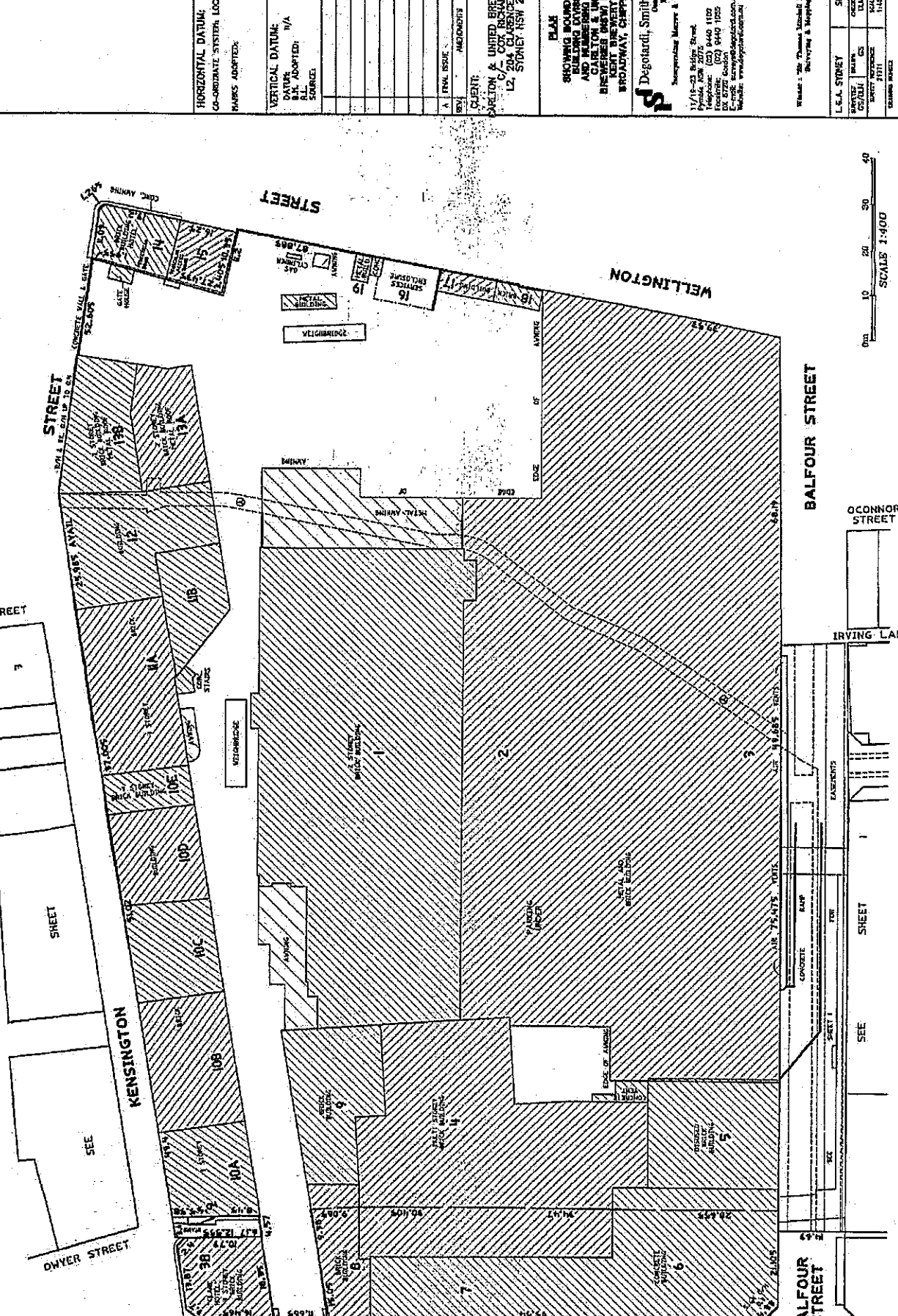
PLAN
 SHOWING BOUNDARIES,
 BUILDING FOOTPRINTS
 AND WALLS BEING OVER
 BROWNE'S BROWNS LTD
 KENT BREWERY SITE
 BROADWAY, CHIPPENDALE.

SP Degorardi, Smith & Partners
 Chartered Surveyors
 11/15-13 Balfour Street
 Sydney NSW 2000
 Telephone: (02) 9440 1100
 Facsimile: (02) 9440 1025
 E-mail: sp@spgroup.com.au
 Website: www.spgroup.com.au

Waste: Mr Thomas Michael Degorardi in
 Surveying & Mapping Area 2004

L.S.A. SYDNEY	DATE	SCALE	DATE
20/01/14	1:1000	1:1000	20/01/14

2018/044-DWG A



SEE SHEET 1
SEE SHEET 2
SEE SHEET 3

