

Michael Lockley
Damian Maguire
Joseph Monardo
Jacek Idzikowski
Matthew Smith
Jason Raic
Scott Lord
John Casey
Luke Skelton
Georgia Rooney
Daniel Vicente

18 May 2023

Attention: John Bouchahine

Re: 25-27c & 29b Rookwood Road, Yagoona

WE HAVE SURVEYED upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Folio Identifiers as shown in the Schedule of Titles below at Yagoona in the Local Government Area of Canterbury-Bankstown, Parish of Liberty Plains, County of Cumberland having frontage to Rookwood Road and Stacey Street.

SCHEDULE OF TITLES

Folio Identifier	Lot	Deposited Plan	Address
1/581963	1	DP581963	27 Rookwood Rd
2/581963	2	DP581963	25 Rookwood Rd
3/581963	3	DP581963	25A Rookwood Rd
4/581963	4	DP581963	27A Rookwood Rd
11/1000689	11	DP1000689	29B Rookwood Rd
13/1000689	13	DP1000689	27C Rookwood Rd

THIS LAND is affected by and has an appurtenant Right of Way and a Restriction on the Use of Land as shown on the accompanying plan. We note the Right of Way benefits and burdens part of the subject lot and has no external beneficiaries.

WE REPORT that erected thereon several residences **KNOWN AS NO. 25, 25A, 27, 27A, 27C and 29B**. The buildings stand wholly within the boundaries of the subject property.

WE FIND THAT THE BOUNDARIES of the subject property are fenced as shown. The position of the buildings and fencing is shown on the accompanying plan. Apart from irregularities in fencing there are no other apparent encroachments of note by or upon the subject property. We further note there is no physical access to Stacey Street from the subject site and legal access from or to Stacey Street is restricted by Restriction on the Use of Land (7576589).

THE SURVEY OF THE SUBJECT LAND is for detail and level purposes only and is restricted to those parts of structures which are visible and accessible. Should further additions or improvements be erected upon the subject property after this date we would advise that the boundaries be marked on the ground prior to construction.

Yours faithfully
LTS LOCKLEY

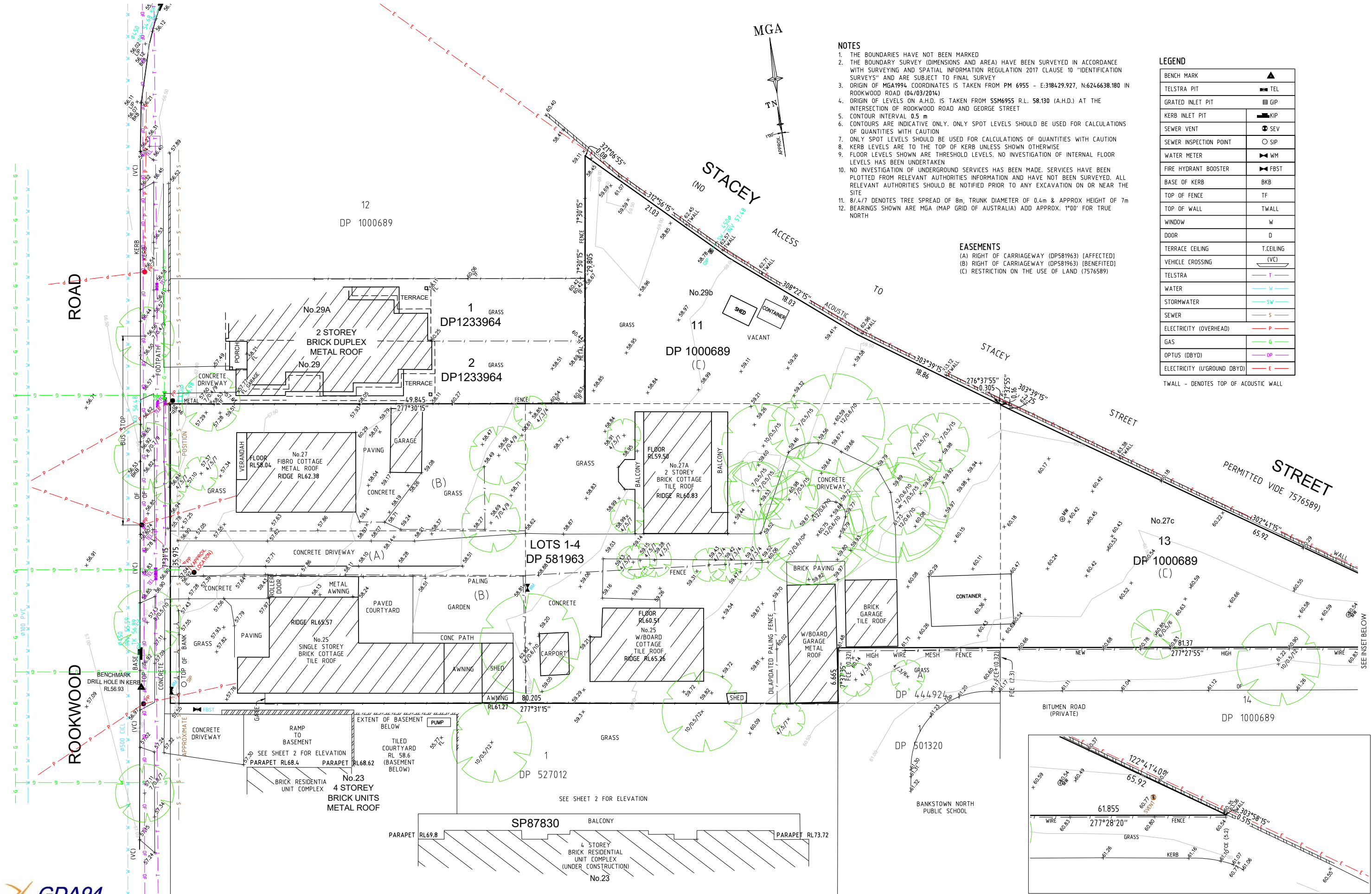


John Casey M.Sc. M.I.S. (NSW)
REGISTERED SURVEYOR

P 1300 587 000
www.ltsl.com.au

ABN 30 097 259 937
Tenancy 2, Lvl 6, 205 Pacific Highway
ST LEONARDS NSW 2065

PO Box 564 ST LEONARDS NSW 2065



- NOTES
1. THE BOUNDARIES HAVE NOT BEEN MARKED
 2. THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
 3. ORIGIN OF MGA1994 COORDINATES IS TAKEN FROM PM 6955 - E:318429.927, N:6246638.180 IN ROOKWOOD ROAD (04/03/2014)
 4. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM6955 R.L. 58.130 (A.H.D.) AT THE INTERSECTION OF ROOKWOOD ROAD AND GEORGE STREET
 5. CONTOUR INTERVAL 0.5 m
 6. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 7. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
 8. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
 9. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
 10. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
 11. 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 12. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

EASEMENTS
(A) RIGHT OF CARRIAGEWAY (DP581963) [AFFECTED]
(B) RIGHT OF CARRIAGEWAY (DP581963) [BENEFITED]
(C) RESTRICTION ON THE USE OF LAND (7576589)

LEGEND	
BENCH MARK	▲
TELSTRA PIT	TEL
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
SEWER VENT	SEV
SEWER INSPECTION POINT	SIP
WATER METER	WM
FIRE HYDRANT BOOSTER	FBST
BASE OF KERB	BKB
TOP OF FENCE	TF
TOP OF WALL	TWALL
WINDOW	W
DOOR	D
TERRACE CEILING	T.CEILING
VEHICLE CROSSING	(VC)
TELSTRA	T
WATER	W
STORMWATER	SW
SEWER	S
ELECTRICITY (OVERHEAD)	P
GAS	G
OPTUS (DBYD)	OP
ELECTRICITY (UGROUND DBYD)	E
TWALL - DENOTES TOP OF ACOUSTIC WALL	



H	00/00/00	—	00	D	00/00/00	—	00
G	00/00/00	—	00	C	00/00/00	—	00
F	00/00/00	—	00	B	00/00/00	—	00
E	00/00/00	—	00	A	18/05/23	PLAN UPDATED	003
Revision	Date	Description	Reference	Revision	Date	Description	Reference

CONFIDENCE TOGETHER

www.lts.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 18/05/2023

John Peter Garry
Registered Surveyor NSW

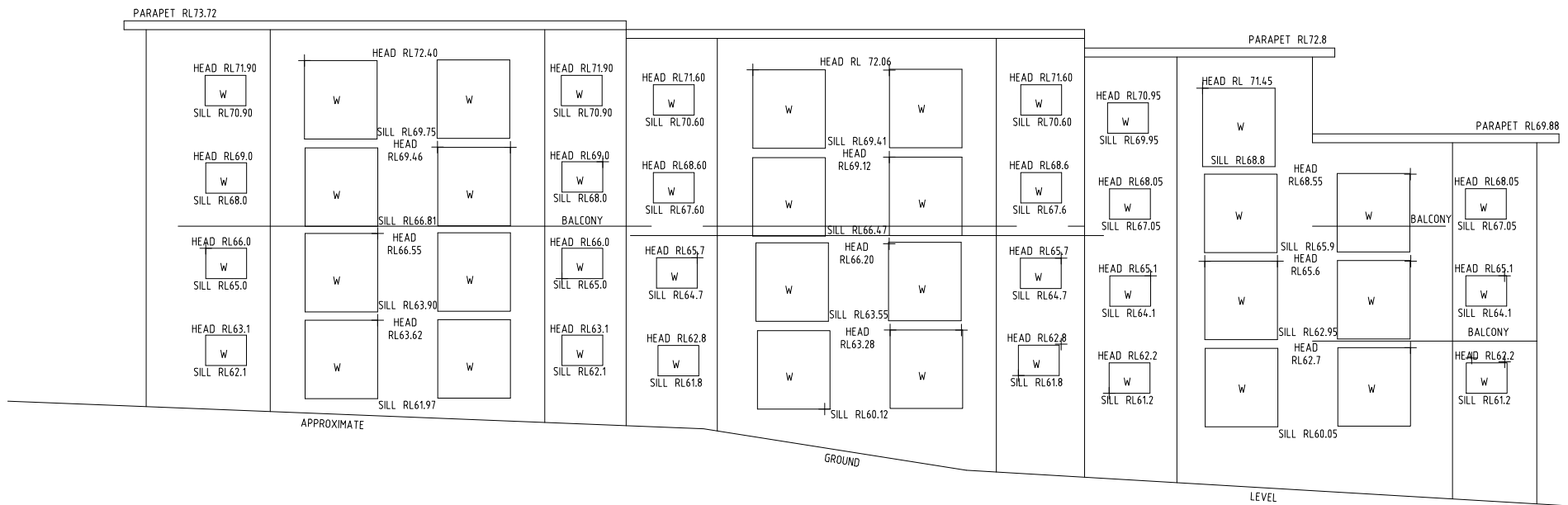
Client: JR BANKSTOWN PTY LTD

Drawing title: PLAN OF DETAIL AND LEVELS OVER LOTS 1-4 DP 581963 AND LOTS 11 AND 13 DP 1000689, BEING No25, 25a, No27, No27a, No27c & No29b ROOKWOOD RD, YAGOONA.

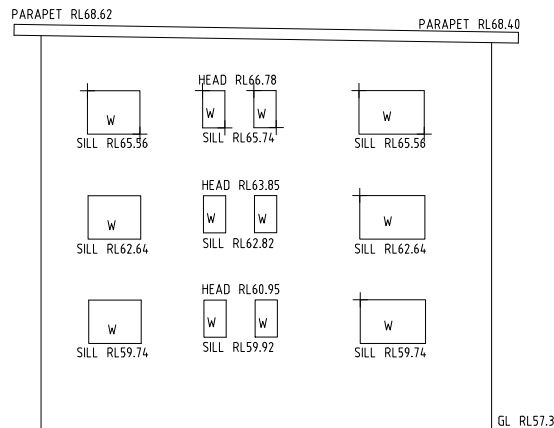
datum: AHD
site Area: 5037m²
LGA: CANTERBURY-BANKSTOWN

reference number: 40651DT
scale: 1:200
date of survey: 04/03/2014

SHEET 2 OF 2

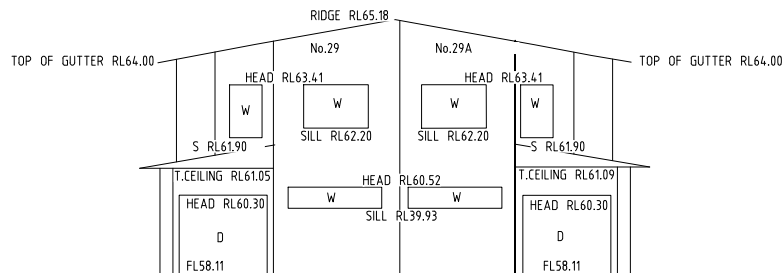


NORTHERN ELEVATION - No.23

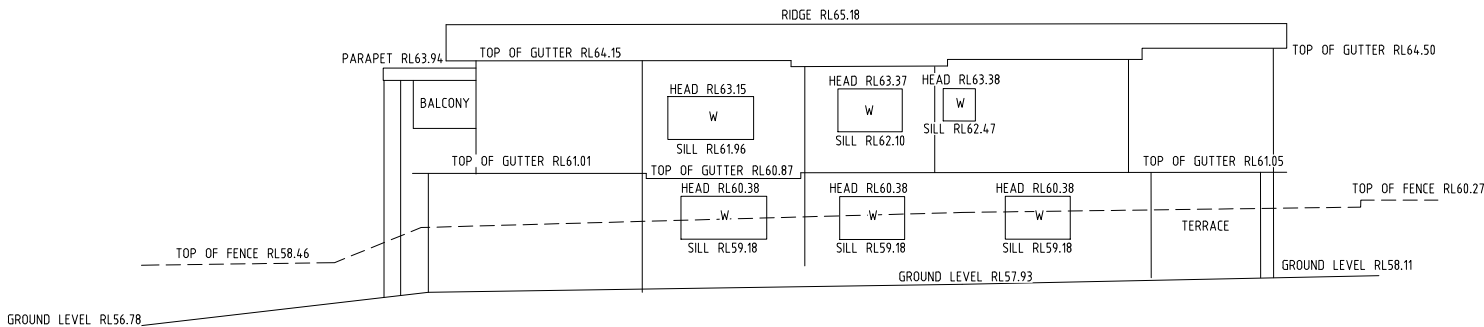


SOUTHERN ELEVATION

No.29
LOT 2 DP1233964
2 STOREY DUPLEX



EASTERN ELEVATION
LOT 1 & 2 DP1233964
2 STOREY DUPLEX



SOUTHERN ELEVATION

No.29
LOT 2 DP1233964
2 STOREY DUPLEX

H	00/00/00	—	00	D	00/00/00	—	00
G	00/00/00	—	00	C	00/00/00	—	00
F	00/00/00	—	00	B	00/00/00	—	00
E	00/00/00	—	00	A	18/05/23	PLAN UPDATED	003
Revision	Date	Description	Reference	Revision	Date	Description	Reference



CONFIDENCE TOGETHER

www.lts.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: 18/05/2023

John Peter Garry

Registered Surveyor NSW

Client: JR BANKSTOWN PTY LTD

Drawing title: PLAN OF DETAIL AND LEVELS OVER LOTS 1-4 DP 581963 AND LOTS 11 AND 13 DP 1000689, BEING No25, 25a, No27, No27a, No27c & No29b ROOKWOOD RD, YAGOONA.

datum: AHD

site Area: 5037m²

LGA: CANTERBURY-BANKSTOWN

reference number: 40651DT

scale: 1:200 @A1

date of survey: 04/03/2014

SHEET OF 2 | 2