

PARTNERS

Michael R. Lockley, B.App.Sc (Surv), M.I.S. (Aust)
Damian J. Maguire, B.Surv., M.I.S. (Aust)
Joseph Monardo, B.Surv., M.I.S. (Aust)

ASSOCIATES

Christopher J. Moyce, B.Surv., M.I.S. (Aust)
Steven Gott, B.Surv., M.I.S. (Aust)

29651
28 July 2006

TO: NSW DEPARTMENT OF COMMERCE

RE: REDFERN COURTHOUSE & POLICE STATION

WE HAVE SURVEYED upon your instruction the land shown on the accompanying plan comprised in Certificate of Title registered Vol 8645 Folio 135 being Lots 3 and 4 in Deposited Plan No. 2051 at Redfern in the Local Government Area of Sydney Parish of Alexandria County of Cumberland having frontage to **REDFERN STREET** and Turner Street.

WE REPORT that erected thereon is a brick and sandstone courthouse and a two storey brick police station building with a tile and metal roof **KNOWN AS 'REDFERN COURTHOUSE & REDFERN POLICE STATION' NO. 101-105 REDFERN STREET.** The buildings stand wholly within the boundaries of the subject property.

OFFSETS OF WALLS FROM BOUNDARIES are shown on the accompanying plan.

WE FIND THAT THE BOUNDARIES of the subject property are fenced as shown. The flag pole, sign airconditioning units, eave and gutters marked AB overhangs Turner Street by up to 0.83 of a metre. The wall of the adjoining building marked CD encroaches on the subject property by up to 0.05 of a metre. The wall of a the stone pillars marked EF encroaches on Redfern Street by up to 0.05 of a metre. The position of the buildings and fencing is shown on the accompanying sketch/plan. Apart from irregularities in fencing there are no other apparent encroachments of note by or upon the subject property.

THE SURVEY OF THE SUBJECT LAND is for identification, 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.

LOCKLEY LAND TITLE SOLUTIONS

A handwritten signature in black ink, appearing to read "M. Lockley", written over a light background.

REGISTERED SURVEYOR

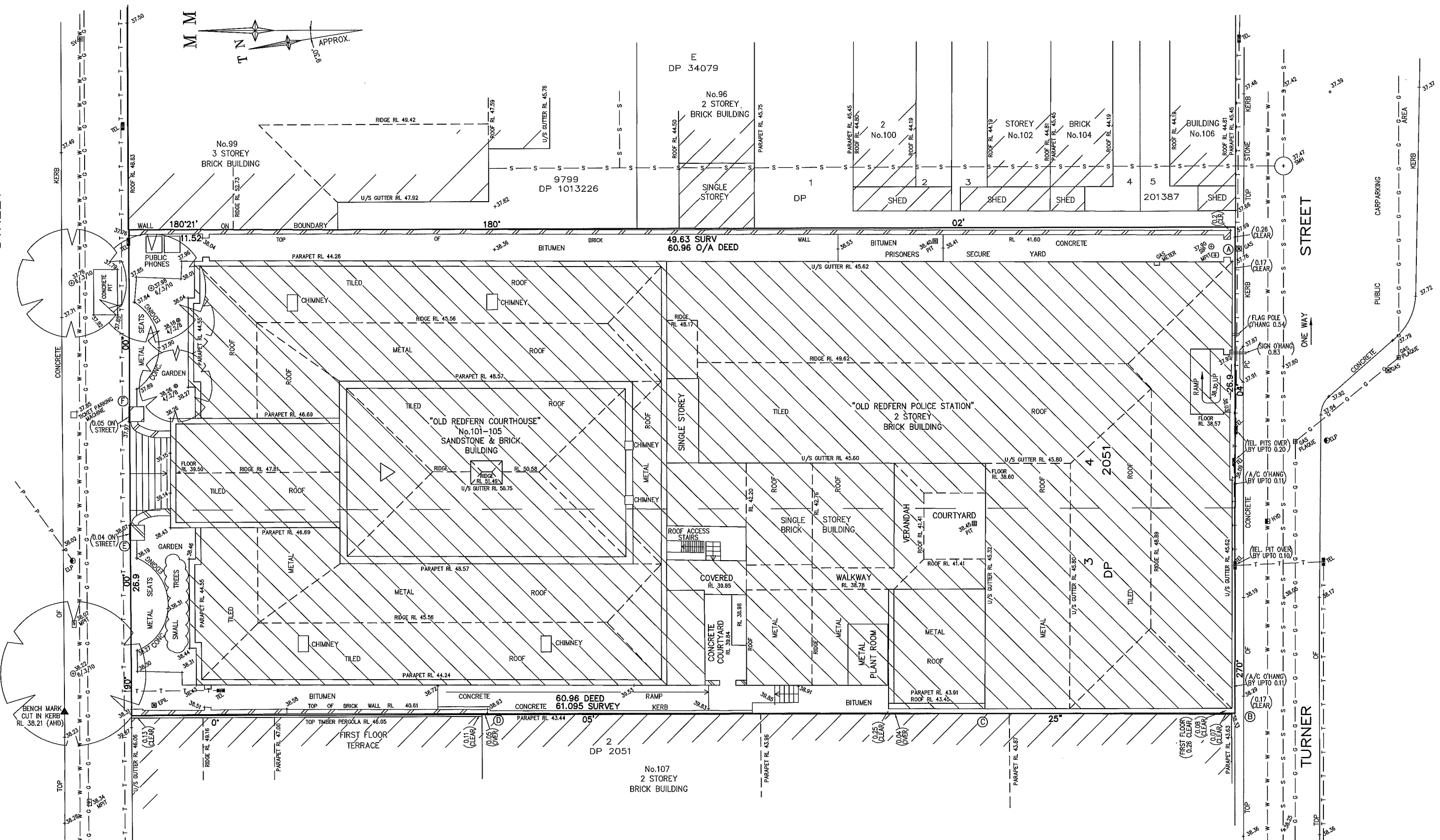
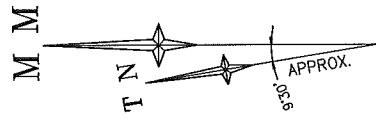
© COPYRIGHT 2000 LOCKLEY LAND TITLE SOLUTIONS

STREET

REDFERN

STREET

TURNER

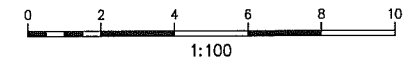


NOTES

- 1) THE BOUNDARIES HAVE NOT BEEN MARKED
- 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE OFFICE OF LAND & PROPERTY INFORMATION (NSW) AND ARE SUBJECT TO FINAL SURVEY
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 16640 R.L. 30.761 (A.H.D.) IN PHILLIP STREET
- 4) ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- 5) KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
- 6) FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
- 7) 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
- 8) 8/4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
- 9) BEARINGS SHOWN ARE MAGNETIC. ADD APPROX. 9'30" FOR TRUE NORTH BEARINGS

LEGEND

BENCH MARK	▲	WATER METER	WM
TELSTRA PIT	TEL	WATER VALVE	WV
ELECTRICAL PILLAR	EPIL	GAS VALVE	GAS
ELECTRIC LIGHT POLE	ELP	FIRE HYDRANT	FH
ELECTRICITY BOX	EL	PRAM CROSSING	PC
METAL POWER POLE	MPP	WINDOW	W
METAL PIT	MPIP	AIRCONDITIONING UNIT	A/C
GRATED INLET PIT	PIT	GAS	G
SEWER INSPECTION POINT	SIP	TELSTRA	T
SEWER MANHOLE	SMH	ELECTRICITY (OVERHEAD)	P
STOP VALVE	SV	WATER	W
HYDRANT	HYD	SEWER	S



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED 28-07-06

28-07-06

Registered Surveyor NSW

DATE OF SURVEY: 21/7/06

DATUM: AHD

SITE AREA: 1642 m²

LOCKLEY LAND TITLE SOLUTIONS

Registered Surveyors NSW
19 Mossey Street
Gladesville NSW 2111
PO BOX 400
Gladesville NSW 1675
ph:(02) 9879 6077
fax:(02) 9879 7143

CLIENT: NSW DEPARTMENT OF COMMERCE

PLAN OF DETAIL AND LEVELS OVER LOTS 3 & 4 IN DP 2051, KNOWN AS THE REDFERN COURT HOUSE AND POLICE STATION, REDFERN

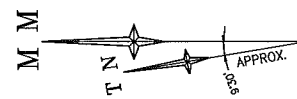
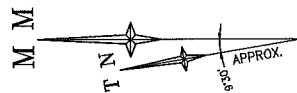
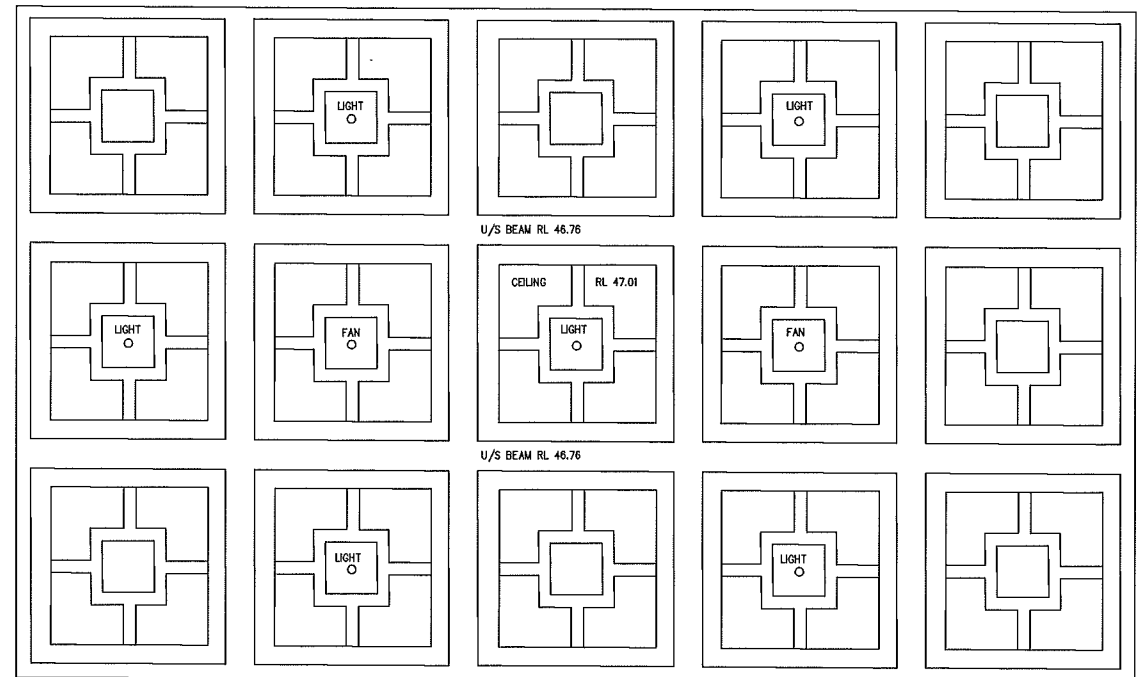
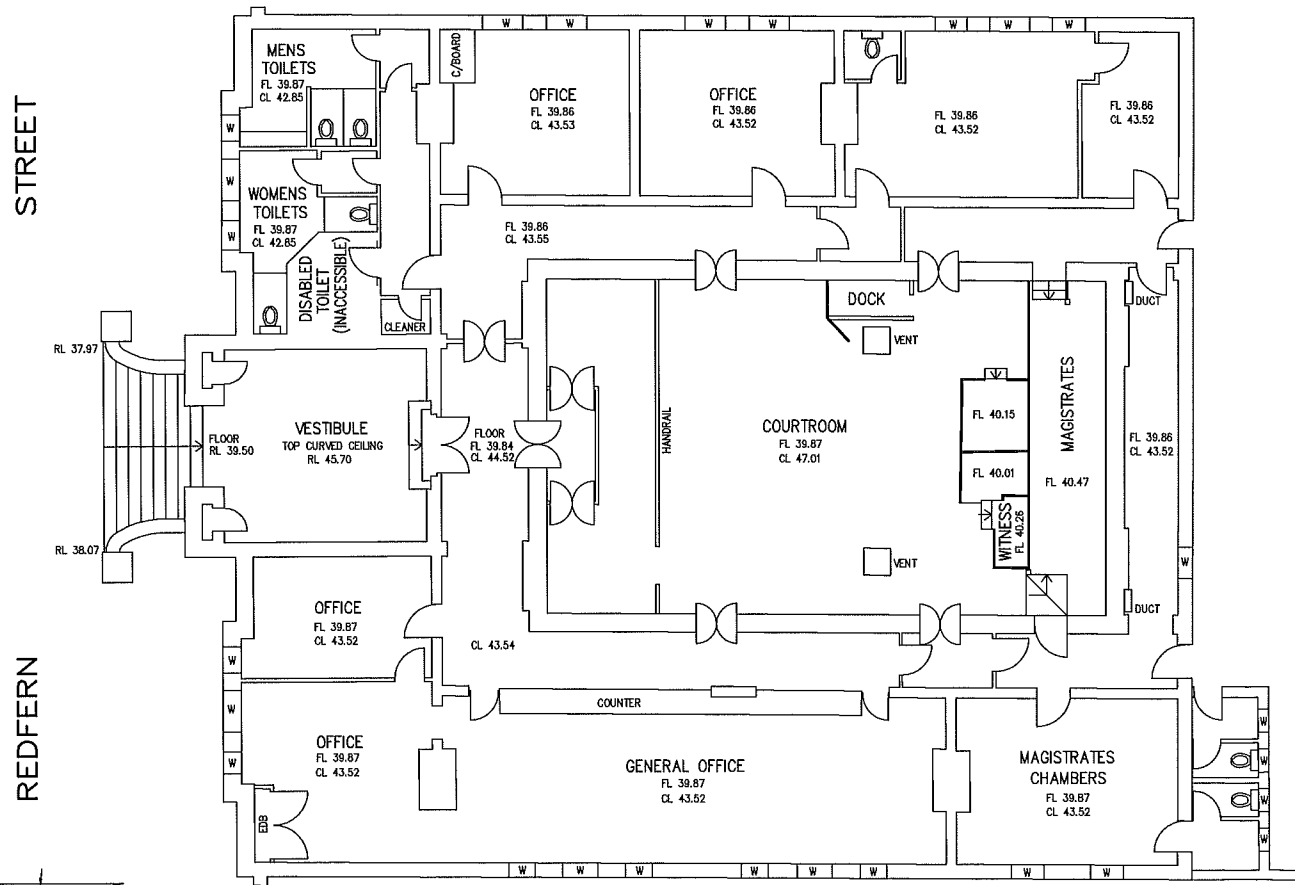
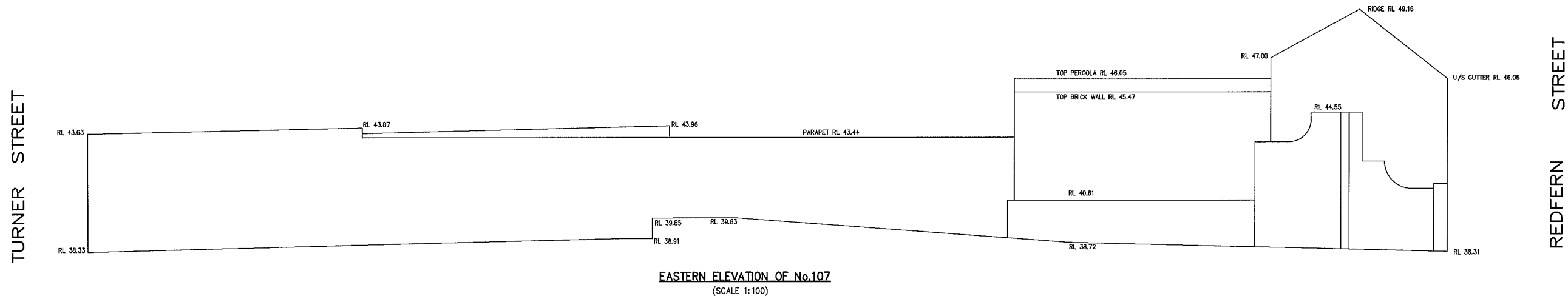
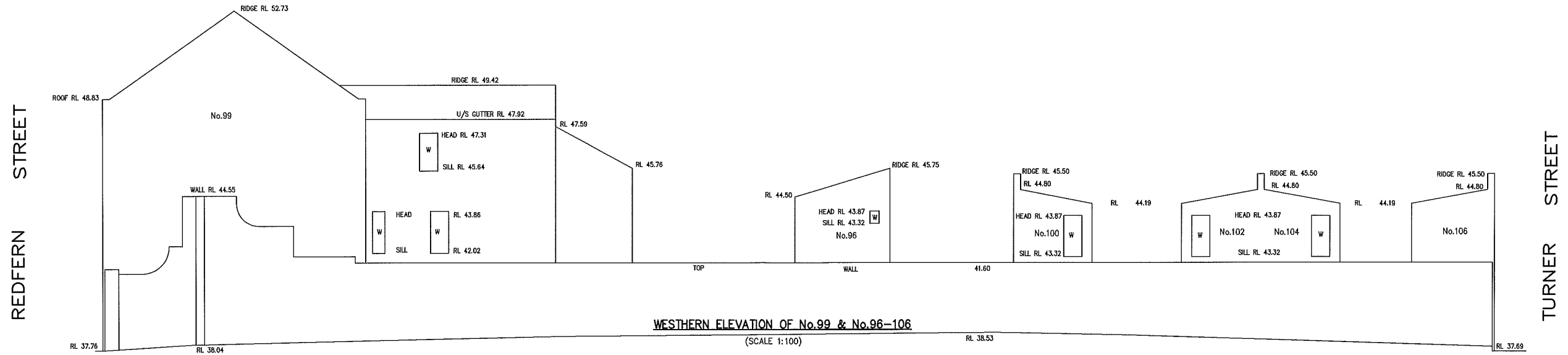
LGA: SYDNEY

ORIGINAL PLAN SIZE: A1 1:100

PROJECT No:

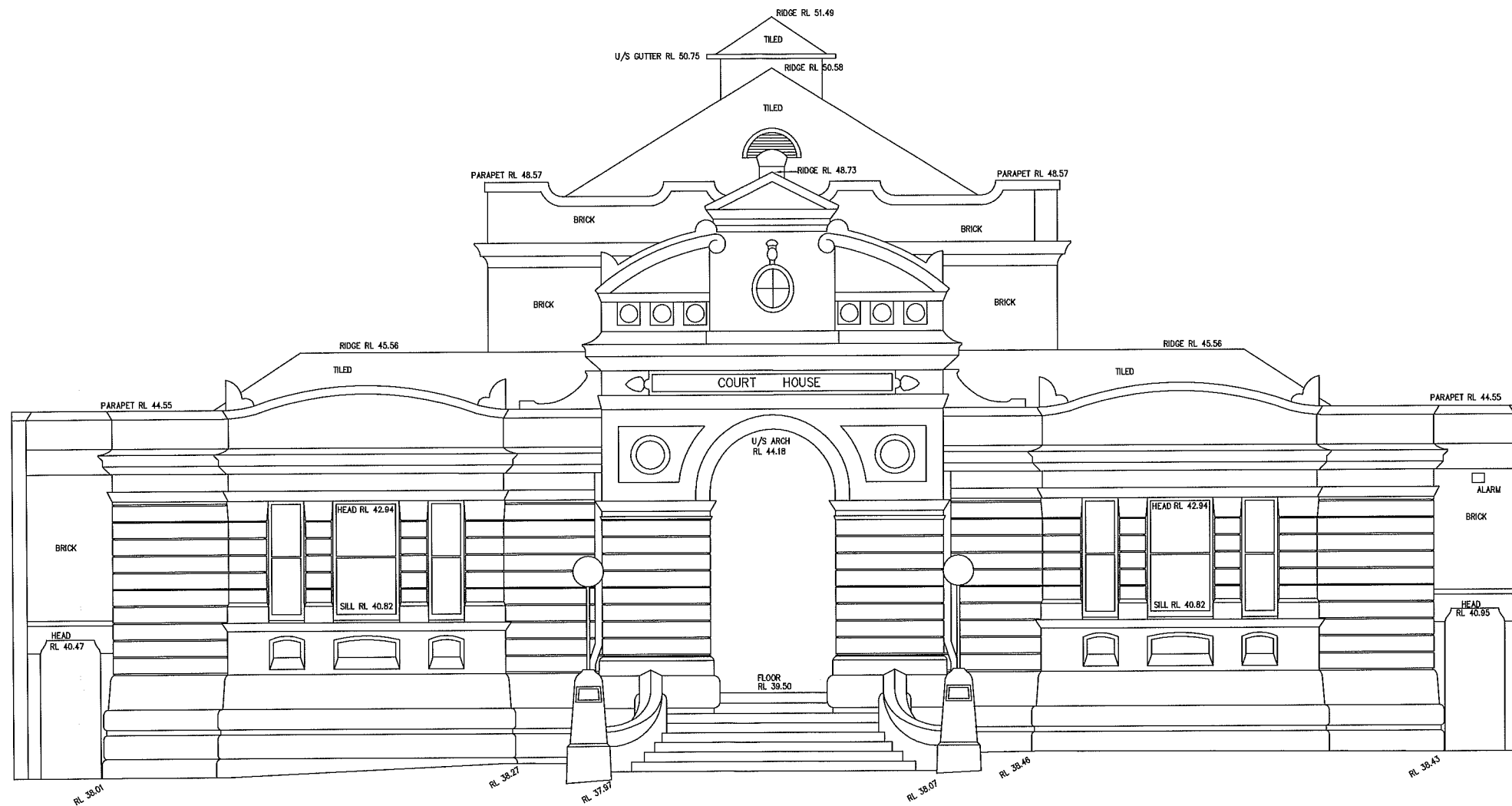
JOB REFERENCE: 29651DT

SHEET OF 4 SHEETS 1

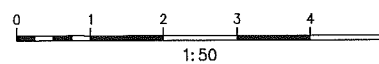


W - DENOTES WINDOW
FL - DENOTES FLOOR LEVEL
CL - DENOTES CEILING LEVEL
EDB - DENOTES ELECTRICAL DISTRIBUTION UNIT

THIS IS THE PLAN REFERRED TO IN MY LETTER 21/7/06 M M Registered Surveyor NSW	DATE OF SURVEY: 21/7/06 DATUM: AHD SITE AREA: 1642 m ²	LOCKLEY LAND TITLE SOLUTIONS Registered Surveyors NSW 19 Massey Street Gladstone NSW 2111 PO BOX 400 Gladstone NSW 1675 ph:(02) 9879 6077 fax:(02) 9879 7143	CLIENT: NSW DEPARTMENT OF COMMERCE PLAN OF ELEVATIONS OF THE REDFERN COURT HOUSE AND POLICE STATION, AND ADJOINING PROPERTIES, REDFERN LGA: SYDNEY	ORIGINAL PLAN SIZE: A1 AS SHOWN PROJECT No: JOB REFERENCE: 29651DT SHEET OF 4 SHEETS 2
	LOCKLEY 21/7/06			



NORTHERN ELEVATION OF COURTHOUSE



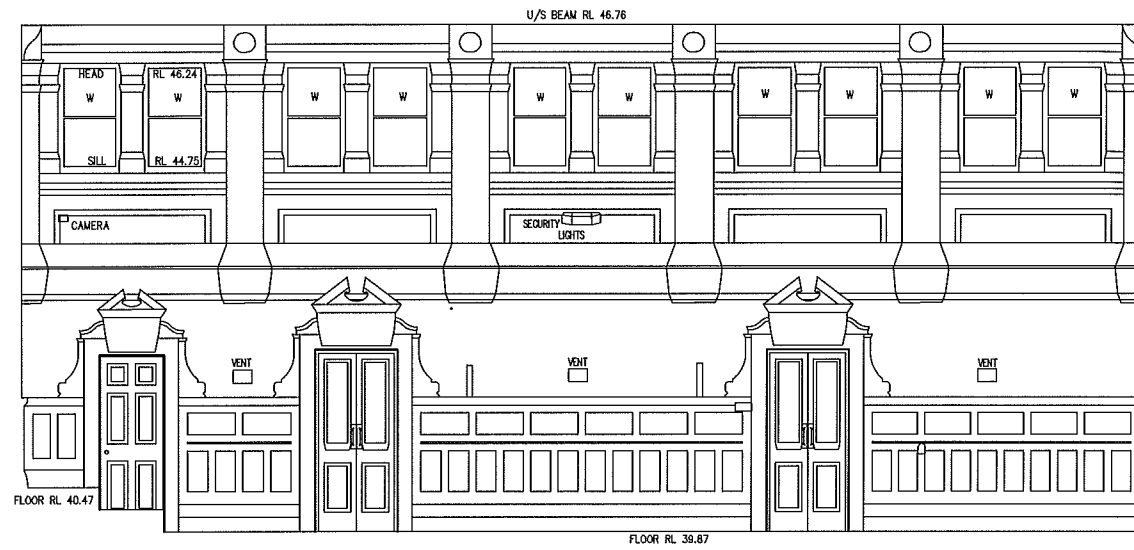
THIS IS THE PLAN REFERRED TO IN MY LETTER DATED 28-9-06
 Lockley
 Registered Surveyor NSW

DATE OF SURVEY: 21/7/06
 DATUM: AHD
 SITE AREA: 1642 m²

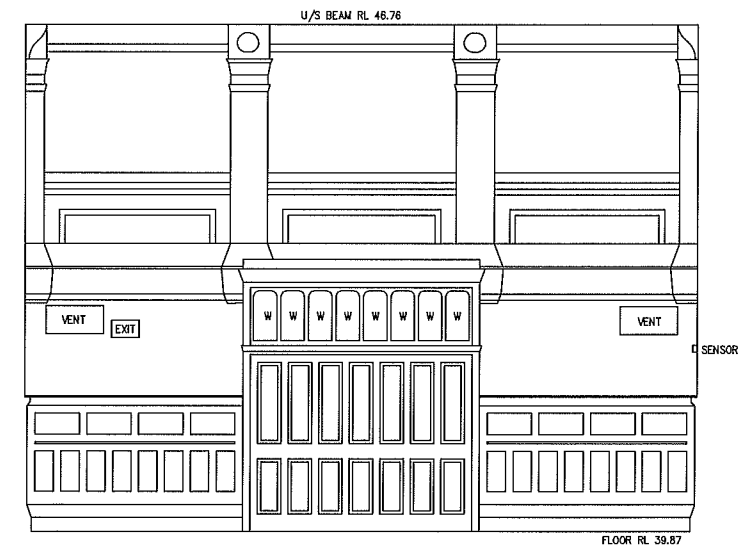
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 Registered Surveyors NSW
 19 Massey Street
 Gladesville NSW 2111
 PO BOX 400
 Gladesville NSW 1675
 ph:(02) 9879 6077
 fax:(02) 9879 7143

CLIENT: NSW DEPARTMENT OF COMMERCE
 PLAN OF FLOOR PLANS OF THE REDFERN COURT HOUSE AND POLICE STATION, REDFERN
 LGA: SYDNEY

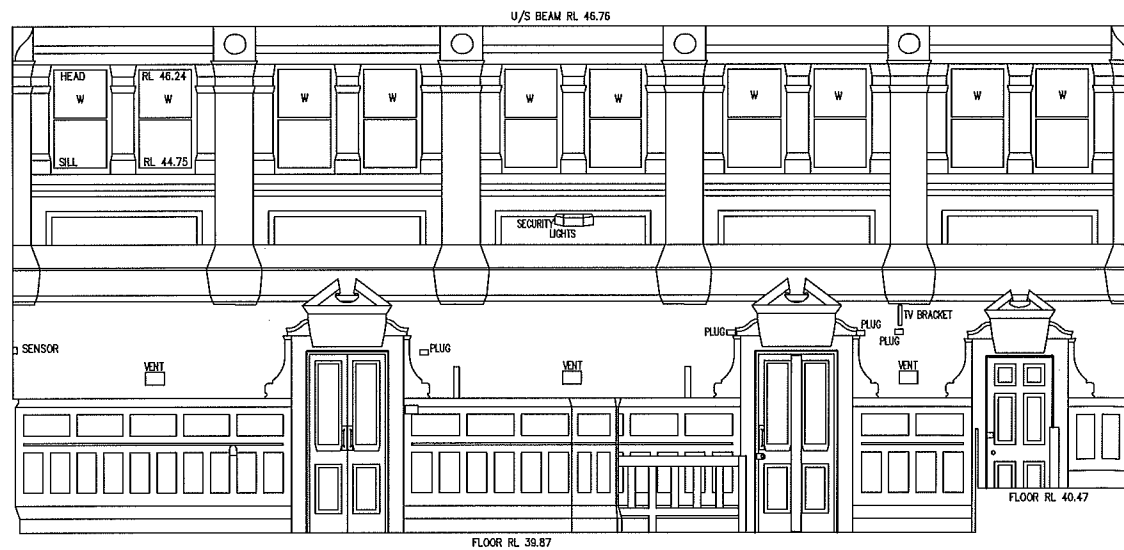
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 PROJECT NO:
 JOB REFERENCE: 29651DT
 SHEET OF 4 SHEETS 3



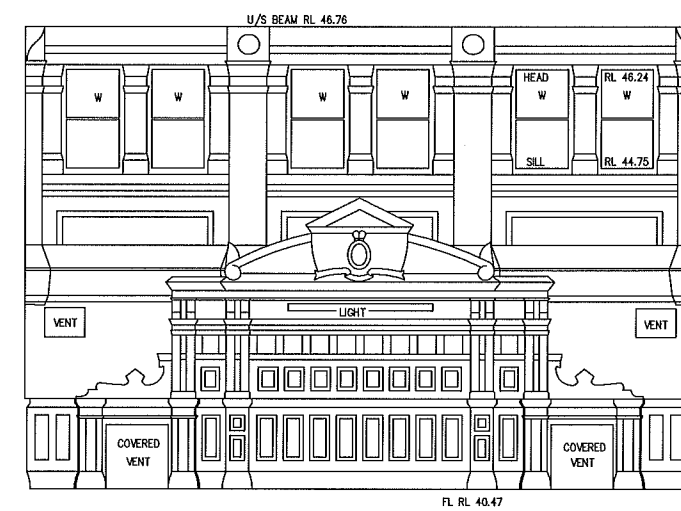
WESTERN WALL OF COURTHOUSE



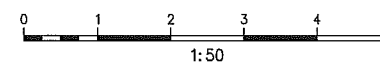
NORTHERN WALL OF COURTHOUSE



EASTERN WALL OF COURTHOUSE



SOUTHERN WALL OF COURTHOUSE



THIS IS THE PLAN REFERRED TO IN MY LETTER DATE OF SURVEY: 21/7/06 D.A. [Signature] [Signature] Registered Surveyor NSW	DATE OF SURVEY: 21/7/06	LOCKLEY LAND TITLE SOLUTIONS Registered Surveyors NSW 19 Massey Street Gladesville NSW 2111 PO BOX 400 Gladesville NSW 1675 ph:(02) 9879 6077 fax:(02) 9879 7143	CLIENT: NSW DEPARTMENT OF COMMERCE	ORIGINAL PLAN SIZE: A1 1:50
	DATUM: AHD		PLAN OF INTERNAL WALLS OF THE REDFERN COURT HOUSE AND POLICE STATION, REDFERN	PROJECT No: 29651DT
SITE AREA: 1642 m ²			LGA: SYDNEY	SHEET OF 4 SHEETS 4