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✓ 25. Central Railway Complex

See too Egge trans not 88

There is a discussion between the Judge and Morgan Ryan regarding the new Central Railway Complex. The Judge chastises Morgan Ryan for not being sufficiently alert to what is going on. It seems that a company with Saffron links was involved in seeking this development. It is said that it is surprising that the Judge would take such an interest in this particular complex. It is said that the whole of the matter is worthy of investigation. Did the Judge attempt to assist Saffron in relation to this matter? One should turn to the notes of the conversation with Wendy Bacon which occurred on the morning of Friday the 13th June for further elaboration of this matter.

It would seem that taken in isolation the statements attributed to the Judge could not amount to proved misbehaviour. The matter does merit further investigation, however.

ALLEGATION NO. 25 - CENTRAL RAILWAY COMPLEX

We should examine carefully the document headed "The Central Railway Complex" which was prepared by The Age. This assembles from The Age tapes all conversations which relate to that matter. These start with a conversation between Morgan Ryan and Eric Jury on March 31st 1980. In that conversation Ryan and Jury discuss the complex, and a solicitor doing the submission. The solicitor's name is Colbron. It is said that Morgan will help get it through for a fee. There is also discussion about Sir Peter Abeles trying to get in on the act. On April 3rd 1980, Lionel Murphy rings Morgan. They discuss the new complex. It is said the Judge is very guarded with his talk, and during the talk Commuter Terminals Pty. Limited is mentioned together with the word "champagne". The summary notes "worth reading in full".

The significance of the solicitor being Colbron is that he was formerly an Articled Clerk with the firm Morgan Ryan and Brock. He was also the solicitor to whom [REDACTED] turned after the Morosi breakin.

Investigative Steps Required

Persons to be spoken to:

1. Egge
2. McVicar
3. [REDACTED]
4. Eric Jury
5. Morgan Ryan

6. Colbron [REDACTED]
7. Wran
8. David Hill
9. A Property Developer John Andrews
10. John Johnston State MLA
11. Stanley Edwards - Director of Commuter Terminals

It appears that files relating to the Central Railway Development are in the possession of the Stewart Enquiry - these should be examined. The documents are now probably with the NCA. There should be a further search done of Commuter Terminals. This may be a case where a search warrant would be justified. The company records relating to Commuter Terminals could be seized and examined. If investigations demonstrate that the Judge has involved himself on behalf of a company with links to Saffron, (even in the absence of any clear evidence of bribery or corruption) it may be argued that such conduct could amount to misbehaviour in a broad sense.

ALLEGATION NO 25

17/7/86
Amended allegation
(see underlining)

Particulars of Allegation

The Honourable Lionel Keith Murphy, in or about January 1980, and whilst a Justice of the High Court of Australia, agreed with Morgan Ryan that he, the Judge, would make, or cause to be made, representations on behalf of interests associated with one Abraham Gilbert Saffron to persons in a position to influence the award of a contract to remodel the Central Railway Station in Sydney for the purpose of assisting those interests to obtain the contract. Further, the Judge subsequently made such representations, and informed Ryan that he had done so, and that the representations were likely to be successful.

At the relevant time, Saffron was, and was known by the Judge to be, a person of ill-repute.

It will be contended that this conduct by the Judge amounted to misbehaviour within the meaning of Section 72 of the Constitution in the following respect -

a) entering into an agreement to intervene to influence the award of a public contract to a particular tenderer, and actually intervening to achieve that purpose;

further, or in the alternative

b) entering into an agreement to intervene to influence the award of a public contract to a tenderer associated with a person of ill-repute, and actually intervening to achieve that purpose.

As such it constituted conduct contrary to accepted standards of judicial behaviour.

ALLEGATION NO. 25 - INTERVENTION TO INFLUENCE THE AWARD OF A CONTRACT

Statement of Allegation

Conduct contrary to accepted standards of judicial behaviour.

Particulars of Allegation

The Honourable Lionel Keith Murphy, in or about January 1980, and while a Justice of the High Court of Australia, agreed to a request by one Morgan Ryan that he intervene with the New South Wales Government, in an attempt to secure a successful tender for a company known by the Judge to have connections with one Abraham Gilbert Saffron, a known or reputed criminal, for the contract to remodel the Central Railway Station in Sydney. Further, the Honourable Lionel Keith Murphy did intervene with the New South Wales Government, on behalf of the company in question, and subsequently informed Ryan that their efforts had been successful.

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THE CENTRAL RAILWAY COMPLEX

March 31, 1980 - Morgan Ryan rings Eric Jury. Tells him that he has had an \$11,000 talk with Brian Maher and the fact that he threw the big dinner party at the Boulevard which ended up in a fight. Morgan says that Maher has 15 million. Mentions that Maher used to live in Sydney, went broke in the used car business. Eric asks Morgan did A.S. go. No. They then talk about a firm called Baffsky and Co being involved in a tax scheme. A.S. also has an interest in the same scheme. Talk about Einfeld throwing shit at the Opposition. Talk about A.S. knowing Einfeld. Apparently Maher is waiting for land to be re-zoned in Southport Qld. Morgan will be seeing Nifty in a week. Talk about Nifty having a son which they did not know about. Talk about the big Central Complex and a solicitor doing the submission. Solicitor's name is Colbrin. Morgan will help get it through for a fee. Talks about Sir Peter Abeles trying to get in on the act.

April 3, 1980 - Lionel Murphy rings Morgan. They talk about the new Central Railway complex. Lionel is very guarded with his talk and during the talk Commuter Terminals Pty Ltd is mentioned together with the word 'Champagne'. Worth reading in full. Page (2) Tape 98.

April 5, 1980 - Eric Jury rings Morgan Ryan and they discuss in length the new Central Railway complex. Also the company involved. Both are happy Merv Beck has gone from 21 Division. Talk about illegal gambling and S.P. Also mention that a girl has to be arranged for Lionel Murphy. Abe Saffron gets a mention about a casino he could not open. Worth reading in full. Page (1) Tape 100.

April 7, 1980 - In from Eric Jury to Morgan. Race talk. Morgan met Wran at the races and he is now overseas. Eric wants Morgan to get onto Wran about the inquiries to which Morgan replied that everything is alright.

April 9, 1980 - In to Morgan from Eric Jury. They talk about Morgan getting into Nifty Nev about the contract. It is suggested that Nifty drop the matter if their mob does not get the contract. Further talk about the flats at Mount Street.

Morgan puts it on Cairns to contact Bert James and asks him if he will quiz James about Sampson Mann immigration matter. Morgan wants Mann to be told to keep quiet. Cairns is going to do this.

5. Sir Peter Abeles

- 29 March, 1980 - In to Morgan Ryan from Eric Jury... Morgan mentions a case involving Strasser. Also Abe Saffron and a Peter Farr. Further conversation about Peter Abeles, Bob Askin. Laurie McGinty also gets a mentions.
- 31 March, 1980 - Morgan Ryan rings Eric Jury... Talk about the big Central complex and a solicitor doing the submission. Solicitor's name is Colbran. Morgan will help get it through for a fee. Talks about Sir Peter Abeles trying to get in on the act. Worth reading in full.

6. Sir Robert Askin

- 29 March, 1980 - In to Morgan Ryan from Eric Jury... Morgan mentions a case involving Strasser. Also Abe Saffron and a Peter Farr. Further conversation about Peter Abeles, Bob Askin. Laurie McGinty also gets a mentions.

Laurie McGinty

- 29 March, 1980 - In to Morgan Ryan from Eric Jury... Morgan mentions a case involving Strasser. Also Abe Saffron and a Peter Farr. Further conversation about Peter Abeles, Bob Askin. Laurie McGinty also gets a mentions.

8. Sid Einfeld

- 30 March, 1980 - In from male person to Morgan Ryan (male could be Sid Einfeld). The male informs Morgan in relation to Chris Murphy and Pat Costello being called up by the Chief Justice. Both are Sydney solicitors to be called up before the Banco Court with another solicitor named Michael Seymour for malpractice.
- 31 March, 1980 - Morgan Ryan to Eric Jury... Talks about Einfeld throwing shit at the Opposition. Talk about A.S. knowing Einfeld...

Bill Perrignon

- 7 April, 1979 - In from Male (Murphy?). STD.

Ryan: Hello.

Male: What's happening?

Ryan: Nothing. What do you.. Why do think.. Why am I getting the call?

Male: (Too low to be heard).

Ryan: Oh God, I thought it was a.. I thought it.. God, your voice has changed. I thought it was what's-his-name from Orange. Listen it is a race day.

Male:

Ryan: No, everything is 100%. Tell you what I wanted to ask you. We are having met definitely. I saw the trump, I had a [talk to] the Sculler. I had a good talk with him the other morning and we are definitely having dinner straight after Easter. Right. How are you with that other fellow? I will be seeing him today, probably [with] Bill Perrignon.

Male:

Ryan: Uuurmmph.

THE CENTRAL RAILWAY COMPLEX

March 31, 1980 - Morgan Ryan rings Eric Jury. Tells him that he has had an \$11,000 talk with Brian Maher and the fact that he threw the big dinner party at the Boulevard which ended up in a fight. Morgan says that Maher has 15 million. Mentions that Maher used to live in Sydney, went broke in the used car business. Eric asks Morgan did A.S. go. No. They then talk about a firm called Baffsky and Co being involved in a tax scheme. A.S. also has an interest in the same scheme. Talk about Einfeld throwing shit at the Opposition. Talk about A.S. knowing Einfeld. Apparently Maher is waiting for land to be re-zoned in Southport Qld. Morgan will be seeing Nifty in a week. Talk about Nifty having a son which they did not know about. Talk about the big Central Complex and a solicitor doing the submission. Solicitor's name is Colbrin. Morgan will help get it through for a fee. Talks about Sir Peter Abeles trying to get in on the act.

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April 9, 1980 - In to Morgan from Eric Jury. They talk about Morgan getting into Nifty Nev about the contract. It is suggested that Nifty drop the matter if their mob does not get the contract. Further talk about the flats at Mount Street.

- 15 March, 1980 - Incoming call from Lionel Murphy to Morgan. Morgan is not at home. He is at Arthur's Court.
- 24 March, 1980 - Lionel Murphy rings Morgan Ryan. Discuss problems. Morgan mentions that he has spoken to Jim Cairns about a matter. See page 1 of tape 88.
- 2 April, 1980 - Lionel Murphy rings the Ryan house. Speaks to Dorothy. Talk about keeping fit etc. Murphy advises Dot that Morgan has to get the State and Federal matters settled. He suggests that they have got nothing. He also suggests that Morgan should have a State member of the Government to say that he has made inquiries about Morgan and that he comes up smelling 'like a rose'. Lionel wants Morgan to contact.
- Morgan rings Lionel Murphy and discuss having something arranged as Morgan has something important to tell him. Further talk about the Government inquiry.
- 3 April, 1980 - Lionel Murphy rings Morgan. They talk about the new Central Railway complex. Lionel is very guarded with his talk and during the talk Commuter Terminals Pty Ltd [probably Computer Terminals Pty Ltd, a company with distant Saffron connections] is mentioned together with the word 'Champagne'. Worth reading in full. Page 2 tape 98.
- 5 April, 1980 - Eric Jury rings Morgan Ryan and they discuss in length the new Central Railway complex, also the company involved... Also mention that a girl has to be arranged for Lionel Murphy...
- 11 April, 1980 - Lionel Murphy rings Dot Morgan. Wants Morgan to ring.
- 13 April, 1980 - In to Morgan from Lionel Murphy. Morgan mentions that he has spoken to N (Nev Wran). Lionel mentions that he has spoken to J, then mentions M (means Murray Farquhar) and he is willing to do that. Also that he has spoken to McHugh. Morgan agrees to speak to him tomorrow as he does not want to speak on the phone.
- 21 April, 1980 - Lionel M wants Morgan to contact him.
- 24 April, 1980 - Morgan speaks to Lionel & Co about starting the malicious prosecution case. Talk about what fund is going to guarantee costs etc.
- 30 April, 1980 - Morgan talks to Lionel M. More about the malicious prosecution matter. Lionel refuses to discuss it on the phone.
- 1 to 6 May, 1980 - In call from Lionel Murphy. Tells Steve to tell Morgan Ryan that he rang.

Commater Terminals

Reg Office: 1/334 Barrington Rd Newport 2106 (5.9.78)

: 1019 Barrington Rd Palm Beach (7.9.51)

C/N Inc @ the September, 1978 Inc 13th June, 1978.

Directors

Warwick H. J. COLBROE

Appt
5.9.78

Resign

Jeanette Dale COLBROE

5.9.78

21.12.78

Prof. John ANDREWS - Architect

21.12.78

Stanley EDWARDS

21.12.78

Shareholders

John ANDREWS

1 Ord.

Stanley EDWARDS

1 Ord.

Committer
Terminals Pty Ltd

NSWCAC



No. of Certificate
114-21-02

Certificate of Incorporation on Change of Name of Company

Companies Act, 1961 - Section 21 (3)

This is to Certify that

Cellco Pty. Limited

which was, on the thirtieth day of June, 1970,
incorporated under the Companies Act, 1961, and on the
day of September, 1970, change its name to

COMMITTER TERMINALS PTY. LIMITED

and that the company is limited by shares and is a Proprietary Company.

GIVEN under the seal of the Corporate Affairs Commission at Sydney
this sixth day of September, 1970.

By

Commissioner

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney-General to be qualified as provided by the Companies Act, 1961, on the address of June, 1970, to be my principal office for the purposes of Section 21 of the Companies Act, 1961, DO HEREBY CERTIFY that the above-named company is a company incorporated under the Companies Act, 1961, and that the above-named company is a company limited by shares and is a proprietary company.

Witness my hand and seal at Sydney, this sixth day of September, 1970.

5964

28 Prince St. West, Queensland House

Stamp: RECEIVED IN THE OFFICE OF THE REGISTRAR OF COMPANIES ON 11 SEP 1978

THE GOVERNMENT OF CANADA
CORPORATION ACT
RÈGLEMENT SUR LE DÉCLARATION

Stamp: 20342/1-78
Stamp: 487016

NOTICE OF RESOLUTION

Company and Individual Names, Addresses, etc. (Small print)

RESOLVE BY _____ LIMITED

TO THE CORPORATE AFFAIRS COMMISSION:

At a general meeting of the members of _____

held at _____ Limited day convened and

on the _____ day of _____ 1978, the

purpose of which was to resolve that the _____

be changed to _____

The members unanimously resolved to change the name of the company to

_____ LIMITED

Dated this _____ day of _____ 1978

I declare that the above is a true and correct copy of the resolution as passed.

Where an copy of the resolution is enclosed, the same is to be endorsed as follows:

"This is the resolution marked 'A' referred to in the notice of resolution issued by me on the _____ day of _____ 1978."

* N.B. The resolution may be printed, typed or reproduced by any mechanical means but not handwritten.

PLEASE COMPLETE

Endorsed by: _____

Where Sent: _____

Date forwarded: _____

Fee paid: _____

APPROVED
CHANCELLER OF MONTREAL
MERCANTILE TRUST
1100 RUELLE DU CANAL
MONTREAL, QUEBEC H3B 2Y4

Vertical text on the right side of the page, including "CORPORATION ACT" and other regulatory information.

Vertical text on the left side of the page, partially obscured by a black box.

Vertical text on the left side of the page, partially obscured by a black box.

Vertical text on the left side of the page, partially obscured by a black box.

Form 21

NEW YORK STATE

COMMISSIONER OF CORPORATE AFFAIRS

212 NASSAU ST. (10th Fl.)
NEW YORK, N.Y. 10038

December 21, 1970

400040



Form 21

NO FEE

30 JUN 1971

NOTICE OF ADDRESS OF REGISTERED OFFICE AND OF OFFICE HOURS AND OF PARTICULARS OF CHANGES

Section 1-1002 of the General Business Law, as amended, and Section 1-1003 of the General Business Law, as amended, require that every corporation registered in this State file with the Commissioner of Corporate Affairs a notice of address of registered office and of office hours and of particulars of changes.

Reg. No. 21221-39

TO THE COMMISSIONER FOR CORPORATE AFFAIRS

Know all persons to whom these presents may come that on this 30 day of June, 1970

I, as agent of the date of incorporation of the company, for the purpose of changing the address of the registered office of the Company to 110 Cedar Street, Newark, N.J.

and the date of incorporation of the company, 1968

and the date of incorporation of the company, 1968

Witness my hand and seal this 30 day of June, 1970.

Executed at Newark, N.J. on this 30 day of June, 1970.

Signature of [Redacted]

Printed name of [Redacted]

Witnessed by [Redacted]

Printed name of [Redacted]

Vertical stamp on the right side of the document, containing text such as 'RECEIVED' and 'CORPORATE AFFAIRS'.



5813

W. HILL & SON, CORPORATION

403600

FORM NO. 100
REVISED JULY 1964
Value \$15.00

ONE COPY TO BE FILED IN
File No. 27-10000
Serial No.
Date of Filing
File No. of

FOR THE USE OF THE
SECURITY AGENCIES OF THE
UNITED STATES

20 JUN 67

██████████

**LIST OF PERSONS WHO HAVE
CONSENTED TO BE INTERVIEWED**

Office of LEGAL ATTORNEY General, 111 Madison Street, New York, New York

TO THE CORPORATE AFFAIRS DIVISION:

1. **HOOPER ARCADE CO.**

of ██████████

is presently doing the incorporation of

United States, and

would like the incorporation papers filed in the name of the company

Full Name	Address	Company or Occupation
GEORGE ARCADE COLE	██████████	OWNER DIRECTOR
FRANK JOY COLE	██████████	OWNER DIRECTOR

Executed on this 20th day of June, 1967.

Signature: ██████████

WALTER CHARLES

Legal for C.A.A. CORPORATE & FINANCIAL SERVICES
210 N.W. 1ST ST
MIAMI, FLORIDA 33136

NOTE -
This document is required to be filed with the Memorandum of a Company for registration.

Form - 10

A. The Commission for Corporate Affairs, Inc. is a private agency for the Attorney General
 by resolution published in the Government Gazette on the 21st day of June, 1967, by
 the name of Person in the name of Person, upon of the Commission (Subsidiary
 Act, 1967, 20 JUN 1967) published in the Gazette on the 21st day of June, 1967,
 a document filed in a company for a company for a company.

DATE: 20 JUN 1967

5013

17 JUN 67 11:00 AM NEW YORK

NEW YORK STATE
 COMMISSION ON GOVERNMENT REFORM

EXHIBIT 1
 11-14-77

100042

PARTICULARS AND CHANGES OF MEMBERSHIP IN REGARDS OF
 BUREAU OF TAXATION AND REVENUE

THE STATE OF NEW YORK
 COMMISSION ON GOVERNMENT REFORM

EXHIBIT 1
 11-14-77

100042

PARTICULARS AND CHANGES OF MEMBERSHIP IN REGARDS OF
 BUREAU OF TAXATION AND REVENUE

EXHIBIT 1
 11-14-77

100042

Full Name and Title in Corporation	Address	Business Address	Business Telephone	Business Fax	Business Teletype	Business Telegram	Business Radio	Business TV	Business Other	Business Other
GORDON ARTHUR COLE	[REDACTED]	C.F.O. CORPORATE & PERSONAL PLANNING FTY. LIMITED,	820-01720							30/5/78
ROBERTA JOY COLE	[REDACTED]	C.F.O. CORPORATE & PERSONAL PLANNING FTY. LIMITED,	APPRETISE							30/6/78

Board No. 2020 day of June 19 78
 LES INDENTURES FOR CAPITAL INVESTMENT AND FEE PAYABLE ON BONDING

1. The Commission for Corporate Affairs, being a person declared by the Attorney General
 by notification published in the Government Gazette on the 17th day of June, 1970, to
 be an officer of the Government of Western Australia, in the exercise of powers conferred
 on him by section 10 of the Companies Act, 1961, DO HEREBY CERTIFY pursuant to the Section 10
 of the Companies Act, 1961, that the persons named in the accompanying schedule are
 the persons named in the schedule in the accompanying schedule.

DATE: 14th June 1978
 COMMISSIONER

Form No. 1
 10/15/57
 [Redacted]
 [Redacted]

New South Wales
 COMPANIES ACT, 1961
 Section 24 (1), (3) (b)

Form 17

RETURN OF ALLOTMENT OF SHARES

Chapter 11 PART 1, SUBPART 1 and Part 110 of the Companies Act, 1961
 (Gazette of New South Wales, 1961, No. 100, p. 100)

Reg. No. 2341-24
 [Redacted]

The shares referred to in this return were allotted or are deemed to have been allotted under section 24 (1) of the Companies Act, 1961, for the [Redacted] day of [Redacted] 19[Redacted]

Particulars	Number of Shares		
	Previous	Current	City
1. THE CASH CONTRIBUTION:			
(a) amount of shares	No.		
(b) nominal amount of EACH share	5		
(c) amount (if any) paid on EACH share		1.00	
(d) amount (if any) due and payable on EACH share		1.00	
(e) amount of premium paid or payable on EACH share			
2. THE CONTRIBUTION OTHER THAN CASH:			
(a) nature of shares			
(b) as fully paid up	250		
(c) as partly paid up			
(d) amount claimed of EACH share	5		
(e) if partly paid up - the amount claimed as paid up on EACH share			
(f) amount of premium claimed as paid up or payable on EACH share			
(g) The consideration for which the shares were issued or are deemed to have been issued			

3. The names and addresses of the persons to whom the shares referred to in this return were allotted or are deemed to have been allotted are as follows:

Name	Address	Number of Shares Allotted					
		Cash		Other		Total	
		Full	Part	Full	Part	Full	Part
COLL.	[Redacted]			21.00			
COLL.	BARRON JOY			21.00			
	Total			42.00			

Dated this [Redacted] day of [Redacted] 19[Redacted]

[Redacted]
 [Redacted]

I, the Registrar for Companies Affairs, being a person entitled by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1961, to be an approval power for the purposes of Section 24 of the Companies Act, 1961, do hereby certify that the return filed in accordance with the provisions of section 24 of the Companies Act, 1961, is correct and true.
 DATED 28 5 1963
 [Redacted]
 REGISTRAR

Doc. No. 487017

NO FEE
5/1/78

NEW SOUTH WALES
Companies Act, 1957, section 124(1)

**PARTICULARS AND CHANGES OF PARTICULARS IN RESPECT OF
DIRECTORS, MANAGERS AND SECRETARIES OF**

PRYDE & PATTERSON LTD., LIMITED

Company of the State of New South Wales
Incorporated in New South Wales

Company Name: [REDACTED]
Company No: [REDACTED]

Reg. No. 20241239
Date of Reg. 1/1/78

Full Name of Director, Manager or Secretary	Former Name of Director, Manager or Secretary	Address	Office Address of Director, Manager or Secretary	Particulars of Appointment or Change	Date of Appointment or Change
COLLETT MURDOCK	MURDOCK	[REDACTED]	100, COLLETT STREET, SYDNEY	APPOINTED	5.9.76
RODARA JOY COLE	RODARA	[REDACTED]	100, COLLETT STREET, SYDNEY	APPOINTED	5.9.76
GEORGE MACDONALD JOHN ELLIOTT	ELLIOTT	[REDACTED]	100, COLLETT STREET, SYDNEY	APPOINTED	5.9.76
BENNETT DALE ELLIOTT	ELLIOTT	[REDACTED]	100, COLLETT STREET, SYDNEY	APPOINTED	5.9.76

Full Name of Director, Manager or Secretary: [REDACTED]
Address: [REDACTED]
Date of Reg. 5/1/78
The Director(s) for Company No. 20241239, incorporated in New South Wales, is/are [REDACTED]

1. The Commission for Corporate Affairs hereby certifies that the information contained in the above particulars is true and correct as far as it goes and that the persons named therein are qualified to hold the offices mentioned in the above particulars.

DAVIDSON
Secretary
5.9.78

1978 (1) 2, New South Wales

COMMISSIONER

1978 (1) 2, New South Wales

Form 700

NEW SOUTH WALES

Companies Act, 1961
Sections 158 and 160



510
930
16/9/79
CODE 21000

Form A

9580

Annual Return of a Company having a Share Capital

Complete in BLOCK LETTERS and lodge with Corporate Affairs Commission, 115 Castlereagh Street, Sydney, N.S.W. 2000
(G.P.O. Box 7019, N.S.W. 2001)

Reg. No.	2	1	3	4	2	1	1	9	PART A
Annual Return of	COMPUTER TERMINALS PTY.								
Made up to the	30th			day of			September		
and the date of	1979								
The date of the Annual General Meeting in 1979									
The date of the Annual General Meeting of the company held on									
30th September 1979									
The date of the return									
The date of the return									
The date of the return									
The address of the registered office of the company is:									
[Redacted]									
The name of the company is reserved in the participating States of:									
NOT APPLICABLE									
The address of the principal office of the company (if any) in each participating State is:									
NOT APPLICABLE									
The address of the place at which the register of members is kept (if other than the registered office is):									
NOT APPLICABLE									
The business names under which the company carries on business are:									
NOT APPLICABLE									

Prepared by: J.V. Allen & Co.
 Lodged by: J.V. ALLEN & CO.
 220-2190

This form must be prepared to be filed with the return, in which the company, being a South Wales company, is a shareholder, and the date of the Annual General Meeting.

It should be filed with the registered office of the company, or the principal office of the company, or the place at which the register of members is kept, or the place at which the business is carried on.

It should be filed with the registered office of the company, or the principal office of the company, or the place at which the register of members is kept, or the place at which the business is carried on.

The COMPANIES ACTS 1961 being a public document by the Attorney General by notification published in the Government Gazette on the 20th day of September, 1979 to be an approved document for the purpose of Section 160 of the Companies Act, 1961 (No. 100) and the regulations made thereunder pursuant to the Statute that this form, being a public document, is a document of a document in the custody or control.

Date filed: twenty-fifth day of September 1979
 9577
 under signature of the Comptroller

Form 700

NEW SOUTH WALES

Companies Act, 1961
Sections 158 and 160



9580
CODE 21000

Form A

Annual Return of a Company having a Share Capital

1	Page
2	Total
3	Total
4	Total
5	Total
6	Total
7	Total
8	Total
9	Total
10	Total
11	Total
12	Total

STATE OF CALIFORNIA
PART II

Particulars of the Officers, Managers, Secretaries and Auditors at the Date of the Annual Meeting

Name of Officer or other title as herein designated	Office or position as herein designated	Residence	Other business interests and the title of position in each of other businesses included in the list by Section 1442 (b) of the Code of Civil Procedure (if any)
Director ANDREWS, John		[REDACTED]	Architect 311
EDWARDS, Stanley		[REDACTED]	Builder 311
COLBORN, Warwick Archibald John		[REDACTED]	Builder 311
Manager (if any)			
Secretary COLBORN, Warwick Archibald John		as above	as above

Address for correspondence: [REDACTED] and [REDACTED]
 [REDACTED] & Co., 52 Sycamore St., Sydney
 I declare that the above is a true and correct statement of the officers, managers, secretaries and auditors of the corporation as of the date of the annual meeting held on the 15th day of September, 1937.

PART III

Copy of Last Accounts of the Company

Except in the case of —
 (a) a company that, during the whole of the financial year to which the return relates, was an exempt proprietary company and an unlimited company; or
 (b) a company that, during the whole of the financial year to which the return relates, was an exempt proprietary company being a company of which the accounts and group accounts (if any) for that financial year were stated in accordance with the Companies Act, 1931;
 the return must include a copy, certified by a director, or by the manager or secretary, of the company to be a true copy, of all accounts and group accounts (if any) required to be laid before the company at the Annual General Meeting relating to the financial year to which the return relates.

1. Statement to be given by the Auditor of an exempt proprietary company.
 For the purposes of subsection (1) of section 165A of the Companies Act, 1931, I hereby state in relation to the accounts of [REDACTED] Limited for the year ended 30th June, 1937, that:
 (a) the company has prepared in my opinion true and proper accounts and other books during the period covered by these accounts;
 (b) the accounts have been duly audited and are correct in accordance with this Act;
 (c) I have not referred in my report to any defect or irregularity in the accounts.

Signature: [REDACTED] Auditor

2. Certificate in respect of a company, the accounts or group accounts of which, by reason of the circumstances referred to in subsection (1) or section 165A of the Companies Act, 1931, are not audited.
 For the purposes of subsection (2) of section 165A of the Companies Act, 1931, we hereby certify, in respect of the financial year to which the accounts or group accounts relate, that:
 (i) the company has prepared, kept and accounted records as correctly record and explain the transactions and financial position of the company;
 (ii) the company has not kept any accounting records in such a manner as would enable true and fair accounts of the company to be prepared from them;
 (iii) the company has not kept its accounting records in such a manner as would enable the accounts of the company to be conveniently and properly audited in accordance with the Companies Act, 1931;
 (iv) the accounts and group accounts (if any) stated have not been properly prepared by a competent person.

Director
 Director

I declare that the above is a true and correct statement of the officers, managers, secretaries and auditors of the corporation as of the date of the annual meeting held on the 15th day of September, 1937.

The Companies Act, 1931, section 165A, requires a person declared by the following Government Statute to be included in the Companies Register as to 28th day of September, 1937, to be an exempt company for the purposes of Section 165A of the Companies Act, 1931, if the company is a company of which the accounts and group accounts (if any) for that financial year were stated in accordance with the Companies Act, 1931, and the company is not a company of which the accounts and group accounts (if any) for that financial year were stated in accordance with the Companies Act, 1931.

Date: this twenty-fifth day of September 1937.

9577

under delegation from the Commissioner

STATE OF CALIFORNIA
PART II
Particulars of the Officers, Managers, Secretaries and Auditors at the Date of the Annual Meeting

Name of Officer or other title as herein designated	Office or position as herein designated	Residence	Other business interests and the title of position in each of other businesses included in the list by Section 1442 (b) of the Code of Civil Procedure (if any)
Director ANDREWS, John		[REDACTED]	Architect 311
EDWARDS, Stanley		[REDACTED]	Builder 311
COLBORN, Warwick Archibald John		[REDACTED]	Builder 311

Particulars of the Officers, Managers, Secretaries and Auditors at the Date of the Annual Meeting
 Date: this twenty-fifth day of September 1937.

FORM 100

NEW SOUTH WALES

Companies Act, 1961
Sections 138 and 142



3880

COE 2/8/61

Form A

Annual Return of a Company having a Share Capital

Complete in BLOCK LETTERS and lodge with Companies Acts Commission, 175 Condonagh Street, Sydney, N.S.W. 2000
(G.P.O. Box 7019, N.S.W. 2001)

Reg. No.	2	1	3	4	2	3	1	3	9	PART A		
Annual Return of	COMPUTER TERMINALS PTY.									Limited		
made up to the	31st									day of	December	1960
being the date of or a date not later than the fourteenth day after the date of the Annual General Meeting in 1960												
1. The accounts of the company were laid before the Annual General Meeting of the company held on												
31st December 1960												
2. The address of the registered office of the company is												
Rm 1, 334 Barronjoey Rd, Newport												
3. The name of the company as recorded in the participating States is												
NOT APPLICABLE												
4. The address of the principal office of the company (if any) in each participating State is												
NOT APPLICABLE												
5. The address of the place at which the register of members is kept if other than the registered office is												
NOT APPLICABLE												
6. The business name under which the company carries on business is												
NOT APPLICABLE												

Filed by: J.V. Allan & Co.

Lodged by: BY J.S. SKIDDM

Phone: 280-3199

Date lodged:

For paid

For registration fee amount to (\$.)

SEE INSTRUCTIONS ON REVERSE OF FORM

The Company is required to lodge this return with the Registrar of Companies in a State or Territory of the Commonwealth, within two months after the date of the Annual General Meeting.

Penalty for failure to lodge this return within the prescribed period is \$100 for each day after the first day of default, but not exceeding \$1000 in any one case.

The COMPANIES ACTS COMMISSION being a person declared by the Attorney General by notification published in the Government Gazette on the 28th day of September, 1959 to be an approved person for the purposes of Section 138 of the Companies (New South Wales, 1961) (Number 100) shall pursuant to the Statute that this Commission is to be a permanent record of a document in its custody or control.

MAILED THIS TWENTY-FIFTH DAY OF SEPTEMBER 1961

9577

Administrative
and/or Delegation Area No. 100/100/100

RECEIVED COMPANIES AND SECURITIES COMMISSION
COMPANIES ACTS DIVISION
ANNUAL RETURN OF A COMPANY HAVING A SHARE CAPITAL
Reg. No. 21341-03
COMPUTER TERMINALS PTY LIMITED
FOR DESIGN TO WHICH THIS ANNUAL RETURN RELATES

1. The information in this return was prepared as at the date of the Annual General Meeting of the company on 31st December 1960.

The address of the place at which the register of members is kept, if other than the registered office

NOT APPLICABLE

The business name (if any) under which the company carries on business is

NOT APPLICABLE

The nature of the principal business carried on by the company is

Commissioner under delegation from the Commission

STATE OF SOUTH CAROLINA
Secretary of State Capital and Stocks

7. **ISSUED SHARE CAPITAL** 2,000,000 (Number of Shares) 2,000,000 (Value) \$ 2.00 each

8. Total number of shares issued up to the date of 2001-10-1 2 (Number of Shares) 2,000,000 (Value) \$ 2.00 each (During the date of the return of stock information)

TOTAL ISSUED CAPITAL (Nominal Value) 2,000,000

9. Number of shares held:

(a) Subject to payment wholly in cash

(b) As fully paid up otherwise than in cash

(c) As partly paid up to the extent of \$ per share otherwise than in cash

TOTAL of items 9(a), (b) and (c) - (This should agree with item 8)

10. Number of shares of any of each class issued at a discount

11. Total amount of discounts on the issue of shares which has not been written off at the date of the return

12. (a) There has been called up on each of 2 shares \$ 2.00

(b) There has been called up on each of shares

(c) There has been called up on each of shares

13. Total amount:

(a) Of calls received including payments on application and allotment \$ 2.00

(b) (If any) agreed to be considered as paid on which have been issued or fully paid up otherwise than in cash shares

(c) (If any) agreed to be considered as paid on which have been issued or partly paid up to the extent of per share otherwise than in cash shares

TOTAL of items 12 (a), (b) and (c) \$ 2.00

14. Total amount of calls unpaid

15. Total amount of the sums (if any) paid by way of commission in respect of any shares or securities since the date of the last return

16. Total amount of the sums (if any) allowed by way of discount in respect of any securities since the date of the last return

17. Total number of shares forfeited

18. Total amount paid (if any) on shares forfeited

19. Total amount of the indebtedness of the company secured on the property (whether real or personal) or undertaking of the company

Particulars of each charge REGISTERED WITH THE COMMISSION are as follows:

Registered number	Date of registration	Amount of consideration at the date of the return
2111		

PART C
LIST OF PERSONS holding shares in **COMPUTER TERMINALS PTY. LIMITED** on the **31st** day of **December** 19 **80** (making the date of the return or other authorized date) and an account of the shares so held.

NOTE: If the names in this List are not arranged in alphabetical order an index sufficient to enable the name of any person in the List to be readily found shall be annexed to this List.

NOTE: In the case of a company managed under the provisions of section 10 of the Companies Act, 1957, the List is not required to be supplied.

A company which is not a company as defined in section 10 of the Companies Act, 1957, shall be exempt from the obligation to supply the List.

Name of holder	Name		Address	Number of shares held (by holding or otherwise)
	Surname	All first and middle names and other names		
Andrews	John			1 Ord.
Edwards	Donley			1 Ord.

NOTE: If the names in this List are not arranged in alphabetical order an index sufficient to enable the name of any person in the List to be readily found shall be annexed to this List.

The COMMISSIONER OF CAPITAL AND STOCKS being a person deputed by the attorney General by notification published in the Government Gazette on the 28th day of September, 1977, in an authorized manner for the purpose of Section 3 of the Evidence (Depositions) Act, 1957 (Evidence (Depositions) Act, 1957) in accordance with the provisions of the said Act, do hereby certify that the foregoing is a true and correct copy of a document in its entirety as contained.

DATE this twenty-fifth day of September 19 81.

Commissioner under delegation from the Commission

9577

is to change the name of the company at which the business of the company is carried on, the name of the company shall be changed to the name of the company as shown in the certificate of incorporation of the company.

any) under which the company is carried on, the name of the company shall be changed to the name of the company as shown in the certificate of incorporation of the company.

capital business carried on by the company.

Particulars of the indebtedness of the company in respect of all charges required to be registered under the Companies Act, 1957, and the corresponding provisions of the Companies Act, 1957, are as follows:

Registered number	Date of registration	Amount of the indebtedness



NEW YORK STATE
CORPORATE ACT (191)
SECTION 130 AND 131

Handwritten:
Paid
Total \$
1080
Company

Form A
**Annual Return
of a Company having a Share Capital**

Complete in BLOCK LETTERS and lodge with Corporate Affairs Commission, 175 Southwark Street, S. 2, New York, N.Y. 10038
(S.P.D. Box 7010, N.Y.W. 2001)

Reg. No. 213421-39-0 PART A
Annual Return of **COMPUTER TERMINALS CO.,** Limited
made up to the **31st** day of **September** 19**81**
(using the date of or a date not later than the fourteenth day after the date of the Annual General Meeting in 1981)

The accounts of the company were prepared and signed by the directors on **8th September 1981**
* the date of this return.
* the date of the annual general meeting of the company for the year ended on the date of the return.
* the date on which the return is made up.

1. The address of the registered office of the company is:
1017 Herrenjoevy Rd, Palm Beach

2. The name of the company as reserved in the participating States of:
NOT APPLICABLE

3. The address of the principal office of the company (if any) in each participating State is:
NOT APPLICABLE

4. The address of the place at which the register of members is kept (if other than the registered office) is:
NOT APPLICABLE

5. The business names under which the company carries on business are:
NOT APPLICABLE

Prepared by **J.V. Allen & Co.**
Signed by **W. J. J. J. J.**
220-1199

This is filed:
The documents required to be filed with the State of New York are:
1. The Annual Return of the Company.
2. The Accounts of the Company.
3. The Register of Members.
4. The Register of Directors.
5. The Register of Officers.
6. The Register of Shareholders.
7. The Register of Debenture Holders.
8. The Register of Mortgagees.
9. The Register of Liens and Encumbrances.
10. The Register of Claims.
11. The Register of Proceedings.
12. The Register of Proceedings.
13. The Register of Proceedings.
14. The Register of Proceedings.
15. The Register of Proceedings.

Vertical stamp:
The Company, Computer Terminals Co., Limited, declared by the Attorney General of the State of New York to be an exempt person for the purposes of Section 170(b)(1)(C) of the Internal Revenue Code, 1954 (26 U.S.C. 170(b)(1)(C)), pursuant to the Section that this transparency is made for a permanent record of a document in its custody or control.
DATED this **twenty-fifth** day of **September** 19 **81**.
9577
Commissioner
under direction from the Controller

- 1. I, the undersigned, do hereby certify that the information furnished in this return is true and correct to the best of my knowledge and belief.
- 2. I have caused an inspection of the books and records of the company to be made and the same to be correct and true to the best of my knowledge and belief.
- 3. I have caused an inspection of the share register, and the same to be correct and true to the best of my knowledge and belief.
- 4. I have caused an inspection of the books and records of the company to be made and the same to be correct and true to the best of my knowledge and belief.
- 5. I have caused an inspection of the books and records of the company to be made and the same to be correct and true to the best of my knowledge and belief.

I, the undersigned, do hereby certify that the information furnished in this return is true and correct to the best of my knowledge and belief.
Signature of Director: **[Redacted]**

STATE OF CALIFORNIA
 CORPORATIONS AND SECURITIES DIVISION
 CONFORMS WITH SECTION 250.11
 ANNUAL REPORT OF A COMPANY HAVING A SHARE CAPITAL
 No. 115-115-10
 2.55
 026857

COMPANY: **TECHNICAL FTY LIMITED**
 THE PERIOD TO WHICH THIS ANNUAL REPORT RELATES
 1. The corporation in this report is organized as at the
 30th day of November 1958, being the
 date of its annual general meeting for 1958.

2. The annual general meeting of the company held, or
 caused to be held in accordance with Section 250.11
 in respect of the calendar year 1958 was held on
 1st day of June 1959 at the place
 1st day of June 1959 to 30th June, 1959

PARTICULARS RELATING TO COMPANY
 2. The address of the registered office of the company is
 1017 BARNHURST ROAD,
 MELB. VIC.

The name of the company is registered under the laws of
 the following participating state or participating
 territory:
 VICTORIA

The address of the principal office of the company
 (if any) is registered participating state or
 participating territory and:
 NOT APPLICABLE

LOCKED WITH THE COMMISSIONER
 ON 21 MAR 1959 AT
 E. WILLIAMS
 5

PARTICULARS RELATING TO COMPANY (Continued)
 The address of the place at which the register of
 members is kept, if other than at the registered office,
 is:
 NOT APPLICABLE

The business name (if any) under which the company
 carries on business is:-
 NOT APPLICABLE

The nature of the principal business carried on by the
 company is:
 BORN-TRADING

THE ACCOUNTS OF THE COMPANY FOR ITS LAST FINANCIAL YEAR
 FROM 30th July 1958 to 30th June 1959

3. The accounts of the company were laid before the
 annual general meeting referred to above.
 The resolutions laid before that annual general meeting
 were adopted by the meeting

DIRECTION

Except in the case of -
 (a) a company that, during the whole of the financial
 year of each financial year, to which the return
 relates, was an exempt proprietary company and an
 unlisted company, or
 (b) a company that, during the whole of the financial
 year, or each financial year, to which the return
 relates, was an exempt proprietary company, being a
 company of which the accounts and profit statements (if
 any) for that financial year or each of those financial
 years were audited in accordance with Section 279, a
 copy, certified by a director or secretary of the
 principal executive officer of the company to be a
 true copy, of all accounts and profit statements (if any)
 required to be laid before the company, at the annual
 general meeting, together with a copy of every statement
 required by law to be annexed to the accounts, must be
 annexed to the return.

LIST OF MEMBERS

6. Persons holding shares in the company and the number of the shares held by them respectively are as follows:

Full name and address	Number of shares held by existing members
ANDREW, JOHN	1 ORDINARY
[REDACTED]	1 ORDINARY
	Total 2

LIST OF DIRECTORS, &c.

7. Particulars of the directors (i), principal executive officer, secretaries and auditors of the company are as follows:

The present position or given name and surname	Any former position or given name or surname	Other business occupations, and in the case of directors, particulars of other directorships
Director		
ANDREW, JOHN		SECRETARY - NZL
[REDACTED]		BUILDER - NZL
ANDREW, STANLEY		BUILDER - NZL
[REDACTED]		BUILDER - NZL
ANDREW, MARGARET ANNE		SOLICITOR - NZL

154 PLAYERS ROAD, BELGOLA PLATEAU.

Principal executive officer if any

Secretaries

ANDREW, MARGARET ANNE JOHN SOLICITOR - NZL
154 PLAYERS ROAD, BELGOLA PLATEAU.

Auditors for current financial year
ANDREW ROBINSON & ASSOCIATES
C.P.O. BOX 8299, SYDNEY 2001

8. Particulars as to calls and sales of forfeited shares (to be provided only in the case of a no liability company):
- (a) the date when each call was made since the date of the last return, or (in the case of a first return) since incorporation, with particulars;
 - (b) the dates since the last return or incorporation when shares forfeited were offered for sale and the price of offer;
 - (c) the number of shares sold at each sale of forfeited shares made since the date of the last return or (in the case of a first return) since incorporation;
 - (d) the number of shares unsold at each offer for sale of forfeited shares made since the date of the last return or (in the case of a first return) since incorporation; and
 - (e) the number of shares disposed of pursuant to sub-section 430(3) since the date of the last return, being shares withdrawn from sale or for which no bid was received;

DECLARATION AS TO INFORMATION

9. I certify that the information contained in this Annual Return is true to the best of my knowledge and belief.

Dated this 30th day of November 1983.

Signature of Director/Secretary/Principal Executive Officer

Name of Signatory in BLOCK LETTERS
JOHN ANDREW

LIST OF MEMBERS

6. Persons holding shares in the company and the number of the shares held by them respectively, are as follows:

Name and address of the holder of shares held by holding members
[Redacted]
[Redacted]
[Redacted]

Total 3

LIST OF DIRECTORS, E. O.

7. Particulars of the directors (i), principal executive officers, secretaries and auditors of the company are as follows:

The subject Any other
Name or given name or initials of the director or other holder of shares or other name of the director or other holder of shares
Address
Other positions held by the director or other holder of shares

Directors
[Redacted]

SECRETARY - MFL
[Redacted]
[Redacted]
[Redacted]

Principal executive officer if any

Shareholders

COBURN, HARVECK ARCHIBOLD JOHN SOLICITOR - MFL
161 PALMER ROAD, WILLOW PLATAN.

Account for current financial year
Account Month and 2 Accounts
P.P.O. Box 8299, Sydney, NSW

8. Particulars of the shares held and called for forfeited shares (to be provided only in the case of a liability company) -

- (a) The date when each call made since the date of the last return, or (in the case of a first return) since incorporation, was payable;
- (b) The date since the last return of incorporation when shares forfeited were offered for sale and the price of offer;
- (c) The number of shares held at each date of forfeiture since the date of the last return, or (in the case of a first return) since incorporation;
- (d) The number of shares unpaid at each date of sale of forfeited shares since the date of the last return, or (in the case of a first return) since incorporation; and
- (e) The number of shares disposed of pursuant to sub-section 26(3) since the date of the last return, being shares withdrawn from sale or for which no bid was received;

DECLARATION AS TO INFORMATION

9. I certify that the information contained in this Annual Return is true to the best of my knowledge and belief.

Dated this 20th day of December 1954

Signature of Director/Secretary/Principal Executive Officer

Name of Signatory in Block
JOHN ARCHIBOLD

SECURITY OF THE COMPANY
 NATIONAL COMPANIES AND SECURITIES COMMISSION
 COMPANIES FOR THE SUBSECTION 203(1) 13/1/55
 ANNUAL RETURN OF A COMPANY HAVING A SHARE CAPITAL
 No. 13331

Fig No. 212-01-39
 COMPANY: CHEMICALS FR. LEVAGE
 THE FUND TO WHICH THIS ANNUAL RETURN RELATES
 No. 13331

1. The financial year in respect of which the annual return is submitted is the financial year ending on 31st December 1954.

The annual general meeting of the company held, or seems to be held in accordance with Section 203, in the month of the calendar year 1955 was held on 19th July 1955.

The previous period in respect of which an annual return has been lodged was for the period 1st July 1954 to 30th June 1955.

PARTICULARS RELATING TO COMPANY

2. The address of the registered office of the company is
 1011 FALCONRY ROAD,
 PALM BEACH.

The name of the company is registered under the name of
 CHEMICALS FR. LEVAGE
 in the register of companies in the State of Queensland.
 The address of the principal office of the company is
 1011 FALCONRY ROAD,
 PALM BEACH, QUEENSLAND.

Filed by the Registrar of Companies on 13th July 1955 at
 Brisbane.

PARTICULARS RELATING TO COMPANY (Continued)

The address of the place at which the register of members is kept, if other than at the registered office,
 is not applicable.

The business which (if any) is carried on by the company is
 CHEMICALS FR. LEVAGE

The accounts of the company were laid before the annual general meeting referred to above,
 from 1st July 1954 to 30th June 1955.

3. The accounts of the company were laid before the annual general meeting referred to above,
 were adopted by the meeting.

IN THE OPINION OF THE DIRECTOR

(a) The accounts of the company are true and correct in all material respects, and the balance sheet is a true and correct statement of the financial position of the company at the end of the financial year.

(b) The accounts of the company are true and correct in all material respects, and the balance sheet is a true and correct statement of the financial position of the company at the end of the financial year.

Filed by the Registrar of Companies on 13th July 1955 at
 Brisbane.

LIST OF MEMBERS

5. Persons listed above in the company and the number of the shares held by them respectively are as follows:

Full name and address by calling members

EDMUND, SPIELT
1 ORDINGST
1 GARDINAY

Total 8

LIST OF DIRECTORS, & C.

6. Particulars of the directors (if), principal executive officers, superintendents and auditors of the company are as follows:

The persons
Occupation, and
in the case of
directors,
residence,
or places of
business,
and usual address

ARCHITECT - NIL

ENGINEER - NIL

COLLECTOR - NIL

Principal accountant
otherwise if any

COMPANY, MEMBERS INCORPORATED WITH

100 PLAZA ROAD, SINGAPORE

MEMBERS FOR THE YEAR ENDING 31st DECEMBER 1957

6. Particulars of the persons (if) who have been issued shares (to be provided only in the case of a limited liability company) -

(a) the date when each call made since the date of the last return, or (in the case of a first return) since incorporation, was payable;

(b) the dates since the last return or incorporation when shares forfeited were offered for sale and the price of offer;

(c) the number of shares sold at each offer or forfeited since the date of the last return or (in the case of a first return) since incorporation;

(d) the number of shares issued at each offer for sale or forfeited shares since the date of the last return or (in the case of a first return) since incorporation; and

(e) the number of shares disposed of pursuant to sub-section (d) since the date of the last return, less shares withdrawn from sale or for which no bid was received;

DECLARATION AS TO INFORMATION

9. I certify that the information contained in this Annual Return is true to the best of my knowledge and belief.

Dated this 31st day of December 1957

Signature of Director/Secretary/Proprietor/Executive Officer

Name of Director/Secretary/Proprietor/Executive Officer

JACKET 2

LOANED TO THE
Company Affairs Commission on
11 JUN 1970

NEW SOUTH WALES
Companies Act, 1961, section 134 (b)

Doc. No. 355638

Form 43

PARTICULARS AND CHANGES OF PARTICULARS IN REGISTER OF
DIRECTORS, MANAGERS AND SECRETARIES OF
COMPUTER TERMINALS PTY. LIMITED

\$20,
9/16/67

Reg. No. 213421-384

The first Return lodged following incorporation

Complete in BLOCK LETTERS and return to Company Affairs Commission, 179 Castlereagh Street, Sydney, N.S.W. 2000
(G.P.O. Box No. 992 N.S.W. 2000)

DIRECTORS*

Former Name†	Former Position	Address	Other Business Occupations (if any)	Particulars of other Directorships (if any, state role)	Notes of Appointment or Change	Date of Appointment or Change
Jeanette Olga CALDER	Director	[REDACTED]			Resigned	21.12.70
John ANDREWS	Director	[REDACTED]	Director	John Andrews International Pty. Limited	Appointed	21.12.70
Stanley EDWARDS	Director	[REDACTED]	Director	A. S. Edwards Pty. Limited	Appointed	21.12.70
Warwick Archibald John CALDER	Solicitor	[REDACTED]			Continuing	

*NB. If there is insufficient space to fill return, attach one or more separate sheets, which should also be signed by the Director or the Secretary.

Full Name and Office or Company	Address	Other Business Occupations (if any)	Notes of Appointment or Change	Date of Appointment or Change
Manager†				
Secretary†	160 Platman Road, Pillaroo Platons	Solicitor	Continuing	

Lodged by: W.A.I. CALDER
SKETCHM/SDN - CO
2A GOULD ROAD VILLE
P.O. BOX 30 GLENFLET 2016
Form No. 413 6/64

Dated this 28th day of June 1970

SEE INSTRUCTIONS FOR COMPLETION, SIGNATURE AND FEES PAYABLE ON REVERSE SIDE

W.A.I. CALDER
Director†
Secretary†
*In like or otherwise as applicable. This form must be signed by a continuing or newly-appointed officer.

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1970, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

DATED this twenty-eighth day of June 1970

6797

807

18 60720 P. 1969, Government Printer

COMMISSIONER

COMPANIES ACT 1967
 Companies Act 1967
 [Redacted]

SOUTH WALES
 Companies Act, 1967, section 124 (2)

Doc. No. 437017

PARTICULARS AND CHANGES OF PARTICULARS IN REGISTER OF
 DIRECTORS, MANAGERS AND SECRETARIES OF

ONLINE ELL LIMITED

NO FEE
 5/9/78

Reg. No. 27367-24

The [Redacted] for the [Redacted] subject following companies

Registered in [Redacted] and [Redacted] in Companies Office, Cardiff, CF1 1AA, S.W.A. 200
 S.W.A. Act No. 104 N.S.W. 200

Name	Position	Other Companies	Particulars of other Directorships	Status of Appointment	Date of Appointment or Change
[Redacted]	MANAGER	[Redacted]	C.P.F. CORPORATE & PERSONAL PLANNING PTY. LTD.	RESTORED	5.9.78
[Redacted]	MANAGER	[Redacted]	C.P.F. CORPORATE & PERSONAL PLANNING PTY. LTD.	RESTORED	5.9.78
[Redacted]	CLERK	[Redacted]	[Redacted]	APPOINTED	5.9.78
[Redacted]	CLERK	[Redacted]	[Redacted]	APPOINTED	5.9.78

Name	Position	Other Companies	Status of Appointment	Date of Appointment or Change
[Redacted]	MANAGER	[Redacted]	RESTORED	5.9.78
[Redacted]	MANAGER	[Redacted]	APPOINTED	5.9.78

Signed by [Signature]
 Place No.

Done at [Redacted] on the [Redacted] day of [Redacted] 1978.

ALL INFORMATION FOR [Redacted] AND [Redacted] ON [Redacted]

Director
 Secretary

I, the Commissioner for Companies Affairs, being a person declared by the Attorney General by notification published in the Commonwealth Gazette on the nineteenth day of June, 1970, to be an approved person for the purposes of Section 20 of the Evidence (Reproduction) Act, 1967, DO HEREBY CERTIFY that the [Redacted] is a true and correct copy of a document in my custody or control.

DATED at [Redacted] this [Redacted] day of [Redacted] 1978.

5942

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Commission at [Redacted]

COMMISSIONER

INC
 Reg
 DIR
 J.M.C.
 J.O.C.
 S.T.C.
 P
 M
 S
 V.B.

PACKET C

NEW SOUTH WALES

Companies Act, 1961

Sections 158 and 160

\$50

REGISTERED with the Companies Office
21 SEP 1981

#504
14/9/81
1980
COOR ABCO

Form A

Annual Return of a Company having a Share Capital

Complete in BLOCK LETTERS and lodge with Corporate Affairs Commission, 173 Castlereagh Street, Sydney, N.S.W. 2000 (G.P.O. Box 7912, N.S.W. 2001)

Reg. No. 233421-39 PART A
Annual Return of COMPUTER TERMINALS PTY. Limited

made up to the 31st day of September 1981

The accounts of the company were laid before the Annual General Meeting of the company held on 8th September 1981

The address of the registered office of the company is: 1017 BARRONJOBY RD, PALM BEACH

The name of the company is reserved in the participating States of: NOT APPLICABLE

The address of the principal office of the company (if any) in each participating State is: NOT APPLICABLE

The address of the place at which the register of members is kept (if other than the registered office) is: NOT APPLICABLE

The business carried on under which the company carries on business is: NOT APPLICABLE

Prepared by: J.V. Allen & Co.
280-2199

1. This form must be lodged with the Commission...
2. The Commission may require to be lodged...
3. The Commission may require to be lodged...
4. The Commission may require to be lodged...
5. The Commission may require to be lodged...
6. The Commission may require to be lodged...
7. The Commission may require to be lodged...
8. The Commission may require to be lodged...
9. The Commission may require to be lodged...
10. The Commission may require to be lodged...

The COMMISSION OFFICER...
General by notification...
1981
9577

PART B
Summary of Share Capital and Shares

7. NOMINAL SHARE CAPITAL	\$100,000	divided into	100000	Ord. shares of	\$ 1.00	each
8. Total number of shares taken up to the 5th day of Sept. 1951 (being the date of the return or other authorized date)	2	shares of	\$ 1.00	each		
TOTAL ISSUED CAPITAL (Nominal Value)		\$ 2.00				
9. Number of shares issued:						
(a) Subject to payment wholly in cash						2
(b) As fully paid up otherwise than in cash						
(c) As partly paid up to the extent of _____ per share otherwise than in cash						
TOTAL of items 9(a), (b) and (c) — (this should agree with total in item 8)						2
10. Number of shares (if any) of each class issued at a discount						
11. Total amount of discount on the issue of shares which has not been written off at the date of this return						
12. (a) There has been called up on each of 2 shares \$ 1.00						
(b) There has been called up on each of _____ shares \$ _____						
(c) There has been called up on each of _____ shares \$ _____						
13. Total amount:						
(a) Of calls received including payments on application and allotment						\$ 2.00
(b) (if any) agreed to be considered as paid on which have been issued as fully paid up otherwise than in cash						\$ -
(c) (if any) agreed to be considered as paid on which have been issued as partly paid up to the extent of _____ per share otherwise than in cash						\$ -
TOTAL of items 13 (a), (b) and (c)						\$ 2.00
14. Total amount of calls unpaid						
15. Total amount of the sums (if any) paid by way of commission in respect of any shares or debentures since the date of the last return						
16. Total amount of the sums (if any) allowed by way of discount in respect of any debentures since the date of the last return						
17. Total number of shares forfeited						
18. Total amount paid (if any) on shares forfeited						
19. Total amount of the indebtedness of the company secured on the property (whether real or personal) or undertaking of the company						

Particulars of each charge REGISTERED WITH THE COMMISSION are as follows:

Registered number	Date of registration	Amount of indebtedness at the date of the return
NIL		

(1) Where there are shares of different kinds or amounts (e.g., Preference and Ordinary of £5 and £10 each) the numbers and nominal values respectively shall be stated in full in the return.
 (2) In the case of shares of different kinds, state their respective values.
 (3) Where various amounts have been paid on shares of different kinds, state their respective values.
 (4) Indicate when the sums have been received or collected or paid or are owing thereon.
 (5) State the total amount of subscriptions and calls in respect of any charge registered with the Commission, the registered number thereof, the date of registration and the amount of indebtedness at the date of the return.

PART C

LIST OF PERSONS holding shares in COMPUTER TERMINALS PTY. LIMITED on the 5th day of September 1951 (being the date of the return or other authorized date) and an account of the shares so held.

NOTE: In the names in this list any two names arranged in alphabetical order are taken together to signify the name of any person in the list as he is usually known and not to signify that the person is a partnership.
 NOTE: In the case of a partnership company or a company exempted under the provisions of section 198 of the Companies Act, 1949, this list is not required to be supplied. A Company exempted under subsection (1) of section 198 should indicate the conditions by the company's memorandum or articles of association.

Name of Proprietor, Partner, or other person	Name		Address	Number of shares held by or for the person
	Surname	Initials and other names		
	Andrews	John	[REDACTED]	1 Ord.
	Edwards	Stanley	[REDACTED]	1 Ord.

(If more than one, see Particulars of the amount of each class of shares)

(1) Aggregate number of shares held, and not the nominal value, must be stated, and the aggregate must be stated up throughout as far as holds and held to agree with that stated in the return (2) In the case of shares of different classes, the number of each class held may be shown separately. Where any shares have been carried into stock, particulars of the amount of stock must be shown.

The COMPANY'S AFFAIRS COMMISSION being a person declared by the Attorney General by notification published in the Government Gazette on the 25th day of September, 1979 to be an approved person for the purposes of Section 349 of the Securities (Regulation) Act, 1967 (S.E.C. 1967) under a permanent delegation from the Commission under delegation from the Commission.

RECEIVED this twenty-fifth day of September 1951.

9577

FIN SUPPORTING DOCUMENTS HERE

PART D

Particulars of the *Directors, Managers, Secretaries and Auditors at the Date of the Annual Return

The present Christian or other name or names of surname*	Any former Christian or other name or names or surname	Usual address	Older business occupation and in the case of directors particulars of other directorships required to be shown by section 134 (2) (a) and (3) (if none, state nil)
Directors ANDREWS, John		[REDACTED]	Architect Nil
EDWARDS, Stanley		[REDACTED]	Builder Nil
COLBROS, Warwick Archibald John		[REDACTED]	Solicitor Nil
Managers (if any)			
Secretaries COLBROS, Warwick Archibald John		as above	as above

Auditors for company (insert name and address)
 J.V. ALLEN & Co., 83 York Street, Sydney

*Former includes any person who occupies the position of a director by whatever name called and any person in connection with those positions or capacities the duties of a company are accounted to act.
 *In the case of a corporation its full name and registered or principal office should be stated.
 *In the case of directors the address given must be the usual residential address, see section 134 (2) (a).

PART E

Copy of Last Accounts of the Company

Except in the case of -
 (a) a company that, during the whole of the financial year to which the return refers, was an exempt proprietary company and an unlisted company; or
 (b) a company that, during the whole of the financial year to which the return relates was an exempt proprietary company being a company of which the accounts and group accounts (if any) for that financial year were audited in accordance with the Companies Act, 1961;
 the return must include a copy, certified by a director, or by the manager or secretary, of the company to be a true copy, of all accounts and group accounts (if any) required to be laid before the company at the Annual General Meeting together with a copy of every document required by law to be attached or annexed thereto.

1. Statement to be given by the Auditor of an exempt proprietary Company
 For the purposes of subsection (1) of Section 199A of the Companies Act, 1961, I hereby state in relation to the accounts of COMPUTER TERMINALS PTY. Limited for the year ended TWO June 1981 that:
 (a) the company has/has not in my opinion kept proper accounting records and other books during the period covered by those accounts;
 (b) the accounts have/has not been duly audited in accordance with this Act;
 (c) I have/have not referred in my report to any defect or irregularity in the accounts.
 *Particulars of any defect or irregularity referred to in the report should be attached.

Signature: [REDACTED]

2. Certificate in respect of a company, the accounts or group accounts of which, by reason of the circumstances referred to in subsections (1) or (2) of section 165B of the Companies Act, 1961, are not audited.
 For the purposes of subsection (3) of section 165B of the Companies Act, 1961, we hereby certify, in respect of the financial year to which the accounts or group accounts relate, that:
 (i) the company has/has not kept such accounting records as correctly record and explain the transactions and financial position of the company;
 (ii) the company has/has not kept its accounting records in such a manner as would enable true and fair accounts of the company to be prepared from time to time;
 (iii) the company has/has not kept its accounting records in such a manner as would enable the accounts of the company to be conveniently and properly audited in accordance with the Companies Act, 1961;
 (iv) the accounts and group accounts (if any) have/have not been properly prepared by a competent person.

Director
Director

*Write out wherever it is applicable
In the case of this certificate being qualified in any way, particulars should be attached.

The COMPANIES ACT 1961 COMPILING being a journal declared by the Attorney General by notification published in the Government Gazette on the 28th day of September, 1979 to be an approved journal for the purposes of Section three of the Evidence (Acceptance) Act, 1957 HERBERT CHARLTON pursuant to the Section that this transparency is made as a permanent record of a document in its custody or control.
 DATED this twenty-fifth day of September 19 81.
 9577
 under delegation from the Comptroller

John Andrews International Pty. Ltd.

Reg Office :

Directors

John Hamilton ANDREWS

1/1/77
Prior 77

Resigned

Peter John COURTNEY

Prior 77

30.9.81

John Neil S. SIMPSON

Prior 77

Douglas Bruce MCKAY

1.7.82

Geoffrey A. Williams

1.7.82

Shareholders

John H. ANDREWS 11 A Class

Peter J. COURTNEY 5 A class

John N. SIMPSON 5 A Class

Oldercombe Holdings Pty 9th Floor 39 Martin Place 110 C Class

Filinga Pty/Whol 21st Flr No 1, York St 45 C Class

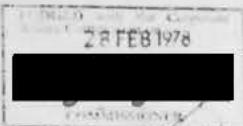
Amblyne Securities Pty 9th Flr 39 Martin Place 45 C Class

FORM C

NEW SOUTH WALES

Companies Act, 1961

Sections 159 and 160



Form A

Annual Return of a Company having a Share Capital

Complete in BLOCK LETTERS and lodge with Corporate Affairs Commission, 175 Castlereagh Street, Sydney, N.S.W., 2000 (G.P.O. Box 7018, N.S.W., 2001)

PART A

Reg. No. 154620 - 11 Annual Return of JOHN ANDREWS INTERNATIONAL PTY Limited made up to the 30TH day of DECEMBER 19 77

1. The accounts of the company were laid before the Annual General Meeting of the company held on 30TH DECEMBER 19 77

being - the date of this return. *the date of the Annual General Meeting laid before the date of this return.

2. The address of the registered office of the company is: 1017 BARRENJOEY ROAD, PALM BEACH, N.S.W.

3. The name of the company is reserved in the participating States of: QUEENSLAND

4. The address of the principal office of the company (if any) in each participating State is: N.S.W. - 1017 BARRENJOEY ROAD, PALM BEACH, N.S.W. QUEENSLAND - 630 CORONATION DRIVE, TOOWONG

5. The address of the place at which the register of members is kept if other than the registered office is: C/- THOMPSON DOUGLASS ETHERINGTON, No. 1 YORK STREET, SYDNEY

6. The business names under which the company carries on business are:

N/A

Please complete: Lodged by: THOMPSON DOUGLASS ETHERINGTON 1 YORK STREET, SYDNEY 2000 Phone: 27-0611 (Mr. Philip) Date forwarded: 27/2/78 Fee paid: 1.00

Time for filing

This document is required to be lodged within one month, or, where the company keeps a branch register in a place that is not in a State or Territory of the Commonwealth, within two months, after the date of the Annual General Meeting.

Fees: If lodged within the prescribed period - Exempt Proprietary Company \$ 50 Non-exempt Proprietary Company \$ 75 Public Company \$ 200

With additional fee of \$25 for an Exempt Proprietary or \$75 for Non-Exempt Proprietary or Public Company, in the case may be, for EACH participating STATE in which the name of the company is reserved.

N.B. Penalty Fees: If lodged within one month after the prescribed period an additional \$5 is payable. If lodged more than one month after the prescribed period an additional \$15 is payable, making a total of \$20.

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1970, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

DATED this 6th day of March 1978

5531

COMMISSIONER

JACKET B

N.S.W SOUTH WALES

Companies Act, 1961 Section 134 (b) and (8)

LODGED in the Office of the
Corporate Affairs Commission on
26 NOV 1979
[Redacted]
COMMISSIONER

Form 43

RETURN GIVING PARTICULARS IN REGISTER OF DIRECTORS, MANAGERS AND SECRETARIES, AND CHANGES OF PARTICULARS

Complete in BLOCK LETTERS and return to Corporate Affairs Commission, 175 Castlereagh Street, Sydney, N.S.W. 2000 (G.P.O. Box No. 7010 N.S.W. 2001)

JOHN ANDREWS INTERNATIONAL PTY. LIMITED

FOR OFFICE USE ONLY

Reg No. 154620-11

Location No.

Date and Batch No.

Form W Stamp No.

Document No. 05949-4

\$20

26/11/79

W

0

DIRECTORS*

Present Name?	Former Name?	Address	Business Occupation (if any)	Particulars of other Directorships	Nature of Appointment or Change	Date of Appointment or Change
NO CHANGE						

N.B. If there is insufficient space in this column, please use an annexure sheet, which should also be signed by the Director or the Secretary.

MANAGERS AND SECRETARIES*

Full Name and Office in Company	Address	Other Occupation (if any)	Nature of Appointment or Change	Date of Appointment or Change	
Managers					
Secretaries Ross Walmsley PHILP Peter John COURTNEY	[Redacted]	Chartered Accountant Architect	Resigned Appointed	1/8/1978 1/8/1978	Lodged by J.V.ALLEN & CO. DX 299 SYDNEY Phone No. 290-3199

Dated this 29th day of December, 19 78

SEE INSTRUCTIONS FOR COMPLETION, LODGMENT AND FEES PAYABLE ON REVERSE SIDE

Director*
Secretary*

The CORPORATE AFFAIRS COMMISSION being a person declared by the Attorney General by notification published in the Government Gazette on the 28th day of September 1979 to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967 HEREBY CERTIFIES pursuant to the Section that this transparency is made as a permanent record of a document in its custody or control.

DATED this sixth day of December 1979

7179

Chairman
under delegation from the Commission

JACKET B

NEW SOUTH WALES
Companies Act, 1961, section 134 (6)

Doc. No. 9704

LOGGED with the
Corporate Affairs Commission on
24 MAR 1980

Form 43

PARTICULARS AND CHANGES OF PARTICULARS IN REGISTER OF
DIRECTORS, MANAGERS AND SECRETARIES OF

JOHN ANDREWS INTERNATIONAL PTY. LIMITED

NO Fee
24/3/80

Reg. No. 154620-11

This ^{is}/_{is not} the first Return lodged following incorporation

Complete in BLOCK LETTERS and return to Corporate Affairs Commission, 175 Castlereagh Street, Sydney, N.S.W. 2000
(G.P.O. Box No. 7818 N.S.W. 2001)

DIRECTORS*

Present Name†	Former Name†	Address‡	Other business occupation (if any)	Particulars of other Directorships (if none, state so)	Nature of Appointment or Change‡	Date of Appointment or Change‡
ANDREWS, John Hamilton		[REDACTED]	Architect		Continuing	
COURTNEY, Peter John			Architect		Continuing	
SIMPSON, John Neil Stewart			Architect		Continuing	

N.B. If there is insufficient space in this return, please use an enclosure sheet, which should also be signed by the Director or the Secretary

Full Name and Office in Company	Address‡	Other Business Occupation (if any)	Nature of Appointment or Change‡	Date of Appointment or Change‡	
Managers*					Lodged by <u>J.V. ALLEN</u> <u>& CO.</u> DX 299 SYDNEY. Phone No. <u>290-3199</u>
Secretaries*					
COURTNEY, Peter John HAMPTON, Kathleen Anne	[REDACTED]	Architect Secretary	Continuing Appointed	13-3-1980	

Dated this 13th day of March, 19 80.

SEE INSTRUCTIONS FOR COMPLETION, LOGGMENT AND FEE PAYABLE ON REVERSE SIDE

Director
Secretary

† Strike out whichever is inapplicable. This form must be signed by a continuing or newly-appointed officer.

the CORPORATE AFFAIRS COMMISSION being a person declared by the Attorney General by notification published in the Government Gazette on the 28th day of September 1979 to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967 HEREBY CERTIFIES pursuant to the Section that this transparency is made as a permanent record of a document in its custody or control.

DATED this twenty-eighth day of March, 19 80.

7650

under delegation from the Commission

SACKET B

COMPLETED

NEW SOUTH WALES
Companies Act, 1961, section 134 (6)

Doc. No. _____

LOGGED with the
Corporate Affairs Commission
[Redacted]
m 43
COMMISSIONER [Signature]

PARTICULARS AND CHANGES OF PARTICULARS IN REGISTER OF
DIRECTORS, MANAGERS AND SECRETARIES OF

JOHN ANDREWS INTERNATIONAL PTY. LIMITED

522183

525 16/4/81

Reg. No. 154620-11

This is not the first Return lodged following incorporation

Complete in BLOCK LETTERS and return to Corporate Affairs Commission, 175 Castlereagh Street, Sydney, N.S.W. 2000
(G.P.O. Box No. 7818 N.S.W. 2001)

DIRECTORS*

Present Name(s)	Former Name(s)	Address	Other business occupations (if any)	Particulars of other Directorships (if any, state so)	Nature of Appointment or Change	Date of Appointment or Change
ANDREWS, John Hamilton		[Redacted]	Architect	Nil	Continuing	
COURTNEY, Peter John		[Redacted]	Architect	Nil	Resigned	30/9/81
SIMPSON, John Neil Stewart		[Redacted]	Architect	Nil	Continuing	

N.B. If there is insufficient space in this return, please use an enclosure sheet, which should also be signed by the Director or the Secretary

Full Name and Office in Company	Address	Other Business Occupation (if any)	Nature of Appointment or Change	Date of Appointment or Change	
Managers*					Lodged by HAMMOND, NORTH ASH & ASSOCIATES, DX 299 SYDNEY.
Secretaries*					Phone No. 290-3199
COURTNEY, Peter John	[Redacted]	Architect	Resigned	30/9/81	
HAMPTON, Kathleen Anne	[Redacted]	Secretary	Continuing		
ANDREWS, John Hamilton	[Redacted]	Architect	Appointed	30/9/81	

Dated this 30th day of September, 1981

Director
Secretary

SEE INSTRUCTIONS FOR COMPLETION, LODGMENT AND FEES PAYABLE ON REVERSE SIDE

Strike out whichever is inapplicable. This form must be signed by a continuing or newly-appointed officer.

The CORPORATE AFFAIRS COMMISSION being a person declared by the Attorney General by notification published in the Government Gazette on the 28th day of September, 1979 to be an approved person for the purposes of Section three of the Evidence (Reproduction) Act, 1967 HEREBY CERTIFIES pursuant to the Section that this transparency is made as a permanent record of a document in its custody or control.

DATED this twenty-first day of June 19 82.

10683

Commissioner
under delegation from the Commission

JACKET B

NATIONAL COMPANIES AND SECURITIES COMMISSION

Companies Form 61

Sub-section 238 (7)

PARTICULARS AND CHANGES OF PARTICULARS IN REGISTER OF DIRECTORS, PRINCIPAL EXECUTIVE OFFICER AND SECRETARIES

Doc. No. 33096

Reg. No.

154620-111

JOHN ANDREWS INTERNATIONAL PTY Limited

Christian or given names and surnames (in the case of directors, give any former names in brackets beneath the present names)	Address (2)	Other occupations and, in the case of directors, other directorships (4)	Particulars and nature of appointment or change, and relevant date (5)
Directors (1)			
ANDREWS, John Hamilton	[REDACTED]	Architect	Continuing
SIMPSON, John Neil Stewart	[REDACTED]	Architect	Continuing
McKAY, Douglas Bruce	[REDACTED]	Architect	Appointed July 1, 1982
WILLING, Geoffrey Alan	[REDACTED]	Architect	Appointed July 1, 1982.
Principal Executive Officer (3)			
Secretaries (2)			
HAMPTON, Kathleen Anne	[REDACTED]	Secretary	Continuing

Dated this 20th day of September, 1982.

(6) Signature of *Director / *Secretary / *Principal-Executive-Officer

Name of Signatory IN BLOCK LETTERS JOHN N.S. SIMPSON

* Strike out whichever is inapplicable

NOTE: A fees receipt will not be issued unless specifically requested.

Lodged by WESTGARTH BALDICK
Address 10th Floor,
39 Martin Place, Sydney.
Phone No. 233 6500.

Lodged with the Commission on
ON 20 SEP 1982 AT
D. FISHER SYDNEY
AUTHORIZED OFFICER

THIS FORM IS TO BE LODGED AT THE CORPORATE AFFAIRS OFFICE IN THE PLACE IN WHICH THE COMPANY IS INCORPORATED

SEE DIRECTIONS, &c. OVERLEAF FOR THE COMPLETION OF THIS FORM.

The CORPORATE AFFAIRS COMMISSION being a person declared by the Attorney General by notification published in the Government Gazette on the 28th day of September, 1979 to be an approved person for the purposes of Section three of the Evidence (Reproduction) Act, 1967 HEREBY CERTIFIES pursuant to the Section that this transparency is made as a permanent record of a document in its custody or control.

DATED this twenty eighth day of October 1982

11128

under delegation from the Commission

PART B
Summary of Share Capital and Shares 100 A CLASS

1. NOMINAL SHARE CAPITAL	\$ 100,000	Divided into	100 B CLASS	shares of \$ 1.00
2. Total number of shares taken up to the 30TH day of DECEMBER 77 (from the date of the return or other authorized date)			21 A CLASS 200 C CLASS	shares of \$ 1.00
3. TOTAL ISSUED CAPITAL (Nominal Value)			221	
4. (a) Not paid up (b) Not paid up otherwise than in cash			221	
5. (a) As partly paid up to the extent of _____ per share (otherwise than in cash)			221	
6. TOTAL of items 4(a), (b) and (c) (this should agree with total in item 3)			221	
7. Total number of shares (if any) of each class issued at a discount				
8. Total amount of discount on the issue of shares which has not been written off at the date of this return				\$
9. (a) There has been called up on each of 21 A CLASS	shares	\$ 1.00		
(b) There has been called up on each of 200 C CLASS	shares	\$ 1.00		
(c) There has been called up on each of _____	shares	\$		
10. Total amount:				
(a) Of calls received including payments on application and allotment	shares	\$ 221.00		
(b) (if any) agreed to be considered as paid on which have been issued as fully paid up otherwise than in cash	shares	\$		
(c) (if any) agreed to be considered as paid on which have been issued as partly paid up to the extent of _____ per share otherwise than in cash	shares	\$		
11. TOTAL of items 10 (a), (b) and (c)		\$ 221.00		
12. Total amount of calls unpaid		\$		
13. Total amount of the sums (if any) paid by way of commission in respect of any shares or debentures since the date of the last return		\$		
14. Total amount of the sums (if any) allowed by way of discount in respect of any shares or debentures since the date of the last return		\$		
15. Total number of shares forfeited				
16. Total amount paid (if any) on shares forfeited		\$		
17. Total amount of the indebtedness of the company secured on the property (whether real or personal) or undertaking of the company		\$ 34,000		
Particulars of each charge REGISTERED WITH THE COMMISSION are as follows:				
Registered number	Date of registration	Amount of indebtedness at the date of this return		
N/A				

18. Where there are shares of different kinds or amounts (e.g., Preference and Ordinary or £20 and \$10) state the numbers and nominal values separately. USE ANNEXURE 1 (FORM EX-D) NEEDED AND 19(a).
 19. If the shares are of different kinds, state them separately.
 20. Where various amounts have been called up state the shares of different kinds, state them separately.
 21. Amounts called up have been received on behalf of as well as on existing shares.
 22. State the total amount of indebtedness and share in respect of any charge registered with the Commission, the registered number thereof, the date of registration and the amount of indebtedness at the date of the return.

PART C

LIST OF PERSONS holding shares in LIMITED on the 30TH day of DECEMBER 1977 (being the date of the return or other authorized date) and an account of the shares so held.

Serial Number	Name	Address	* Number of shares held by holding members †
1	ANDREWS John H.		11 A class
2	COURTNEY Peter J.		5 A class
3	SIMPSON John N.S.		5 A class
4	ADDISCOMBE HOLDINGS PTY LIMITED	C/- 9th Floor, 39 Martin Place Sydney	110 C class
5	JILINGA PTY. LIMITED	C/- 21st Floor, No. 1 York St. Sydney	45 C class
6	AMBYNE SECURITIES PTY. LIMITED	C/- 21st Floor, 39 Martin Place Sydney	45 C class

* For each class of shares held, and for the distinctive numbers, must be stated, and the columns must be added up throughout so as to make one total to agree with that stated in the return (B) to have been taken up.
 † Where the shares are of different classes these columns may be subdivided so that the number of each class held may be shown separately. Where any shares have been purchased and sold, particulars of the amount of stock must be shown.

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1970, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

DATED this 6th day of March 1978

531
COMMISSIONER

M 100 50 D West Government Printer

SIX SUPPORTING DOCUMENTS HERE

PART D

Particulars of the Directors, Managers, Secretaries and Auditors at the Dates of the Annual Return

Particulars of the Directors, Managers, Secretaries and Auditors at the Dates of the Annual Return	Place of Birth, date of birth, and other particulars of the directors, managers, secretaries and auditors	Profession, occupation, business, etc.
ANDREWS - John Hamilton	[REDACTED]	Architect
COURTNEY - Peter John	[REDACTED]	Architect
SIMPSON - John Neil Stewart	[REDACTED]	Architect
Secretary		
PHILP - Ross Walsley	[REDACTED]	Chartered Accountant

Accountants for current financial year and firm name: THOMPSON DOUGLASS ETHERINGTON, 1 YORK STREET SYDNEY

1. The names of the directors, managers, secretaries and auditors of a company at the date of the annual return should be given.

PART E

Copy of Last Accounts of the Company

Except in the case of—

- (a) a company that, during the whole of the financial year to which the return relates, was an exempt proprietary company and an unlimited company; or
- (b) a company that, during the whole of the financial year to which the return relates was an exempt proprietary company being a company of which the accounts and group accounts (if any) for that financial year were audited in accordance with the Companies Act, 1961;

the return must include a copy, certified by a director, or by the manager or secretary, of the company to be a true copy, of all accounts and group accounts (if any) required to be laid before the company at the Annual General Meeting together with a copy of every document required by law to be attached or annexed thereto.

1. Statement to be given by the Auditor of an exempt proprietary Company

For the purposes of subsection (1) of Section 159A of the Companies Act, 1961, I hereby state in relation to the accounts of JOHN ANDREWS INTERNATIONAL PTY Limited for the year ended 30TH JUNE 1977 that:

- (a) the company has/has-not in my opinion kept proper accounting records and other books during the period covered by those accounts;
- (b) the accounts have/has-not been duly audited in accordance with this Act;
- (c) I have/have not referred in my report to any defect or irregularity in the accounts.

Particulars of any defect or irregularity referred to in the report should be attached.

Signature: THOMPSON DOUGLASS ETHERINGTON

2. Certificate in respect of a company, the accounts or group accounts of which, by reason of the circumstances referred to in subsections (1) or (2) of section 165A of the Companies Act, 1961, are not audited.

For the purposes of subsection (5) of section 165A of the Companies Act, 1961, we hereby certify, in respect of the financial year to which the accounts or group accounts relate, that:

- (i) the company has/has not kept such accounting records as correctly record and explain the transactions and financial position of the company;
- (ii) the company has/has not kept its accounting records in such a manner as would enable true and fair accounts of the company to be prepared from time to time;
- (iii) the company has/has not kept its accounting records in such a manner as would enable the accounts of the company to be conveniently and properly audited in accordance with the Companies Act, 1961;
- (iv) the accounts and group accounts (if any) have/have not been properly prepared by a competent person.

Director, Director

*Strike out whichever is inapplicable. †In the event of this certificate being qualified in any way, particulars should be attached.

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1970, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

6th day of March 1978

[REDACTED]

COMMISSIONER

5531

DATED this

11 2010-3

Jacket B

NEW SOUTH WALES COMPANIES ACT, 1961 (Section 54)

LODGED in the Office of the Corporate Affairs Commission on 5 SEP 1975 Form 17

15 SEP 1975 1 25 219

FORM INDEX LINE ONE 1 Reg No 134620 Location No AVT504 Date and Batch No. Film Worksheet No. 002056 Document No. 825 5/1/75

RETURN OF ALLOTMENT OF SHARES

Complete in BLOCK LETTERS and lodge with Corporate Affairs Commission, 175 Castlereagh Street, Sydney, N.S.W. 2000

John Andrews International Pty. LIMITED

The shares referred to in this return were allotted or are deemed to have been allotted under section 54 (7) of the Companies Act, 1961, on the 23rd day of June, 1975 between the day of 19 and the day of 19

Table with columns: Preference, Ordinary, Other (specify class). Rows include: 1. For CASH: (a) number of shares, (b) nominal amount of EACH share, (c) amount (if any) paid on EACH share, (d) amount (if any) due and payable on EACH share, (e) amount of premium paid or payable on EACH share. 2. For CONSIDERATION OTHER THAN CASH: (a) number of shares, (i) as fully paid up, (ii) as partly paid up, (b) nominal amount of EACH share, (c) if partly paid up—the amount treated as paid up on EACH share, (d) amount of premium treated as paid up or payable on EACH share.

3. The names and addresses of the allottees of shares in the company and the numbers and classes of shares allotted to them are as follows:

Table with columns: Surname, Christian or other name(s), Address, Preference (Cash, Otherwise), Ordinary (Cash, Otherwise), Other kind (Cash, Otherwise). Rows include: Andrews (John Hamilton), Courtney (Peter John), Simpson (John Neil Stewart), Addiscombe Holdings Pty. Ltd., Jilings Pty. Ltd., Amblyne Securities Pty. Ltd.

Dated this 24 day of September, 1975

Director/Secretary

* Strike out whichever is applicable. † Where the capital of the company is divided into shares of different classes, the class or classes to which each share comprised in the allotment belongs is to be stated. ‡ If the allotment is made pursuant to a contract or option, the company shall lodge with this return the contract evidencing the allotment or a copy of the contract so prescribed. § Where, by virtue of section 54 (2) of the Companies Act, 1961, a company shall not comply with paragraph 3 of this Form the provisions contained in section 54 (2) of that Act, the company shall complete the certificate set out in this Form. (See page 2) ¶ Enter all £ figures or other notes, or at least one Christian or other name and other initials.

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1970 to be an approved person for the purposes of Section three of the Evidence (Reproduction) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control

15th day of September 1975 DATED this 15th day of September 1975 4485 COMMISSIONER

Company No. 154120
 Location No. AVV JHS
 Date and Batch No.
 Filed
 Filed

Document No. 33032

Form 17
 NEW SOUTH WALES
 COMPANIES ACT, 1961
 (Section 54 (1) (a) (b))

to do 19/1/73

RETURN OF ALLOTMENT OF SHARES

JOHN ANDREWS INTERNATIONAL PTY. Limited

The shares referred to in this return were allotted, or are deemed to have been allotted under subsection (7) of section 54 of the Companies Act, 1961*, between the _____ day of _____, 19____, and the _____ day of _____, 19____.

* on the 21st day of December, 1972

11. Number of shares allotted payable in cash	<u>2</u>	
Nominal amount of EACH of the shares so allotted	\$1
Amount paid or due and payable on EACH of the shares so allotted— paid	\$1
due and payable on allotment	"
Amount of premium paid or payable on EACH share	"
12. Number of shares allotted for a consideration other than cash	"
Nominal amount of EACH of the shares so allotted	"
Amount to be treated as paid on EACH of the shares so allotted	"

The consideration for which the shares have been so allotted is as follows:

13. The names and addresses of the allottees of shares in the company and the numbers and classes of shares allotted to them are as follows:

Surname	Christian or Other Names ¹	Address	Number of Shares Allotted							
			Preference		Ordinary		Other Kinds			
			Cash	Otherwise	Cash	Otherwise	Cash	Otherwise		
ANDREWS	John Hamilton	[REDACTED]			1	A				
COURTNEY	Peter John	[REDACTED]			1	A				

Dated this 21st day of January, 1973

Director/Secretary

* Strike out whichever is inapplicable.

¹ Where the capital of the company is divided into shares of different classes, the class of shares to which each share comprised in the allotment belongs is to be stated. In the case of the two classes, shares subscribed for in the memorandum are to be included in this return and classified as such.

² Where, by virtue of section 54 (2) (b) of the Companies Act, 1961, a company does not include in paragraph 3 of this Form the particulars mentioned in section 54 (1) (d) of that Act, the company shall complete the certificate set out in this Form. (See over.)

³ Insert all Christian or other names, or at least one Christian or other name and other initials.

LODGED BY HOLT & THOMPSON
53 MARTIN PLACE, SYDNEY
 TELEPHONE No. 28-5607

PLEASE TURN OVER

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1971, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

DATED this thirty-first day of January 1973

[REDACTED]

COMMISSIONER

LODGED in the office of
 THE CORPORATE AFFAIRS
 COMMISSION on

19 JAN 1973

Commissioner

57

1
1
7
1

Harley Little (Australia) Pty. Ltd.

Reg Office : 6th floor 396 Kent St Sydney N.S.W.
(From 25.5.76)

: 152 Clarence St Sydney N.S.W.
(From 3.6.80)

: Suite 101B 1st floor 83 York St Sydney
(From 22.4.81)

Directors

James H. LITTLE

App't
25.5.76

Resigned
14.12.81

[REDACTED] Director [REDACTED]
[REDACTED]
Douglas Harold HARLEY

25.5.76

22.6.78

or 14.12.81

Alan F. [REDACTED]
[REDACTED]

25.5.76

1.6.76 or

11.8.76

John Ernest DAVIS
[REDACTED]

25.5.76

-

John Victor ALLEN
[REDACTED]

1.6.76

11.8.76

Jamie Stier COATSWORTH

Appt
22.6.78

Resigned
14.12.81

Elizabeth DAVIS

14.12.81.

Shareholders

15/37

Hargley Little Assoc Inc

1499 shares

Jadel Pty Ltd
c/- A.M. Magoffin & Co
13th floor

5 Gresham St Sydney

499 shares

11
8

D.S. Thomas & Partners Pty. Ltd.

Reg. Office: 1st Floor 46-48 Nicholson St
St Leonards (from 31st July, 1978)

1/1 - Mann Judd & Co. Goldfields House
1 Alfred St Sydney (27. 7. 83)

Directors

Donald Sanderson THOMAS

Appt
23.6.72

Resigned
28.11.77

Maurice Albert MATTINGLEY

23.6.72

Francis Cyril Eaton TAPLIN

23.6.72

Secretary

Semangal Devi RAJU

7.12.77

3.12.79

FCE Taplin

3.12.79

Shareholder

D.S. THOMAS

834 Ord "A" 100 Ord "B"

F.C.E. TAPLIN

✓ ✓ ✓ ✓

M.A. MATTINGLEY

✓ ✓ ✓ ✓

9.

STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

Read Instructions on Reverse Side Before Completing any part of this Form

FOR OFFICE USE ONLY	
CHECKED BY	
B 18	
IN ORDER	

PART A - details now recorded in relation to the Business Name:

P O MILLER, MILSTON & FERRIS

Due to Expire on 30/ 4/70
To be renewed to 30/ 4/73

Registration No. B 18629

Principal or only place of business ROOM 507 300 CASTLEREAGH ST SYDNEY

Each other place of business (if any)

Nature of business CONSULTING ENGINEERS

Names and addresses of proprietors ALAN KAUFMAN MILSTON

JOHN EDWARD FERRIS RESIDENTIAL

PETER OWEN MILLER

PART B - details of changes in the particulars shown in Part A, D.P. SECTION

09 APR 1970 15:08:00 194172

Date of Change

- Principal or only place of business has been changed to:
- Business has:
 - Commenced at the following additional places:
 - Ceased to be carried on at the following places:
- Nature of business has been changed to:
- Full names and residential addresses of proprietors who:
 - have ceased to carry on business
 - have commenced to carry on business
 - are continuing to carry on business

CR 18629 00619 -7-MAR-70

Certificate of Renewal of Registration deposited on date shown on Cash Register Imprest

Application is made for renewal of the registration of the abovementioned Business Name.

No changes have occurred in the particulars shown above.

Changes of particulars in relation to the registration are as indicated in Part B.

SIGNED AT SYDNEY ON 3rd April 1970

A Milston (SIGNATURE)

STATUTORY DECLARATION

I _____ of _____ do solemnly and sincerely declare that

- It is not practicable to obtain the signatures of all the persons required to sign the statement;
- All particulars contained in this statement are true; and I make this solemn declaration conscientiously believing the same to be true.

LODGED in the Office of the
Corporate Affairs Commission
on 26 APR 1973

004715

NEW SOUTH WALES

Business Names Act, 1962.

2066

FOR OFFICE USE ONLY	
CHECKED BY	
B18	
IN ORDER	

STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

Read Instructions on Reverse Side Before Completing any part of this Form.

PART A - details now recorded in relation to the Business Name

P O MILLER, MILSTON & FERRIS

Due to Expire on

30/ 4/73

To be renewed to

30/ 4/76

PART B - details of changes in the particulars shown in Part A.

Location No.

PEO 500

USE BLOCK LETTERS

DATE OF CHANGE

Registration No. 319629

Principal or only place of business
ROOM 507
300 CASTLEREAGH ST
SYDNEY

Each other place of business (if any)

Nature of business
CONSULTING ENGINEERS

Names and addresses of proprietors (If a company is the proprietor, the Registered Office must be shown).
ALAN KAUFMAN MILSTON
JOHN EDWARD FERRIS
PETER OWEN MILLER

2000

1. Principal or only place of business has been changed to:
18 ARGYLE STREET,
SYDNEY, N.S.W. 2000

2. Other places of business. Business has:
(a) Commenced at the following additional places:
78 NORTHBOURNE AVE.,
CANBERRA, A.C.T. 2600

(b) Ceased to be carried on at the following places:

3. Nature of business has been changed to:

4. Full names and residential addresses of proprietors who:
(a) Have ceased to carry on business

(b) Have commenced to carry on business:

(c) Are continuing to carry on business:

26/8/70

16/2/71

1 MAY 1973 24

Application is made for renewal of the registration of the abovementioned Business Name.

* Changes of particulars in relation to the registration are as indicated in Part B.

Signed at Sydney on 16-4-73

Signed at Sydney on 17-4-73

STATUTORY DECLARATION

I do solemnly and sincerely declare that

(1) It is not practicable to obtain the signatures of all the persons required to sign the statement;

(2) All particulars contained in this statement are true; and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900

DO NOT DETACH

DO NOT DETACH

LODGED in the Office of the Corporate Affairs Commission

PART A - details now recorded in relation to the Business Name

Principal or only place of business

Each other place of business (if any)

Nature of business

Names and addresses of proprietors (If a company is the proprietor, the Registered Office must be shown)

Application is made for renewal of the registration of the abovementioned Business Name.

Signed

Signed

Signed

Signed

LODGED in the Office of the
Corporate Affairs Commission
on 5/4/76

NEW SOUTH WALES

Business Names Act, 1962

1787

204143
Form 3
STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

FOR OFFICE USE ONLY	
CHECKED BY	
B18	
IN ORDER	

PART A - details now recorded in relation to the Business Name:

P O MILLER, MILSTON & FERRIS

Due to Expire on
30/ 4/76

To be renewed to
30/ 4/79

PART B - details of changes in the particulars shown in Part A.

USE BLOCK LETTERS

Location No.
8 APR 1976 613

DATE OF
CHANGE

Registration No. B18629 IJK672

Principal or only place of business
18 ARGYLE ST
SYDNEY

2000

1. Principal or only place of business has been changed to:

2. Other places of business. Business has:

(a) Commenced at the following additional places:

(b) Ceased to be carried on at the following places:

3. Nature of business has been changed to:

4. Full names and residential addresses of proprietors who:

(a) Have ceased to carry on business

(b) Have commenced to carry on business:

(c) Are continuing to carry on business:

DO NOT DETACH

Each other place of business (if any)

Nature of business

CONSULTING ENGINEERS

Names and addresses of proprietors (If a company is the proprietor, the Registered Office must be shown).

ALAN KAUFMAN MILSTON

JOHN EDWARD FERRIS

PETER OWEN MILLER

Application is made for renewal of the registration of the abovementioned Business Name.

* No changes have occurred in the particulars shown above.

Changes of particulars in relation to the registration are as indicated in Part B.

Signed at Sydney on 1-4-76 (date) [signature] (signature)

Signed at on (date) (signature)

Signed at on (date) (signature)

Signed at on by (date) (full name)

* a director)

STATUTORY DECLARATION

I, of do solemnly and sincerely declare that

(1) It is not practicable to obtain the signatures of all the persons required to sign the statement;

(2) All particulars contained in this statement are true; and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

COMMISSIONER

Form 3 815
20-4-79

STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

04

CHECKED BY	
B18	
IN ORDER	

Read Instructions on Reverse Side Before Completing any part of this Form.

PART A - details now recorded in relation to the Business Name:

Due to Expire on

PART B - details of changes in the particulars shown in Part A.

USE BLOCK LETTER

P O MILLER, MILSTON & FERRIS

30/4/79

DATE OF CHANGE

To be renewed to

1. Principal or only place of business has been changed to:

2- MAY 1979 195

Registration No. R12629-39

30/4/79

Principal or only place of business
17 ARGYLE ST
SYDNEY

2000

2. Other places of business. Business has:

(a) Commenced at the following additional places:

Each other place of business (if any)

(b) Ceased to be carried on at the following places:

Nature of business
CONSULTING ENGINEERS

3. Nature of business has been changed to:

4. Full names and residential addresses of proprietors who:

(a) Have ceased to carry on business

Names and addresses of proprietors (If a company is the proprietor, the Registered Office must be shown)

ALAN KAUFMAN MILSTON

9000

JOHN EDWARD FERRIS

(b) Have commenced to carry on business:

PETER OWEN MILLER

(c) Are continuing to carry on business:

9000

Application is made for renewal of the registration of the abovementioned Business Name.

- No changes have occurred in the particulars shown above.
- Changes of particulars in relation to the registration are as indicated in Part B.

Signed at Sydney on 17-4-79 (date) [Signature]

Signed at Sydney on 17-4-79 (date) [Signature]

Signed at Sydney on 17-4-79 (date) [Signature]

Signed at _____ on _____ by _____ (date) (signature) (full name)

* a director)
manager)

STATUTORY DECLARATION

I, [Signature], of [Signature], do solemnly and sincerely declare that

- It is not practicable to obtain the signatures of all the persons required to sign the statement;
- All particulars contained in this statement are true; and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

DECLARED AT Sydney ON 17-4-79

STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

55

1244

Read Instructions on Reverse Side Before Completing any part of this Form

COMMISSIONER

PART A - details now recorded in relation to the Business Name:

Due to Expire on

PART B - details of changes in the particulars shown in Part A.

30/ 4/82

P O HILL B, HILSTON & FERRIS

To be renewed to

1. Principal or only place of business has been changed to:

Registration No. 518624-04

30/ 4/82

2. Other places of business. Business has:

Principal or only place of business
18 ARGYLE ST
SYDNEY

2000

(a) Commenced at the following additional places:

Each other place of business (if any)

(b) Ceased to be carried on at the following places:

Nature of business

CONSULTING ENGINEERS

3. Nature of business has been changed to:

4. Full names and residential addresses of proprietors who:

Names and addresses of proprietors

ALAN RADEYAN HILSTON

0000

(If a company is the proprietor, the Registered Office must be shown).

JOHN EDWARD FERRIS

(b) Have commenced to carry on business:

Office must be shown).

PETER JOHN HILLER

(c) Are continuing to carry on business:

0000

Application is made for renewal of the registration of the abovementioned Business Name.

* No changes have occurred in the particulars shown above.

* Changes of particulars in relation to the registration are as indicated in Part B.

Signed at Sydney on 21-5-82 (date)

Signed at Sydney on 21-5-82 (date)

Signed at Sydney on 21-5-82 (date) (signature)

Signed at on by (date) (full name)

* a director)

STATUTORY DECLARATION

I of do solemnly and sincerely declare that

- (1) It is not practicable to obtain the signatures of all the persons required to sign the statement;
- (2) All particulars contained in this statement are true, and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

DECLARED AT ON 19

DO NOT DETACH

STATEMENT OF CHANGE IN CERTAIN PARTICULARS

(Only such of Items 1 to 7 inclusive as are appropriate in the circumstances should be completed.
The remaining Items 1 to 7 should be deleted.)

BUSINESS NAME P.O. MILLER MILSTON & FERRIS
(Insert Business Name as registered)

ADDRESS of principal or only place of business Room 507, 300 Castlereagh Street, Sydney.

ADDRESSES of all other places of business _____

1. The nature of the business has been changed and the following is a concise description of the present nature of the business.

Date of change 29th March, 1967

2. The place, or one of the places, of business has been changed from—

Caltex House, 167 Kent St., SYDNEY.

to Room 507, 300 Castlereagh Street, SYDNEY.

Note A

Date of change 29th March, 1967

3. The business is being carried on at the following additional place or places.

Date of change _____, 19____

4. Business has ceased to be carried on at the following addresses.

Date of change _____, 19____

5. The principal place of business has been changed to.

Date of change _____, 19____

6. The residential address (in the case of a corporation, the registered office in New South Wales) of _____ has been changed to _____

(Full name of individual or corporation)

Date of change _____, 19____

7. The name of _____ has been changed to _____
(Former name of individual or corporation)

Date of change _____, 19____

SIGNED at Sydney, this _____

28th day of April, 1967

(Usual signature)

Note B

SIGNED at _____ by _____
a director/the manager/the secretary/the agent in New South Wales of _____

Note C

Limited

on the _____ day of _____, 19____

(Usual signature)

For notes A, B and C, see Form

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1971, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967. DO NOT WRITE ON THIS DOCUMENT

STATUTORY DECLARATION.

(This is required in the case of a firm unless all the individuals and a director or the secretary of each corporation sign the statement.)

* Full name.

I, Peter Owen Miller of [redacted] do hereby solemnly and sincerely declare that all the particulars contained in this Statement, signed by me on the 6th day of December 1957 are true.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act, 1900.

Declared at Sydney this 6th day of December 1957 [redacted]

Before me [redacted] (Signature of the Justice or Commissioner for Affidavits.)

Statement No. 231853
Packet No. B18629
24/12
ST/1/1/57

BUSINESS NAMES ACT. 1934.
Original Registration.

REGISTERED in the office of the
REGISTRAR GENERAL, SYDNEY.

[redacted]
Registrar General

Certificate sent to C.C.C. & R. for posting
to [redacted]

Date 19 Dec 1957

Initials [Signature]

Presented for filing by SALIMY & PRIMROSE

Solicitors,

155 King Street, Sydney.

ALFRED HENRY PERKINS, GOVERNMENT PRINTER

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1971, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

BUSINESS NAMES ACT. 1934. (SECTION 6.)

Registration of a Firm, Individual or Corporation carrying on business under a Business Name.

This form, when filled in, signed and witnessed, should be sent by post or delivered to the Registrar General, Sydney, accompanied by a fee of £1, if business has not been commenced, or £2 after such commencement. If payment is made by cheque drawn on a country bank, exchange should be added.

Where the applicant carries on business wholly or mainly as attorney, nominee or trustee for another firm, individual or corporation, or acts as general agent for any foreign firm, additional particulars should be furnished on Form 2.

Where a business is carried on under two or more business names a separate statement should be furnished in respect of each business name.

If any person is a minor he should be so described and date of birth stated.

Business name... P.O. Miller, Milston & Ferris

General nature of business... Consulting Engineers... Room 419

Place or places of the business, including the particular address or addresses at which the business is carried on (indicating the principal place of business, if more than one)... "Caltex House", Kent Street, Sydney.

Date of commencement... 1st December, 1957.

Full name and other particulars of the individual or of each individual and of every corporation carrying on the business.

Table with 3 columns: Christian names and surnames of the individuals and names of corporations; Usual residence of the individuals or the registered offices in New South Wales of the corporations; Other business occupations (if any) of the individuals. Rows include MILLER Peter Owen, MILSTON Alan Kaufman, and FERRIS John Edward.

(a) In the case of an individual the signature should be that of the individual or his attorney.

(a) SIGNED at Sydney on the 6th day of December 1957. (Usual signature.)

Before me

(b) In the case of a firm the statement should be signed by all the individuals who are partners or their attorneys, and by a director or the secretary of each corporation which is a partner, or

(b) SIGNED at [redacted] day of [redacted] 19[redacted]. (Usual signature.)

Before me

(i) by some individual who is a partner or his attorney, or (ii) a director or the secretary of some corporation which is a partner, and in either of these last two cases the statement must be verified by a statutory declaration (see back of form).

(c) SIGNED by [redacted] a Director the Secretary of [redacted] Company Limited on the [redacted] day of [redacted] 19[redacted]. (Usual signature.)

Before me

Where the signature is by an attorney the power of attorney should be produced.

(c) In the case of a corporation the signature should be that of a director or the secretary. If signed in New South Wales the witness must be the Registrar General or one of his deputies, a Justice of the Peace for New South Wales, a Commissioner for taking affidavits for New South Wales or a Barrister or Solicitor practising in New South Wales; if signed elsewhere a British Minister or Consul, exercising his functions in that place, the Agent General for New South Wales, a Justice of the Peace for New South Wales, a Commissioner for taking affidavits for New South Wales or a Notary Public.

N.B.—Whenever a change is made or occurs in any of the particulars in respect of which any firm, individual or corporation is registered, a statement in the prescribed form should be sent by post or delivered to the Registrar General within fourteen days after such change. If any firm, individual or corporation ceases to carry on business or abandons the use of its business name, notice thereof in the prescribed form should be given to the Registrar General.

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1971, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparent is made as a permanent record of a document in my custody or control.

WAL
OFFICE COPY



New South Wales

Business Names Act, 1962

CERTIFICATE OF REGISTRATION OF BUSINESS NAME

REBY CERTIFY that, subject to payment of the prescribed fee being
ted hereon by cash register, the undermentioned business name is registered
the Business Names Act, 1962.

Unless previously cancelled, registration will remain in force until the date
her

F. J. O. RYAN,

~~XXXXXXXXXX~~

Registrar of Companies.

606

stration number, business name
address of place or principal
place of business:

Date of expiry
of registration:

B18629
F.O. MILLER, MILSTON & FERRIS,
"SALTEX HOUSE"
KENT STREET,
SYDNEY.

29 APR 1964
1967

PLEASE READ INSTRUCTIONS OVERLEAF AND COMPLETE
STATEMENT

THIS NOTICE MUST BE PRODUCED ON PAYMENT OF THE

NO REMINDER WILL BE SENT AND IF THE REGISTRATIO
NOT RENEUED IT WILL EXPIRE. IN THE EVENT OF EXPIRA
THE BUSINESS NAME WOULD BE AVAILABLE FOR USE BY O
PERSONS.

DO NOT DETACH ANY PORTION OF THIS FORM

42756

Lodged in the Office of the
Registrar of Companies on
29 APR 1964
29 APR 1964

Registrar of Companies.

I, the Commissioner for Corporate Affairs, being a person declared
by the Attorney General by notification published in the Government
Gazette on the nineteenth day of June, 1971, to be an approved
person for the purposes of Section three of the Evidence (Reproductions)
Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparenc
is made as a permanent record of a document in my custody or control.

DATED this 20th day of July 1971

COMMISSIONER

STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

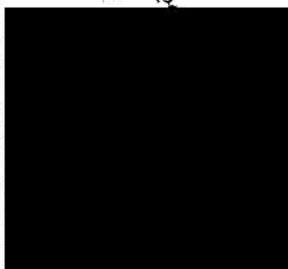
1. BUSINESS-NAME P. O. MILLER MILSTON & FERRIS
(Insert Business Name as registered in BLOCK LETTERS)

2. WHERE THE BUSINESS IS CARRIED ON:

- (a) at one address in New South Wales, state that address: CALTEX HOUSE, 167 KENT STREET, SYDNEY, N.S.W.
(Principal or only place of business)
- (b) at more than one address in New South Wales, state—
(All other places of business):
- (i) the principal address
- (ii) each other address

3. CONCISE DESCRIPTION OF NATURE OF BUSINESS CONSULTING ENGINEERS

4. NAME AND OTHER PARTICULARS of each individual and the corporate name and registered office in New South Wales of each corporation carrying on business under the business name:—

Christian Names and Surname of Each Individual and Corporate Name of Each Corporation (BLOCK LETTERS)	Former Christian Names or Surname (if any) of Each Individual	Usual Place of Residence of Each Individual and Place of Registered Office in New South Wales of Each Corporation
MILLER, PETER OWEN		
MILSTON, ALAN KAUFMAN		
FERRIS, JOHN EDWARD		

If any individual is under the age of 21 years, insert after his surname the word "infant" and date of his birth.

SIGNED at SYDNEY on the first day of April, 1964

(Usual signature)

(To be signed by the person or ONE of the persons in relation to whom the name is registered, or by some person authorised in writing to sign the statement on his behalf.)

SIGNED at _____ by _____
the director*
the manager*
the secretary*
the agent in New South Wales*

of _____ Limited, on
the _____ day of _____, 19____

*Strike out whichever are inapplicable.

(Usual signature)

(To be signed by a director or manager or the secretary of the corporation, or, in relation to a corporation registered under Division 3 of Part XI of the Companies Act, 1961, it may be signed by the agent of the corporation appointed for the purpose of that Division.)

5. FULL NAME AND ADDRESS OF RESIDENT AGENT authorised, in writing, to accept service on my/our behalf of any notices for the purposes of the Business Names Act, 1962, and of any process:—

FULL NAME

ADDRESS

(Item 5 is to be completed only where the person or ALL of the persons carrying on the business resides or reside outside New South Wales or has or have no fixed address within the State.)

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1971, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparent is made as a permanent record of a document in my custody or control.

DATED this 20th

day of July, 1971

COMMISSIONER

INSTRUCTIONS OVERLEAF AND COMPLETE THE STATEMENT

MUST BE PRODUCED ON PAYMENT OF THE FEE.

WILL BE SENT AND IF THE REGISTRATION IS NOT EXPIRE. IN THE EVENT OF EXPIRATION THE COULD BE AVAILABLE FOR USE BY OTHER PERSONS.

DETACH ANY PORTION OF THIS FORM

NOTIFICATION OF THIS STATEMENT DISCLOSES ANY CHANGES IN THE REGISTERED PARTICULARS, RENEWAL MUST BE EFFECTED SUBJECT TO THE LODGMENT OF THOSE CHANGES AND PAYMENT OF THE APPROPRIATE FEES.

RENEWAL

OFFICE COPY

NEW SOUTH WALES
Business Names Act, 1962

CERTIFICATE OF REGISTRATION OF BUSINESS NAME

I HEREBY CERTIFY that, subject to payment of the prescribed fee being imprinted hereon by cash register, the undermentioned business name is registered under the Business Names Act, 1962.

Unless previously cancelled, registration will remain in force until the date shown hereon.

789984

F. J. O. RYAN,

Registrar of Companies.

Lodged in the Office of the Registrar of Companies on

27 APR 1967

Registrar of Companies.

Registration number, business name and address of place or principal place of business:

B18629

P.O. MILLER, MILSTON & FERRIS,
ROOM 507,
300 CASTLEBRACH STREET,
SYDNEY.

Date of expiry of registration:

30.4.

1970

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1971, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transparency is made as a permanent record of a document in my custody or control.

DATED this 20th day of July,

COMMISSIONER

If payment has been made by cheque, this receipt is issued subject only to the cheque on account of which it is given being duly cleared.

*****500 A OS - 03 18629 013954 26-APR-67

Form 3

STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

1. BUSINESS NAME P.O. MILLER MILSTON & FERRIS

(Insert in block letters the name shown on the reverse side of this form. If the name has been changed, do not complete this Statement, but advise this office accordingly.)

2. WHERE THE BUSINESS IS CARRIED ON:

- (i) Principal or only place of business Room 507, 300 Castlereagh St., Sydney
- (ii) Each other place of business (if any) _____

3. CONCISE DESCRIPTION OF NATURE OF BUSINESS Consulting Engineers

NOTE: THE FOLLOWING ITEM MUST BE COMPLETED IN EACH CASE.

4. NAMES AND OTHER PARTICULARS OF EACH INDIVIDUAL and/or THE CORPORATE NAME AND REGISTERED OFFICE IN NEW SOUTH WALES OF EACH CORPORATION carrying on business under the business name:—

Christian Names and Surname of Each Individual and/or Corporate Name of Each Corporation (BLOCK-LETTERS)	Former Christian Names or Surname (if any) of Each Individual	Usual Place of Residence of Each Individual (or Place of Registered Office in New South Wales of Each Corporation)
Peter Owen MILLER		[REDACTED]
Alan Kaufman MILSTON		[REDACTED]
John Edward FERRIS		[REDACTED]

If any individual is under the age of 21 years, insert after his surname the word "Infant" and date of his birth.

SIGNED AT Sydney (Place)

this 24th day of April, 1967.

USUAL SIGNATURE [REDACTED]

(To be signed by the person or one of the persons in relation to whom the business name is registered.)

SIGNED AT _____ (Place)

this _____ day of _____, 19____

by _____

(a Director, Secretary, Manager or Agent in New South Wales)

of _____ Limited

USUAL SIGNATURE _____

(To be signed only where a company or other corporate body is registered in relation to the business name.)

* Strike out whichever are inapplicable.

(THE FOLLOWING ITEM IS TO BE COMPLETED ONLY WHERE THE PERSON OR ALL OF THE PERSONS CARRYING ON THE BUSINESS RESIDES OR RESIDE OUTSIDE NEW SOUTH WALES OR HAS OR HAVE NO FIXED ADDRESS WITHIN THE STATE.)

5. FULL NAME AND ADDRESS OF RESIDENT AGENT authorised in writing, to accept service on my/our behalf of any notices for the purposes of the Business Names Act, 1962, and of any process:—

FULL NAME _____

ADDRESS _____

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the nineteenth day of June, 1971, to be an approved person for the purposes of Section three of the Evidence (Reproductions) Act, 1967, DO HEREBY CERTIFY pursuant to the Section that this transcript is made as a permanent record of a document in my custody or control.

Model 8

RECEIVED
MAY 19 1964

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION

TO: SAC, NEW YORK
FROM: SAC, NEW YORK
SUBJECT: [REDACTED]

RE: [REDACTED]

TO THE COMMUNIST AFFAIRS COMMITTEE

1. [REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Enclosed for the [REDACTED] [REDACTED]
copy with the [REDACTED] [REDACTED]

NAME	ADDRESS	PHONE NUMBER
GEORGE ALVIN COLE	[REDACTED]	[REDACTED]
THOMAS COY COLE	[REDACTED]	[REDACTED]

Very truly yours,
[REDACTED]

Special Agent in Charge
[REDACTED]

REC-100-100000
MAY 19 1964
FBI - NEW YORK

NOTE

Central Railway Refurbishment Contract

At about 2.15pm on 18 February 1986 Mr Bradley and I attended Transport House and saw Mr Freeman who produced the files of the SRA relating to the proposed renovations and refurbishment of Central Railway Station. Mr Freeman left shortly afterwards and made Mr Lett available to assist in our perusal of the file.

Probably the documents will be made available to provide precise details of some of the aspects of the contract, but the general information provided indicated that the matter actually commenced in about 1969 when the then Department of Railways commenced consideration of the better use of the Central Railway station site. Ultimately, in 1977 advertisements were placed calling for 'propositions' for the redevelopment of the site, the idea being that the proposals would provide for redevelopment of the site at no cost to the railways with rental being paid by the developers for the use of the space. The advertisements announced that the propositions were to be lodged by 7 September 1977. On 8 September 1977 a report was already compiled, nominating Commuter Terminals Pty Ltd as the favoured proposer. That proposal had been submitted by W J Colbron, Hutcheson and Co, Solicitors, on behalf of a conglomerate who proposed trading as Commuter Terminals Pty Ltd for the purposes of the venture. The recommendation was then passed to the Minister for Transport, Mr Peter Cox, who in turn conveyed it to the Premier. In October 1977 the Premier replied by suggesting an Inter Departmental Committee be established with various departmental representatives, eg from Treasury, Public Works, SRA and Premier's Department, to consider the matter. That Committee met on a number of occasions without ever making a positive commitment. In the meantime Mr David Hill, the present Chairman of the SRA, joined the Committee as the Treasury representative. His view was none of the proposals were worthy of selection, and he proposed that instead, the SRA engage its own sub-contractors to carry out refurbishment rather than redevelopment of the site. This view eventually prevailed and was the basis on which the matter eventually proceeded.

In 1978 this change of plan was reported in the newspapers, although on 31 August 1978 a letter from the Premier was expressed in terms approving the continuation of negotiations with Commuter Terminals, and on 13 September 1978 a letter was written to Colbron informing him of the approval for the continuation of the negotiations. Throughout 1979 and 1980 the negotiations with Commuter Terminals continued, although by

000001

at stage Mr Hill had written correspondence expressly critical of the proposal. Finally on 23 June 1980, the Acting Premier wrote to the SRA announcing that the SRA should itself undertake the upgrading and on 14 September 1980 Mr Colbron was informed that negotiations were being terminated.

In the end result, Commuter Terminals did not receive any contract for any work associated with the refurbishment of Central Railway Station.


P Hastings
18 February 1986

000033

FILE NO 134174

WARWICK A. J. COLBRON, HUTCH
SOLICITORS & ATTORNEYS

COLBRON, B.A. LL.B. PUBLIC TRANSPORT COMMISSION
OF N.S.W. BRANCH OFFICE
27 OLD BARRENJOEY ROAD
AVALON 2107
TEL. 918 9070
CODE BOX 3010
PLEASE REPLY TO: Newport

BARRENJOEY ROAD
NEWPORT 2106
TEL. 997 1011
997 1255
997 1500
P.O. BOX 32
NEWPORT BEACH, N.S.W. 2106

28 FEB 1978
RECEIVED

WAJC/dg

Secretary,
Public Transport Commission,
Room 505,
11-31 York Street,
SYDNEY, N.S.W. 2000

*General Manager
Preston (M. Clifton)*

24th February, 1978.

Dear Sir,

re: SYDNEY CENTRAL STATION - PROPERTY DEVELOPMENT AND MODERNISATION

As you know on the seventh of September last year we submitted on behalf of COMMUTER TERMINALS PTY. LTD., a proposed corporate development vehicle incorporating John Andrews International Pty. Limited, the Edwards Group of companies and ourselves, a detailed and integrated proposal for the redevelopment of the station complex and the modernisation and improvement of passenger and service facilities in response to the Commission's invitation for the submission of proposals.

The group has maintained the availability of group and loan funds for the project and carried out further extensive research overseas. Having regard however to the time which has elapsed and the effect on overall group planning of maintaining the availability of expertise and funding for the particular project we have been requested to ascertain whether some indication could be given as to when a decision as to the Commission's selection of a party with whom to enter into detailed negotiations for firm lease agreements will be made.

Please do not regard this request for information as any desire on the part of our client group to preclude a proper consideration of the proposals which the Commission may have received or as any lessening of the group's motivation for selection. The information is required only for group planning purposes having regard to the need to upgrade costings and other technical information as well as maintain the availability of the associated technical skills referred to in the group's proposal.

Any assistance which you could give in this regard would be appreciated.

Yours faithfully,
WARWICK A.J. COLBRON HUTCHINSON & CO.

per: [Redacted] *per [Signature]*

*Give an assurance
impose a "black
system."*

*Garrett
not
see*

126



Premier of New South Wales

25 Oct 1977

Dear Mr. Cox,

Thank you for your letter of 4th October, 1977. I agree entirely with the desirability of proceeding with plans to modernise and redevelop Sydney Terminal Station.

It is appropriate that a public announcement on the broad intention should be made, as further evidence of our Government's resolve to improve the transport service to the public. Such an announcement should be made by you, and I would suggest that it does not make reference to the identity of any potential developer.

Given the importance of this project to the Government, I agree with your proposal that the project be considered by a committee of officers representing the Public Transport Commission, the Ministry of Transport and the Premier's Department. If acceptable to you I would suggest that a representative of the Treasury be included as well.

This committee could be given the task of evaluating all of the development proposals received by the Commission, as well as the possibility of the Commission undertaking part or all of the development, and of recommending a firm plan of action.

Regarding the Commission's recommendation to begin negotiations with Commuter Terminals Pty. Ltd., I would prefer to wait until this committee of officers has had the opportunity to make its recommendations. While this may lead to some delay, I believe that the size and complexity of the proposals require that a careful assessment be made of the options open to us, which I am sure is what you had in mind when you suggested that such a committee be formed.

If you agree with my suggestions, would you please let me know the names of your officers nominated for the Committee, so that my Under Secretary can make appropriate arrangements.

Yours sincerely,



Premier.

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EX-118

The Hon. Neville Wran,
Q.C., M.L.A.,
Premier,
State Office Block,
S Y D N E Y. 2000.

Dear Mr. Wran,

I refer to our recent discussion at which the Chief Commissioner and Mr. Clutton of the Public Transport Commission presented in brief outline a proposal for redevelopment of Sydney Terminal Station.

This proposal was one of five received in response to worldwide advertising seeking development propositions for this area in accordance with a series of requirements set down by the Public Transport Commission. Those requirements were set down in a brochure (copy of which is attached) which was made available to all who enquired.

The proposal outlined to you was the only one which came close to meeting the requirements of the Commission and the Commission has concluded that "Commuter Terminals Pty. Ltd. should be advised that, subject to it producing satisfactory evidence that funds are available for its proposal, the Commission is prepared to deal with it exclusively for a period of twelve months with a view to negotiating firm lease arrangements in respect of the stages set out in its proposal. The company is also to be informed that any agreements will include performance covenants to ensure that the total project will be completed.

As discussed with you, there are a number of important matters which need to be clarified and negotiated before physical work could commence but, given that further detailed development in negotiation does not significantly change the economic or practicality of any important aspect, and given that the opposition of the Australian Railways Union to the transfer to the developer of Commission concessions can be effectively dealt with, it is expected that the first stage of the redevelopment could start early in 1978 and the whole project substantially advanced by the end of that year.

System.

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- 2 -

The proposal provides for the Commission and the Government without cost the following facilities -

- * New ticket barriers to centralise passenger control;
- * Modern indicator board and platform indicator signs with monitors at strategic locations;
- * Remodelled toilets and associated passenger amenities;
- * Air conditioned bars, restaurants and waiting lounges;
- * Additional car parking for approximately 500 cars;
- * Service shops;
- * New baggage handling facilities;
- * Redesigned and covered entrance to Central Electric from Eddy Avenue, incorporating substantially improved Bus/Rail interchange facilities;
- * Improved taxi facilities;
- * Public address system;
- * Remodelled decor, lighting, floor and wall finishes and general amenities;
- * Improved train catering facilities.

The cost to the Company of providing these improved amenities would be about \$6 million. In return for this expenditure the Company would obtain certain sole trading rights - the lease of areas for the erection of shops, bars and restaurants - advertising rights and a lease back arrangement in respect of a substantial office building to house Public Transport Commission staff. The cost to the Commission of this office space would be approximately half the cost of equivalent rented space elsewhere in the Central Business District during the period of lease back and after approximately 30 years would revert to the Commission at no cost to it.

The former Mortuary Station will be restored and be utilised as a restaurant.

The expenditure on the total project is estimated at \$20 million.

At the peak of the construction work approximately 700 people will be employed fully or part-time on the project.

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3.

After completion, employment to staff the new shops, bars, restaurants etc., would represent an increase of more than 100 on the number currently employed.

I am seeking further information on what is proposed but, in the meantime, I suggest that your officers and officers from my Ministry and the Commission confer on the matter. At your convenience, I will also arrange for a meeting with the Architect who designed the project.

Yours faithfully,

PETER COX.

RURAL BANK
OF NEW SOUTH WALES



TELEPHONE: ~~XXXXXX~~ 238.0811

HEAD OFFICE: MARTIN PLACE SYDNEY

TELEX: AA 21550

IN YOUR REPLY PLEASE

REFER TO EDM:AM

16 OCT 1977
PROPERTY BRANCH

Box 41, G.P.O.
SYDNEY N.S.W. 200

10th October, 1977

Mr. A. T. Clutton,
General Manager,
Property Branch,
Public Transport Commission
of N.S.W.,
11-31 York Street,
SYDNEY N.S.W. 2000

Dear Mr. Clutton,

Sydney Central Station:
Property Redevelopment and
Modernisation

The proposal outlined in your letter and annexures received on the 16th May, 1977 has been examined but from the Bank's point of view, at this preliminary stage, it appears doubtful that we would require representation in this area particularly having in mind that we are represented nearby in Rawson Place.

The proposal will be kept under notice and should there be a change of view we shall be pleased to again contact you.

Yours faithfully,

E. D. McCOY
Manager
Properties Division

Reference: Mr. McCoy
Extension: 3142

m. f. [unclear]

000075

From

SECRETARY

Telephones: 38.4657

16th Septe

To

→ GENERAL MANAGER
PROPERTY BRANCH

use quote

to your

Sydney Terminal Station Development:
Review of Tenders

At the Commission meeting held on 12th September, 1977, the above matter was considered and the following minute recorded -

"A report dated 8th September, 1977, by the General Manager, Property Branch, containing an analysis of the proposals received in connection with the development of Sydney Terminal Station was considered and discussed.

It was agreed that only two of the proposals in any way approached the requirements of the Commission and of these the proposal submitted by Commuter Terminals Pty.Ltd. was preferable in the light of the requirement of Inter Properties Limited that funding of the order of \$45M would need to be provided by the Government.

It was decided that Commuter Terminals Pty.Ltd. should be advised that subject to it producing satisfactory evidence that funds are available for its proposal, the Commission is prepared to deal with it exclusively for a period of twelve months with a view to negotiating firm lease arrangements in respect of the stages set out in its proposal. The Company is also to be informed that any agreements will include performance covenants to ensure that the total project will be completed."

I shall be pleased if you will arrange accordingly.


A.R. COLEMAN
Secretary

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8th September,

General Manager,
PROPERTY BRANCH.

THE SECRETARY.

38-4252

SYDNEY TERMINAL STATION: Property redevelopment and modernisation.

- - - - -

Four (4) proposals were received for the redevelopment and modernisation of Sydney Central Station, namely:-

<u>Name</u>	<u>Proposal</u>
1. Civil & Civic Pty. Ltd.	Use of the Company's project management services for the study and development of ideas into the commercially acceptable schemes.
2. W. E. Lucas	Offer to undertake feasibility study at a cost to the Commission of between \$5,000 and \$25,000.
3. Interproperties Limited	Development of convention/entertainment centre over country train platforms with improvements to commuter facilities at a total cost of \$45 million to be funded by the Government on the basis that the Company would manage matters of design, cost-benefit studies, public-opinion surveys and advertising/public relations campaigns to promote the scheme.
4. Commuter Terminals Pty. Ltd.	Firm proposal for the staged development, at the Company's cost, of an improved terminal complex to include improvements to commuter facilities, car parks and bus movement, the reconstruction of concession modules and the provision of office space, lounge bars and improved catering facilities in consideration of a 99 years lease of all current leased areas, advertising space and concessions at a rent of \$300,000 per annum plus leases, at rents to be determined, of other areas as they become available.

In each case the proposers have lodged deposits of \$1,000 as an indication of good faith, and prior to the close of propositions a letter was received from Mona Vale Hotel/Motel indicating its desire to enter into negotiation for all or part of station complex.

The proposal submitted by Commuter Terminals Pty. Ltd. is the only one to specifically include arrangements for the development and modernisation of the station area, without cost, in the manner contemplated by the Commission when it invited proposals and is worthy of further consideration. In addition the Company proposes to restore the Mortuary Station complex for use as a restaurant. The Company involved incorporates John Andrews International Pty. Ltd., Architects, A. W. Edwards Pty. Ltd., Builders and Warwick A. J. Colbron, Hutchinson & Co., Solicitors, and its submission

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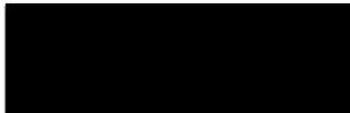
was supported by evidence of its ability to perform together with advice that evidence can be produced that funds are available for the project. The planning team assembled for the project includes A.W.A. (Australia) Ltd. which submitted a special detailed proposal for a transport arrival and departure display system and a public address system which was arrived at after a comprehensive study.

While there is merit in the scheme put forward by Inter-properties Limited in terms of community benefit, it is considered that it should not be taken further at this stage due to the necessity of Government financing. However, the space required for the major aspect of this proposal is not utilised in the Commuter Terminals proposal and there would be scope for an entertainment centre to be considered when it could be shown that funds were available.

It is recommended that approval be given of Commuter Terminals Pty. Ltd. being informed that, subject to evidence being submitted that funds are available for its proposal, the Commission is prepared to deal with it exclusively for a period of 12 months with the prospect in mind of negotiating firm lease agreements in respect of the stages set out in its proposal which agreements would also include performance covenants to ensure the ultimate completion of the total project prior to the initial stage being commenced.

It is also recommended that the \$1,000 deposited by the other three (3) proposers be refunded.

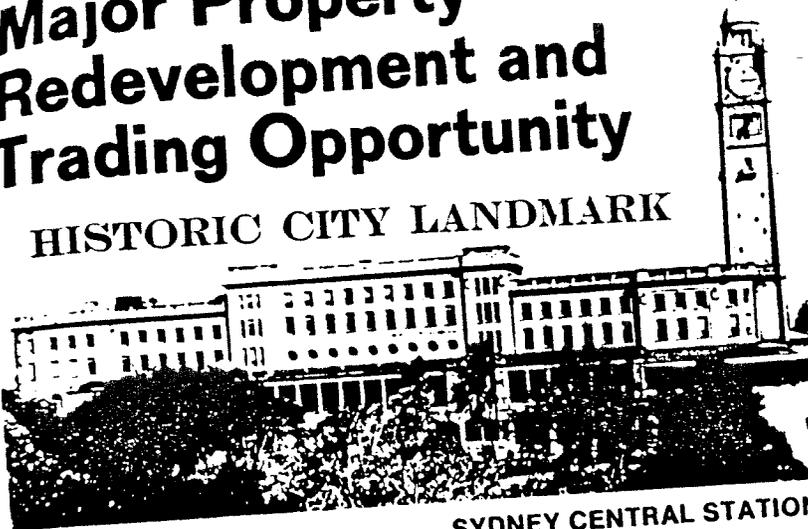
Copies of each of the proposals are attached together with copies of the information supplied by the Commission to interested parties.



A. T. CLUTTON,
General Manager.

Major Property Redevelopment and Trading Opportunity

HISTORIC CITY LANDMARK



SYDNEY CENTRAL STATION

The Public Transport Commission of New South Wales in co-operation with the Council of the City of Sydney invites proposals for the development on a leasehold basis of the surplus land, space within the existing structure at concourse level and air space over the platforms and tracks and generally within the area bounded by Eddy Avenue, Pitt, Chalmers and Cleveland Streets. Advertising space and shop premises as presently let are included in the leasehold offered. Consideration will also be given to the inclusion of selected trading outlets currently operated by the Commission.

A liquor licence permitting extended trading hours is available with space for the operation of appropriate bars, lounges and bottle shops.

The Commission will covenant to occupy a substantial area of any office accommodation constructed within a Development.

The existing external and internal facade of the main building is to be preserved and any development must blend in an acceptable manner.

Leases of up to ninety-nine (99) years are available for selected areas.

The Commission expects proposals to include redeveloped passenger facilities of a modern standard and amenity.

Proposals are to be lodged by 2 P.M. on WEDNESDAY, SEPTEMBER 7, 1977.

Further particulars may be obtained from the General Manager, Property Branch, 11-31 York Street, Sydney, Telephone 29 1393 or the Planning and Building Enquiries Section, Sydney City Council, Town Hall, Sydney, Telephone 299 9505.



**PUBLIC TRANSPORT COMMISSION
OF NEW SOUTH WALES**

PTC.1431

*Good
\$45m*

Kevin Price 38 4932

*Kevin Wren
000071 you like
OK this*

FILE NO 152892

19

152892 RSL:DJ

Mr. Leake

4194

Warwick A. J. Colbron Hutchinson
& Co.,
Solicitors and Attorneys,
P.O. Box 32,
NEWPORT BEACH. N.S.W. 2106.

18 SEP 1930

SYDNEY TERMINAL STATION: Proposed redevelopment and modernisation.

...oOo...

I refer to the proposal submitted on behalf of Commuter Terminals Pty. Ltd., in this matter. It has now been decided that the State Rail Authority itself, is to undertake a programme of restoration at this station, including upgrading passenger facilities.

Accordingly arrangements have been made for the deposit of \$1000 lodged with the proposal to be refunded and this will be forwarded by separate mail shortly.

Thank you for your co-operation in this matter.

[Redacted signature]

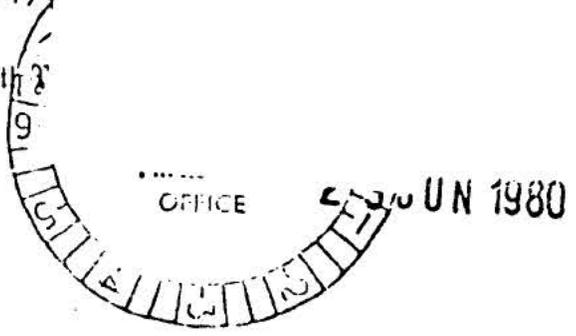
Signed R. C. FORD

R. C. FORD,
Secretary.

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Premier of New South Wales



Dear Mr. Sheahan,

I refer to Mr. Cox's letter of 12th May, 1980 (reference 152892), concerning a proposal for the redevelopment of Sydney Central Station by the Public Transport Commission.

I have given this matter careful consideration and have decided that the most appropriate course of action is for the Commission itself to undertake a program of renovation which will result in an upgrading of passenger facilities at the station. In this respect the works program should encompass the provision of a suitable floor covering, adequate seating and the installation of improved arrival and departure indicator boards.

The Commission should commence this project as soon as possible with a view to minimising overall capital expenditure. Any claim received from Commuter Terminals Pty. Ltd. will be considered on its merits.

Yours sincerely,



for Premier.

The Hon. T.W. Sheahan, B.A., LL.B., M.P.,
Acting Minister for Transport.

MO'H:EK.

T80/407

MINISTRY OF TRANSPORT
~~AND HIGHWAYS~~

MINISTERIAL MEMO

S.O. 1242 D. West, Government Printer

URGENT MATTER

Following representations from the Hon. J. R. Johnson, M.L.C., President of the Legislative Council, the Minister has agreed to meet representatives from A. W. Edwards & Co. Ltd., to discuss matters concerning the redevelopment of the Sydney Station Complex.

The discussions are to take place at 10.00 a.m. on Friday, 18th July, 1980, and it would be appreciated if a position paper could be prepared for the Minister's use at the meeting. It would also be appreciated if appropriate senior officers could be present to assist the Minister.

[Redacted signature area]

Private Secretary.
1.7.80.

Following the meeting.

Referred for briefing notes and name of officers to attend the meeting. Required by 16.7.80 please.

[Redacted signature area]

K. J. TROTT,
Under Secretary,
Ministry of Transport.

Per: *KA*

The Secretary,
STATE RAIL AUTHORITY.

7002000

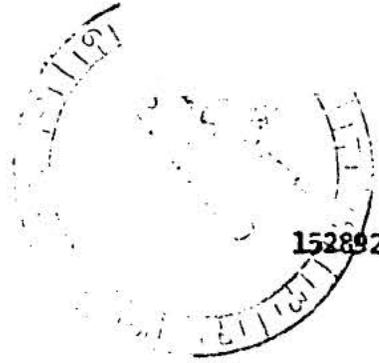
97357

152892



000088

File forwarded to *PROP BC14*
Signature *PC* Date *9/7/80*



SYDNEY

12 MAY 1980

The Hon. Neville Wran Q.C., M.P.,
Premier and Treasurer,
State Office Block,
SYDNEY. N.S.W. 2000.

Dear Mr. Wran,

I refer to your letter of 21st January, 1980 in respect of Sydney Central re-development proposals.

The Public Transport Commission has confirmed that improvements to meet only their own requirements are as follows:-

1. New ticket barrier arrangements on Sydney Terminal involving a centralised exit/entrance position in relation to the platforms.
2. New arrival and departure indicator boards similar to those currently in use in Air Terminals with associated T.V. monitors and sub-boards on each platform.
3. New passenger rest room facilities, general amenities and waiting rooms.
4. Completely renovated interiors including mechanical ventilation, lighting and graphics of both the Central Electric and Sydney Terminal Concourses with architectural function of bookstalls, kiosks, restaurants, bars, phones and booking facilities conducive to attracting the travelling public.
5. The provision of low maintenance contemporary finishes throughout the complex.
6. Translucent roofing over existing arch structure.
7. Improved baggage handling facilities, particularly the separating of baggage handling from the passenger concourse on the Terminal Station.
8. Re-arranged traffic flows particularly at the Pitt and Hay Street intersection with all setting down and picking up of passengers from private vehicles under the upper colonnade.
9. Improved bus terminal and taxi rank arrangements to the station complex particularly at the Eddy Avenue level.
10. Improved staff amenities including recreation facilities.

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T79/226

11. The extension of platforms 4 and 5 to allow use by prestige trains in lieu of platform No.1.
12. Public address system throughout the complex.
13. The pedestrian ramp from the Central Electric Concourse to Eddy Avenue to be covered to provide protection from the weather.

The cost of these improvements is estimated to be in the region of \$6 million.

Planning, design and construction would be two (2) years.

With regard to the availability of funds, provision can only be made for this work to be carried out by the deletion of other work from the Capital Works programme.

The Public Transport Commission has also advised that whilst there is no financial obligation on its part, other than the \$1,000 deposit refundable to Commuter Terminals Pty. Limited, attention is drawn to the decision of the Supreme Court of N.S.W. in Sabemo Pty. Ltd. v North Sydney Municipal Council (1977) 2 N.S.W.L.R. 880. In that case it was held that where two parties proceed upon the joint assumption that a contract will be entered into between them, and one does work beneficial for the contract project, and thus in the interests of the two parties, which work he would not be expected, in other circumstances, to do gratuitously, he will be entitled to compensation or restitution, if the other party unilaterally decides to abandon the project, not for any reason associated with bona fide disagreement concerning the terms of the contract to be entered into, but for reasons which, however valid, pertain only to his own position and do not relate at all to that of the other party. It is not necessary that a benefit should have accrued to the abandoning party.

The Commission has also advised that in the event of the Commission proceeding with the development itself an action for damages against the Commission could be expected from Commuter Terminals Pty. Ltd.

Trusting the above advice meets your requirements.

Yours faithfully,

(Sgd.) PETER COX

PETER COX.

The Under Secretary,
Ministry of Transport,
SYDNEY. N.S.W. 2000.

Referring to your Minute of 23rd January, 1980 - draft reply herewith.


R. C. FORD,
Acting Secretary.

The Secretary,
PUBLIC TRANSPORT COMMISSION.

21 APR 1980

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SECRET CHRONOLOGY

December, 1977

City, Ltd. submits detailed proposal for redevelopment of Station and lodges \$1,000 deposit.

7th February, 1978.

Inaugural meeting of Committee agreed that "a meeting be arranged between the principals of the Committee, the Government Architect and Professor Andrews to fully discuss the proposal put forward by Commuter Terminals" page 2.

21st February, 1978.

Re-development Committee Meeting. "During the meeting it was decided that Professor Andrews would not be invited to attend the Committee Meeting until a decision was clarified as to the acceptance or not of the Company's submission for negotiation purposes.

21st March, 1978

Meeting of Re-development Committee. Government Architect and the Commission's architects and engineers were authorised to report on Commuter Terminals proposals and Mr. Clutton was instructed to obtain financial evaluation.

July, 1978.

Full report of Government Architect, Government Quantity Surveyor and financial evaluation provided to Committee which concluded as follows:

"Having reviewed all of the relevant facts associated with this matter the Committee feels that it would be in the best interests of the Government for the Public Transport Commission to be authorised to pursue this matter further with Commuter Terminals Pty. Ltd, with the aim of establishing the full extent of its proposal for the staged development of Sydney Station on the basis that any lease that may ultimately be arranged would preferably

2. Short Chronology

July, 1978 (cont'd)

be for a period substantially less than 99 years and would need to include an undertaking by the Company to enter into performance covenants to ensure the ultimate completion of the total project."

18th August, 1978

Minister endorses recommendation.

13th September, 1978.

Commission forwards letter to Commuter Terminals advising that Commission has been authorised to pursue the matter further with the aim of establishing the full extent of its proposal for the stage development of Sydney Station on the basis that any lease that may ultimately be arranged would preferably be for a period of substantially less than 99 years and would need to include the undertaking by the Government to enter into performance covenants to ensure the ultimate completion of the project.

Mid-September to Mid-October.

Mr. Clutton liaised with John Andrews International Pty. Ltd. with a view to determining the full extent of Commuter Terminals proposals. As a result, it became necessary for John Andrews International Pty., Ltd. to hold meetings with Mr. G. W. Irving, Manager, Administration Investigatory Rail Operations and Mr. E. A. Young, Manager, Rail Operations to formulate a list of specific questions which would enable John Andrews International Pty. Ltd. to be more specific in certain of its proposals.

PTC agreed to appoint a Project Co-Ordination Officer to supply detailed technical information regarding the PTC's price requirements. Subsequently, Mr. L. Gough was appointed as Project Co-Ordination Officer and John Andrews International Pty. Ltd. was also advised of the name of the Commission's Architect, from whom architectural information could be sought. Mr. Bierman was so appointed. Additionally, John Andrews International was authorised to discuss the matter with the Government Architect.

3. Short Chronology

6th November, 1978.

Meeting was held with Mr. A. C. Clutton, representing the Commission with a list of specific questions, requested by John Andrews International were supplied from which more specific proposals for the carry out of the complete development proposals of Commuter Terminals could be given.

13th November, 1978.

A further meeting was held at John Andrews International at which Mr. L. Gough and Mr. Clutton were present.

Mr. Gough of the Ways and Works Branch of the Commission provided extensive and detailed information to enable specific architectural and engineering planning, as well as cost estimation to occur.

Late November/ early
December

Meetings were held with Mr. W. L. Jones on site at Central Railway Station to carry out an inspection to ascertain specific requirements of the PTC and the Union. Subsequently further discussions were held with Mr. John Webber of the Survey Section of the Ways and Works Branch, Mr. John Kean of the Mechanical Engineering Section of the Ways and Works Branch and Mr. Laurie Mahoney. Further discussions were also held with the National Trust regarding preservation of the facade of the building. Detailed market research feasibilities were carried out by the developers, including liquor marketing feasibility.

13th December, 1978.

A meeting between the Chief Transport Commissioner and the Chairman of the Evaluation Committee, Mr. Ken Trott, was held at the Public Transport Commission. Present were: All of the members of Commuter Terminals Pty. Ltd., together with Mr. A. C. Clutton, Commissioner Gordon and Mr. D. McKay, Architect. At that meeting the Chief Commissioner and the Chairman of the Committee stated that all of Commuter Terminals proposals were acceptable

4. Short Chronology

13th December, (cont'd) to the Commission, subject to the provision of a parking area and also subject to confirmation that the Commission would proceed with the office block proposal.

January, 1979. A detailed submission comprising four sets of mounted architectural drawings, an integrated proposal for modernisation and re-development and a written design proposal were lodged with the Commission.

During Late January-
Early February Proposals were evaluated by PTC staff and due to financial funding associated with the office block project, discussions were held with the State Superannuation Board which resulted in a suitable method of funding the office block project being determined.

21st May, 1979. The Commission recommended entering approval of Stages 1 and 2 of Commuter Terminals proposals by Evaluation Committee.

27th June, 1979. Meeting of the Re-development Committee agreed that the Commission would prepare a report for consideration by members of the Committee to the Government recommending approval for Stages 1 and 2, thus leaving the office block project and car parking in abeyance.

Subsequently, the Committee recommended - Mr. Hill dissenting - that Commuter Terminals Pty. Ltd, be advised by the Commission that its proposals for Stages 1 and 2 had been accepted, that the Commission will now negotiate leases of specific areas within the station complex with the Company within the terms of the Commission's original invitation dated June, 1977.

5. SHORT CHRONOLOGY

21st January, 1980,

The Premier sought particulars from the Minister of what would be involved by way of facilities and improvements, the estimated cost, the availability of funds, estimated construction period etc. of a new proposal designed to meet only the requirements of the State Rail Authority.

20th February, 1980,

Representations by the Solicitors acting for Commuter Terminals Pty. Ltd., seeking advice regarding the up to date situation.

12th May, 1980,

The information sought by the Premier was supplied by the Minister.

12th May, 1980,

Warwick A.J. Colbron, Hutchinson and Company informed by the Minister that matter was still under active consideration by the Government.



Premier of New South Wales

21 JAN 1980

Dear Mr. Cox,

I refer to your letter of 30th October, 1979, concerning the report of the Committee of Officers established to evaluate the proposals for the redevelopment and modernisation of Sydney Central Station.

The Committee's recommendation that, subject to agreement with the Union, Commuter Terminals Pty Limited be advised that its proposals for Stages I and II are acceptable has been noted. However, I am concerned that these proposals may not present the most appropriate option for the Government.

Before agreeing to proceed on the basis recommended, I feel that consideration should be given to the development of a new proposal designed to meet only the requirements of the Public Transport Commission in relation to Central Railway Station.

I should be pleased if you would arrange for such a proposal to be prepared as soon as possible and let me have particulars of what would be involved by way of facilities and improvements, the estimated cost, the availability of funds, estimated construction period, etc.

Information should also be furnished as to any difficulties which might arise as a result of the action taken to date in regard to development proposals.

Your early advise in this matter would be appreciated.

Yours sincerely,

Maxwell Wise

Premier.

The Hon. P.F. Cox, M.P.,
Minister for Transport.

SYDNEY

30 OCT 1979

The Hon. Neville Wran,
Q.C., M.P.,
Premier,
State Office Block,
S Y D N E Y. 2000.

Dear Mr. Wran,

I refer to your letter of 31st August, 1978, regarding the initial report by the Committee of Officers established to evaluate the proposals for the redevelopment and modernisation of Sydney Central Station.

... The further report of the Committee has now been received and a copy is enclosed.

The options available to the Government would appear to be

- (i) The proposals by Commuter Terminals Pty. Ltd. for Stages I and II of the development be accepted as recommended by the majority of the Inter-departmental Committee. (Mr. D. Hill of your Department dissenting. Mr. Hill's views are set out in his letter of 16th August, 1979. Copy attached).
- (ii) The Commission be asked to call fresh proposals in view of the fact that basically only one substantive proposal was received in response to the Commission's original brief. (However, as the matter has been under consideration for some two years this could pose problems not the least of which would be the possibility of claims by Commuter Terminals Pty. Ltd. in respect of costs incurred to date).
- (iii) The project be wholly funded from Government sources. (This aspect was previously investigated by the Committee but it was not favoured at that time, particularly in view of the other higher priority works already competing for admission to the Commission's works programme. It is considered that this position is unchanged).

I might mention that my officers have had discussions with one of the unsuccessful applicants in the private sector (GHD-Parsons Brinckerhoff Pty. Ltd.) and Mr. W. H. Lathrop, Director and Manager of that firm has indicated that he accepts that his firm's offer has been unsuccessful and has no desire to pursue this decision further. He did, however, indicate that his firm would be interested in applying if fresh tenders were called for the Central Railway redevelopment.

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Having regard to the Committee's report it would seem that the Commuter Terminals proposals for Stages I and II represent a reasonable proposition.

However, before the matter proceeds any further I would be glad to have your advice, particularly in the light of the dissenting views of your representative on the Committee.

Yours faithfully,

(Sgd.) PETER COX

PETER COX

SYDNEY CENTRAL STATION
LETTER OF PROPOSAL

SYDNEY CENTRAL STATION
LETTER OF PROPOSAL

WILLIAMSON TOMES & CO. LTD.
SPECIALISTS IN BUSINESS
TELECOMMUNICATIONS EQUIPMENT

ON BEHALF OF
COMMUTER TERMINALS PTY LTD.

1

WARWICK A. J. COLBRON, HUTCHINSON & CO.

SOLICITORS & ATTORNEYS

WARWICK A. J. COLBRON, B.A., LL.B.

BRANCH OFFICE:

334 BARRENJOEY ROAD

NEWPORT 2108

TEL. 997 1011

997 1255

997 1500

P.O. BOX 32

NEWPORT BEACH, N.S.W. 2106

YOUR REF:
OUR REF:

WAJC:SB

27 OLD BARRENJOEY ROAD

AVALON 2107

TEL. 918 9070

C.D.E. BOX 9010

PLEASE REPLY TO: **Newport**

6th September, 1977.

The Secretary,
Public Transport Commission,
Room 505,
11-31 York Street,
SYDNEY. 2000

4
PUBLIC TRANSPORT COMMISSION
OF N.S.W.
REC'D. - 7 SEP 1977
\$1,000 - 00
TENDER BOARD

Dear Sir,

re: Sydney Central Station:- Property development and modernisation

On behalf of John Andrews International Pty. Ltd., the Edwards Group of Companies and ourselves, we submit proposal for the redevelopment of the station complex and the modernisation and improvement of passenger and service facilities. It is intended that, if selected, the development group would utilise a corporate vehicle COMMUTER TERMINALS PTY. LIMITED to unify the group for the specific project, to centralise organisation and communication with other organisations and departments and to enable later amalgamation of other groups possessing appropriate expertise as and when required. The philosophy of the development group is to amalgamate essential skills both within the group and by means of associated consultants so as to maximise the expertise brought to bear on this particular project. The relevant experience of the planning team is catalogued in the annexed documentation which comprises:

ARCHITECTURAL REPORT AND
ILLUSTRATIVE PRESENTATION:

John Andrews International Pty. Ltd.

PASSENGER AND STAFF
INFORMATION REPORT:

A.W.A. Data Systems

CATERING FEASIBILITY
REPORT:

Harley Little Associates Pty. Ltd.

PLANNING TEAM -
BACKGROUND MATERIAL

John Andrews International Pty. Ltd.

The Edwards Group of Companies.

Harley Little Associates Pty. Ltd.

Miller Milston & Ferris.

D.S. Thomas & Partners Pty. Ltd.

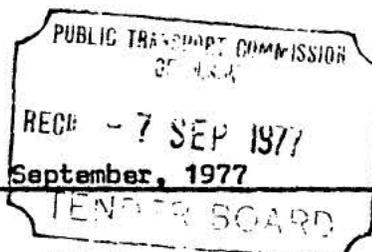
A.W.A. (Australasia) Ltd.

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The Secretary,
Public Transport Commission

6th September, 1977



The team's research and investigation when taken with the nature of the Commission's invitation necessarily suggests staged modernisation and development to achieve the Commission's aims of increased revenue with high priority on the improvement of passenger facilities consistent with the developers' need to gradually recoup capital expenditure and to induce cash flow income at an early stage.

STAGES I - II. The developers are prepared to immediately commence major modernisation and development of the main concourse and Eddy Avenue levels. Stage I would include items 1,2,3,4,5 and 17 of the desirable improvements referred to in Annexure C to the Commission's invitation and would comprise such items as the provision of an integrated airline type computerised passenger and staff information system with strategic monitors, the planned re-siting and reconstruction of concession modules, the provision of a new roof and new floor finish, provision of a modern ticket barrier system, new toilets and public amenities including waiting areas, lounge bars and bottle shop and improved catering facilities including a new restaurant facility. Stage II would include items 7,9,10,16 and 18 of the Commission's desirable improvements and comprise the major redevelopment of the Eddy Avenue entrance level and bus interchange to provide a modern bus interchange system with weather protection and pedestrian concourse, modern multi-level shopping complex with additional public amenities and tourist restaurant, retail development along Eddy Avenue proper and modernisation of the Elizabeth Street rampway and retail concessions. By virtue of the major structural development involved in Stage II, completion of items within that stage would necessarily involve a greater construction period and temporary relocation of existing concessions and amenities during construction so as to prevent loss of revenue as facilities. For these reasons these items have been classified as within Stage II but it is intended that they be commenced at the same time as Stage I items. The flexibility of timing within Stages I and II items, having regard to the need to maintain concession and passenger services, during reconstruction, the need to negotiate leases of presently unleased areas and the projected date of commencement of eastern suburbs rail services has been carefully considered by the planning team and is considered to be a governing factor in successful development of the Eddy Avenue level. Current estimates are that improvements within Stage I would require expenditure in the vicinity of \$3 million increasing to approximately \$5 million by the completion of Stage II items.

STAGE III includes items 7,8,11,12 and 13 of the Commission's list of desirable improvements and comprises such items as the provision of new baggage handling systems, additional parking, staff amenities, train catering facilities and parcels handling systems. These matters

cont.....3

PUBLIC TRANSPORT COMMISSION
OF N.S.W.
RECD. - 7 SEP 1977
TENDER ROAD
6th September, 1977

The Secretary,
Public Transport Commission

are covered in planning reports, however, as they involve considerable further research and negotiation with the Commission and other experts, problems of maintaining services during relocation and modernisation, the negotiation of new lease areas for re-siting and are related to the site and design of the office block project scheduled for Stage IV, it is considered that further definite proposals be left to await negotiations. No timing projection can therefore be made at this juncture.

STAGE IV. The particular problems and planning of the office block project and its relationship to Stage III items warrant its classification into a separate stage. The developers are not opposed to commencement of such a development at an early stage, but are mindful of the need for further careful planning and design in coordination with the Commission and other governmental departments, the integration of some Stage II items, the avoidance of disruption to Commission staff, the need to negotiate head and subleases and the terms thereof, as well as the possible desire of the Commission to take advantage of existing leasing commitments at advantageous rentals. Thus, the staging of such a development and the precise planning of the quantum and nature of accommodation is left to further negotiation. The developers are prepared to provide the 12,000 square metres of office accommodation referred to in the Commission's invitation and further suggestion re leaseback and reversion of the head lease is made below.

The developers are also interested in the development of other areas within the station complex (particularly the mortuary station complex which it is envisaged could be the site of a restaurant after extensive restoration of the historical building) and accordingly an option to take up other leases is suggested below to enable proper future consideration of development proposals for such areas.

On behalf of the developers, we submit the following rental proposal for your consideration:

- (i) The grant by the Commission to Commuter Terminals Pty. Limited of a lease for ninety nine years of all currently leased areas, advertising space and concessions at an annual rental of Three Hundred Thousand Dollars (\$300,000.00) (It is appreciated that this would in a number of instances, involve assignments of the term and reversion of existing leases).

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REC'D - 7 SEP 1977

TENDER BOARD

The Secretary,
Public Transport Commission

6th September, 1977

- (ii) The grant by the Commission to Commuter Terminals Pty. Limited of an option to take up leases on other areas and air space within the station complex (to be defined so as to exclude tracks and platforms and other essential areas), upon terms and conditions to be negotiated and at fixed rentals for initial periods, increasing to a permanent market rental with annual increments based on increased capital value.
- (iii) The grant by the Commission of a lease of the area generally referred to as the "old interstate booking office" for the construction of a passenger bar and lounge on an initial rental for three years of equivalent to 5% of annual turnover (to enable partial recoupment of capital expenditure) and thereafter 10% of turnover.
- (iv) The grant by the Commission of long term leases of leasehold areas created by development (as opposed to existing refurbished areas) upon terms and conditions to be negotiated but including a term fixing rental for an initial period at a lower rate than the negotiated permanent rate of rental.
- (v) The development group would be prepared to construct an office building having a minimum area of 12,000 square metres of office space and offer the reversion of the head lease back to the Commission at a point in the range 25-40 years in consideration of appropriate rental concessions within the station complex. This would have the effect of enabling the development group to recoup capital expenditure over a period whilst providing the Commission with the attraction of an early reversion of a substantial capital asset and early cessation of liability to pay (incrementing) market rental.

The development group will fund Stages I and II from group funds up to one half million dollars plus loan funds which have been approved to a ceiling of \$7.8 million on a draw as required basis. The participation in the development group of The Edwards Construction Group of Companies will create a further funding advantage by way of delayed progress payments for construction. The staging of development and the availability of project revenue at an early stage should ensure that (exclusive of the office block project) the peak

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The Secretary,
Public Transport Commission

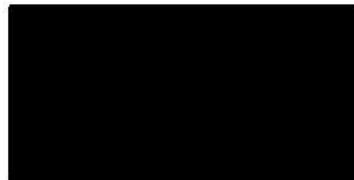


funding requirement should not exceed four million dollars. Bank references pertaining to the group's equity capital can be provided. For reasons of confidentiality of procedure, documentation pertaining to the approval of loan funds from overseas sources are not included herewith but can be made available when required. On selection as a negotiating party, immediate arrangements would be made for the issue of letters of credit from a prime international bank in respect of the estimated required amount of the approved loan funds to enable completion of Stages I and II of the project. Additional funds for later stages of development are available through the same international source.

We look forward to your advices in due course as to the Commission's decision in regard to the proposals herein and enclose herewith deposit cheque in the sum of \$1,000.00 as per the terms of submission of proposals.

Yours faithfully,
WARWICK A.J. COLBRON HUTCHINSON & CO.

per:



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PART FILE JUST PAPERS



Premier's Department

16th August 1979

Mr. K. J. Trott,
Under Secretary,
Ministry of Transport,
117 Macquarie Street,
SYDNEY. N.S.W. 2000

Dear Ken,

Re: Sydney Central Station Redevelopment Committee

I refer to your letter of 27th July 1979 seeking committee members' comments on the draft report before it is forwarded to the Minister.

As you know from the committee meetings I have attended, I have expressed on a number of occasions my unease as to how the project was developing.

After considerable thought and having re-examined all the material and minutes of meetings, I cannot agree with the committee's recommendations.

Yours sincerely,

David Hill.

cc to Gordon } forwarded
to Blutton } 17/8/79

M 3865

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17/8

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MEETING OF THE SYDNEY CENTRAL STATION REDEVELOPMENT

COMMITTEE HELD IN THE CONFERENCE ROOM, MINISTRY OF TRANSPORT,
ON FRIDAY, 21st JUNE, 1979.

PRESENT:

Mr. R. Daley	-	(Acting Chairman) Ministry of Transport.
Mr. T. Puren	-	Premier's Department.
Mr. D. Hill	-	Premier's Department.
Mr. K. Hatton	-	Treasury.
Mr. E.R. Gordon	-	Public Transport Commission
Mr. A.T. Clutton	-	Property Branch
Mr. A. Andersons	-	Government Architect's Branch
Mr. J. McDonnell	-	Ministry of Transport.
Mrs. J. Ward	-	Minutes Secretary

APOLOGIES: Mr. K. Trott - Ministry of Transport.

The Minutes of the previous meeting held on 29th June, 1978 had been circulated to all members. Mr. Daley indicated that following the previous meeting of the Committee, a report had been submitted to the Premier in August of last year proposing that further discussions be held with Commuter Terminals Pty.Ltd., and these discussions had now taken place.

A report dated 15th May, 1979, by the General Manager, Property Branch P.T.C. had also been circulated and Mr. Clutton spoke to the report. The bases for assessment of the rental value of the property concerned were elaborated upon and Mr. Clutton confirmed that the estimates of rental income were independent of the office block development.

At this stage, the Commission was seeking approval to proceed with Stages 1 and 2 of the proposed development and that proposals relating to construction of an office building and a car park required further investigation.

Whilst Mr. Clutton indicated that Stages 1 and 2 could proceed independently of any decision relating to the office block, there would be a moral obligation to continue discussions only with Commuter Terminals Pty.Ltd. with respect to stages 4 and 4a.

Mr. Hill stated that he was uncomfortable about the moral obligation to negotiate only with one group with regard to the office block but Mr. Clutton advised that there would be no commitment to accept the Company's proposition and that the Company was not a preferred tenderer. Mr. Andersons indicated that his understanding from discussions with the Company had been that improvements proposed to be carried out in stages 1 and 2 were dependent upon profits from the office building.

Amongst changes in the original design were the inclusion of a car park over Eddy Avenue, a change in the site of the office block, the exclusion of footways over Eddy Avenue and changes in certain escalator and kiosk arrangements.

Mr. Andersons commented that the car park proposal was not included

in the drawings which he reviewed in December, 1978 and that he felt that the opinion of the Government Architect would be that the car park would not be acceptable in terms of the external appearance of Central Railway Station.

It was noted that stage 4 of the proposal referring to the construction of the office building stated that the foundations would need to be constructed in stage 2 development and Mr. Clutton confirmed that the estimate of costs does not include provision for foundation columns, lift shafts etc.. Mr. Andersons indicated that substantial cost could be involved in this regard. Considerable discussion ensued on this aspect but Mr. Clutton advised that it would be 8-9 months after acceptance of the Company's proposals for Stages 1 and 2, before a start was made on Stage 2 and that if no approval to the office block was forthcoming in this time, then stage 2 would not provide for the inclusion of foundation work.

Mr. Daley advised that he did not feel that it was within the Terms of Reference of the Committee to decide on the office block development. The general consensus was that exclusive of any consideration of the office building, the proposals put forward by Commuter Terminals Pty.Ltd. were quite attractive.

As far as reaching agreement with the Australian Railways Union was concerned, certain proposals have been suggested by the Chief Commissioner and reference was to be made to these proposals in the report to the Government.

It was agreed that the Commission would prepare an amended Report for consideration by members, to the Government, recommending approval to Stages 1 and 2 of the Sydney Terminal Station Property Development and Modernisation Project, having regard to the various comments made at the meeting and in particular, including an appropriate qualification regarding the construction of the office building.

SYDNEY CENTRAL STATION REDEVELOPMENT COMMITTEE MEETING
HELD ON FRIDAY, 22ND JUNE, 1979, TO CONSIDER A REPORT BY
THE PUBLIC TRANSPORT COMMISSION ON "THE FULL EXTENT OF
THE PROPOSALS OF COMMUTER TERMINALS PTY. LTD." AS
REQUESTED IN MINISTERIAL MEMORANDUM OF 8TH SEPTEMBER,
1978.

The Committee members in attendance at the meeting consisted of :

Mr. R. Daley	-	Ministry of Transport (Acting Chairman)
Mr. E. R. Gordon	-	Commissioner, Public Tpt. Commission
Mr. D. Hill	-	Premier's Dept.
Mr. T. Puren	-	" "
Mr. K. Hatton	-	Treasury

assisted by :

Mr. A. T. Clutton	-	Public Transport Commission
Mr. A. Andersons	-	Govt. Architects Branch
Mr. J. McDonnell	-	Ministry of Transport

The Committee considered a report by the Public Transport Commission (copy attached) which dealt with the proposals by Commuter Terminals Pty. Ltd.

Discussion occurred as to :-

- (a) whether the office block project should proceed at this stage or at all;
- (b) If so, whether it should proceed with Commuter Terminals Pty. Limited as construction group;
- (c) The provision of a car park over Eddy Avenue.
- (d) the desirability of securing an early commencement of Stages 1 and 11.

In essence the amended office block proposals involved Commuter Terminals Pty. Limited acting in a design and construct role with the Commission as client and the State Superannuation Board providing finance. In view of the change in roles from that originally envisaged (i.e. where Commuter Terminals would be head lessee) reservations were expressed in the Committee as to whether it would be advantageous to open up the office block project to other builders.

Confirmation was obtained from Commuter Terminals Pty. Limited that the office block proposal (Stage IV) was severable from the Company's other proposals and that the Company could proceed with Stages 1 and 11 irrespective of a decision on Stage IV. The Company did, however, indicate that a decision on Stage IV would need to be made approximately three to four months before commencement of Stage II to allow architectural and engineering documentation of the office block foundations if the Commission's option to proceed with the office block project was to be preserved.

With regard to the Car Park over Eddy Ave., Mr. Andersons, Government Architects Branch, felt that the opinion of the Government Architect would be that the Car Park would not be acceptable in terms of the external appearance and proximity to the Central Station structure.

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SYDNEY CENTRAL STN. REDEVELOPMENT COMMITTEE MEETING, Friday, 22nd June, 1979

With regard to the Union objections to the project which centre substantially around reduction in staff levels of the Trading & Catering Branch of the Commission, it is proposed by the Commission that it continue to trade in the current uses and in new premises provided by the developer but on the basis that market rent is paid for the space occupied. This is acceptable to the developer.

The Committee finally endorsed the recommendation of the Commission that Commuter Terminals Pty. Limited proposals for Stages I and II be accepted and that a decision on the office block Stage IV and Car Park be referred to the Commission for further consideration.

The Committee recommended, subject to agreement being reached with the Union, that Commuter Terminals Pty. Limited be advised by the Public Transport Commission that its proposals for Stages I and II are acceptable on the basis that the Commission is prepared to negotiate leases of specific areas within the Station complex in accordance with the report dated 15th May, 1979, from the General Manager, Property Branch, to the Acting Secretary of the Commission.

WARWICK A. J. COLBRON, HUTCHINSON & CO.

SOLICITORS & ATTORNEYS

WARWICK A. J. COLBRON, B.A., LL.B.

BRANCH OFFICE:
27 OLD BARRENJOEY ROAD
AVALON 2107
TEL. 916 9070
C.D.E. BOX 9010
PLEASE REPLY TO: **Newport**

334 BARRENJOEY ROAD
NEWPORT 2106
TEL. 997 1011
997 1255
997 1500
P.O. BOX 32
NEWPORT BEACH, N.S.W. 2106

YOUR REF. WAJC:RT
OUR REF.

15th March, 1979.

The Secretary,
Public Transport Commission
of New South Wales,
11-31 York Street,
SYDNEY. 2000

Attention Mr. F. Clutton

Dear Sir,

Re: Sydney Central Station

As you know we act for Commuter Terminals Pty. Limited which has submitted detailed architectural and financial proposals for the redevelopment and modernisation of the station complex.

We refer to the recent discussion between the Commission's representative, a representative from the State Superannuation Board and the writer aimed at achieving a solution to the financial feasibility problems involved in constructing the office block required by the Commission and envisaged by Commuter Terminals Pty. Limited's proposals. It is noted that these problems were delineated in the document entitled Integrated Proposal for Modernisation and Redevelopment submitted to the Commission and centre on the Commission's desire to achieve the centralisation of Commission staff in this appropriate location but at a long term fixed rental which would be more advantageous than a long term commitment to commercial rentals geared to changing demand for and supply of commercial office space.

As a result of our discussions we feel that the scheme outlined below provides a solution to the problems previously raised and enables the construction of the office building (which has been designed specifically to meet the Commission's particular requirements) to be a viable financial proposition for both the Commission and Commuter Terminals Pty. Limited whilst providing an attractive long term investment for the State Superannuation Board.

The scheme in broad outline is as follows:

- (a) Commuter Terminals Pty. Limited would "stand aside" and allow the State Superannuation Board to take up a head lease from the Commission of the

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The Secretary,
Public Transport Commission

15th March, 1979.

strata space comprising the base of the office block proper for a period of forty years (not sixty-six years as originally proposed) at a nominal rental of \$1.00 per annum.

- (b) The Board would enter into an agreement with Computer Terminals Pty. Limited to construct the office building as per the design and specifications submitted for an agreed sum (presently estimated at \$20.3 million including interest on construction finance during construction and including provision for a predicted rate of increase in construction costs during the construction period) such sum to be paid by progress payments during construction; the progress payments to attract interest for the Board until completion at an agreed rate (say 9%).
- (c) The Commission would prior to commencement of construction covenant with the Board to lease the 190,000 sq. ft. of nett lettable area created by the office block, on completion of construction for a period of thirty-nine years three hundred and sixty-four days at a nett annual rental rate per square foot payable by monthly instalments, sufficient to amortise the capital sum of \$19.8 million over the period of the lease and meet interest at the rate of 11.75% (being 2% above the government bond rate) reducible on monthly rests, but subject to a provision for upwards escalation of the rental rate at ten yearly intervals should the government bond rate escalate above the present rate of 9.75% which has been utilised in calculating the required nett yield to the Board on its investment.
- (d) It is envisaged that the leaseback to the Commission would be on a total "lock up" basis and that the agreement would be so framed as to preserve the Commission's present exemption from liability to pay rates and land tax; thus in turn preserving the nett nature of the rental payments to the Board.
- (e) The estimated construction payment to be made by the Board to Computer Terminals Pty. Limited would be based on an all up construction cost estimate (exclusive of interest on payments in the nature of construction finance estimated at \$1.8 million, but including all architectural, structural and services engineering and consulting fees etc.) of \$18.5 million. This estimate is based on current construction costs over a period which would envisage completion of the office building by the 30th June, 1982. Whilst an overall construction period of thirty-six months from the date of commencement of overall construction of both the shopping and office block complex has been referred to in proposals to the Commission the actual construction time for the office block proper would be in the region of eighteen months as the siteworks and foundation

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The Secretary,
Public Transport Commission

15th March, 1979.

works would have been carried out concurrently with the development of the Eddy Avenue shopping complex. Having regard to the possibility that construction costs might increase beyond the predicted level because of

- (a) delays in obtaining approval from the Commission of this scheme to enable the office building to be built and obtaining other necessary approvals,
- (b) delay in obtaining access to the site,
- (c) delays due to industrial disputes, inclement weather, natural disasters etc., and and] No.
- (d) variations required by the Commission,

it is expected that appropriate adjustment would be made for cost rises above the predicted level and margin allowed. In this respect the estimated construction cost at March 1979 prices is \$16.5 million and a \$2 million allowance has been made to cover rises to June 1982 based on current trends of percentage increase adjusted against projected and staged expenditure over the term expiring June 1982. It is suggested that on completion the construction price of \$18.5 million be adjusted to provide for construction cost rises over the construction period as determined by the standard formula of the Building Industrial Advisory Council and that the construction price be increased to the extent (if any) that the actual cost rises as so determined exceed the \$2 million provision. Naturally it would be expected that the amount of the increased capital sum would be also amortised over the leaseback period and paid with interest to the Board in the form of monthly rental. It may be pertinent to note that the construction cost per square metre based on the gross area of the office block and reflected in the construction price of \$16.5 million based on March 1979 prices is entirely commensurate with the latest published figures of cost per square metre for this type of building.

Based on 190,000 sq. ft. of lettable space we have calculated that the base rental rate (fixed for at least ten years) payable by the Commission and receivable by the Board as a nett rental would be \$12.67 per sq. ft. per annum commencing on completion ideally by June 1982, and of that sum \$2.85 per sq. ft. per annum or \$0.54 million per annum, could be regarded as a direct acquisition payment for the office block leaving \$9.82 per sq. ft. per annum as a residual figure to compare with projected rental expenditure in June 1982 on presently

The Secretary,
Public Transport Commission

15th March, 1979.

leased or otherwise available office space. Our client company's research indicates that the predicted rental of office accommodation of the type presently leased by the Commission (other than the York Street headquarters) will substantially exceed \$9.82 per sq. ft. per annum by June 1982 and that the rental of new office accommodation will substantially exceed even \$12.67 per sq. ft. At the end of the reversion period the Commission would obviously acquire a very valuable capital asset.

As all of our negotiations and proposals to date have been with and to the Commission we felt it proper that this correspondence should be forwarded to you so that the Commission could make any necessary comments in any separate discussions which it might have with the Board to establish the viability of the above from the Board's point of view. As Commuter Terminals Pty. Limited would very much like to see the office block project proceed as a natural and obvious part of the total transportation complex, and as joint discussion with the Board has occurred with this mutual object in mind, we have taken the liberty of forwarding a copy of this letter of the Board with an appropriate covering letter.

In view of what we regard as a mutually advantageous scheme for the Public Transport Commission, the State Superannuation Board and Commuter Terminals Pty. Limited we suggest that any further discussions be of a tri-partite nature however as we note that the Board would probably require a guarantee by the Government of the leaseback arrangements you might care to pursue that aspect directly with the Board. Because of the relatively straight forward nature of Commuter Terminals Pty. Limited's other proposals for the Concourse and Eddy Avenue shopping complexes, the escalation of construction costs since last December and the very substantial expenses incurred by our client company, we have been instructed to request that the abovementioned matters be considered by the Commission as early as possible so that a decision on whether to exclude the office building from our client company's proposals or not can be made.

We look forward to your early reply.

Yours faithfully,
WARWICK A. J. COLBRON, HUTCHINSON & CO.

Per:

WARWICK A. J. COLBRON, HUTCHINSON & CO.

SOLICITORS & ATTORNEYS

WARWICK A. J. COLBRON, B.A., LL.B.

BRANCH OFFICE:
27 OLD BARRENJOEY ROAD
AVALON 2107
TEL. 918 9070
C.D.E. BOX 9010

334 BARRENJOEY ROAD
NEWPORT 2106
TEL. 997 1011
997 1255
997 1500
P.O. BOX 32
NEWPORT BEACH, N.S.W. 2106

YOUR REF.:
OUR REF.: **WAJC:RT**

PLEASE REPLY TO: **Newport**

15th March, 1979.

The Director,
State Superannuation Board
of New South Wales,
37 York Street,
SYDNEY. 2000

Dear Sir,

Re: Sydney Central Railway Station - Proposal for Modernisation
and Redevelopment Stage III - Office Block

Further to our recent discussion in conjunction with the General Manager, Public Transport Commission (Property Branch) we confirm that we act for Commuter Terminals Pty. Limited which is a corporate vehicle comprising a consortium of John Andrews International Pty. Limited (Architects), A. W. Edwards Pty. Limited, Builders and the writer, incorporated specifically for the purpose of undertaking the modernisation and redevelopment of the Sydney Central Railway Station complex.

By way of background we advise that in June 1977 the Commission issued an invitation (published world wide) for interested parties to submit proposals with a view to one or more of such parties being selected by the Commission to undertake specified works and provide specified improvements and equipment at no cost to the Commission in return for the grant of advantageous leases within the Station Complex. The consortium was fortunate to secure the participation of the world recognised architect Professor John Andrews and after much costly research and investigation detailed architectural and financial proposals were submitted to the Commission with the result that Commuter Terminals Pty. Limited was selected as the party with which the Commission would further negotiate. Subsequently more specific design and financial proposals were submitted to the Commission after collaboration with the Commission's experts in relation to specific design requirements. Originally the company's proposals provided for the staged development of the station complex and the provision of 150,000 sq. ft. of office space (now 190,000 sq. ft.) to be held by the company on long term lease and leased back to the Commission. This latter provision was not accorded the

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A. W. EDWARDS

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The Director,
State Superannuation Board

15th March, 1979.

same time priority and was relegated to the latter stages of the total overall development after the modernisation of the country concourse and the total redevelopment of the Eddy Avenue entrance ramp to provide modern shopping facilities, restaurant and bars. As a result of the specific requirements of the Commission becoming known it became possible to submit specific design proposals for the required office accommodation of 190,000 sq. ft. and the Eddy Avenue complex was redesigned to enable the location of the office tower above the shopping, restaurant/bar and parking complex, delineated in the copy of the Design Proposal No. 2 report with which you have been supplied.

Whilst Stages I and II of the proposals are relatively straight forward from both a design and a financial feasibility point of view and involve the expenditure of approximately \$10 million, the office block development (Stage III) has not been straight forward due mainly -

- (a) to the Commission's insistence that commencing (mid 1982) rental be fixed (at least initially for a substantial period) at a rental below the rate per square foot per annum which the Commission expected to pay in mid 1982 for office space in the city area which it currently leased;
- (b) to the lack of reliable information as to predicted office space rental in mid 1982;
- (c) to the inability to relate postulated rental to construction cost in a financially viable manner particularly in view of the Commission's reduction of the head lease term offered to substantially less than the original ninety-nine years and the need to obtain a nett rental in the hands of the sub-lessor on leaseback;
- (d) to the problem for an end purchaser of rental income being taxable without a corresponding ability to claim deductions for capital expenditure.

In the light of further investigation and our recent discussion Commuter Terminals Pty. Limited feels that these problems can now be over come in the manner suggested in the enclosed copy letter which we have forwarded to the Public Transport Commission and that the adoption of such a scheme would result in profitable advantages for all concerned.

We would appreciate your consideration of the proposal contained in the enclosed letter to the Commission and would welcome any opportunity to further discuss or clarify any of the proposals therein.

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The Director,
State Superannuation Board

15th March, 1979.

Yours faithfully,
WARWICK A. J. COLBRON, HUTCHINSON & CO.

Per:

Encls.

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1st June, 1979.

The Hon. P. F. Cox, M.P.,
Minister for Transport,
SYDNEY. N.S.W. 2000.

Dear Mr. Cox,

Sydney Central Station Redevelopment Committee

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With reference to the above and your memorandum dated 8th September, 1978, the full extent of the proposals of Commuter Terminals Pty. Ltd., have been ascertained and are set out in the attached reports (2) from the Company dated December, 1978.

The General Manager, Property Branch, carried out prolonged negotiations with Company representatives in relation to these submissions culminating in the attached report being placed before the Commission on 21st May, 1979, for consideration.

The Commission agrees with the recommendations contained in this report and the matter therefore is submitted for your consideration.

If you concur with the report an early meeting of the Committee would be desirable to seek its concurrence which would enable negotiations to proceed forthwith in establishing firm agreements with the Company in respect of the development stages. At this time it may be deemed appropriate to publicise the matter by a suitable press announcement.

Yours sincerely,



A. S. Reiher,
Chief Commissioner

*Transing: Ken Wild - (Ken Hutton)
Ramsay Square: - lease to 2000 from Lands Dept
40yr term - submitted to Govt.
Lease NOT Regulated? Consideration not
of Council
... ..*

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30th May, 79

General Manager,
PROPERTY BRANCH.

ACTING SECRETARY.

152892 ATC:DJ

38-4252 Mr. Clutton

SYDNEY TERMINAL STATION: Property Redevelopment and
Modernisation.

...oOo...

I refer to my report dated 15th May, 1979, concerning the above, which, it is understood was considered at the Commission meeting held on Monday 21st May, 1979.

Due to a typographical error in the valuation report on which the report of 15th May, 1979 was based a correction is needed to the figures on pages 4 and 5 as follows:-

- Page 4:- 1(d) should read \$132,000 not \$32,000.
- Page 5:- (a) Total should read \$416,000 not \$316,000.
- (b) Under heading Rental Value for Redevelopment Purposes, should read \$416,000 not \$316,000.

The above corrections do not necessitate any alteration to the recommendation or any other figures in the report.


A. T. CLUTTON,
General Manager,
PROPERTY BRANCH.

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General Manager,
PROPERTY BRANCH.

ACTING SECRETARY.

152892 ATC:DJ

38-4252 Mr. Clutton

SYDNEY TERMINAL STATION: Property Redevelopment and
Modernisation.

...oOo...

I refer to your letter dated 18th January, 1979, concerning the above and advising of the minute recorded at the Commission meeting held on 8th January, 1979.

The amended proposals submitted by Commuter Terminals Pty. Ltd., in December, 1978, have been examined. The Company has proposed that the development be carried out in four (4) stages as follows:-

Stage I.

This involves work on the Country Concourse only and covers items 1, 2, 3, 4, 5, 6, 8, 10, 14 and 17 of the desirable improvements set out in Annexure 'C' of the Proposal documents. (Copy attached).

Stage II.

This involves in the main improvements to the Eddy Avenue bus and taxi arrangements, Eddy Avenue entrance to Central Electric Concourse, Staff amenities etc. and covers items 9, 12, 16, 18 and 19.

Stage III.

Now incorporated in Stages I and II.

Stage IV.

Refers to the construction of the Office Building, the foundation of which would need to be constructed in Stage II development.

Stage IV(a).

Refers to the construction of the Car Park over Eddy Avenue. (Item 7).

With regard to timing the proposal is for an immediate start on Stage I followed three to six (3-6) months later on Stage II. Stages IV and IVa to proceed when approvals to hand.

The above stages do not include any improvements to the Eddy Avenue frontage (other than escalators to the Country Concourse) and exclude items 11, (Rearranged Inwards & Outwards Parcels) 13, (Train Catering Facilities) and 15 (Covering of Sydney Terminal Platforms). Item 11 will need to be the subject of further investigation and item 13 will be dealt with when the Eddy Avenue frontage is developed. Item 15 was applicable only if the office building was located over the platforms.

So far as Stages I & II are concerned a firm offer was submitted in regard to lease areas required, rental, lease periods and advertising space. A proposal was also submitted for the office building but subsequent negotiations disclosed that the proposal was unacceptable and an amended proposal is dealt with later in this report.

The properties and advertising space involved in Stages I & II and the office building are as follows:-

Country Trains Concourse.

- a. Restaurant- space occupied by existing Trading & Catering Restaurant together with adjoining space used for Trading and Catering purposes.
- b. Liquor Bar - Former Interstate Booking Office and now partly in use for purposes associated with Operations/Rail.
- c. Restaurant/Bar - space occupied by Baggage handling, Female Toilets and Travellers Aid Society.
- d. Concession Areas - Partly occupied by Trading and Catering Kiosks but generally being open space in the existing Country Concourse area.
- e. Kiosks (10) - open space in the existing Concourse area.

2. Suburban Trains Concourse and Entranceways.

- a. Eddy Avenue Entranceway - a gross area of 2820m² at present occupied by shops (some tenanted, some operated by Commission Trading & Catering Branch) Police and entranceway to Suburban Concourse.
- b. Chalmers Street Entranceway - space of about 175m² currently occupied by tenanted shops.

3. Advertising Space - All space currently let for advertising on the two (2) concourses and entranceways thereto.

4. Vending Machines - The rights to all vending and coin operated machines.

5. Site for Office Building - Comprising Strata - partly over Eddy Avenue entranceway and partly over the two (2) concourses.

The Company's offer comprises an annual rental, percentage of liquor sales and the provision without cost to the Commission of substantial improvements. The lease periods required are fifty (50) years in respect of 1, 2, 3 and 4 and sixty six (66) years in respect of the office building site.

Annual Rental Offer - This is in respect of 1, 2, 3 and 4 only

Year 1.	\$300,000 Plus percentage of liquor sales estimated by Company to be -	\$ 30,000
Year 2.	\$300,000	60,000
Year 3.	\$300,000	110,000
Year 4.	\$400,000	200,000
Year 5.	\$400,000	200,000
Year 6.	\$500,000	200,000

Thereafter at the rate of 8% of the Unimproved Value of the leased properties plus percentage of liquor sales.

Improvements to be provided without cost to the Commission.

The improvements to be carried out in Stages I and II are as follows:-

Stage I.

- Item 1. New ticket barrier arrangements on Sydney Terminal involving a centralised exit/entrance position in relation to the platforms.
2. New arrival and departure indicator boards similar to those currently in use in Air Terminals with associated T.V. monitors and sub-boards on each platform.
3. New or remodelled passenger facilities including lavatories, rest rooms, general amenities and waiting rooms.
4. The decor, lighting and signposting of both the Central Electric and Sydney Terminal Concourses should be improved while the architecture and function of bookstalls, kiosks, restaurant, bars, phones, booking facilities should be conducive to attracting the travelling public.
5. Any remodelling of the internal layout and decor of the Concourses should include the provision of a terrazo or similar low care modern floor finish.
6. Improved baggage handling facilities particularly the separating of baggage handling facilities from the passenger concourse on the terminal station.
8. Re-arrange traffic flows particularly at the Pitt and Hay Street intersection with all setting down and picking up of passengers from private vehicles under the upper colonnade.
10. Improve passenger access from the Eddy Avenue level to the Sydney Terminal concourse by the provision of an escalator system.
14. The extension of platforms 4 and 5 to allow use by prestige trains in lieu of platform No. 1.
17. Public address system throughout the complex.

Stage II.

- Item 9. Improve bus terminal and taxi rank arrangements to the Station complex particularly at the Eddy Avenue level.
12. Improved staff amenities catering for all staff servicing the station complex.
16. Provision of additional access between the Central Electric and Sydney Terminal concourses possibly by the use of escalators.
18. The pedestrian ramp from the Central Electric Concourse to Eddy Avenue should be covered to provide protection from the weather.
19. Staff Amenities.

The total expenditure involved in Stages I and II is estimated by the Company at \$9.6 million which includes all the above items together with improvements provided for the Company's exclusive use such as Eddy Avenue shops, Country Concourse Kiosks, Bars etc. The General Manager, Way and Works Branch commented on the Company's estimated expenditure as follows:-

" With regard to cost, we are unable on the information submitted, to forecast the real cost of such a development. At this stage, however, it would seem reasonable to accept that the cost indicated by the developer be regarded as a guide cost upon which preliminary feasibility studies may be assessed".

In my view from the information available a reasonable break up of the costs would be as follows:-

Commission Improvements	-	\$6.6 million
Improvements exclusive to Company	-	\$3.0 million
		Total \$9.6 million

In effect this means that in addition to the annual rental the Company has offered a premium of \$6.6 million.

Office Building.

Valuations received from two (2) prominent City Real Estate Companies disclosed that from October, 1982 the Commission could expect to pay about \$10.50 per square foot per annum for the office space (71,342^{sq} ft) it leases at St. Martin's Towers. Therefore for any proposition to be acceptable at Sydney Terminal Station the rate charged would need to be comparable. The proposition submitted by Commuter Terminals Pty. Ltd., whilst looking attractive at \$9.50 per square foot per annum together with reversion in sixty six (66) years, was on the basis that rates would not be payable. Legal opinion obtained disclosed that in any lease arrangement rates would be payable which rendered any scheme based on a lease-back arrangement unattractive when compared to future rents payable for the St. Martin's Towers space.

As a consequence of this, enquiries were made of the State Superannuation Board as to any other method by which the office building could be financed. The Board advised that it could provide the necessary funds to meet construction costs by way of a loan if such loan was guaranteed by the State Government and that such a loan could be granted for a term and interest rate which would prove cheaper than the St. Martin's Towers space, with the added benefit of the Commission owning the structure (subject to the loan) from the outset.

Commuter Terminals Pty. Ltd., is agreeable to such an arrangement and would construct the building in conjunction with the Eddy Avenue development. The Company would be content with a normal builders profit and would not seek a profit rental.

Whether such a loan would conflict with the Loan Council would need to be determined but it is understood that the recently completed State Office Building in Rawson Square was financed in this manner, and, it is recommended that this aspect be investigated.

Rental Value of Property involved in Stages I and II.

1. Country Train Concourse.

a) Restaurant	-	\$40,000 p.a.
b) Liquor Bar	}	-
c) Restaurant/Bar		
d) Concession Areas	-	\$132,000 p.a.
e) Kiosks (10)	-	\$25,000 p.a.

2. Suburban Train Concourse and Entranceways.

a) Eddy Avenue Entranceway	-	\$60,000 p.a.
plus percentage of liquor sales	-	\$50,000 p.a.
b) Chalmers Street Entranceway	-	\$20,000 p.a.

3. Advertising Space

- Say \$34,000 p.a.
The Commission is currently receiving \$33,523 p.a. from this source for space in areas 1 & 2.

<u>Vending Machines</u>	-	Allow \$ 5,000 p.a.
5. <u>Site for Office Building</u>	-	\$ NIL

As the proposal now submitted by the Company does not involve the leasing of any space the assessment of site value is not applicable.

TOTAL: \$416,000

Current nett revenue being received by the Commission in respect of the property involved in Stages I and II.

Tenancies	\$ 65,451 p.a.
Advertising	\$ 33,523 p.a.
Trading & Catering Operations	\$ 88,000 p.a.
	<u>TOTAL:</u> <u>\$186,974</u>

Summarised the financial situation in respect of property involved in Stages I and II is as follows:-

<u>Current Income</u>	<u>Current Rental Value for Redevelopment purposes.</u>	<u>Offer by Company.</u>
\$186,974 p.a.	\$416,000 p.a.	\$300,000 p.a. for 3 years rising to \$400,000 p.a. for years 4 & 5 and \$500,000 p.a. for year 6 all plus percentage of liquor sales estimated by Company to average \$133,000 over first six (6) years rising from \$30,000 in first year to \$200,000 p.a. in sixth year estimated by Commission however at about \$100,000 p.a.

If looked at from an income point of view only, the proposition submitted is satisfactory and worthy of acceptance but when to this is added improvements exclusive to Commission operations costing in the vicinity of \$6.6 million, then the proposition becomes most attractive. It is considered, however, that the rental to apply for Stages I & II having regard to the huge expenditure by the Company on Commission improvements should be as follows:-

First to third year inclusive	\$300,000 p.a.	plus 6% of liquor sales
Fourth & Fifth years	\$400,000 p.a.	plus 8% of liquor sales
Sixth year	\$500,000 p.a.	plus 10% of liquor sales,

and thereafter whichever be the greater of \$500,000 p.a., plus 10% of liquor sales or the sum of the following:-

- a) 10% of the Unimproved Value of the Edøy Avenue Entranceway lease.
- b) A negotiated percentage up to 40% of the Unimproved Value of the Concession areas Restaurant and Kiosk sites on the Country Concourse.

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- c) 10% of all liquor sales.

All rentals plus Rates and Taxes.

Recommendation.

It is recommended that approval in principle be obtained from the Minister and Inter Departmental Committee for the Commission to proceed to finalize the project on the basis set out above subject to:-

- a) Agreement being reached with the Australian Railways Union.
- b) Suitable performance guarantees being obtained from the Company.
- c) Executive Council Approval being sought in respect of all lease arrangements.



A. T. CLUTTON,
General Manager,
PROPERTY BRANCH.

Modernisation - Sydney Terminal Station Complex.

Desirable Improvements.

The items listed below are considered as desirable requirements by the Public Transport Commission of New South Wales in the renovation of the Sydney Terminal Station Complex.

1. New ticket barrier arrangements on Sydney Terminal involving a centralised exit/entrance position in relation to the platforms.
2. New arrival and departure indicator boards similar to those currently in use in Air Terminals with associated T.V. monitors and sub-boards on each platform.
3. New or remodelled passenger facilities including lavatories, rest rooms, general amenities and waiting rooms.
4. The decor, lighting and signposting of both the Central Electric and Sydney Terminal Concourses should be improved while the architecture and function of bookstalls, kiosks, restaurant, bars, phones, booking facilities should be conducive to attracting the travelling public.
5. Any remodelling of the internal layout and decor of the Concourses should include the provision of a terrazo or similar low care modern floor finish.
6. Improved baggage handling facilities particularly the separating of baggage handling facilities from the passenger concourse on the terminal station.
7. Provision of additional car parking
8. Re-arrange traffic flows particularly at the Pitt and Hay Street intersection with all setting down and picking up of passengers from private vehicles under the upper colonnade.
9. Improve bus terminal and taxi rank arrangements to the station complex particularly at the Eddy Avenue level.
10. Improve passenger access from the Eddy Avenue level to the Sydney Terminal concourse by the provision of an escalator system.
11. Re-arranged inwards and outwards parcels receiving depots ensuring the separation of parcels movements from the passenger concourse by the installation of modern handling facilities.
12. Improved staff amenities catering for all staff servicing the station complex.
13. The train catering facilities currently occupy space on the Eddy Avenue frontage and would better be located adjacent to or above the Sydney Terminal platforms.
14. The extension of platforms 4 and 5 to allow use by prestige trains in lieu of platform No. 1.
15. The covering of the Sydney Terminal platforms by any building should concentrate on covering the extended platforms 4 and 5.
16. Provision of additional access between the Central Electric and Sydney Terminal concourses possibly by the use of escalators.
17. Public address system throughout the complex.
18. The pedestrian ramp from the Central Electric Concourse to Eddy Avenue should be covered to provide protection from the weather.
19. Staff Amenities.

Telegrams - "Mainroads" Sydney.

Telephone - 20933 Ext. 305

Telex - 1825



Address Communications to:

The Secretary P.O. Box 198

Haymarket, N.S.W. 2000

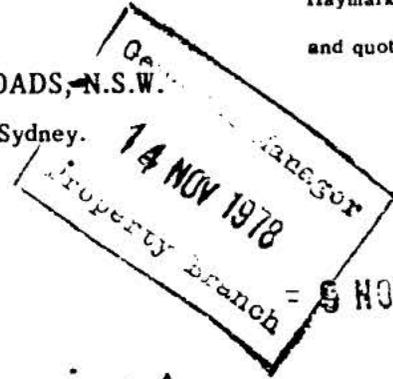
and quote EU 412.5314
DP:DB

DEPARTMENT OF MAIN ROADS, N.S.W.

309 Castlereagh Street, Sydney.

The Secretary,
Public Transport Commission,
of N.S.W.,
11 York Street,
SYDNEY. N.S.W. 2000

*General Manager,
Property*



9 NOV 1978

SUBJECT: City of Sydney. Redevelopment of Central Railway station.

A recent report in the Sydney press stated that the Commission had asked the company Commuter Terminals Pty. Ltd. to prepare detailed drawings and cost estimates for re-development of Central Railway Station.

It was indicated in the report that Eddy Avenue would be redeveloped with shops and bus terminals. This aspect is of interest to the Department in that Eddy Avenue already carries significant volumes of traffic which may increase if certain proposals for an improved east-west link at the southern end of the Central Business District are adopted. Consultants are currently examining that aspect for the Department in accordance with the approval of the Minister for Transport and Highways.

It would be of assistance if details of the Company's preliminary proposals could be made available so that their affect on the road system can be evaluated. It is realised that the final scheme could differ markedly from the early proposals but it is most desirable for the Department to be kept fully informed of any possible changes in the road system while still in the formative stages.

If it is not practical to supply such information at this time, the Department's special interest in any scheme which would reduce the traffic carrying capacity of Eddy Avenue should be noted and proposals, when available, forwarded for examination while still in the early stages of preparation.

[Redacted]
(N.B. Herrick)
Secretary. *plm*

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WARWICK A. J. COLBRON, HUTCHINSON & CO.
SOLICITORS & ATTORNEYS

WARWICK A. J. COLBRON, B.A., LL.B.

YOUR REF: RSL:RB
OUR REF: WAJC:TM

BRANCH OFFICE:
27 OLD BARRENJOEY ROAD
AVALON 2107
TEL. 918 9070
C.D.E. BOX 9010 **Mona Vale**
PLEASE REPLY TO: **Newport**

334 BARRENJOEY ROAD
NEWPORT 2106
TEL. 997 1011
997 1255
997 1500
P.O. BOX 32
NEWPORT BEACH, N.S.W. 2106

18th September, 1978

A.T. Clutton, Esq,
General Manager,
Property Branch
Public Transport Commission of NSW.,
11-31 York Street,
SYDNEY. NSW. 2000

General Manager
19 SEP 1978
Property Branch

Dear Sir,

Re: Sydney Central Station - Property development and
modernisation.

We acknowledge receipt of your letter of the 13th instant.

The promoters of Commuter Terminals Pty. Limited are very pleased that that Company has been selected by the Commission for the purpose of entering into detailed negotiations for firm lease agreements.

Commuter Terminals Pty. Limited has maintained the availability of the various consultant skills referred to in its proposal of the 6th September, 1977 and is thus in a position to, and desirous of, pursuing immediate negotiations for the staged development of the station complex.

We confirm that we have arranged for Mr. John Andrews, Mr. Stan Edwards and the writer to attend at the Commission tomorrow at 11 a.m. to provide any further clarification of the Company's proposals which you may require and to commence negotiations for specific leasing and development agreements.

Yours faithfully,
WARWICK A.J. COLBRON, HUTCHINSON & CO.

Per: 

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152892 RSL:RB

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Warwick A. J. Colbron,
Hutchinson & Company,
Solicitors,
P. O. Box 32,
NEWPORT BEACH. N.S.W. 2106.

13th September, 1978.

Dear Sir,

With reference to the proposal submitted on behalf of Commuter Terminals Pty. Ltd. regarding the redevelopment and modernisation of Sydney Central Station, all the proposals received by the Commission have been evaluated by an Inter Departmental Committee established at the Premier's direction.

I have now been authorised to pursue this matter further with your client company with the aim of establishing the full extent of its proposal for the staged development of Sydney Station on the basis that any leases that may ultimately be arranged will preferably be for periods substantially less than ninety nine (99) years and include an undertaking by the company to enter into performance covenants to ensure the completion of the total project.

Would you please arrange for representatives of your client company to get in touch with me so that negotiations can be pursued as quickly as possible as it will be necessary for me to report back to the Committee on the company's response so that an appropriate recommendation can be prepared after consideration of all the information then available.

re
Yours faithfully,



A. T. CLUTTON,
General Manager.
Property Branch.

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T. 77/1253

MINISTRY OF TRANSPORT
AND HIGHWAYS

152892

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MINISTERIAL MEMORANDUM

S.O. 1242 D. West, Government Printer

REPLY TO BE SIGNED
BY CHIEF COMMISSIONER

11 SEP 1978

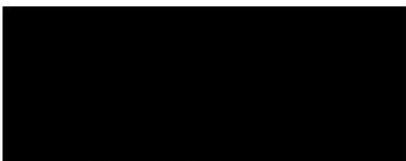
Sydney Central Station Redevelopment Committee

As indicated in my minute of 18th August, 1978, I sought the views of the Premier on the report of the Inter-Departmental Committee on the proposals for the redevelopment and modernisation of Sydney Central station.

The Premier has now replied and a copy of his letter is enclosed for your information.

It will be noted that the Premier agrees to the Public Transport Commission establishing the full extent of the proposals of Commuter Terminals Pty. Ltd., and it would be appreciated if you would arrange for the necessary action to be taken, having regard to the context of the Committee's report.

I look forward to your advice in due course.



MINISTER.

- 8 SEP 1978

CHIEF COMMISSIONER
11 SEP 1978
RECEIVED

Mr. A. S. Reiher,
Chief Commissioner,
PUBLIC TRANSPORT COMMISSION.

78/1406M

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Premier of New South Wales

31 AUG 1978

Dear Mr. Cox,

Thank you for your letter of 18 August, 1978 concerning the report of the committee of officers established to evaluate and report on the proposals to modernise Sydney Central Station.

I agree with the committee's recommendation that the Public Transport Commission be authorised to establish the full extent of the proposals of Commuter Terminals Pty. Ltd.: It is appropriate that we have the views of the committee on the outcome of the discussions between the Commission and the company.

I note your concern over ramifications for the Australian Railways Union, and agree that major consultations with the Union should not begin until there are firmer proposals in hand.

I would appreciate it if you could keep me informed of progress, particularly with respect to likely timing, and also indicate if and when appropriate public statements may be in order.

Yours sincerely,

Neville Wran

Premier.

The Hon. P.F. Cox, M.P.,
Minister for Transport and
Highways.

SYDNEY.

The Hon. Neville Wran, C.C., M.P.,
Premier,
SYDNEY. 2000.

Dear Mr. Wran,

I refer to our previous correspondence regarding plans to modernise and redevelop Sydney Central Station.

It will be recalled that a committee was established consisting of representatives of the Treasury, the Public Transport Commission, the Ministry of Transport and Highways and your Department to evaluate and report on the proposals for the redevelopment and modernisation. The Under Secretary of the Ministry was Chairman of the committee.

The report of the committee has now been received and it will be noted that it concludes with:-

"Having reviewed all of the relevant facts associated with this matter the Committee feels that it would be in the best interests of the Government for the Public Transport Commission to be authorised to pursue this matter further with Comuter Terminals Pty.Ltd. with the aim of establishing the full extent of its proposal for the staged development of Sydney Station on the basis that any lease that may ultimately be arranged would preferably be for a period substantially less than 99 years and would need to include an undertaking by the Company to enter into performance covenants to ensure the ultimate completion of the total project".

It will be noted that the Commission is to report back to the committee on the Company's response so that an appropriate recommendation can be prepared by the committee after consideration of all the information then available.

As mentioned by the committee, the redevelopment of Sydney Central Station has ramifications for the Australian Railways Union and I have given an assurance to the union that no commitments will be entered into until the union is consulted. I agree with the committee that discussions with the union could await the outcome of the further proposed negotiations with Comuter Terminals Pty.Ltd.

I concur in the report of the committee and I would be glad to have your views on the matter.

Yours faithfully,

(Sgd) PETER COX

PETER COX

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SYDNEY CENTRAL STATION REDEVELOPMENT COMMITTEE

In accordance with a request by the Premier contained in a letter dated 25th October, 1977 an inter-departmental committee was established to evaluate and report on the proposals for the redevelopment and modernisation of Sydney Station.

The Committee consisted of:-

Mr. K. J. Trott, Ministry of Transport and
Highways (Chairman)

Mr. E. Wooding, Treasury

Mr. T. Puren, Premier's Department

Mr. D. Hill, Premier's Department

Mr. E. R. Gordon, Public Transport Commission
of New South Wales

Assisted by:-

Mr. A. T. Clutton, Public Transport Commission
of New South Wales

Mr. A. Andersons, Government Architect Branch

Mr. J. McDonnell, Ministry of Transport and
Highways

The extent and nature of advertising undertaken by the Public Transport Commission in the invitation of Proposals was examined in detail and the Committee considered that as much as possible had been done to attract interest.

The four responses received by the Commission were perused and it was agreed that the proposal submitted by Commuter Terminals Pty. Ltd. was the only one to specifically include arrangements for the redevelopment and modernisation of the station area, without cost, in the manner contemplated by the Commission when it invited proposals.

A report on the Company's project was sought from the Government Architect and following a detailed examination by his staff, the opinion was expressed that the proposal was ingenious and appeared practicable; any criticisms expressed were of a minor nature except for some concern expressed regarding the planning of the shopping arcade from Eddy Avenue to the Electric Train Concourse.

Having reached this stage of deliberation attention was given to the option of the Commission carrying out the total works involved and:

(a) continue to operate the trading and catering kiosks, etc.

or

(b) lease the kiosks, etc. to private enterprise to run.

The Commission's Principal Quantity Surveyor estimated the cost of the proposal at \$13.5 million which does not include the cost of a new office building estimated to cost an additional \$8 million, consideration of which has not been dealt with following a decision in this respect by the Committee. It was envisaged that development would take place in four stages involving expenditure of \$3 million, \$3.6 million, \$1.1 million and \$5.8 million respectively. Based on this estimated expenditure Commission Valuers reported that the total

commercial space created would ultimately have a rental value in the vicinity of \$1.6 million per annum.

A redeveloped complex would produce a gross taking of \$7,863,000 per annum, a gross profit of \$3,427,000 and a notional net profit of approximately \$1,460,000 after allowances of \$1,654,000 for direct expenses and \$313,000 for fixed expenses (estimated).

After taking into account that if either of these schemes were adopted the Commission would need to accept additional annual costs in respect of interest payments, additional management costs, etc. and, as the total returns mentioned would only be achieved years hence when all stages of construction had been completed, the Committee felt that, at this point, it would be preferable that the proposal made by the developer be more fully investigated with a view to avoiding, if possible, any unnecessary outlay of government capital moneys. Reference was also made to the many other higher priority works already competing for admission to the Commission's Capital Works Programme.

Attention was then turned to the commercial aspects of the proposal submitted by Commuter Terminals Pty. Ltd. which might be summarised as follows :-

A proposal for the staged development, at the Company's cost, of an improved terminal complex to include improvements to commuter facilities, car parks and bus movement, the reconstruction of concession modules and the provision of office space, lounge bars and improved catering facilities in consideration of a 99 years lease of all current leased areas, advertising space and concessions at a rent of \$300,000 per annum plus leases, at rents to be determined, of other areas as they become available.

An estimate was made of the return that could possibly be achieved if negotiations were pursued for development of a proposal such as that presented by Commuter Terminals Pty. Ltd., including the modernisation of station facilities at no cost to the Public Transport Commission.

In the light of the information available to the Committee it appeared reasonable that a lease could be arranged at the following annual net rents to the Commission :-

Years 1 and 2	\$300,000
Year 3	\$340,000
Year 4	\$440,000
Year 5	\$480,000
Thereafter	\$.655,000 or 10% of the Unimproved Value of the land and strata involved, whichever be the greater.

Having reviewed all of the relevant facts associated with this matter the Committee feels that it would be in the best interests of the Government for the Public Transport Commission to be authorised

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to pursue this matter further with Commuter Terminals Pty. Ltd. with the aim of establishing the full extent of its proposal for the staged development of Sydney Station on the basis that any lease that may ultimately be arranged would preferably be for a period substantially less than 99 years and would need to include an undertaking by the Company to enter into performance covenants to ensure the ultimate completion of the total project. The Commission should be required to report back to the Committee on the Company's response so that an appropriate recommendation can be prepared by the Committee after consideration of all the information then available.

The Committee recognises that concern expressed by the Australian Railways Union at the ramifications of the proposed redevelopment has not been traversed in this report but it is proposed that this be pursued further should Commuter Terminals Pty. Ltd. wish to pursue the proposal and should a satisfactory agreement be negotiated.

K. J. TROTT,
Under Secretary,
Ministry of Transport
and Highways.

Annexures:-

1. Premier's letter dated 25th October, 1977.
2. Proposal submitted on behalf of Commuter Terminals Pty. Ltd.
3. Report, on proposal, by Government Architect.
4. Estimates by Public Transport Commission's Principal Quantity Surveyor of work involved in proposal.
5. Estimates of the earning capacity should Commission continue to operate the kiosks, etc.

\$10,000,000 PLAN TO GIVE CENTRAL THAT NEW LOOK

By WARREN OWENS

The NSW Government is studying plans to turn Central Railway into a modern terminal to rival major airlines.

Comfortable lounges, bars and specialty shops are among features being considered for suburban and country train commuters at Central.

An airline-style, computerised reservation and information service for country travellers will be included in the complex.

These are almost

certain to be part of plans to revamp Central, following a year-long study by a top-level government committee.

In a surprise move, the redevelopment is now unlikely to be carried out by private groups, as originally planned.

The committee has called for details plans

and estimates to be drawn up by the Public Transport Commission before it makes a final decision.

Officials say the PTC submission is favoured to get the nod ahead of several private plans, which they describe as "vague" or "disappointing."

The cost is expected to be in the \$5 million-\$10 million range.

Another committee, meanwhile, is drawing up tender details for the computerised reservation service.

The reservation centre will resemble a future reservation-information centres, and will provide similar services.

The new system will enable country commuters to have their queries or bookings dealt with in a matter of seconds, in contrast to the much longer

time expert study discovered is the case now.

Public Transport Commission officials hope the new service will enable trains to compete strongly against long-range coaches and airlines.

Tenders for the first stage of the three-stage, three-year project are expected to be let later this year.

Later plans call for the reservations service to handle connections to airline systems, hire car operators and hotel-motels.

REDEVELOPMENT OF SYDNEY TERMINAL STATION.

At the third meeting of the Sydney Central Station Redevelopment Committee held on Tuesday, 21st March, 1978 it was agreed that the Commission examine the financial aspects of the following options and report to the Committee:-

1. The Commission carry out the improvements to the Trading and Catering kiosks and continue to operate them as at present.
2. The Commission carry out the total redevelopment, continue to operate the kiosks and lease all other space after development.

With regard to 1. the Commission operates a total of fifteen (15) kiosks and bookstalls plus one Restaurant within the area in respect of which propositions were invited.

The revenue derived from these operations in 1976/77 was as follows:-

Gross Sales	\$4,229,719
Gross Profit	\$2,558,041
Nett Profit before Fixed Expenses	\$ 397,111
Nett Profit after Fixed Expenses	\$ 88,885

If the existing trading outlets were upgraded, i.e. involving redesign, relocation, improved marketing and an additional restaurant provided the gross revenue could be increased. A cost/benefit study would need to be undertaken, however, to determine the viability of such a project.

So far as 2. is concerned this is a major exercise. The desired improvements to be carried out as suggested to interested parties in the proposition documents were as follows:-

1. New ticket barrier arrangements on Sydney Terminal involving a centralised exit/entrance position in relation to the platforms.
2. New arrival and departure indicator boards similar to those currently in use in Air Terminals with associated T.V. monitors and sub-boards on each platform.
3. New or remodelled passenger facilities including lavatories, rest rooms, general amenities and waiting rooms.
4. The decor, lighting and signposting of both the Central Electric and Sydney Terminal Concourses should be improved while the architecture and function of bookstalls, kiosks, restaurant, bars, phones, booking facilities should be conducive to attracting the travelling public.
5. Any remodelling of the internal layout and decor of the Concourses should include the provision of a terrazo or similar low care modern floor finish.

6. Improved baggage handling facilities particularly the separation of baggage handling facilities from the passenger concourse on the terminal station.
7. Provision of additional car parking.
8. Re-arrange traffic flows particularly at the Pitt and Hay Street intersection with all setting down and picking up of passengers from private vehicles under the upper colonnade.
9. Improve bus terminal and taxi rank arrangements to the station complex particularly at the Eddy Avenue level.
10. Improve passenger access from the Eddy Avenue level to the Sydney Terminal concourse by the provision of an escalator system.
11. Re-arranged inwards and outwards parcels receiving depots ensuring the separation of parcels movements from the passenger concourse by the installation of modern handling facilities.
12. Improved staff amenities catering for all staff servicing the station complex.
13. The train catering facilities currently occupy space on the Eddy Avenue frontage and would better be located adjacent to or above the Sydney Terminal platforms.
14. The extension of platforms 4 and 5 to allow use by prestige trains in lieu of platform No. 1.
15. The covering of the Sydney Terminal platforms by any building should concentrate on covering the extended platforms 4 and 5.
16. Provision of additional access between the Central Electric and Sydney Terminal concourses possibly by the use of escalators.
17. Public address system throughout the complex.
18. The pedestrian ramp from the Central Electric Concourse to Eddy Avenue should be covered to provide protection from the weather.

Commuter Terminals Pty. Ltd. which submitted a proposition in this matter estimated an expenditure in the vicinity of \$3 million for items 1, 2, 3, 4, 5 and 17 increasing to approximately \$5 million for items 7, 9, 10, 16 and 18. An estimate of cost was not given for the remaining items, viz. items 6, 8, 11, 12, 13, 14 and 15.

The Company's proposal is for a staged development (four stages in all) on the basis of using income to finance each stage. Details of how this income would be achieved is not stated for obvious reasons and the drawings submitted do not embrace the total area.

It is likely, however, that the Company envisages

income would flow from such sources as:-

- (a) Revenue from the operation by it of selected kiosks, restaurants and liquor outlets.
- (b) Revenue from advertising space.
- (c) Revenue from rentals derived from areas developed solely for letting purposes, i.e. restaurants, shops and offices.
- (d) Revenue from car parking charges.

Any planned development would essentially give priority to areas where income could be derived quickly and would probably proceed as follows:-

- (a) Immediate upgrading of existing Trading and Catering operations including an additional restaurant.
- (b) Provision of liquor outlets.
- (c) Erection of an arcade of shops at the Eddy Avenue entrance to Central Electric.

The cost/benefit study referred to plus a feasibility study on the shopping arcade would disclose the expenditure required and an estimate of income that could be derived therefrom.

It is considered that a period of approximately one (1) month is required to arrive at a reasonable estimate of the total cost involved to carry out all of the work set out in items 1 to 18 plus other desirable improvements as outlined in the scheme submitted by Commuter Terminals Pty. Ltd.

Public Transport Commission

COM 77/7549 S.B.

From 11/10/77

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Major Property Redevelopment and Trading Opportunity

HISTORIC CITY LANDMARK



SYDNEY CENTRAL STATION

The Public Transport Commission of New South Wales in co-operation with the Council of the City of Sydney invites proposals for the development on a leasehold basis of the surplus land, space within the existing structure at concourse level and air space over the platforms and tracks and generally within the area bounded by Eddy Avenue, Pitt, Chalmers and Cleveland Streets. Advertising space and shop premises as presently let are included in the leasehold offered. Consideration will also be given to the inclusion of selected trading outlets currently operated by the Commission.

A liquor licence permitting extended trading hours is available with space for the operation of appropriate bars, lounges and bottle shops.

The Commission will covenant to occupy a substantial area of any office accommodation constructed within a Development.

The existing external and internal facade of the main building is to be preserved and any development must blend in an acceptable manner.

Leases of up to ninety-nine (99) years are available for selected areas.

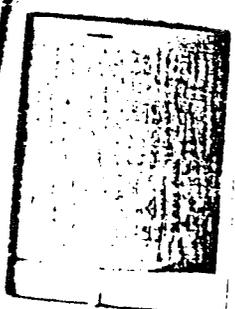
The Commission expects proposals to include redeveloped passenger facilities of a modern standard and amenity.

Proposals are to be lodged by 2 P.M. on WEDNESDAY, SEPTEMBER 7, 1977.

Further particulars may be obtained from the General Manager, Property Branch, 11-31 York Street, Sydney, Telephone 29 1393 or the Planning and Building Enquiries Section, Sydney City Council, Town Hall, Sydney, Telephone 299 9505.



**PUBLIC TRANSPORT COMMISSION
OF NEW SOUTH WALES**



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FILE NO 152892
Back File No. 1

26.10.78

Details sought of plan to modernise Central Station

By JOSEPH GLASCOTT, Environment Writer

The Public Transport Commission has asked a company led by an internationally renowned Australian architect, Mr John Andrews, to submit detailed plans for redeveloping Central Railway Station.

A proposal already submitted by the group would transform the old building with new shops, modern waiting rooms and other facilities for passengers. It provides for a covered "Parisian" boulevard on the existing gloomy, bitumen-paved country concourse.

The northern side of the concourse would be renovated with bars and restaurants. Shops and waiting-rooms would be built on the southern side.

A row of trees would be planted down the middle of the boulevard concourse.

The electric station concourse would also be transformed with modern passenger facilities.

Eddy Avenue would be redeveloped with shops and bus terminals, but the facade and internal features of the present building, completed in 1906, would be retained.

The State Government called world-wide in May last year for proposals from private industry to modernise and renovate the station, and develop the air space over the railway yards. The conditions were that the plans would include a modern

passenger terminal and facilities without cost to the Government.

Only five proposals had been received when the invitation closed in September last year — a small response blamed on the building recession.

A committee consisting of representatives of State Treasury, the Premier's Department, the Public Transport Commission and the Ministry of Transport was appointed to consider the plans. It recommended that the proposal submitted by the Andrews group company, Commuter Terminals Pty Ltd, best met the Government's requirements.

The Public Transport Commission asked the company to prepare detailed drawings and cost estimates.

A Government spokesman emphasised yesterday that no final decision had been made and no contracts let. Commuter Terminals had been asked to submit its detailed plans by December.

Firm arrangements would not be made until the interests of the Australian Railways Union in concessions and staff on the station concourses were fully considered.

Mr John Andrews, who worked in North America for several years, is probably better known overseas than in his own country.

In Australia, his best-known works include the King George Tower building, Sydney, and Belconnen Town Centre, Canberra.

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152892

ERG/CC

8th August, 1978.

The Hon. P.F. Cox, M.P.,
Minister for Transport and
Highways,
SYDNEY.

Dear Mr. Cox,

Redevelopment of Sydney Terminal Station

The report of the Inter-Departmental Committee set up to evaluate and report on proposals for the redevelopment of Sydney Station, concludes that the Public Transport Commission should be authorised to pursue negotiations along certain specified guide lines, with Commuter Terminals Pty. Ltd., if they are still interested in the proposal.

Would you please let me know if you concur in the Commission proceeding in this matter.

Yours sincerely,

(SIGNED) A. S. REIHER

A. S. REIHER,
Chief Commissioner.

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Meeting to discuss proposals for the redevelopment of Sydney Central Railway Station, held in the meeting room, Ministry of Transport and Highways, on Tuesday, 7th February, 1978, commencing at 11.15 a.m.

-
- Present: Mr. K. J. Trott - Ministry of Transport and Highways, (Chairman)
- Mr. E. R. Gordon - Public Transport Commission of N.S.W.
- Mr. E. Wooding - Treasury
- Mr. T. Puren - Premier's Department
- Mr. D. Hill - Premier's Department
- Mr. J. McDonnell - Ministry of Transport and Highways
- Mr. A. T. Clutton - Public Transport Commission of N.S.W.
- Mr. T. Ross - Minute Secretary
-

In opening this, the inaugural meeting of the Committee, Mr. Trott indicated that before detailed discussions could take place, it would be necessary for members to read information provided by the Public Transport Commission and, also, to visit Sydney Station together.

It was then explained that the Commission, by advertisements in the local press and by personal contact with major Australian developers, all foreign Embassies in Australia, and Australian Government offices overseas, had canvassed its desire to redevelop Sydney Station and had asked for ideas in this regard. Because of the magnitude of the job, and the difficulty that would be experienced in setting out all the necessary conditions, formal tenders were not called at this stage. Rather, parties showing interest were supplied with a brochure setting out Commission ideas for improvements but pointing out that these were only thoughts and the main purpose of the exercise was to seek any other proposals.

In dealing with the matter in this manner, the Commission had hoped to obtain a number of plans, establish which was the best and enter into serious negotiations with the company involved. However, only four responses were received and of these, a full meeting of the Commissioners had determined that only one was worth proceeding with. This was the proposal submitted by Commuter Terminals Pty. Ltd., one of the principals of which is the eminent Australian architect, Professor Andrews.

The financial arrangements envisaged by the Commission are that the successful tenderer will make the agreed improvements to the area and, in return, be given the rights to operate the existing concessions. Additionally, the liquor licence at present held by the Commission will be leased to the company to enable it to operate bars and bottle shops on the station.

One of the other proposals received, from Burge Phillips, required considerable funding by the State Government for the construction work involved, following which, the Company would operate the concessions for a fee.

Other proposals for the area surrounding Sydney Station, such as plans Tooheys Pty. Ltd. had advertised in the press, and thoughts of building a convention centre in the air-space over the station, were discussed and Mr. Clutton said these would not impinge in any way on the ideas put forward by Commuter Terminals.

During further discussion, and in response to a question by the Chairman, Mr. Hill said the Government was keen to proceed with the redevelopment of Sydney Station, but he did not see that any time limit for the completion of the work was proposed.

Mr. Hill went on to say that on present estimations, improvements to the station could cost a developer around \$7 million and he was concerned as to what the company would get in return. Mr. Clutton said the concessions available at Sydney now return around \$4 million and with the operation of liquor outlets and the taking over of some of the activities of the Commission's Trading and Catering Service, this could be lifted to around \$7 million yearly.

Mr. Hill put forward the view that prior to going ahead with the matter, a fairly accurate estimation will need to be made of what can be offered the successful developer, after which it will be necessary to decide just what areas of the station are to be redeveloped. In this regard he mentioned that the Premier had said the building's facade should remain as is.

It was mentioned also that, apart from compliance with zoning considerations, the Sydney City Council would not be involved to any extent with the proposals for the station.

One of the major factors involved in the redevelopment would be an improvement in the Commission's operational facilities and variations in this respect could bring criticism from the unions involved. Mr. Hill put forward the view that the aim of a Committee such as this should be to submit the recommendations it considered best, with final assessment, including consideration of union objections or otherwise, being up to the Government. The Committee should therefore be looking for the optimum improvements to the area.

Mr. Trott agreed with this point of view but said the Committee should be in a position to warn the Government of any problems it saw and, perhaps, submit an alternative proposal.

The question of whether, as the idea of improving the station was now in the total Government arena, the Government Architect should be involved in the project, was raised and it was agreed that a meeting would be arranged between the members of this Committee, the Government Architect and Professor Andrews to fully discuss the proposal put forward by Commuter Terminals.

During further discussion, Mr. Hill said he was concerned that only one company had been able to provide an acceptable proposal and it was agreed that details of the distribution of the request for ideas and of the process of evaluation used by the Commission in determining the worthiness of the responses received, would be supplied for the Committee's information.

Mr. Hill went on to say that in his opinion the steps the Committee should follow were (1) the Public Transport Commission to decide what is required at Sydney; (2) ensure a very wide distribution of information and requests for proposals and (3) the Committee evaluate any ideas received.

The Committee will also have to ensure the final decisions are not affected by the various other proposals in train for the surrounding area.

In rounding off the discussion, it was agreed that the aesthetics of any commuter terminal have a considerable affect on patronage of the transport services offered. Also, if the area is sufficiently attractive people will find other reasons for visiting it, say, during the lunch hour, to enjoy the various facilities available.

Mr. Hill raised the point that it may also be worth looking to an improvement of the suburban train area of Central Station and it was agreed this should be part of the overall considerations of the Committee.

The Committee is to meet again on Tuesday, 21st February 1978 at 11.00 a.m., at which stage the information required as to the extent of the Commission's advertisements and its evaluation process will be submitted by Mr. Clutton. An assessment of the anticipated costs involved in the Commission's own ideas for improvements to the station will also be supplied.

SYDNEY

The Hon. Neville Wran,
Q.C., M.L.A.,
Premier,
State Office Block,
S Y D N E Y. 2000.

Dear Mr. Wran,

I refer to our recent discussion at which the Chief Commissioner and Mr. Clutton of the Public Transport Commission presented in brief outline a proposal for redevelopment of Sydney Terminal Station.

This proposal was one of five received in response to worldwide advertising seeking development propositions for this area in accordance with a series of requirements set down by the Public Transport Commission. Those requirements were set down in a brochure (copy of which is attached) which was made available to all who enquired.

The proposal outlined to you was the only one which came close to meeting the requirements of the Commission and the Commission has concluded that "Commuter Terminals Pty. Ltd. should be advised that, subject to it producing satisfactory evidence that funds are available for its proposal, the Commission is prepared to deal with it exclusively for a period of twelve months with a view to negotiating firm lease arrangements in respect of the stages set out in its proposal. The company is also to be informed that any agreements will include performance covenants to ensure that the total project will be completed.

As discussed with you, there are a number of important matters which need to be clarified and negotiated before physical work could commence but, given that further detailed development in negotiation does not significantly change the economics or practicality of any important aspect, and given that the opposition of the Australian Railways Union to the transfer to the developer of Commission concessions can be effectively dealt with, it is expected that the first stage of the redevelopment could start early in 1978 and the whole project substantially advanced by the end of that year.

The proposal provides for the Commission and the Government without cost the following facilities -

- * New ticket barriers to centralise passenger control;
- * Modern indicator board and platform indicator signs with monitors at strategic locations;
- * Remodelled toilets and associated passenger amenities;
- * Air conditioned bars, restaurants and waiting lounges;
- * Additional car parking for approximately 500 cars;
- * Service shops;
- * New baggage handling facilities;
- * Redesigned and covered entrance to Central Electric from Eddy Avenue, incorporating substantially improved Bus/Rail interchange facilities;
- * Improved taxi facilities;
- * Public address system;
- * Remodelled decor, lighting, floor and wall finishes and general amenities;
- * Improved train catering facilities.

The cost to the Company of providing these improved amenities would be about \$6 million. In return for this expenditure the Company would obtain certain sole trading rights - the lease of areas for the erection of shops, bars and restaurants - advertising rights and a lease back arrangement in respect of a substantial office building to house Public Transport Commission staff. The cost to the Commission of this office space would be approximately half the cost of equivalent rented space elsewhere in the Central Business District during the period of lease back and after approximately 30 years would revert to the Commission at no cost to it.

The former Mortuary Station will be restored and be utilised as a restaurant.

The expenditure on the total project is estimated at \$20 million.

At the peak of the construction work approximately 700 people will be employed fully or part-time on the project.

3.

After completion, employment to staff the new shops, bars, restaurants etc., would represent an increase of more than 100 on the number currently employed.

I am seeking further information on what is proposed but, in the meantime, I suggest that your officers and officers from my Ministry and the Commission confer on the matter. At your convenience, I will also arrange for a meeting with the Architect who designed the project.

Yours faithfully,

PETER COX.

000008



Premier of New South Wales

25 OCT 1977

23 OCT 1977
MINISTERS

Dear Mr. Cox,

Thank you for your letter of 4th October, 1977. I agree entirely with the desirability of proceeding with plans to modernise and redevelop Sydney Terminal Station.

It is appropriate that a public announcement on the broad intention should be made, as further evidence of our Government's resolve to improve the transport service to the public. Such an announcement should be made by you, and I would suggest that it does not make reference to the identity of any potential developer.

Given the importance of this project to the Government, I agree with your proposal that the project be considered by a committee of officers representing the Public Transport Commission, the Ministry of Transport and the Premier's Department. If acceptable to you I would suggest that a representative of the Treasury be included as well.

This committee could be given the task of evaluating all of the development proposals received by the Commission, as well as the possibility of the Commission undertaking part or all of the development, and of recommending a firm plan of action.

Regarding the Commission's recommendation to begin negotiations with Commuter Terminals Pty. Ltd., I would prefer to wait until this committee of officers has had the opportunity to make its recommendations. While this may lead to some delay, I believe that the size and complexity of the proposals require that a careful assessment be made of the options open to us, which I am sure is what you had in mind when you suggested that such a committee be formed.

If you agree with my suggestions, would you please let me know the names of your officers nominated for the Committee, so that my Under Secretary can make appropriate arrangements.

Yours sincerely,


Premier.

SYDNEY TERMINAL STATION: Proposed redevelopment and modernisation.

- - - - -

The Government has approved of negotiations being entered into with Commuter Terminals Pty. Ltd. for the up-dating of historic Central Railway Station in accordance with guide lines prepared by the Public Transport Commission. This is the result of the invitation of proposals which closed on 7th September, 1977. The proposal submitted by Commuter Terminals Pty. Ltd., (which was one of five (5) proposals received), provides for the following modern amenities for rail and bus commuters -

- New ticket barriers to centralise passenger control;
- Modern indicator board and platform indicator signs with monitors at strategic locations;
- Remodelled toilets and associated passenger amenities;
- Air conditioned bars, restaurants and waiting lounges;
- Additional car parking for approximately 500 cars;
- Service shops;
- New baggage handling facilities;
- Redesigned and covered entrance to Central Electric from Eddy Avenue, incorporating Bus/Rail interchange facilities;
- Improved taxi facilities;
- Public address system;
- Remodelled decor, lighting, floor and wall finishes and general amenities;
- Improved train catering facilities.

The cost to the Company of providing these improved amenities would be about \$6 million. In return for this expenditure the Company would obtain certain sole trading rights - the lease of areas for the erection of shops, bars and restaurants - advertising rights and a lease back arrangement in respect of a substantial office building to house Public Transport Commission staff.

The former Mortuary Station will be restored and be utilised as a restaurant.

The expenditure on the total project is estimated at \$20 million.

At the peak of the construction work approximately 700 people will be employed fully or part-time on the project.

After completion, employment to staff the new shops, bars, restaurants, etc. will represent an increase of more than 100

on the number currently employed.

Work on the project is expected to commence next January with priority being given to the Country Train Concourse and the Eddy Avenue Entrance area.



22. 9. 77

To C.C. on 22/9 for information
of Premises.

13th September, 1977

The Hon. P.F. Cox, M.L.A.,
Minister for Transport & Highways,
SYDNEY

Dear Mr. Cox,

Sydney Terminal Station - Proposed
Redevelopment and Modernisation

The proposals received for the redevelopment and modernisation of Sydney Terminal Station were considered and discussed by the Commission yesterday.

A copy of the proposals received and a report prepared by the General Manager, Property Branch, are sent for your perusal. The drawings which accompanied the proposal from Commuter Terminals Pty.Ltd. are comprehensive and it is not practicable to reproduce them.

It will be seen from the analysis of the propositions that only two in any way approach the requirements of the Commission. Of these, the proposal of Commuter Terminals Pty.Ltd. was considered by the Commission to be the only one worth pursuing, having regard to the requirement by Inter Properties Ltd. that the Government fund its scheme to the extent of \$45M.

The Commission decided that Commuter Terminals Pty.Ltd. should be advised that subject to it producing satisfactory evidence that funds are available for its proposal, the Commission is prepared to deal with it exclusively for a period of twelve months with a view to negotiating firm lease agreements in respect of the stages set out in its proposal. The Company is also to be informed that any agreements will include performance covenants to ensure that the total project will be completed.

It is intended that the Commission issue a press release on the matter early next week but before this is done, the appropriate officials of the Sydney City Council will be informed of the results of the invitation of proposals and the action to be taken by the Commission.

Yours sincerely,



A.S. REIHER
Chief Commissioner

COMMISSION MEETING

12.9.77

ITEM 1570: SYDNEY TERMINAL STATION DEVELOPMENT - REVIEW OF TENDERS

A report dated 8th September, 1977, by the General Manager, Property Branch, containing an analysis of the proposals received in connection with the development of Sydney Terminal Station was considered and discussed.

*General Manager
Property Branch
Performance*

It was agreed that only two of the proposals in any way approached the requirements of the Commission and of these the proposal submitted by Commuter Terminals Pty.Ltd. was preferable in the light of the requirement of Inter Properties Limited that funding of the order of \$45M would need to be provided by the Government.

It was decided that Commuter Terminals Pty.Ltd. should be advised that subject to it producing satisfactory evidence that funds are available for its proposal, the Commission is prepared to deal with it exclusively for a period of twelve months with a view to negotiating firm lease agreements in respect of the stages set out in its proposal. The Company is also to be informed that any agreements will include performance covenants to ensure that the total project will be completed.

Copy for 152892 10



**Public Transport Commission
of New South Wales**

11-31 York Street Sydney NSW 2000
Box 29 GPO Sydney NSW 2001

Our reference

134174 RSL

Telephone 290-

291393

Dear

SYDNEY CENTRAL STATION: Property redevelopment and
modernisation.

The Commission's Sydney Central Station occupies an area bounded generally by Eddy Avenue, Pitt, Chalmers and Cleveland Streets as indicated on the attached plan. Surplus land, space within the existing structures and air space over the platforms and tracks within this area, plus advertising space and shop premises as presently let, are available for lease for terms of up to ninety nine (99) years, together with the right to negotiate to take over the operation of selected trading outlets currently conducted by the Commission.

A liquor licence permitting extended trading hours is available with space for the operation of appropriate bars, lounges and bottle shops.

So that this property can be developed in a manner which meets its full potential and at the same time produce an attractive return to the Commission and result in provision of improved passenger facilities, development proposals are being sought for consideration in respect of the whole or portion of the site. You are invited to put forward a proposal in this respect.

Any proposal submitted will be considered, in conjunction with others received, not only in terms of income potential but also in relation to the nature and extent of the proposed development and the improvements that would be undertaken to the Commission's facilities. Therefore, it is desirable that proposals submitted be accompanied by details of the contemplated development, including illustrative plans, plus evidence of ability to perform in this field, particularly the funding thereof.

For your information a copy of the Commission's basic leasehold conditions is attached, marked as annexure "A", together with the conditions applicable for building on Commission property, marked as annexure "B". It should also be appreciated, that arising out of the particular development proposed, the Commission may require additional leasehold conditions (and construction conditions) in relation thereto.

.....2.....

The basic improvements the Commission desires to its facilities are set out in the annexure marked "C" together with the names of officers of the relevant Branches of the Commission from whom further information can be obtained, if necessary. In addition to the details set out in annexure "C" the Commission has a current need for approximately 12,000 square metres of additional office space at this location and it would be prepared to negotiate a lease-back in this regard in respect of any suitable office accommodation erected by a lessee.

The existing external and internal facade of the main building is to be preserved and any development must blend in an acceptable manner. In this respect information obtained from the National Trust is set out in annexure "D".

The closing time and date for submission of proposals is 2 p.m. on 7th September, 1977, and while enquiries in this matter, including requests for detailed plans, can be made of this office, or the Planning & Building Enquiries Section of the Sydney City Council, Town Hall, Sydney, Telephone Sydney 299.9505, the proposals should be forwarded to the Commission's Secretary, Room 505 at the above address in an envelope marked "Proposal for Development at Sydney Central Station."

After consideration of proposals submitted, the Commission will select one or more parties for the purpose of entering into detailed negotiations for firm lease agreements.

As an indication of good faith it is required that any proposal be accompanied by a deposit of \$1,000, which amount shall be returned if the proposal is not accepted.

Yours faithfully,


A. T. CLUTTON,
General Manager,
Property Branch

Item 3, Central Station

This allegation also arises from the supplementary statement and evidence of P.L. Egge, copies of which have been furnished to the Parliamentary Commission. The Royal Commission conducted some preliminary inquiries into the matter. The facts appear to be as outlined below.

In 1977 the Public Transport Commission of NSW invited proposals for the redevelopment and modernisation of Central Railway Station. The closing date for submission of proposals was 7 September 1977. On the following day the general manager of the Property Branch of the Commission, A T Clutton, submitted a report on the proposals for consideration by the Commission. He advised that the proposal submitted by Commuter Terminals Pty Ltd was the preferred of only two proposals which in any way approached the requirements of the Commission. On 12 September 1977 the Commission decided to deal exclusively with Commuter Terminals for a period of 12 months with a view to negotiating a firm lease, subject to satisfactory evidence being produced that funds were available for its proposal. (TI/0372)

On 25 October 1977, the Premier of NSW, the Hon. N.K. Wran, Q.C., M.P., wrote to the Minister for Transport, Mr Peter Cox, stating that he was in agreement with the desirability of proceeding with plans to modernise and redevelop Central Station. In the letter he suggested that any public announcement not refer to the identity of the potential developer. Mr Wran agreed also with the proposal by Mr Cox that the project be considered by a committee of officers representing the Public Transport Commission, the Ministry of Transport, the Premier's Department and the Treasury. He also said that he preferred to wait until the committee had the opportunity of making recommendations before negotiations with Commuter Terminals commenced. (TI/0372 Folio 7)

The interdepartmental committee had several meetings in 1978. On 18 August 1978 the Minister for Transport advised the Premier that the interdepartmental committee recommended that the Commission be authorised to pursue the matter further with Commuter Terminals to establish the full extent of the company's proposals. On 31 August 1978 the Premier agreed with this recommendation.

On 13 September 1978 Clutton wrote to Messrs Warwick A J Colbron, Hutchinson and Company, the solicitors who had submitted the proposal on behalf of Commuter Terminals Pty Ltd, advising that authority had been given to pursue the matter further with the company. Contact between Clutton and Colbron is recorded in the diaries of Clutton obtained by the Nugan Hand Royal Commission (#009547). In 1979 and 1980 discussion continued with Commuter Terminals Pty Ltd, but in the meantime the interdepartmental committee had resolved that the Public Transport Commission should undertake a modified program of refurbishment. On 18 September 1980 the State Rail Authority wrote to Messrs Warwick A J Colbron, Hutchinson and Co to inform them that it had been decided that the Authority itself would undertake a program of restoration at the station. In the end result, Commuter Terminals Pty Ltd received no contract for any part of the work eventually carried out. The proposal of Commuter Terminals Pty Ltd disclosed that it was merely a corporate vehicle to unify a group comprising John Andrews International Pty Ltd, A W Edwards Pty Ltd and Warwick A J Colbron, Hutchinson and Company. (TI/0372 Folio 52)

When giving evidence Egge told the Commission that he recalled this matter because it was discussed in the conversations contained in the transcripts of Ryan's intercepted telephone conversations. He said:

there was no announcement of anybody getting the contract but Abe rang up and said to Morgan Ryan that he would like the contract to remodel Central Railway Station. Apparently tenders were being called for the remodelling of Central Railways Station and Morgan Ryan got in contact with Mr Justice Lionel Murphy and arrangements were made for Abe Saffron to get the contract ... Morgan Ryan contacted - after receiving the phone call from Abe Saffron he contacted Mr Justice Lionel Murphy and Mr Murphy said "leave it to me" and I am not sure whether it was a short time or a week later or a day later or when that Mr Murphy rang back and said that the contract would go to Abe Saffron. (E.858)

Egge stated that he was confident that the particular incident could be corroborated by other police who had had access to the tapes or transcripts. A number of police witnesses who had been involved in the Ryan interception had already given evidence and they were not recalled in order to ascertain their particular knowledge of any such conversations. However, Sergeant R I Treharne, who gave evidence after Egge, said that he recalled similar conversations which he had heard at the time on tape recordings of Ryan's intercepted telephone conversations. Although Treharne had made no reference to the matter in his statements, when asked while giving evidence whether he remembered any conversation conducted on Ryan's telephone concerning a contract for the renovation of Central Railway Station, he said:

Similarly, there was a matter of discussion between some close associates of Ryan including Saffron and I believe there was an intention by Ryan to speak to somebody to persuade the Premier to assist in that regard, and I think it was a redevelopment of the Central railway site and they wanted to gain control of the leasing. (E.1012)

Treharne said that his recollection of the outcome of the conversations was that they were not successful, although he could not be sure of that. When asked whether he could recall any other subject being discussed on Ryan's telephone, which had not appeared in the material which had been shown to him, Treharne said:

Only my recollection of him talking in general terms to Mr Justice Murphy and either asking him to inquire through his contact with the Premier of a particular item, or that Morgan Ryan would bump into the Premier at the races and perhaps talk to him, but I have no recollection of what the actual matter was (E.1012)

In Volume TIC, the summaries prepared by ~~Sergeant B R McVicar~~, at page 180 in an entry noted as being from a tape of 31 March 1980 the following appears:

Morgan rings Eric Jury ... Morgan will be seeing 'Nifty' in a week (Nev Wran) talk about Nifty having a son which they did not know about. Talk about the big Central Complex and a solicitor doing the submission, Solicitor's name is Colbron, Morgan will help to get it through for a fee. Talks about Sir Peter Able trying to get in on the act. Worth reading in full see page (1) tape 95. (T1C/180/42)

In an entry said to be from a tape of 3 April 1980 in the same material the subject seems to be mentioned again:

Lional Murphy rings Morgan. They talk about the new Central Railway Complex, Lional is very guarded with his talk and during the talk Commuter Terminal Pty Ltd is mentioned together with the word champagne. Worth reading in full (page 2) tape 98. (T1C/182/66)

An entry for 5 April 1980 records 'Eric Jory rings Morgan Ryan and they discuss in length the new Central Railway Complex. Also the company involved'. (T1C/183/50)

In the entries for the following two days, references are made to conversations between Ryan and Jury which may relate to the same subject. In an entry for 6 April 1980 the following appears:

Morgan rings Eric Jury. Discuss meeting between Morgan and Wran at the races and his warm reception. Further that Wran might see Morgan again at the races. Talk about some business deal that "Abe" will have to say in the background complain about Abe being a slow payer. They agree Wran is not a crook, not game, Wran worked out a deal with Murdock for his support. (T1C/183/73)

In an entry for 7 April 1980, the following appears:

In from Eric Jury to Morgan, race talk, Morgan met Wran at the races and he is now overseas. Eric wants Morgan to get onto Wran about the inquiries to which Morgan replied that everything was all right. (T1C/184/14)

Again in an entry for 8 April 1980 the matter could have been the subject of discussion between Ryan and Jury, in that the entry is in the following terms:

Into Morgan from Eric Jory, they talk about Morgan getting into Nifty Nev (Wran) about the contract. It's suggested that Nifty drop the matter if their mob does not get the contract. (T1C/185/12)

There do not appear to be any further references in the material to conversations concerning this matter.

It should be noted that the Royal Commission expressed reservations concerning the reliability of the McVicar summaries (Volume One paragraph 14.72; Volume Two paragraphs 2.60, 2.84, 2.105, 2.267) and the evidence of Egge (Volume Two paragraph 2.83). The Commission, in general, was not convinced that any of the transcript material in its possession was wholly accurate (see Volume One paragraphs 14.68-14.71).

Documents obtained by the Royal Commission from the State Rail Authority are available for inspection.

Item 4, Milton Morris

This matter is referred to in Volume Two of the Royal Commission Report at paragraphs 2.78 to 2.94. The source material is referred to in endnotes 89 to 108. Material which has not previously been provided to the Parliamentary Commission is available for inspection.

Item 5, Wadim Jegerow

This matter is referred to in Volume Two of the Royal Commission Report at paragraphs 2.72 to 2.77. The source material referred to in endnotes 81 to 88 has been furnished to the Parliamentary Commission.

Item 6, Lewington/Jones

This matter is referred to in Volume Two of the Royal Commission Report at paragraphs 2.296 to 2.303. The source material is referred to in endnotes 342 to 345. Material which has not been furnished to the Parliamentary Commission is available for inspection.

Item 7, D.W. Thomas

This matter arises from the statement and evidence of D.W. Thomas. It was not further investigated by the Royal Commission as it had little to do with the subject of the Royal Commission's inquiry and because of the considerations mentioned in the Commission's report at paragraph 2.43 of Volume Two. A copy of the statement and evidence of Thomas has been provided to the Parliamentary Commission.

12

John Andrews

2.30 p.m.

- Who approached you to act as architect for the redevelopment of Central Station (Warwick Colbron)
 - If W.C., are you aware of the capacity in which W.C. was acting (eg agent or principal.)
 - Who was to finance the proposal.
 - Are you aware of any approach being made by Warwick Colbron or any person.
 - a) To have proposal accepted.
 - b) To influence any decision, post, acceptance of submission by Committee Terminals
-
- Any mention of Morgan Ryan
 - Any known association with Abe Saffron.
 - What do you know about Harley Little (Australasia) P/L
 - Do you know Alan Felton.

INTERVIEW WITH MR JOHN ANDREWS ON THURSDAY 31ST JULY, 1986
AT 2.30 P.M. AND CONCLUDED ON 2.50 P.M.

A: Well back then again it was put to me - my first involvement was not in (sounds like computer terminals) it was a guy called Warwick Colbron who was a lawyer in Newport and he was at the Royal Motor Yacht Club I think it was or the Prince Alfred Yacht Club now. Another friend of mine he was the local doctor called up one day and said, would you like to meet this guy - he wants to do something about Central Station, so I met Colbron at the Yacht Club where they were playing poker it was and the - I don't know if they announced the intention to announce - they developed a proposal corp for the redevelopment of the Central Railway Station. Now that sort of thing of course, we weren't interested in but we're not interested in punting money or punting time even so and also when the proposal of the board came out it was very clear it had to involve a builder - so I got a guy that I know quite well, Stan Edwards - A W Edwards and Co and I involve him so commuter terminals then came as a result of the two of us saying - well we're not going to bloody get involved with anybody that we don't know and we didn't know Colbron. It has to be done and put together in a proper way so that's where commuter terminals. I think Commuter Terminals was a company - if I remember rightly, I think Colbron had formed it or something like that and then it was changed and then the shareholding became you know me and Stan - or maybe it was JAI and A W Edwards & Corp. I can't think - but it was something like that. We were the three Directors and Colbron I think, became the Secretary or something.

H: And so it was really Mr Colbron's approach to you that you became involved in the whole lot?

A: Oh certainly.

H: That was the first time that you'd seen him?

A: Yes.

H: Were you aware in what capacity Mr Colbron was acting. Was he acting as a Solicitor for some other person or ...

A: Not to my knowledge. He was certainly, he acted in a Solicitorial way if there is such a word. He - I think it's fair to say he acted as a member of the group or something - then I suppose I shouldn't comment about the guy, I haven't seen him for a while but (sounds like he was a bit leary) because he was a Solicitor you know you just sort of - that's why we formed the company and got the articles done and all that sort of thing just to make sure it was always kept on you know....

H: ...the straight and narrow so to speak?

A: Exactly, yes.

H: And what about financing of the proposal. I've seen a proposal and I understand it that was the idea that it was going to be financed by the group as such?

A: Well you're stretching my memory in that sense - but if Colbron's role - I mean I was the Architect, Stan was the builder, we designed it, he costed it and that sort of thing. I remember that there were a number of meetings like Superannuation Boards and things like that - there was an attempt and then I at the time, was doing work for the Hooker Corporation and I think that was arranged with Keith Campbell when he was alive or long before he died anyway. The financing of it - Colbron really wanted Stan Edwards to finance it and he wouldn't and (.....) for a while but you know it was better to stay in the role of Architect, Builder and then you've got the Entrepreneur Colbron who basically was attempting to raise the finance I suppose.

H: Do you know - one part of the Group was a company named Harley Little Australasian Pty Limited.

A: Yeah well Harley Little is a - they're a kitchen - well they were - they were in Canada. They did work for me - I practised in Canada for many years. I came back here end of '69. Harley Little were kitchen consultant types. In fact they're still here I think.

H: I don't know.

A: I think they actually have the contract for the convention centre we're building at Darling Harbour, so they're still around. I know Harley Little, Jim Little I think was the guy's name.

H: Who - was it Jim Little the Principal would he have been?

A: His father Keith Little started the firm in Canada and I know I saw Jim Little out here and had talks with him about doing you know, providing the kitchen consulting services on the restaurant that was to be as part of the Central Station Development.

H: Have you ever heard of a fellow called Allan Felton?

A: Oh yes, well I know Allan Felton now. I don't think I've heard of him then but Allan Felton is another one of these - he's an Australian counterpart if you like to Keith Little and Associates in Canada - he's a kitchen - you know he does the kitchens for big hotels and convention centres and things like that. Certainly ...

H: So you know him in the industry rather than anything else?

A: Well both of them. I know him in the industry.

H: Okay. Now ..

A: That's an interesting one - I can't imagine why you'd ask me that but anyway.

H: Are you aware of any approach that was made by Warwick Colbron to any person concerning the proposal being accepted by the then whatever it was, State Rail Authority or something else? In the approach by Warwick Colbron....

A: approach but what happened was that you know the thing was a worldwide proposal corp and there was very very little reaction to it I think and then you know my understanding of the thing is that we were awarded it - we became the people and I certainly recall, I made presentations to committees consisting of guys like Allan Ryer and Ken Trott people like that and there's Fred Clutton was, I think he's dead now - but he was a Property Manager of the, that was involved in it, and we got we became very much involved with changing this and adjusting that because of this way the railway tracks would be used and all that sort of stuff so there was no question in my mind that we were supposed to do it and then it just disappeared - it just went away. Now during those times certainly Colbron was talking about writing to Ministers and writing to the Premier and you know talking to this one and talking to that one, he's that sort of guy, he's sort of, would lead me to believe that he has all sorts of connections that he can talk to. Now if so in that sense I was aware of what your're talking about but I can't tell you that I was aware of a specific incidence of a ...

H: So the Premier's name was brought up in some way or another?

A: Well that's the Premier, yes yes.

H: And this would've been certainly while the proposal was going through with the Transport Commission?

A: Well you never knew it. You see as far as I was concerned, I'm pretty sure this was right, the bloody proposal had gone through. I think there's a letter - I haven't got it I went looking for it, but I haven't got it. Now so that's a problem I have is that either Colbron told me or I've seen an acceptance of our proposal.

H: Yeah well I've got a copy, probably a copy of it.

A: Have you?

H: If I show it to you - you might be able to identify it.

A: Yeah. I guess that is what I'm thinking about - I mean the pursue - that was the one you didn't know quite what it meant. And you assumed - they weren't pursuing it with a dozen other people because we didn't know

H: You're the sole person who then going to persue the matter with...

A: Right Right..

H: Now - was any mention made by Colbron of a man named as Morgan Ryan?

A: No I don't believe so. Morgan Ryan's a name I've only fairly recently ever became aware of to my knowledge. In fact I, wondering with my Secretary what the hell you were coming here for, she said to me, well you know the only thing I can think of is the Morgan Ryan thing - maybe that's the connection.

H: Well has the name Abe Saffron ever occurred in connection with Commuter Terminals?

A: No it hasn't - in the late you mean, but Abe Saffron is a

name that sort of was bandied around for years. I think he used to be down here at Palm Beach and as I recall as a kid reading something in The Truth about him having a party where he ate oysters out of ladies' belly buttons etc. you know that sort of stuff but ah, no, I can honestly say Saffron's name is not something that...

H: ..was Mr Colbron in the connection at any stage?

A: I can't..

H: It's a while ago.

A: Ah, you know I wouldn't be surprised if he did, but not in connection with the involvement in - Colbron's a guy that liked to talk that way you know - that's the that's my impressions of him. He's somebody I've tried to avoid ever since we finished these things - but he's very hard to avoid.

H: It's going to leave you a bit up in the air - we can't really say much about

A: Well I just read the paper today and Murphy's got an incurable cancer.

H: Yeah, that's right.

END OF TAPE

13.

Stan, Edwards



4.00 p.m.

(Enquire
- Ministerial to John
Johnston M.A.

- Who approached you to act for the redevelopment of Central Station.
- If W.C. are you aware of the capacity in which W.C. was acting (eg agent or principal)
- Who was to finance the proposal
- Are you aware of any approach being made by Warwick Colborn or any other person to any public figure
 - a) To have the proposal accepted
 - b) To influence any decision post acceptance of submission by the Public Transport Authority.
- What do you know about Harley Little (Australasia) plc
- Do you know Alan Felton.
- Any mention made of Morgan Lyan.
- Any known association with Abe Saffron.

INTERVIEW WITH STANLEY EDWARDS AT 4.15 P.M. THURSDAY
31ST JULY, 1985 AND CONCLUDED AT 4.40 P.M.

H: If you wouldn't mind saying just saying your name to start with.

E: My name is Stan Edwards. I'm a Director of A W Edwards Pty Limited and we are situated at 131 Sailors Bay Road, Northbridge.

H: OK. Now if you can just go on to how you became involved with Commuter Terminals and who approached you and so on..

E: As I understand the Commuter Terminals set up was due to my association with John Andrews. I've been friends with John Andrews for some years and we did have a joint company together called Komak which we had hoped to be able to promote building and design work. Commuter Terminals was a company that was set up to basically to put a proposal to the State Rail Authority - it was something else at that time I think, for the redevelopment of Central Railway. As I remember it, we were introduced to the Project by Warwick Colbron. Warwick's relationship with a proposition - how he came to dig it up I don't know. But from thereon John did the design - we did costing work and put together figures on and we submitted the proposal to the Rail Authority for the redevelopment of that property. I thought at one stage it was going to go ahead - it seemed to die - everybody lost interest in it and the Project was shelved. Coincidentally I think a couple of years later we did do a renovation job on the main concourse which was a tender job which we won...

H: You mentioned Warwick Colbron. You're not aware of what capacity he was acting on behalf of... given an indication or....

E: Hand on ... I'm just trying to recollect my views on it. You can.. that's a note I made after a meeting that I had with - Minutes of a Meeting were held on 23 December at Colbron's house represented. This was, outlined the progress made so far and negotiations with the PTC that would be the Transport Commission at that time. Appointment of W Colbron as Managing Director of Commuter Terminals was minute as being subject to a salary of \$52,000 per annum from the time that approval of the PTC to proposals as received I noted my objection to this being a Minute of what took place and this to be discussed with John Andrews on his return. Some discussion took place regarding the likely rentals to be received of various areas. There is a major discrepancy between projected rentals assessed by Public Transport Commission and those projected by Colbron - there's other stuff there.

H: There was no other person there at that meeting - just yourself and ah...

E: That would've been John Andrews and me and Colbron discussing the matter. The correspondence that I've got on the thing...

H: Did you know Colbron prior to this?

E: I had not met Colbron prior to this. I was introduced to him by John. Colbron is a - a fishy sort of character would be the way I - I didn't get on with him too well - I was pleased to see the last of him. Have you seen the various proposals that we...

H: ..I've seen a (sounds like vague) proposal - it's in the Rail Authority's...

E: ..that's - I've got copies of that stuff that John prepared and stuff. I think that was their invitation that went out

to people to submit proposals. That's Johns.. that's his response to it..

H: Right, OK...

E: But ah - I think as really as I understood Colbron's role in the thing was to - he was promoting it he was dealing with the personnel and people in the Public Transport Commission - he was lobbying wherever to promote the interests of Commuter Terminals to as far as the development proposal was concerned.

H: But you're not aware whether he might have been an Agent for someone else?

E: No I don't. Colbron - he seemed to know alot of people - or he said he knew alot of people and he dropped lots of peoples names. I'm not aware of him - you tell me there's an enquiry into Justice Murphy and I've got no idea of what connection he could relate to Murphy. I didn't ever - I've never met Mr Murphy - I didn't ever - I certainly didn't have an impression that Colbron was lobbying Murphy or anyone like that. He may of been talking, I don't know.

H: Well we might get into - just ask you some broad questioning - it won't be much longer. The finance - how was the proposal going to be financed - I believe there was a change of direction there somewhere along the line.

E: Originally the thing was to be - how was it to be financed - I remember we put propositions to various finance people to finance the development then there was some idea that it was going to be funded by some State Organisation. I'm not sure whether it was State Super Board - that did come to the floor. My recollections are pretty hazy on that but I..

H: ..would any associate of Colbron's would've come in on the scene perhaps at any time?

E: Not that I'm aware of - he may of been on the scene somewhere but not that I'm aware of.

H: Are you aware of any approaches being made by Colbron to any person in a public figure as far as the proposal was concerned?

E: No specific person, no. As I understood it he was dealing with - who was that fellow at the Rail Authority then - probably

M: David Hill?

E: He did talk about David Hill.

H: Clutton.

E: Yeah Fred Clutton he was dealing with. He was somewhat critical of David Hill I do know that.

H: But you don't remember in what regard?

E: Oh he made facetious comments about David Hill having trips in the special trains at weekends and this sort of stuff - you know facetious sort of comments, David Hill.

H: Do you know anything about Harley Little Australasian Pty Limited?

E: Harley...

H: Little. I think it's Harley Little. It was part of the companies that were the group that Commuter Terminals were formed.

E: Were they the people that were organising retail leasing and stuff - Harley Little?

H: I don't know - it could've been. I don't know.

E: There was...

H: All I know is it was part of the Group of companies that were formed in with Commuter Terminals Pty. Limited. Did you know Allan Felton at all?

E: Allan Felton?

H: Yes.

E: No.

H: OK. Did the name Morgan Ryan ever crop up in anything associated with Commuter Terminals as far as you're concerned?

E: Not to my knowledge, no.

H: What about Abe Saffron?

E: No, no.

H: Mr Colbron never mentioned those names?

E: No. Mind you I wouldn't be surprised. What you said you told me Colbron was mixed up in, the only one time Colbron wanted, I don't know what John Andrews told you about this, but one time Colbron wanted to take over Commuter Terminals and you know it's a company which has very little interest to us, he said he'd like to take it over because he had some idea of silly government and quite clearly it wasn't in my interest or John Andrew's interest to be suing the Government. We thought that if we hung on to the company at least we'd be able to put the vido on that because we had the numbers on that.

H: You made an enquiry to John Johnston in LA, some sort of approach to Mr Johnston.

E: We did?

H: Yes.

E: Oh yeah, that's quite likely.

H: Well I think that perhaps your company might help.

E: Yeah I think our Company may have.

H: Yes.

E: Yes because..

H: ..you don't know what the basis of the purpose of the approach to Mr Johnston would of been, whether it was a complaint that the Public Transport Authority or...

E: Oh no I think we might've been asking John Johnston to at least do what he could on our behalf and mention our name favourably if he could. John Johnston is well he's known to me principally because his brother-in-law is one of our Directors.

H: Right.

E: By coincidentally, I went to see Torvill and Dean last night and John Johnson was in the box with me as he was invited by (sounds like Etho Gardens) but I've spoken to Jonno probably half a dozen times in 3 or 4 years.

H: No it's just that we know that there was a Ministerial and I didn't know the background and how correct his association was.

E: No I could quite see that we would approach John Johnson and ask him to intercede on our behalf if the opportunity arose.

H: And you're not aware of any influence directed by perhaps Colbron to either have the proposal accepted or ...

E: No I'm not. He's a pretty devious sort of fellow and he ran up some pretty big bills that he'd expected me to keep funding as he always put forward the idea that he was the bloke that was going to win this job and he had a very important role to play and to make sure that the right things happened to him - just what he was doing and you know he had lots of meetings, on the go he was always busy busy busy and claimed to be meeting here there and wherever.

H: OK. Well that's about it.

E: (laughs) I can't understand.

H: You said he was dropping names alot. What sort of names would come to mind?

E: I suppose political names - people in you know for instance he dropped names, I couldn't specifically say - Neville Wran's name comes to mind - but if I said that I would give you the wrong impression that he said Neville was a mate of his - I wouldn't be surprised if Neville probably never heard of him you know but he was the sort of bloke that might say he'd talk about Neville as if he knew Neville whereas he might never of met the man. I didn't place alot of store on the things that he told me, the people that he knew.

M: When did you get these reservations about him?

E: I suppose halfway through the thing when we were involved in it.

M: What sort of triggered that?

E: Oh he was such a pushy, aggressive bugger and things like that - he said he was going to be on a salary of \$52,000 a year when the thing came to (.....) and all he was wanting to do was, he wanted to be in there to be seen to be running the thing on completion that was his role. Certainly that wasn't my function of being in there was as a Builder. I didn't want to be running a retail operation or any sort of thing down there and you know he sounded like he was setting himself up for a good cushy job and that's the sort of thing that the Minutes that he produced, indicated that that was an agreement and it certainly wasn't an agreement of the meeting that John and I did.

M: So I gather that the three of you have still got an interest or an association with Commuter Terminals - it's just a Shelf company.

E: Well I think it is. I don't really know - John rang me yesterday and said that you'd rung him and I said, does Commuter Terminals still exist? he said, I've been paying the fees on it each year and then he reminded me that we'd decided we'd better keep it running so Colbron couldn't start actions that we mightn't like to be associated with.

M: Do you think that it might be proven, if you like, to sort of bail right out of it or wind the company up.

H: Well if it hasn't traded - you could always strike it off
....

E: Yeah.

H: It's certainly a cheap way out.

E: Yeah.

H You might want a (sounds Corporate legal) that you need at some time.

E: Oh they're not hard to come by. And the other company that John and I had strangely Komak was the name of it and there's another bloke who set up a company called Komak and he was wanting us to give him the name but we've decided to keep the company running - but you surprise me that I've never

TAPE ENDS...

14.

State Rail Authority.

Tues 29/7 Rang David Hill re interviewing staff of Property Branch and himself re Commuter Terminals P/C

Hill overseas for 1 month. Pat Johnson currently acting. Spoke to a gentleman who was going to arrange and return my call in morning.

Wed 30/7 10am Rang SRA informed above person was Harley Dregborne on [REDACTED] left message

2pm Rang SRA (H.D not in) left message.

Drafted Questions attached.

Tues 5/8 Received call from Harley Dregborne said the current General Manager of Property Div is Ken Freeman 29 014 120. He said he is willing to talk to us.

Interview with Staff

Folio 24

Report dated 22nd September 1977

by Mr A. T. CRUTTON for the Chief Commissioner

that negotiations were to be entered into with Commuter Terminals Pty Ltd

1. Did the Premier contact the Public Transport Commission by Ministerial or other means?

(See comment "To C.C'on 22/9 for information of Premier.")

2. Was any investigations made of the company Commuter Terminals Pty. Ltd. & others prior to accepting proposal?

3. If not, why not.

4. ~~Was any person~~ Mention is made in the Proposal dated 7th September, 1977 of funding being made by International Sources. Was any check made of this statement.

5. Who were the persons responsible for selecting the proposal of Commuter Terminals Pty

6. Was any pressure placed on you to accept the proposal of Commuter Terminals.
7. ~~Are~~ Are you aware of any pressure being placed on any other officer.
8. Who was the principal communicator with the Public Transport Authority from CT P/L
9. At the time did you meet any other executive of the Group which submitted the CT proposal.
10. Was it disclosed to you that Warwick COLBORN was acting on behalf of any other person other than those disclosed.
11. Was the name Abe Saffron ever mentioned in connection with the CT P/L Proposal re Central Railway.

Warwick Colbron [REDACTED]
55 Pitt St, Sydney.

Wed 30/7 Rang Colbron's Office to arrange
interview. Secretary informed me
away until next week.

Tues 5/8 Received call from W. Colbron told him
that I wished to make an appointment
to see him. However in the light of
the Comm. not continuing I undertook
to ring him with 2 days to confirm
arrangements.