

IN-CONFIDENCE

Parliamentary Commission of Inquiry
G.P.O. Box 5218,
Sydney, N.S.W. 2001.

FILE No: C38 / Annex

ARCHIVAL ACTION

FORMER PAPERS

LATER PAPERS

TITLE

ALLEGATION No 25

~ ANNEXURE ~

Related Papers

[illegible]

FILE NO.

INDEX OF ALLEGATION

1. ALLEGATION
2. MATTERS TO BE INVESTIGATED
3. STATEMENT OF ALLEGATION
4. AGE TAPE
5. DETAILS COMMUTER TERMINALS P/L
6. ✓ JOHN ANDREWS INT. P/L
7. ✓ HARLEY LITTLE (AUST'A) P/L
8. ✓ D.S. THOMAS & PARTNERS P/L
9. ✓ MILLER MILSTON & FERRIS
10. STATE RAIL AUTHORITY FILE Rec'd from NCA
11. N.C.A. SUMMARY OF ALLEGATION
12. STATEMENT OF JOHN ANDREWS
13. STATEMENT OF STAN EDWARDS
14. CONVERSATION WITH STAFF STATE RAIL AUTH.
15. CONVERSATION WITH WARWICK COLBRON (SOL.)
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- 30.

✓ 25. Central Railway Complex

See Too Egge trans not 888

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 underlinings)

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.

0069M

18

4

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 ~~Newport~~ ^{Salisbury} (7.9.81)

C/N Inc 6th September, 1978 Inc 13th June, 1978.

Directors

Warwick H. J. COLBORN

Appt
5.9.78

Resign

Jeanette Dale COLBORN

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.

Commuter
Terminals Pty Ltd

NSWCAAC



No. of Certificate
111/21-12

Certificate of Incorporation on Change of Name of Company

Companies Act, 1961 - Section 21 (3)

This is to Certify that

Odette Pty. Limited

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

COMMUTER 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.

At

Commissioner

I, the Commissioner for Corporate Affairs, being a person declared by the Attorney-General
to be qualified to perform the duties of the Commissioner, do hereby certify that the above
is a true and correct copy of the original as filed in the office of the Commissioner for
Corporate Affairs, and that the company is limited by shares and is a Proprietary Company.

Given at Sydney this twenty-sixth day of September, 1970.

5964

19/10/70 G. W. W. Registrar-General

RECEIVED
SEP 13 1972

Form 7

NOTICE OF RESOLUTION

File No.	213 427-1
File No. 200	
File No. 200-1	
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File No. 200-96	
File No. 200-97	
File No. 200-98	
File No. 200-99	
File No. 200-100	

TO THE CORPORATE AFFAIRS COMMISSION:

At a general meeting of the members of _____
_____ Limited
held at _____
on the _____ day of _____ 1972, the
members of the company resolved to change the name of the company to
_____ Limited.

The members unanimously resolved to change the name of the company to
_____ Limited.

Dated this _____ day of _____ 1972.

I, _____ Secretary,
do hereby certify that the above is a true and correct copy of the resolution passed by the members of the company at the general meeting held on the _____ day of _____ 1972.

PLEASE COMPLETE
Signed by _____
_____ Secretary
Where necessary, the name of the person signing should be printed in full.
Date forwarded: _____
To: _____

APPROVED
CHANCELLER
MERCANTILE
1972

1. The Commission for Corporate Affairs, being a person authorized by the Attorney General
to act as the Commission for Corporate Affairs, has received from the members of the company
a request for the Commission to change the name of the company to _____ Limited.
The Commission has considered the request and has decided to grant it.

5984



No. of Company
215021-99

Certificate of Incorporation of Proprietary Company

Companies Act, 1944-80 (s. 10 (3))

This is to Certify that

COLLIER PTY. LIMITED

is, and from the thirtieth day of June, 1970,
incorporated under the Companies Act, 1944, that the company is a
company limited by shares and that the company is a proprietary company.

Which under the seal of the Registrar of Companies at Sydney,
this thirtieth day of June, 1970.

Registrar

I, the Registrar of Companies, Sydney, being a person authorized by the Attorney General
by notification published in the Government Gazette on the thirtieth day of June, 1970, to
be an authorized person for the purposes of Section 10 of the Companies Act, 1944, do hereby
certify that the company is a company limited by shares and that the company is a
company limited by shares and that the company is a proprietary company.

Day of June 1970

5-1

5613

At test: N. J. J. Registrar of Companies

1970

COMPANIES ACT

ANNEX B

NEW SOUTH WALES

Companies Act, 1954

Section 23 (1) (a) and (b)
23 (1) (c) (i)
23 (1) (d) (i)

Document No.

400040



Form 21

400040

NO FEE

30 JUN 1970

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

Charles F. MOORE LIMITED (Incorporated in the State of New South Wales)
100/111, The Macquarie Building, Sydney, N.S.W. 2000

Reg. No. 212421-39

TO THE COMMISSIONER FOR CORPORATE AFFAIRS

Notice given under 23(1)(a)

30 JUN 1970

1. As from the date of incorporation of the company,

The address of the registered office of the company is, New South Wales,
Sydney, 100/111, The Macquarie Building, Sydney.

2. As from the date of incorporation of the company,

The office hours during which the office is open to the public are
10.00 a.m. to 4.00 p.m., Monday to Friday.

Dated this 30th day of June 1970

It is the duty of the company to file this notice with the Registrar of Companies and to keep it up to date.

3. As from the date of incorporation of the company,

The office hours during which the office is open to the public are
10.00 a.m. to 4.00 p.m., Monday to Friday.

4. As from the date of incorporation of the company,

The office hours during which the office is open to the public are
10.00 a.m. to 4.00 p.m., Monday to Friday.

5. As from the date of incorporation of the company,

The office hours during which the office is open to the public are
10.00 a.m. to 4.00 p.m., Monday to Friday.

In the event of a change of address, the company must file a notice of change of address with the Registrar of Companies within 14 days of the change of address.

5013

W 1011 & 1012, Government House

Sections 122 (1)
(3) and 127 (1) (d)

100-443887-100
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 5-5-89 BY 6032
[REDACTED]

76 THE BISHOP OF CATHARON

I, DAVID W. WYATT, Assistant
 of the Company, do hereby certify that the above is a true and correct
 copy of the original as the same appears in the records of the
 Company.
 Witness my hand and the seal of the Company this 5th day of September, 1978.
 The registered office of the Company is New South Wales has been situated at
Room 1, 224 Barranjoey Road, Mount, 2165

Einmal in der Woche

Model	Size	Time	Cost	Accuracy
Model 1	100	100	100	100
Model 2	200	200	200	200
Model 3	300	300	300	300
Model 4	400	400	400	400
Model 5	500	500	500	500
Model 6	600	600	600	600
Model 7	700	700	700	700
Model 8	800	800	800	800
Model 9	900	900	900	900
Model 10	1000	1000	1000	1000

$$\frac{Y}{T} = \frac{\alpha + \beta_1 X_1 + \beta_2 X_2 + \dots + \beta_k X_k}{1 + \gamma_1 X_1 + \gamma_2 X_2 + \dots + \gamma_l X_l}$$
^a $100 \times (1 - \Delta H_{\text{obs}} / \Delta H_{\text{calcd}})$.

Article 100 of the Criminal Code, Articles 111, 112 and 113 of the Code of Criminal Procedure and according to the public, is not required if the subject is a minor or if a serious dispute between them is at stake in the domestic and local markets in the afternoon of said day. Holidays - Sundays and public holidays excepted.

Strike out words if they are unnecessary.

NOTE: In the case of a company which is not the sole or principal place of business in which the registered office is situated, particulars of the address of the place to be treated as such should be supplied, e.g., "Room 101, First Floor".

Notice: This notice is required to be filed within one month after date of incorporation or change.

1970	It changed within one month after the first issue of change.	53
	It changed within one month after the period.	57
	It changed more than one month after the period.	62

In the case of a Foreign Company, a new certificate of registration issues for which a fee of \$2 is payable.

4490 XIAO ET AL.

1994-1995 No.

A line graph showing the relationship between the number of hours worked and the amount earned. The x-axis is labeled "Hours Worked" and ranges from 0 to 40. The y-axis is labeled "Amount Earned" and ranges from 0 to 100. A straight line starts at the origin (0,0) and passes through points (10, 25), (20, 50), (30, 75), and (40, 100).

[illegible]

2014

623

2755

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576

7945 SCL 24 9 49 6

NEW DATA WARE
CORPORATE ACCT. IS
EVEN BIGGER

1962: 1049-1144
 December 1st, 1962
 \$1.00

125247 5

FOUO - Not for Release Outside the Department
DATE: 06-18-2019 TIME: 09:00 AM
BY: [REDACTED]
[REDACTED]

20 JUN 1978

LIST OF PERSONS WHO HAVE
CONSENTED TO BE INTERVIEWED

[illegible]

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UNITED STATES GOVERNMENT

TO THE CORPORATE AFFAIRS COMMISSION:


1. BOUTTEAU ARCHER CO.

*Significant at $p < 0.05$, otherwise not significant.

The present study of two languages that all

[illegible]

justify that the organizational policies have remained in the domain of the company?

PA Name	Address	Company No. Extension
GEOFFREY ALANOR COLE		COMPTON TELEPHONE
TERESA JOY COLE		CHRYSLER BUILDING

Subscribed and sworn to before me this _____ day of _____, 1977.

Uganda

PLEASE CONTACT:

Labels by C.R. Anderson & Company, Portland
Me., U.S.A.

913 1005 1017

24. Walt Whitman.....1895

Page 10 of 10

NOTE: -
This Government is
required to be helped
with the Memorandum
of a Company for
registration.

Page - 23

[illegible]

Dep of July 17th.

2

452

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PAGE 18

THOMAS W. G. JR.
General, Federal Bureau of Investigation

21 JUL 1976

100042

WFO 001117 WALS
CONFIDENTIAL, POL, SECTION 13109

Rev. No.

PARTIAL AND CHANGES OF PARTIALS IN REGIONS OF
BORN RICH, MINNESOTA, AND NEARBY AREAS

DATE: 21 JUL 1976

CLASS: CONFIDENTIAL

TYPE: 111111

THIS IS A SUMMARY OF THE FOLLOWING INFORMATION:

CONFIDENTIALITY OF THIS INFORMATION IS NOT GUARANTEED BY THE FBI. IT IS THE POLICY OF THE FBI TO DISCLOSE INFORMATION TO THE PUBLIC WHEN IT IS DETERMINED THAT THE INFORMATION IS OF HISTORICAL OR SCIENTIFIC INTEREST.

Rev. No. 21 JUL 1976

CONFIDENTIAL

Full Name and Office of Origin	Local Name	Address	Notes (if any)	Notes of Interest (if any)	Date of Birth (if any)	Date of Death (if any)
GOFFIN, ARTHUR COLE	AKA	[REDACTED]		C.F.P. CORPORATE & FEDERAL FEDERALITY, LITHO.	20/11/70	30/11/70
Rev. No. 21 JUL 1976	21 JUL 1976			C.F.P. CORPORATE & FEDERAL FEDERALITY, LITHO.	20/11/70	30/11/70

Based on: 21 JUL 1976

LEG. INSTRUCTIONS FOR COMPLETION AND FEE PAYABLE ON BAYVIEW

CONFIDENTIALITY OF THIS INFORMATION IS NOT GUARANTEED BY THE FBI. IT IS THE POLICY OF THE FBI TO DISCLOSE INFORMATION TO THE PUBLIC WHEN IT IS DETERMINED THAT THE INFORMATION IS OF HISTORICAL OR SCIENTIFIC INTEREST.

1. The Commission for Corporate Affairs, being a person declared by the Attorney General by notification published in the Government Gazette on the 14th day of June, 1970, to be an agent of the Government of the State of New South Wales, has received information that the following information is true and correct:

DATE: 21 JUL 1976

1976

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL



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

Form 17

RETURN OF ALLOTMENT OF SHARES

Company: NEW S.W. LTD. (Incorporated in New South Wales) (INCORPORATED IN NEW SOUTH WALES, 1961)
Reg. No. 23411-24

The shares referred to in this return were allotted or not allotted to have been allotted under section 24 (1) of the Companies Act, 1961, on the 12th day of June, 1962.
Signed by the company on the 12th day of June, 1962.

		Number of shares		
		Previous	Current	Change
1. FOR CASH CONSIDERATION:				
(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
(b) as fully paid up
(c) as partly paid up
(d) nominal amount of EACH share
(e) if partly paid up - the amount unpaid on paid up on EACH share
(f) amount of premium unpaid on paid up or payable on EACH share
(g) The consideration for which the shares have been or are to be allotted				

Scribers	Certificate reference	Allottee	Number of shares allotted					
			Previous		Current		Change	
			Cash	Others	Cash	Others	Cash	Others
COLL.	GOSFORD				21.00			
COLL.	GARRISON JOY				21.00			
Total					42.00			

Signed this 12th day of June, 1962.

Witness my hand and seal this 12th day of June, 1962.
I, the Secretary, do hereby certify that the above is a true and correct copy of the return of allotment of shares as filed with me by the company.

I, the Secretary for Companies Affairs, do hereby certify that the above is a true and correct copy of the return of allotment of shares as filed with me by the company.

DATED 10th JULY 1962
5043

SECRET



9530

Complete in BLACK LETTERS and lodge with Corporate Affairs Commission, 125 Castlereagh Street, Sydney, N.S.W. 2002
(G.P.O. Box 7618, N.S.W. 2001)

The CONFIDENTIAL SOURCE CONTINUING to bring a person declared by the Attorney General by notification published in the Government Gazette on the 20th day of September, 1970 to be an approved person for the purposes of the Education (Restrictions) Act, 1964, ENTRY CONTINUING pursuant to the Act, that this person, being a male, is a permanent member of a Government in the Ministry of Control.

INVENTOR	Twenty-Fifth	day of	September	19	81
----------	--------------	--------	-----------	----	----

your delivery on the Continent.

9577

[illegible]Annual Return
of a Company having a Share Capital

number delegation from the Commission.

THE HOUSE OF REPRESENTATIVES, during a period declared by the Attorney General to be a period of national emergency, has authorized the release of the following information:

Day of the week: _____

under delegation from the Commission

[illegible][illegible]

RETURN OF THE COMPANY'S ACCOUNTS

PART I

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

The person's name as it appears in the return	His position as it appears in the return	His address	Other persons who have acted in the position of directors or managers or secretaries or auditors since the date of the last annual meeting
Director ANDREWS, John			Architect
ANDREWS, Stanley			Builder
COLBORN, Warwick Archibald John			Solicitor
Manager (if any)			
Secretary COLBORN, Warwick Archibald John		as above	as above

Address for correspondence: J. ANDREWS & CO., 52 SHERWOOD ST., ADELAIDE.
 If there is any person who has acted in the position of a director, manager, secretary or auditor since the date of the last annual meeting, the name of such person must be stated in the return, and the date of his appointment must be stated.

PART II

Copy of Last Accounts of the Company

Except in the case of —

- 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
- 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 relating to the year to which the return relates.

1. Statement to be given by the Auditor of a company's accounts.

For the purpose of subsection (1) of section 145A of the Companies Act, 1961, I hereby state in relation to the accounts of —

for the year ended 30th June, 1962 —

- the company's accounts in my opinion have been properly prepared according to the law and other factors during the period covered by these accounts;
- the accounts have been properly audited in accordance with the Act;
- I 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 stated.)

Signature: [Signature] Auditor

2. Certificate in respect of a company's accounts or group accounts of which, by reason of the circumstances referred to in subsection (1) or (2) of section 145A of the Companies Act, 1961, no return is made.

For the purpose of subsection (2) of section 145A of the Companies Act, 1961, we hereby certify, in respect of the financial year to which the accounts or group accounts relate, that —

- the company's accounts have been properly prepared according to the law and other factors during the period covered by these accounts;
- the company's accounts have not been properly prepared according to the law and other factors during the period covered by these accounts;
- the company's accounts have not been properly audited in accordance with the Act;
- the accounts and group accounts (if any) have not been properly prepared by a competent person.

Director

Director

(Particulars of any defect or irregularity referred to in the report should be stated.)

The Companies Act, 1961, requires that a person declared by the Accounting Officer to be a person who has acted in the position of a director, manager, secretary or auditor since the date of the last annual meeting, must be stated in the return, and the date of his appointment must be stated.

DATED this 20th day of September 1962.

9577

Return of the Company's Accounts

PART III

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

The person's name as it appears in the return	His position as it appears in the return	His address	Other persons who have acted in the position of directors or managers or secretaries or auditors since the date of the last annual meeting
Director ANDREWS, John			Architect
ANDREWS, Stanley			Builder
COLBORN, Warwick Archibald John			Solicitor

Particulars of the Company's Accounts

Part III of the Companies Act, 1961, requires that a person declared by the Accounting Officer to be a person who has acted in the position of a director, manager, secretary or auditor since the date of the last annual meeting, must be stated in the return, and the date of his appointment must be stated.

JACKET C

NEW SOUTH WALES

Companies Act, 1961

Sections 134 and 135

100/100-1, The Companies
Annual Returns on
2-4-1962 1961



3880

00000000

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 7019, N.S.W. 2001)

Reg. No.	2	1	3	4	2	1	-	3	9	PART A
ANNUAL RETURN OF										
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										
being—										
the date of this return.										
*Annual Return of the Company's Accounts for the year ended 31st December 1960										
*Other accounts as applicable.										
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 of										
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										

Printed by: J.V. Allen & Co.

Laid by: BY THE SECRETARY

280-3199

Date received:

For paid:

For no-fee: see section 134

SEE ALSO YOUR COMPANY'S FORMS

The Secretary is required to be a natural person who is at least 18 years of age, and who is not a body corporate, a partnership, or a company, and who is not a person who is disqualified from acting as a director of the company.

Fee: 10/- (plus 1/- for each page of the return over 10 pages).
If the return is filed by a company, the fee is 10/- (plus 1/- for each page of the return over 10 pages).
If the return is filed by a partnership, the fee is 10/- (plus 1/- for each page of the return over 10 pages).
If the return is filed by a natural person, the fee is 10/- (plus 1/- for each page of the return over 10 pages).
If the return is filed by a body corporate, the fee is 10/- (plus 1/- for each page of the return over 10 pages).
If the return is filed by a partnership, the fee is 10/- (plus 1/- for each page of the return over 10 pages).
If the return is filed by a natural person, the fee is 10/- (plus 1/- for each page of the return over 10 pages).
If the return is filed by a body corporate, the fee is 10/- (plus 1/- for each page of the return over 10 pages).

The Companies Act, 1961, requires a person declared by the Secretary General by notification published in the Government Gazette on the 28th day of September, 1970 to be an approved person for the purposes of section 134 of the Companies Act, 1961, to be a person who is not a person who is disqualified from acting as a director of the company.

1960/1011 20/11/60 19 61.

under delegation from the Commission

9577

ANNUAL RETURN OF A COMPANY HAVING A SHARE CAPITAL

COMPANIES ACT 1961 SUB-SECTION 26(1)(1)

ANNUAL RETURN OF A COMPANY HAVING A SHARE CAPITAL 00000000

Form No. 1/1961/1011

COMPANIES ACT 1961 SUB-SECTION 26(1)(1)

FOR DESIGN TO WHICH THIS ANNUAL RETURN RELATES

1. The information in this return is correct as at the 31st day of December 1960, and is the same as the annual general meeting for 1960.

FOR DESIGN RELATING TO COMPANY (Continued)

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 address of the principal business carried on by the company is

[illegible]

LIST OF PERSONS holding shares in **COMPUTER TERMINALS PTY.**
LIMITED on the 31st day of December 19 80 (mark 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 will need to be added to the issue of any journal in the List or to simply select one to announce to the List.]

List on 2, 3, 4, 5 and 6 only partially	Name		Address	Number of copies sent by country (Max 10)
	Given	At birth and Christian name and other names		
	Andrew	John		1. Ord.
	Edwards	Stanley		1. Ord.

*If the egg is not fertilized, it is not used and the donated embryo must be stored, and the embryo must be stored at the highest level to ensure one embryo is kept in each level in the cryostorage tank to ensure future use.

The COMMISSION OF EUROPE COMMISSION being a person declared by the Attorney General by resolution on 19 June 1975 in the Commission Office on the day of 19 June 1975 to be an authorized person for the purposes of the Commission of the European Communities Act, 1957 (1957 c. 117) (the Commission of the European Communities Act, 1957) in accordance with the provisions of the Act, and that the Commission is made as a permanent

dev of 20, number of 84.

9577

✓ **Coordination:**
 ✓ **Member delegation from the Committees**

- ✓ **Commissioner**
under delegation from the Commissioner

[illegible]

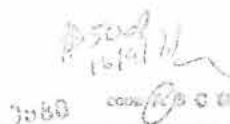
and under which the company

principal business carried on by the

2016年12月31日 星期一

4. Particulars of the incidents of the currency in respect of all charges required to be registered under the Companies and South Africa Code of a corporation's previous law are as follows:-

Test Number	Grade of Test	Amount of the Test
1	1st	100
2	2nd	100
3	3rd	100
4	4th	100
5	5th	100
6	6th	100
7	7th	100
8	8th	100
9	9th	100
10	10th	100
11	11th	100
12	12th	100
13	13th	100
14	14th	100
15	15th	100
16	16th	100
17	17th	100
18	18th	100
19	19th	100
20	20th	100
21	21st	100
22	22nd	100
23	23rd	100
24	24th	100
25	25th	100
26	26th	100
27	27th	100
28	28th	100
29	29th	100
30	30th	100
31	31st	100
32	32nd	100
33	33rd	100
34	34th	100
35	35th	100
36	36th	100
37	37th	100
38	38th	100
39	39th	100
40	40th	100
41	41st	100
42	42nd	100
43	43rd	100
44	44th	100
45	45th	100
46	46th	100
47	47th	100
48	48th	100
49	49th	100
50	50th	100
51	51st	100
52	52nd	100
53	53rd	100
54	54th	100
55	55th	100
56	56th	100
57	57th	100
58	58th	100
59	59th	100
60	60th	100
61	61st	100
62	62nd	100
63	63rd	100
64	64th	100
65	65th	100
66	66th	100
67	67th	100
68	68th	100
69	69th	100
70	70th	100
71	71st	100
72	72nd	100
73	73rd	100
74	74th	100
75	75th	100
76	76th	100
77	77th	100
78	78th	100
79	79th	100
80	80th	100
81	81st	100
82	82nd	100
83	83rd	100
84	84th	100
85	85th	100
86	86th	100
87	87th	100
88	88th	100
89	89th	100
90	90th	100
91	91st	100
92	92nd	100
93	93rd	100
94	94th	100
95	95th	100
96	96th	100
97	97th	100
98	98th	100
99	99th	100
100	100th	100



of a Company having a Share Capital

Complete in BLOCK LETTERS and include with Corporate Affairs Circulars, 178 Connaught Street, S; duty, N.S.W. 2000
(G.P.O. Box 7018, N.S.W. 2001)

The CONFIDENTIAL ARMED AND DANGEROUS being a person declared by the Attorney General by Executive Order published in the Government Gazette of the 26th day of September, 1970 to be an enemy of the State for the purposes of the Internal Security Act, Section three of the Evidence (Suppression) Act, 1957 Section 3 pursuant to the decision that their transparency to each in a proceeding pursuant to a document in its custody are essential.

DATED this twenty-fifth day of September 19 70.

9577

CONFIDENTIAL

under designation from the Controller

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

[illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-11-2010 BY 60322 UCBAW/SJS

For the purpose of sub-section 24(1), I want to refer
to COMBUSTIBLE LIQUIDITY BY LIQUIDS
last.

14. The amount due to by Special Agent Foster Accounting
regarding the other debts during the period covered by
these documents.

(b) The records have been edited.

(a) No person will not have subject to any qualification

LA by Robert L. and did not make any comments under observation 285141

DEPARTMENT OF THE ARMY

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 109–116

State address of the place at which the reporter of
interview is held. If other, state at the bottom of
page for applicable

STANDARD INFORMATION
-The following information was received from the
American Express Company under the provisions of

[illegible]

THE ACCOUNTS OF THE COMPANY FOR ITS LAST FINANCIAL YEAR
FROM 1st July 1951 to 30th June, 1952

13. The amount of the company's share paid before the issue of shares referred to above

The resolution laid before that annual assembly meeting
were adopted by the meeting

0123456789

[illegible][illegible][illegible]

ANNUAL MEETING OF A COMPANY DEVELOPED A CHARGE REPORT. 056857

● 1997年12月1日

PAUL R. HART, PH.D., CALIFORNIA

EXHIBIT B

- information in this return is correct as at the 30th day of November 1955, being a true and correct statement of the annual general meeting for 1955.

[illegible]

for a copy of GSA's King's
policy on the subject of
the right to counsel in
criminal cases.

PATENT CLASS RELATING TO COMPANY

- P. The address of the registered office of the company is
4417 BARRINGTON ROAD.

[illegible][illegible][illegible]

located with the
main building.

ON 21 MAR 1965 AT 1200
- E. WILLIAMS S

LIST OF MEMBERS

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

Full names and addresses Number of shares held by existing members

ANDREW, JOHN 1 ORDINARY 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 person or given name of names and surname	Any former Christian or given name or name of business	Other business occupations, and in the case of directors, particulars of other directorships
Director		
ANDREW, JOHN		SECRETARY - NZL
		BUILDERS - NZL
ANDREW, MARION ANNE		SOLICITOR - NZL

124 FLINDERS ROAD, BELGOLD PLATEAU.

Principal executive officer if any

Secretaries

ANDREW, MARION ANNE JOHN SOLICITOR - NZL 124 FLINDERS ROAD, BELGOLD PLATEAU.

Amounts for current financial year
ANDREW, MARION ANNE & ASSOCIATES
C.P.O. BOX 8222, SYDNEY, 2001

8. Particulars as to call and sale of forfeited shares (as provided only in the case of a no liability company):

- 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;
- The date since the last return or incorporation when shares forfeited were offered for sale and the place of offer;
- 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;
- 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
- The number of shares disposed of pursuant to sub-section 480(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

RECEIVED THE DIRECTOR OF THE FBI
JAN 11 1964

(1) 976 807400-009 20 8073 22114403

[illegible]

COULD HAVE TAKEN THIS ADULT PERSON INTO
THE PLAYERS TO WHICH THIS ADULT PERSON
WOULD HAVE TAKEN A CHILD

2. Information on this report (submitted to the
the 2006-2007) will be used for the
date of the report (2006-2007) for the
date of the report (2006-2007) for the

~~The undersigned~~ members of the county held, or
about to be held, in connection with said
county of the calendar year, is
61.

The previous period in respect of which an amount return has been lodged was for the period 1st July 1961 to 30th June 1962

PAYROLLABLE ELLIGIBLE TO COMPANY

2. The object of the registered office of the company is to produce and to sell the following articles:

1990-1991, 1991-1992, 1992-1993, 1993-1994, 1994-1995, 1995-1996, 1996-1997, 1997-1998, 1998-1999, 1999-2000, 2000-2001, 2001-2002, 2002-2003, 2003-2004, 2004-2005, 2005-2006, 2006-2007, 2007-2008, 2008-2009, 2009-2010, 2010-2011, 2011-2012, 2012-2013, 2013-2014, 2014-2015, 2015-2016, 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021, 2021-2022, 2022-2023, 2023-2024, 2024-2025, 2025-2026, 2026-2027, 2027-2028, 2028-2029, 2029-2030, 2030-2031, 2031-2032, 2032-2033, 2033-2034, 2034-2035, 2035-2036, 2036-2037, 2037-2038, 2038-2039, 2039-2040, 2040-2041, 2041-2042, 2042-2043, 2043-2044, 2044-2045, 2045-2046, 2046-2047, 2047-2048, 2048-2049, 2049-2050, 2050-2051, 2051-2052, 2052-2053, 2053-2054, 2054-2055, 2055-2056, 2056-2057, 2057-2058, 2058-2059, 2059-2060, 2060-2061, 2061-2062, 2062-2063, 2063-2064, 2064-2065, 2065-2066, 2066-2067, 2067-2068, 2068-2069, 2069-2070, 2070-2071, 2071-2072, 2072-2073, 2073-2074, 2074-2075, 2075-2076, 2076-2077, 2077-2078, 2078-2079, 2079-2080, 2080-2081, 2081-2082, 2082-2083, 2083-2084, 2084-2085, 2085-2086, 2086-2087, 2087-2088, 2088-2089, 2089-2090, 2090-2091, 2091-2092, 2092-2093, 2093-2094, 2094-2095, 2095-2096, 2096-2097, 2097-2098, 2098-2099, 2099-2100, 2100-2101, 2101-2102, 2102-2103, 2103-2104, 2104-2105, 2105-2106, 2106-2107, 2107-2108, 2108-2109, 2109-2110, 2110-2111, 2111-2112, 2112-2113, 2113-2114, 2114-2115, 2115-2116, 2116-2117, 2117-2118, 2118-2119, 2119-2120, 2120-2121, 2121-2122, 2122-2123, 2123-2124, 2124-2125, 2125-2126, 2126-2127, 2127-2128, 2128-2129, 2129-2130, 2130-2131, 2131-2132, 2132-2133, 2133-2134, 2134-2135, 2135-2136, 2136-2137, 2137-2138, 2138-2139, 2139-2140, 2140-2141, 2141-2142, 2142-2143, 2143-2144, 2144-2145, 2145-2146, 2146-2147, 2147-2148, 2148-2149, 2149-2150, 2150-2151, 2151-2152, 2152-2153, 2153-2154, 2154-2155, 2155-2156, 2156-2157, 2157-2158, 2158-2159, 2159-2160, 2160-2161, 2161-2162, 2162-2163, 2163-2164, 2164-2165, 2165-2166, 2166-2167, 2167-2168, 2168-2169, 2169-2170, 2170-2171, 2171-2172, 2172-2173, 2173-2174, 2174-2175, 2175-2176, 2176-2177, 2177-2178, 2178-2179, 2179-2180, 2180-2181, 2181-2182, 2182-2183, 2183-2184, 2184-2185, 2185-2186, 2186-2187, 2187-2188, 2188-2189, 2189-2190, 2190-2191, 2191-2192, 2192-2193, 2193-2194, 2194-2195, 2195-2196, 2196-2197, 2197-2198, 2198-2199, 2199-2200, 2200-2201, 2201-2202, 2202-2203, 2203-2204, 2204-2205, 2205-2206, 2206-2207, 2207-2208, 2208-2209, 2209-2210, 2210-2211, 2211-2212, 2212-2213, 2213-2214, 2214-2215, 2215-2216, 2216-2217, 2217-2218, 2218-2219, 2219-2220, 2220-2221, 2221-2222, 2222-2223, 2223-2224, 2224-2225, 2225-2226, 2226-2227, 2227-2228, 2228-2229, 2229-2230, 2230-2231, 2231-2232, 2232-2233, 2233-2234, 2234-2235, 2235-2236, 2236-2237, 2237-2238, 2238-2239, 2239-2240, 2240-2241, 2241-2242, 2242-2243, 2243-2244, 2244-2245, 2245-2246, 2246-2247, 2247-2248, 2248-2249, 2249-2250, 2250-2251, 2251-2252, 2252-2253, 2253-2254, 2254-2255, 2255-2256, 2256-2257, 2257-2258, 2258-2259, 2259-2260, 2260-2261, 2261-2262, 2262-2263, 2263-2264, 2264-2265, 2265-2266, 2266-2267, 2267-2268, 2268-2269, 2269-2270, 2270-2271, 2271-2272, 2272-2273, 2273-2274, 2274-2275, 2275-2276, 2276-2277, 2277-2278, 2278-2279, 2279-2280, 2280-2281, 2281-2282, 2282-2283, 2283-2284, 2284-2285, 2285-2286, 2286-2287, 2287-2288, 2288-2289, 2289-2290, 2290-2291, 2291-2292, 2292-2293, 2293-2294, 2294-2295, 2295-2296, 2296-2297, 2297-2298, 2298-2299, 2299-2300, 2300-2301, 2301-2302, 2302-2303, 2303-2304, 2304-2305, 2305-2306, 2306-2307, 2307-2308, 2308-2309, 2309-2310, 2310-2311, 2311-2312, 2312-2313, 2313-2314, 2314-2315, 2315-2316, 2316-2317, 2317-2318, 2318-2319, 2319-2320, 2320-2321, 2321-2322, 2322-2323, 2323-2324, 2324-2325, 2325-2326, 2326-2327, 2327-2328, 2328-2329, 2329-2330, 2330-2331, 2331-2332, 2332-2333, 2333-2334, 2334-2335, 2335-2336, 2336-2337, 2337-2338, 2338-2339, 2339-2340, 2340-2341, 2341-2342, 2342-2343, 2343-2344, 2344-2345, 2345-2346, 2346-2347, 2347-2348, 2348-2349, 2349-2350, 2350-2351, 2351-2352, 2352-2353, 2353-2354, 2354-2355, 2355-2356, 2356-2357, 2357-2358, 2358-2359, 2359-2360, 2360-2361, 2361-2362,

the address of the principal office of the company (city) in respect to which the State of _____ is authorized to act.

[illegible]

RAYMOND, HULLIET TO COMPANY (CORP)

100-443886-100
ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-21-2013 BY 60322
UCBAW/STP

210297446 10
- 2014 020510446 10 001446
Kuznetsov and his wife (see 1) in the photograph are

THE ABOVE OF THE PRINCIPAL BUSINESS CARRIED ON BY THE COMPANY IS:

THE ACCOUNTS OF THE COMPANY FOR THE LAST FINANCIAL YEAR
from 1st July 1962 to 30th June, 1963

"None of these factors caused the
the engine fire and indeed the fire was

His remarks said before that annual general meeting system on 14th October 1977 was adopted by the meeting.

07126730X

Answer, in the case of -

- (a) company filed during the whole of the financial year or each financial year, to which the return relates, was an exempt proprietary company and an "excluded company" or
- (b) a company that, during the whole of the financial year or each financial year, to which the return relates, was a exempt proprietary company, being a company of which the accounts and group accounts (if any) for that financial year or each of those financial years were audited in accordance with section 473A, were certified by a director or secretary or the principal accounting officer of the company to be true and correct, or 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 to the accounts, must be attached 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 names and addresses of the members of the company, as given by them, are as follows:

MEMBERS, SHAREHOLDERS

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 present directors, secretaries, auditors, and other persons holding shares in the company, are as follows:

MEMBERS, SHAREHOLDERS

MEMBERS, SHAREHOLDERS

MEMBERS, SHAREHOLDERS

MEMBERS, SHAREHOLDERS

Principal executive officer if any

MEMBERS

MEMBERS, SHAREHOLDERS

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MEMBERS, SHAREHOLDERS

MEMBERS, SHAREHOLDERS

DECLARATION AS TO INFORMATION

8. 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

Kind of signature in block letters

NOTICE OF ANNUAL MEETING OF THE STOCKHOLDERS OF THE COMPANY

COMPANIES FORM CO. SUB-SECTION 203(1) 13/15
ANNUAL MEETING OF A COMPANY HAVING A SHARE CAPITAL
No. 13331

Reg. No. 2120-39 24

CONDUCTED BY THE REGISTRAR OF COMPANIES

THE MEETING TO BE HELD AT THE ANNUAL MEETING OF THE COMPANY

1. The meeting of the company shall be held at the company's office, or at such other place as the directors may determine, on the day specified in the notice of the meeting.

The meeting shall be held on the day specified in the notice of the meeting, or at such other place as the directors may determine.

PARTICULARS RELATING TO COMPANY

2. The address of the registered office of the company is 1017 EASTERN BOULEVARD, BALTIMORE, MARYLAND.

3. The name of the company is registered under the name of THE COMPANY, and the company is a corporation organized under the laws of the State of Maryland.

4. The authorized capital of the company is \$1,000,000, divided into 1,000,000 shares of \$1.00 each.

5. The company is a corporation organized under the laws of the State of Maryland, and its principal office is located at 1017 Eastern Boulevard, Baltimore, Maryland.

ON 13 MAR 1955 AT BALTIMORE, MARYLAND

PARTICULARS RELATING TO COMPANY (Continued)

6. The address of the place at which the register of members is kept, or at which the register of members is kept, or at which the register of members is kept, is as follows:

7. The business hours (if any) under which the company carries on its business are:

8. The names of the principal officers carried on by the company are:

9. The accounts of the company for the last financial year from July 1953 to June 30, 1954.

10. The accounts of the company were laid before the annual general meeting referred to above.

11. The accounts laid before the annual general meeting were adopted by the meeting.

DIRECTION

12. The company shall, during the whole of the financial year, or from financial year, to which the return is made, use an account proprietary company and an unlimited company, or during the whole of the financial year, or from financial year, to which the return is made, use an account proprietary company, being a company of which the accounts and group accounts (if any) for the financial year or each of those financial years are audited in accordance with Section 215, and are certified by a director of the company or the principal accounting officer of the company to be a true and correct copy of the 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 referred to and to be entered on the accounts, must be forwarded to the return.

LIST OF MEMBERS

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

Number of Shares held by calling members

Full name and address of calling members

EMERSON, STEVEN

1 ORDINARY

1 ORDINARY

Total 2

LIST OF DIRECTORS, A. O.

6. Particulars of the directors (1), principal executive officers, superintendents and auditors of the company are as follows:

The persons
Name
Any former
Occupation or
Business
Address
Usual address
Relationship

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

LIST OF MEMBERS

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

Number of Shares held by calling members

Full name and address of calling members

EMERSON, STEVEN

1 ORDINARY

1 ORDINARY

Total 2

LIST OF DIRECTORS, A. O.

6. Particulars of the directors (1), principal executive officers, superintendents and auditors of the company are as follows:

The persons
Name
Any former
Occupation or
Business
Address
Usual address
Relationship

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

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EMERSON, STEVEN

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BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

EMERSON, STEVEN

ARCHITECT - NIL

BUILDER - NIL

COLLECTOR - NIL

JACKET B

 LOANED TO
 Company Affairs Commission on
 11 JUN 1970

Form 43

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

Doc. No. 355638

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

COMPUTER TERMINALS PTY. LIMITED

Reg. No. 213421-364

This is the first Return lodged following incorporation

 Complete in BLOCK LETTERS and return to Corporate Affairs Commission, 179 Castlereagh Street, Sydney, N.S.W. 2000
 (G.P.O. Box No. 998 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
James W. GILBERT	Director	[REDACTED]	Director	John Andrews International Pty. Limited	Resigned	21.12.70
John W. GILBERT		[REDACTED]	Director	A. M. Edwards Pty. Limited	Appointed	21.12.70
Stanley W. GILBERT		[REDACTED]	Solicitor		Appointed	21.12.70
Warwick Archibald John GILBERT		[REDACTED]			Continuing	

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

Full Name and Office in Company	Address	Other Business Occupations (if any)	Notes of Appointment or Change	Date of Appointment or Change
Manager*				
Secretary*				
Warwick Archibald John GILBERT	160 Plateman Road, Pittville Platons	Solicitor	Continuing	

 Lodged by: W.A.I. GILBERT
 HUTCHINSON & CO.
 2nd FLOOR, 302, STAMFORD ST.
 SYDNEY, N.S.W. 2000
 Phone No. 413 8840

Dated this 1st day of June 1970

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

 W.A.I. GILBERT
 Director
 Secretary

*If the company is a company, this form must be signed by a controlling 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

18 10720 P. 1967, Government Station

857

COMMISSIONER

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

CHLITE _____ FTL LIMITED

NO FEE

5/9/78

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Particular Service	Personnel Service	Activity	Other Services (Indicate if any)	Particulars of other Disbursements (If none, state so)	Status of Appointment or Change	Date of Appointment or Change
MEDIA NEW JERSEY STATE	NJL	[REDACTED]		C.P.F., CORPORATE & PERSONAL PLANNING PTY. LTD.	RETIRED	5.9.78
MEDIA FOR WISC	MANAGEMENT	[REDACTED]		C.P.F., CORPORATE & PERSONAL PLANNING PTY. LTD.	RETIRED	5.9.78
SERVICE ARCHIBALD JOHN COLONEL	NCL	[REDACTED]	NSA OF TYNE		APPOINTED	5.9.78
SCAFFOLD GOLF COLONEL	COLONEL	[REDACTED]	CHIEF SECRETARY		APPOINTED	5.9.78

Note: If there are specific items listed by the person above who has indicated them, which should also be placed by the Director on the Summary

Full Name and Complete Address	Service	Other Services (Indicate if any)	Status of Appointment or Change	Date of Appointment or Change	Signed by _____
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	
NAME:					
SERGEANT ARTHUR MARK	IN PARALLEL WITH THE TWO				
SERGEANT ARTHUR MARK	THE PLAYERS' UNION, BILLY PLAIN, 2ND FLOOR	SOLICITOR	RETIRED	5.9.78	
			APPOINTED	5.9.78	

Please See

Ann. Entomol. Soc. Am. 76: 1-10. 1983.

PACKET C

FILED with the Corporate
Affairs Commission on
21 SEP 1981

CONFIDENTIAL

NEW SOUTH WALES

Companies Act, 1961

Sections 158 and 160

\$50

#504
14/9/81
COO/A/CO

1980

COO/A/CO

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 7912, N.S.W. 2001)

Reg. No.	2	1	3	4	2	1	-	3	9	PART A
Annual Return of										
made up to the										
8th day of September 1981										
being 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 held before the Annual General Meeting of the company held on										
8th September 1981										
* the date of this return										
* the date of the Annual General Meeting held before the date of this return										
* the date of the Annual General Meeting held before the date of this return										
2. The address of the registered office of the company is:										
1017 Barron-Josey Rd, Palm Beach										
3. The name of the company is recorded in the participating States of:										
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 names under which the company carries on business are:										
NOT APPLICABLE										

Prepared by: J.V. Allen & Co.
Lodge at: DE 299 SYDNEY
Phone: 290-1199
Date forwarded:
For year:
If not forwarded see Section 160

For the year ending 31st March 1981, the company has been audited by Messrs J.V. Allen & Co., Chartered Accountants, Sydney, New South Wales, and the auditors have signed a certificate to that effect.

The company has been audited by Messrs J.V. Allen & Co., Chartered Accountants, Sydney, New South Wales, and the auditors have signed a certificate to that effect.

The company has been audited by Messrs J.V. Allen & Co., Chartered Accountants, Sydney, New South Wales, and the auditors have signed a certificate to that effect.

The CONFIDENTIAL AFFAIRS COMMISSION being a person employed by the Attorney General by notification published in the Government Gazette on the 15th day of September, 1979 in the 4th year of the reign of the Queen Elizabeth the Second in terms of the Intelligence (Regulation) Act, 1979 (1979 No. 100) pursuant to the Section that this Commission is made as a permanent record of a document in its custody or control.

DATE FILED: 21st September 1981

9577

under direction from the Commission

PART B
Summary of Share Capital and Shares

7. NOMINAL SHARE CAPITAL	\$100,000	divided into	100,000	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 this return
	NIL	

- (1) Where there are shares of different kinds or amounts (e.g., Preference and Ordinary or \$25 and \$100) state the number and nominal value of each separately. SEE ATTACHED SCHEDULES IN FULL.
- (2) In the case of shares of different kinds, state them separately.
- (3) Where various amounts have been called up there are shares of different kinds, state them separately.
- (4) Include when this has been received or collected as well as on account of the same.
- (5) If all the total amount of indebtedness and date 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 are not arranged in alphabetical order as listed in column 1 of the list as the names of the persons holding shares in the company are not arranged in alphabetical order.

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 exemption by the company's name in column 1 of the list.

Name of person holding shares	Name		Address	Number of shares held by person named
	Surname	Full name (Christian name and other name)		
	Andrews	John		1 Ord.
	Edwards	Stanley		1 Ord.

(If more than one, see Particulars of Shares and Debts)

In aggregated number of shares held, and not the distinctive numbers, must be stated, and the names must be stated in full as far as possible and not to agree with that in the return (2) to have been taken up.

Where the shares are of different kinds, the names must be indicated so that the number of each class held may be shown separately. Where any shares have been covered other than stock, particulars of the amount of stock must be shown.

The COMMISSIONER OF COMPANIES, 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 336 of the Evidence (Repeal) Act, 1967 (EVIDENCE ACT), is a permanent record of a document in its custody or control.

DATED this twenty-fifth day of September 1951.

9577

COMMISSIONER

under delegation from the Commission

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 business*	Any former Christian or other name or names of business	Usual address	Other business occupation and in the case of directors particulars of other disqualifications required to be shown by section 134 (2) (a) and (3). (If none, state so)
Directors ANDREWS, John			Architect W11
EDWARDS, Stanley			Builder W11
COLBROS, Warwick Archibald John			Solicitor W11
Managers (if any)			
Secretaries COLBROS, Warwick Archibald John		as above	as above

Address for company documents and
address J.V. Allen & Co., 83 York Street, Sydney

* Director includes any person who occupies the position of a director by whatever name called and any person in accordance with those definitions or interpretations the
directors of a company are accustomed to act.
In the case of a corporation its authorized name and registered or principal office must be shown.
In the case of directors the address given must be the usual residential address, but section 134 (2) (a).

PART E

Copy of Last Accounts of the Company

Except in the case of -

- 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
- 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 189A of the Companies Act, 1961, I hereby state in relation to the accounts of JOHN JAMES PTY. Limited for the year ended 30th June 1981 that:

- the company "has/has not" in my opinion kept proper accounting records and other books during the period covered by those accounts;
- the accounts "have/has not" been duly audited in accordance with this Act;
- I "have/has 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: _____

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 (2) or section 189A of the Companies Act, 1961, are not audited.

For the purposes of subsection (3) of section 189A of the Companies Act, 1961, we hereby certify, in respect of the financial year to which the accounts or group accounts relate, that:

- the company "has/has not" kept such accounting records as correctly record and explain the transactions and financial position of the company;
- 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;
- 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;
- the accounts and group accounts (if any) "have/has not" been properly prepared by a competent person.

Director

Director

*Delete out whichever is applicable

In the event of this certificate being qualified in any way, particulars should be attached.

The COMPANIES ACT 1961 requires 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. 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 Seal Case

under delegation from the Commission

61

John Andrews International Pty. Ltd.

Reg Office :

Directors

John Hamilton ANDREWS

Mkt
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 Flr 39 Martin Place

110 C Class

Tilinga Pty/Ltd

21st Flr No 1, York St

45 C Class

Amblyne Securities Pty

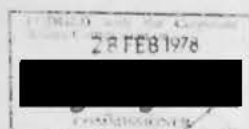
9th Flr 39 Martin Place

45 C Class

NEW SOUTH WALES

Companies Act, 1963

Sections 1.59 and 1.60



References

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 ^{1/2}

Annual Return of JOHN ANDREWS INTERNATIONAL PTY Limited
made up to the 30TH day of DECEMBER 19 77

being the date of or a date not later than the fourteenth day after the date of the Annual General Meeting in 19

1. The accounts of the company ^{were}~~were not~~ laid before the Annual General Meeting of the company held on
30TH DECEMBER 1977

being—

* the date of this return.

*Indicates cost, whenever it is applicable.

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

Three examples:

1 YORKE STREET, SYDNEY 2000

Phone: 27-8611 (Mr. Philp)

Time elapsed: 27.45

100

18. <http://www.fishbase.org>

Time for Gilly:

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—

If assigned within the prescribed period—				
Exempt Proprietary Company	..	..	..	\$ 50
Non-exempt Proprietary Company	..	..	..	\$ 75
Public Company	..	..	..	\$200

Public Company \$200
With additional fee of \$25 for an Exempt Proprietary or \$75 for
Non-Exempt Proprietary or Public Company, as the case may be,
for EACH participating STATE in which the name of the company
is received.

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 transcript is made as a permanent record of a document in my custody or control.

day of March 1978

6th

5531

DATED this _____

10730 West Government Center

67

JACKET B

LODGED in the Office of the
Corporate Affairs Commission on
26 NOV 1979

COMMISSIONER

Form 43

N.S.W. SOUTH WALES

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

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

DIRECTORS*

Present Names?	Former Names?	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 return, please use an answers 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		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, 1978

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

Director's
Secretary's

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

FOR OFFICE USE ONLY

Reg. No. 154620-11

Location: Not

Date and Month Not

Form W State Not

Document No.

059494

JACKET B

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

Doc. No. 9704

LODGED 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

Reg. No. 154620-11

This is ☒ the first Return lodged following incorporationComplete in BLOCK LETTERS and return to Corporate Affairs Commission, 175 Castlereagh Street, Sydney, N.S.W. 2000
(G.P.O. Box No. 7918 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			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 J. V. ALLEN & CO.
Secretaries*					DX 299
COURTNEY, Peter John		Architect	Continuing		SYDNEY.
HAMPTON, Kathleen Anne		Secretary	Appointed	13-3-1980	Phone No. 290-3199

Dated this 13th day of March, 19 80.

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

Director
Secretary

I 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 1980.

7650

under delegation from the Commission

SACKET B **COMPLETED**

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

Doc. No. 522183

154620-11

REG. NO. 154620-11

Particulars and Changes of Particulars in Register of
Directors, Managers and Secretaries of
JOHN ANDREWS INTERNATIONAL PTY. LIMITED

This is 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 Names†	Former Names†	Address†	Other business occupations (if any)	Particulars of other Directorships (if none, state so)	Nature of Appointment or Change†	Date of Appointment or Change†
ANDREWS, John Hamilton			Architect	Nil	Continuing	
COURTNEY, Peter John			Architect	Nil	Resigned	30/9/81
SIMPSON, John Neil Stewart			Architect	Nil	Continuing	

N.B. If there is insufficient space in this return, please use an annex 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>HAMMOND,</u> <u>NORTH ASH &</u> <u>ASSOCIATES,</u> <u>DX 299 SYDNEY.</u>
Secretaries* COURTNEY, Peter John HAMPTON, Kathleen Anne ANDREWS, John Hamilton		Architect Secretary Architect	Resigned Continuing Appointed	30/9/81 30/9/81	Phone No. <u>290-3199</u>

Dated this 30th day of September, 1981

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, 1982.

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		Architect	Continuing
SIMPSON, John Neil Stewart		Architect	Continuing
McKAY, Douglas Bruce		Architect	Appointed July 1, 1982
WILLING, Geoffrey Alan		Architect	Appointed July 1, 1982.
Principal Executive Officer (3)			
Secretaries (2)			
HAMPTON, Kathleen Anne		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 form 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
20 SEP 1982 AT
ON SYDNEY
D. FISHER
Authorised 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 A CLASS	\$ 1.00
2. Total number of shares taken up to the 30TH day of DECEMBER 77	21 A CLASS	shares of	200 C CLASS	\$ 1.00
TOTAL ISSUED CAPITAL (Nominal Value)				
				221
3. Total amount of calls received including payments on application and allotment				
(a) Of calls received including payments on application and allotment				\$ 221.00
(b) Of calls received including payments on application and allotment				\$
(c) Of calls received including payments on application and allotment				\$
TOTAL of items 3(a), (b) and (c) (this should agree with total in item 1)				221
4. Total amount of discount on the issue of shares which has not been written off at the date of this return				
				\$
5. There has been called up on each of 21 A CLASS shares \$ 1.00				
6. There has been called up on each of 200 C CLASS shares \$ 1.00				
7. There has been called up on each of shares \$				
8. Total amount:				
(a) Of calls received including payments on application and allotment				\$ 221.00
(b) Of calls received including payments on application and allotment				\$
(c) Of calls received including payments on application and allotment				\$
TOTAL of items 8(a), (b) and (c)				\$ 221.00
9. Total amount of calls unpaid				
				\$
10. Total amount of the sums (if any) paid by way of commission in respect of any shares				
				\$
11. Total amount of the sums (if any) allowed by way of discount in respect of any shares				
				\$
12. Total number of shares forfeited				
				\$
13. Total amount paid (if any) on shares forfeited				
				\$
14. Total amount of the indebtedness of the company secured on the property (whether or not personally or underwriting of the company)				
				\$ 34,000
Particulars of each charge REGISTERED WITH THE COMMISSION are as follows:				
Registered number	Date of registration	Amount of indebtedness to the date of this return		
N/A				

PART C

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

No.	Name	Address	* Number of shares held by each person
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

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.

day of March 1975

6th

531

COMMISSIONER

M 100-50 D West Government Printer

FOR SUPPORTING DOCUMENTS HERE

PART D

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

Persons who have been directors, managers, secretaries or auditors of the company during the financial year	Persons who have been directors, managers, secretaries or auditors of the company during the financial year	Persons who have been directors, managers, secretaries or auditors of the company during the financial year
ANDREWS - John Hamilton	[REDACTED]	Architect
COURTNEY - Peter John	[REDACTED]	Architect
SIMPSON - John Neil Stewart	[REDACTED]	Architect
Secretaries		
PHILP - Ross Walsley	[REDACTED]	Chartered Accountant

At a meeting of the directors held on the 19th day of March 1978

THOMPSON DOUGLASS ETHERINGTON, 1 YORK STREET SYDNEY

I, the Auditor, do hereby certify that the accounts and group accounts (if any) of the company for the financial year ended 30th June 1977, as shown in the return, are a true and correct statement of the company's affairs and of its financial position.

PART E

Copy of Last Accounts of the Company

I report in the case of—

- 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
- 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:

- the company ~~has~~ ~~has not~~ in my opinion kept proper accounting records and other books during the period covered by those accounts;
- the accounts ~~have~~ ~~have not~~ been duly audited in accordance with this Act;
- 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 of Auditor
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:

- the company ~~has~~ ~~has not~~ kept such accounting records as correctly record and explain the transactions and financial position of the company;
- 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;
- 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;
- 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

5531

DATED this

11 107-M. D. 1978 - Government Printer

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

FOR INDEXING USE ONLY
Reg. No. 154620
Location No. AVT504
Date and Batch No.
Film W/Sheet No. 002050
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

† Shares allotted or deemed to have been allotted

1. For CASH:

- (a) number of shares No.
(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 No.
(ii) as partly paid up No.
(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 \$

(e) ‡ The consideration for which the shares have been so allotted is as follows:

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:

Surname	Christian or other names†	Address	Number of shares allotted					
			Preference		Ordinary		Other kinds	
			Cash	Otherwise	Cash	Otherwise	Cash	Otherwise
Andrews	John Hamilton	[REDACTED]			10 "A" Class			
Courtney	Peter John	[REDACTED]			4 "A" Class			
Simpson	John Neil Stewart	[REDACTED]			5 "A" Class			
Addiscombe Holdings Pty. Ltd.		C/- 9th Floor, 39 Martin Place.			110 "C" Class			
Jillings Pty. Ltd.		C/- 10th Floor, 50 Martin Place.			45 "C" Class			
Ambyne Securities Pty. Ltd.		C/- 9th Floor, 39 Martin Place.			45 "C" Class			

Dated this 5th day of September, 1975

* Director/Secretary

* Strike out whichever is inapplicable

† 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

‡ In the case of the first return, shares subscribed for in the memorandum are to be included in this return and classified as such

§ If the allotment is made pursuant to a contract to bring, the company shall lodge with this return the contract evidencing the existence of the allotment or a copy of the contract as so prescribed

¶ Where, by virtue of section 54 (2) of the Companies Act, 1961, a company does not comply in paragraph 3 of this Form the provisions contained in section 54 (2) (a) of that Act, the company shall complete the certificate set out in this Form. (Strike out)

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

© 1975 The 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, 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

COMMISSIONER

2485

867

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

Form 17
NEW SOUTH WALES
COMPANIES ACT, 1961
(Section 3 (1) (a) (b))

Document No. 33032

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 1972, and the day of 1972.

on the 21st day of December, 1972.

11. Number of shares allotted payable in cash 2
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	Address	Number of Shares Allotted					
			Preference		Ordinary		Other Kinds	
			Cash	Otherwise	Cash	Otherwise	Cash	Otherwise
ANDREWS	John Hamilton				1 A			
COURTNEY	Peter John				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 first return, 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 details.

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

PLEASE TURN OVER

© G. B. BUSH, GOVERNMENT PRINTER

LODGED in the office of
THE CORPORATE AFFAIRS
COMMISSION on

19 JAN 1973

Commissioner

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.

COMMISSIONER

12 107/72

Harley Little (Australasia) 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

Appt
25.5.76

Resigned
14.12.81

Douglas Harold HARLEY

25.5.76

22.6.78

or 14.12.81

Alan F. [REDACTED]

25.5.76

1.6.76 or

11.8.76

John Ernest DAVIS

25.5.76

-

John Victor ALLEN

1.6.76

11.8.76

Tamie Stier COATSWORTH

Appt
22.6.78

Resigned
14.12.81

Elizabeth DAVIS

14.12.81.

Shareholders

15/37

Harley Little Assoc Inc

1499 shares

Tadel Pty Ltd
c/- A.M. Magoffin & Co
13th floor
5 Gresham St Sydney

499 shares

D.S. Thomas & Partners Pty. Ltd.

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

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

Semangat Devi RAJU

7.12.77

3.12.79

F C E 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

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

121
ALAN KAUFMAN MILSTON

121 JOHN EDWARD FERRIS

121 PETER OWEN MILLER

Due to Expire on

30/ 4/70

To be renewed to

30/ 4/73

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

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

2. 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

CH 18629 00619 -7-MAR-70

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

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

(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.

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

Registration No. 919629

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

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

DATE OF
CHANGE

26/8/70

16/2/71

USE BLOCK LETTERS

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:

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.~~

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

Signed at Sydney on 16-4-73

(date)

Signed at Sydney on 17-4-73

(date)

Signed at Sydney on 17-4-73

(date)

(signature)

Signed at Sydney on 17-4-73 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

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

COMMISSIONER

Form 3

NEW SOUTH WALES

Business Names Act, 1962

1787

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

B18

IN ORDER

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

P O MILLER, MILSTON & FERRIS

Registration No. B18629

IJK672

Principal
or only place
of business

18 ARGYLE 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

Due to Expire on

30/ 4/76

To be renewed to

30/ 4/79

2000

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

Location No.

8 APR 1976

DATE OF
CHANGE

USE BLOCK LETTERS

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:

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)

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 *415*
20.4.79

STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

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

CHECKED BY

B18

IN ORDER

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.

P O MILLER, MILSTON & FERRIS

30/ 4/79

To be renewed to

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

USE BLOCK LETTER

DATE OF
CHANGE

Registration No. B12629-59

30/ 4/79

2- MAY 1979 1 9 5

Principal
or only place
of business
12 ARGYLE ST
SYDNEY

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:

3. Nature of business has been changed to:

Nature of
business

CONSULTING ENGINEERS

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

0000

JOHN EDWARD FERRIS

(b) Have commenced to carry on business:

PETER OWEN MILLER

(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 17.4.79 (date)

Signed at Sydney on 17.4.79 (date)

Signed at Sydney on 17.4.79 (date)

Signed at by (full name)

* a director)
manager)

STATUTORY DECLARATION

I, *Alan Kaufman Milston*
of *Sydney*
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 Sydney ON 17.4.79

STATEMENT FOR RENEWAL OF REGISTRATION OF BUSINESS NAME

55

COMMISSIONER

1244

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

30/ 4/82

To be renewed to

30/ 4/85

2000

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

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:

Registration No. 518624-04

Principal or only place of business
18 ARGYLE 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 RADEMAN HILSTON

JOHN EDWARD FERRIS

PETER JOHN HILSTON

DO NOT DETACH

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 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

Form 4
NEW SOUTH WALES
Business Names Act, 1962
Section 12 (1) (a) (b)
Section 12 (2)

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.

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 _____
(Former name of individual or corporation)

has been changed to _____

Date of change _____, 19____

SIGNED at Sydney, this

28th day of April, 1967

Note B

(Usual signature)

SIGNED at _____, by

a director/the manager/the secretary/the agent in New South Wales of

Note C

Limited

on the _____ day of _____, 19____

B 104

6.7210

(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 hereby certify that the above is a true and correct copy of the original.

790416

Document No.

POSTAL REMITTANCE

1 MAY 67 48149

818429

PSC 27/4/57 Day 41 15

138629

\$1.18

NOTE A: Where the situation of a place of business is unaltered, but the address has been changed, e.g., by the re-numbering of the street or the re-numbering of the premises, insert the word "the address of".

NOTE B: (a) Where any of Items (1) to (5) inclusive is completed this statement must be signed by the person or ONE of the persons in relation to whom the name is registered at the time of the change or by some person authorized in writing to sign the statement on his behalf.

(b) Where either Item (6) or (7) is completed this statement must be signed by the person in respect of whom the change has occurred or by some person authorized in writing to sign the statement on his behalf.

NOTE C: To be signed by a director, manager or secretary of the corporation or, in relation to a corporation registered under the Companies Act, by a person appointed for the purpose.

TIME FOR FILING: Within

FEE:

If lodged within prescribed period
If lodged within one month
If lodged more than one month

POSTAL REMITTANCE

30 MAY 67 48504

30 MAY 1967

138629

STATEMENT OF CHANGE IN CERTAIN PARTICULARS

Lodged in the Office of the Registrar of Companies on

13.6.67 Registrar of Companies

Lodged by

Telephone No.

5.716 V.C.N. 1144 Commercial Police

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, 1971

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

Before me [REDACTED]
(I am a Justice of the Peace or Commissioner
for Affidavits.)

BUSINESS NAMES ACT, 1934.

Original Registration.

REGISTERED in the office of the
REGISTRAR GENERAL, SYDNEY.

Registrar General
[REDACTED]

Certificate sent to C.C.C. & R. for posting

to

Date

1957

Initials

Presented for filing by SALMER & PRIMROSE

Solicitors,

155 KING STREET, SYDNEY.

ALFRED HENRY PERKINS, GOVERNMENT PRINTER.

Statement No. 231853
Packet No. 618629

24/2
27/12/57

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 transparen-
ce 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 & FerrisGeneral 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.

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
MILLER Peter Owen		Company Director
MILSTON Alan Kaufman		Company Director
FERRIS John Edward		and Manager

(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 ofDecember 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 Sydney on the 6th day ofDecember 1957

(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).

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.

(c) SIGNED by P.O. Miller, Milston & Ferris a Director

the Secretary

of P.O. Miller, Milston & Ferris Company Limited onthe 6th day of December 1957

(Usual signature.)

Before me *

* 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.

(SEE 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 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,
"GALTEX 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 RENEWED 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 transparen
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 transcript is made as a permanent record of a document in my custody or control.

day of July, 1971

20th

DATED this

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 WOULD 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 RELEVANT 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 CASTLEMEACH 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

*****500 A OS - CM 18629 01354 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		
Alan Kaufman MILSTON		
John Edward FERRIS		

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 _____

(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 _____

ST 6884-A V. C. M. SLIGHT, 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 transcript is made as a permanent record of a document in my custody or control.

Section 8

Section 8

Section 8

Section 8

Section 8

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE

1. SECTION 8 LAND OFFICE

2. SECTION 8 LAND OFFICE

3. SECTION 8 LAND OFFICE

4. SECTION 8 LAND OFFICE

5. SECTION 8 LAND OFFICE

Section	Section	Section
SECTION 8	SECTION 8	SECTION 8
SECTION 8	SECTION 8	SECTION 8
SECTION 8	SECTION 8	SECTION 8

6. SECTION 8 LAND OFFICE

7. SECTION 8 LAND OFFICE

8. SECTION 8 LAND OFFICE

9. SECTION 8 LAND OFFICE

10. SECTION 8 LAND OFFICE

11. SECTION 8 LAND OFFICE

12. SECTION 8 LAND OFFICE

13. SECTION 8 LAND OFFICE

Section 8

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

000051

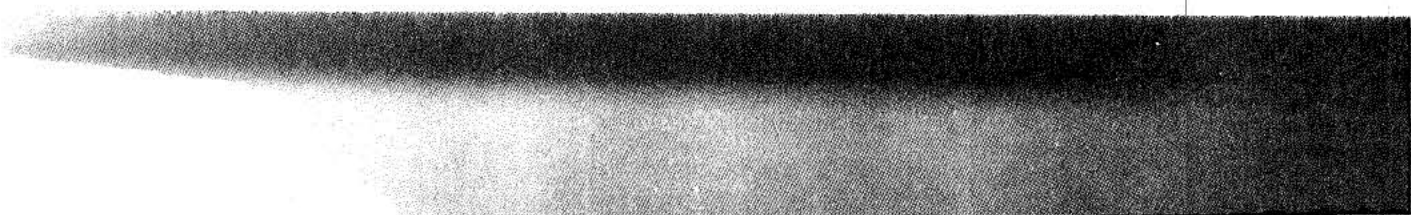
at stage Mr Hill had written correspondence expressly critical of the proposal. Finally on 23 June 1980, the Acting Premier wrote to the SRA announcing that the SRA should itself undertake the upgrading and on 14 September 1980 Mr Colbron was informed that negotiations were being terminated.

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
C/O DE BOX 3010
PLEASE REPLY TO: Newport

27 OLD 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

*General Manager
Preston (M. Clifton)*

24th February, 1978.

WAJC/dg

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

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."*

126

Premier of New South Wales

25000000

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.

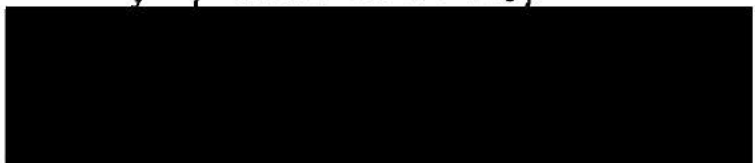
Given the importance of this project to the Government, I agree with your proposal that the project be considered by a committee of officers representing the Public Transport Commission, the Ministry of Transport and the Premier's Department. If acceptable to you I would suggest that a representative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

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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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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

TELEX: AA 21550

IN YOUR REPLY PLEASE

REFER TO EDM:AM

HEAD OFFICE: MARTIN PLACE SYDNEY

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. Fraser

000075

From

SECRETARY

Telephone: 38.4657

To

16th Septe

→ 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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10
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.

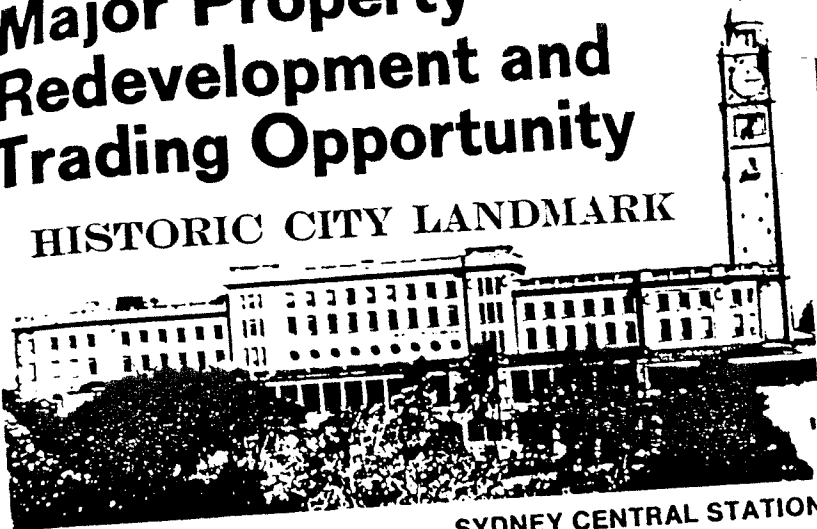
Copies of each of the proposals are attached together with copies of the information supplied by the Commission to interested parties.



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

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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 block]

Signed C. FORD

R. C. FORD,
Secretary.

77/
Premier of New South Wales

OFFICE
JUN 1980

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

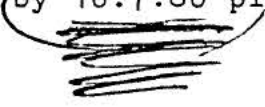
Following representations from the Hon. J. R. Johnson, M.L.C., President of the Legislative Council, the Minister has agreed to meet representatives from A. W. Edwards & Co. Ltd., to discuss matters concerning the redevelopment of the Sydney Station Complex.

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.


Private Secretary.
1.7.80.

Refer to the memo.

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



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

Per: *U*

The Secretary,
STATE RAIL AUTHORITY.

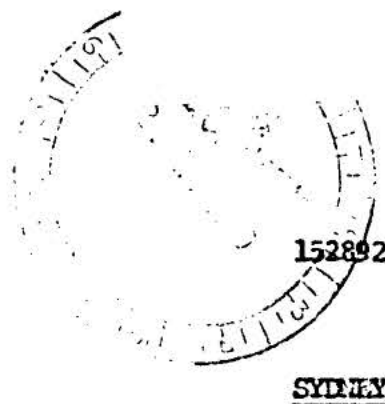


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PC 2 17 180.
Signature *PC* Date 9/7/80

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152892

97357



12 MAY 1980

SYDNEY

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.

JK

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 is this matter would be appreciated.

Yours sincerely,

Maxwell Wragg

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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2.

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

WILLIAM CAMPBELL HITCHCOCK & CO.
SPECIALISTS IN COMMERCIAL
ELECTRICAL AND MECHANICAL WORK

ON BEHALF OF
COMMUTER TERMINALS PTY LTD.

1

WARWICK A. J. COLBRON, HUTCHINSON & CO.
SOLICITORS & ATTORNEYS

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

YOUR REF.
OUR REF.

WAJC:SB

BRANCH OFFICE:

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

PLEASE REPLY TO: **Newport**

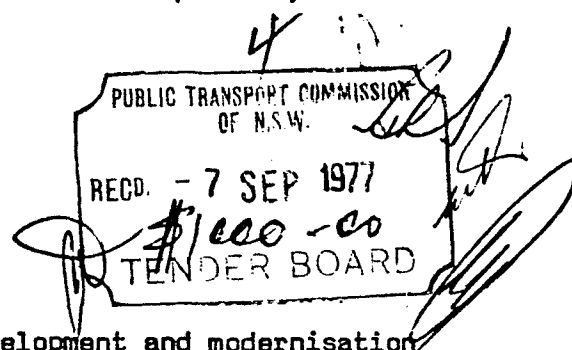
334 BARRENJOEY ROAD
NEWPORT 2106

TEL. 997 1011
997 1255
997 1500

P.O. BOX 32
NEWPORT BEACH, N.S.W. 2106

6th September, 1977.

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



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

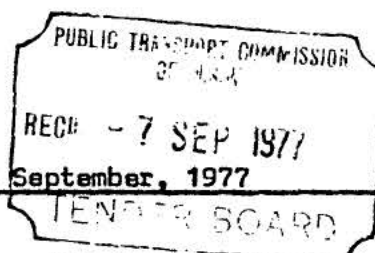
John Andrews International Pty. Ltd.
The Edwards Group of Companies.
Harley Little Associates Pty. Ltd.
Miller Milston & Ferris.
D.S. Thomas & Partners Pty. Ltd.
A.W.A. (Australasia) Ltd.

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The Secretary,
Public Transport Commission

6th September, 1977

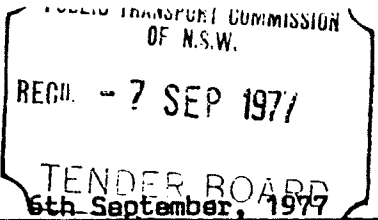


The team's research and investigation when taken with the nature of the Commission's invitation necessarily suggests staged modernisation and development to achieve the Commission's aims of increased revenue with high priority on the improvement of passenger facilities consistent with the developers' 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

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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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The Secretary,
Public Transport Commission

6th September, 1977

RECU. - 7 SEP 1977
TENDER BOARD

- (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

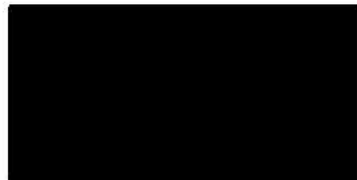


funding requirement should not exceed four million dollars. Bank references pertaining to the group's equity capital can be provided. For reasons of confidentiality of procedure, documentation pertaining to the approval of loan funds from overseas sources are not included herewith but can be made available 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



STATE OFFICE BLOCK - MACQUARIE

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.

M 3865

cc to Gordon } forwarded
to Bluntson } per 20/8/79

[Signature]
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.

YOUR REF. WAJC:RT
OUR REF.

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NEWPORT BEACH, N.S.W. 2106

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

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 N_v
- (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

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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:

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WARWICK A. J. COLBRON, HUTCHINSON & CO.
SOLICITORS & ATTORNEYS

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

YOUR REF.:
OUR REF.: WAJC:RT

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PLEASE REPLY TO: Newport

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997 1300
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NEWPORT BEACH, N.S.W. 2106

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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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.

000010

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

John 76
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: Len Wild - (Ken Hutton)
Rumour Square: - please to send from Lands Dept
402nd term - submitted to Govt.
Lands NOT Regulated? Consultation not
of Council - Pinkhouse report
at Council.*

000033

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	}	\$50,000 p.a.
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.

4. <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:-

- 10% of the Unimproved Value of the Eddy Avenue Entranceway lease.
- 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

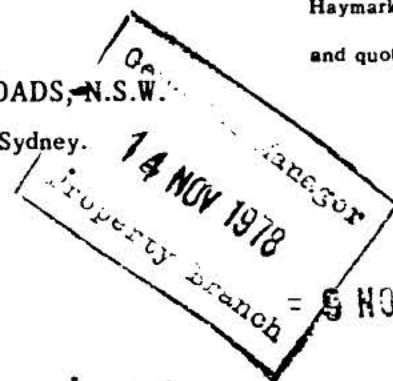
Haymarket, N.S.W. 2000

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



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.

(N.B. Herrick)
Secretary. *plm*

000039

WARWICK A. J. COLBRON, HUTCHINSON & CO.
SOLICITORS & ATTORNEYS

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

YOUR REF:
OUR REF:

RSL:RB
WAJC:TM

BRANCH OFFICE:

27 OLD BARRENJOEY ROAD
AVALON 2107
TEL. 918 9070
C.D.E. BOX 9010 Mon 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 avail-
ability 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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MINISTRY OF TRANSPORT
AND HIGHWAYS

T. 77/1253

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MINISTERIAL MEMORANDUM

S.O. 1242 D. West, Government Printer

11 SEP 1978

REPLY TO BE SIGNED
BY CHIEF COMMISSIONER

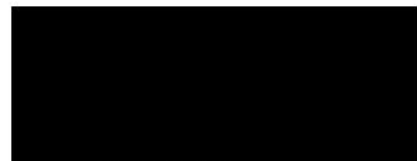
Sydney Central Station Redevelopment Committee

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 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".

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 Commuter 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 airline 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.

Fourth meeting to discuss proposals for the redevelopment of Sydney Central Railway Station, held in the Meeting Room, Ministry of Transport and Highways, on Tuesday, 18th April, 1978, commencing at 11.00 a.m.

Present:	Mr. K. J. Trott	- Ministry of Transport and Highways (Chairman)
	Mr. E. Wooding	- Treasury
	Mr. T. Puren	- Premier's Department
	Mr. J. McDonnell	- Ministry of Transport and Highways
	Mr. A. T. Clutton	- Public Transport Commission of N.S.W.
	Mr. E. R. Gordon	- Public Transport Commission of N.S.W.
	Mrs. S. Champion	- Minute Secretary
Apologies:	Mr. D. Hill	- Premier's Department
	Mr. A. Andersons	- Government Architect Branch

Confirmation of Minutes of Previous Meeting.

After discussion, it was agreed to alter the minutes of the meeting held on the 21st March, 1978, as previously circulated, and to substitute fresh minutes.

Matters Arising from Minutes.

The Public Transport Commission is to provide estimates, on a comparison basis to the proposal put forward by Commuter Terminals, to assess the cost of carrying out this work and the revenue which would flow from it.

It is understood there will be considerable alteration to the Haymarket area which could have marked effect on people using Central Station. When details are available Mr. Puren undertook to make them available to the Committee.

Date of Next Meeting.

The date of the next meeting will be advised.

* * * * *

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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.

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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 10.15.77

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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

SYDNEY MORNING HERALD

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.

<u>Present:</u>	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.

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SYDNEY

The Hon. Neville Wran,
Q.C., M.L.A.,
Premier,
State Office Block,
SYDNEY. 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.

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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.

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

-2-

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.

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.

*Journal
National
Inform*



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.

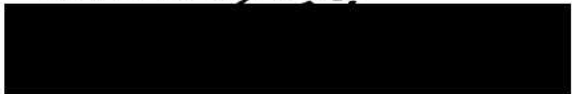
The existing external and internal facade of the main building is to be preserved and any development must blend in an acceptable manner. In this respect information obtained from the National Trust is set out in annexure "D".

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 Jory ... 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. (TIC/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. (TIC/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'. (TIC/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.

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 the 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

Stan, Edwards



4.00 p.m.

(Enquire
Ministerial to John
Johnston MHA)

- 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 the 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...

State Rail Authority.

Tues 29/7 Rang David Hill re interviewing staff of Property Branch and himself re Commuter terminals P/L

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 2904120. 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 1st 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]
88 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.