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10 February 2021

REF: 51025 001A

To: NSW DEPARTMENT OF EDUCATION

Re: MULGOA PUBLIC SCHOOL

WE HAVE SURVEYED upon your instruction the land shown on the accompanying sketch comprised in Certificate of Title registered Folio Identifier 1663/1166869 being Lot 1663 in Deposited Plan No. 1166869 at Glenmore Park in the Local Government Area of Penrith Parish of Mulgoa having frontage to **DEERUBBIN DRIVE, DARUG AVENUE & FORESTWOOD DRIVE.**

WE REPORT that the land is vacant.

WE FIND THAT THE BOUNDARIES of the subject property are fenced partially as shown on the accompanying plan. Apart from irregularities in fencing there are no other apparent encroachments of note by or upon the subject property.

THIS LAND is affected by Easements and Restrictions on User as shown on the accompanying sketch and are summarized as follows:

- i). Restriction on the Use of Land, Deposited Plan No. 1109846 – No development or building shall be allowed unless satisfactory arrangements have been made with Council for provision of services, any outstanding contributions, or consolidations with adjoining lots
- ii). Restriction on the Use of Land, Deposited Plan No. 1153497 – Noted (X) on the Plan – No building shall be erected or permitted to remain within the restriction site unless the building complies with the noted fire ratings. Benefit to Integral Energy Australia
- iii). Restriction on the Use of Land, Deposited Plan No. 1153497 – Noted (X) on the Plan – No swimming pool or spa shall be erected or permitted to remain within the restricted site. Benefit to Integral Energy Australia
- iv). Appurtenant Easements for Retaining Wall Support created by DP1153498 and DP1153499 – Noted (X) on the Plan – are severed from the site and are now redundant. Notations have carried through on title from previous subdivisions no longer adjacent to the land.
- v). Easement for Padmount Substation and associated Restrictions on the Use of Land, Deposited Plan No. 1161693 – Noted (E3), (R1), and (R2) on the Plan – No building shall be erected or permitted to remain within the restriction site unless the building complies with the noted fire ratings; No swimming pool or spa shall be erected or permitted to remain within the restricted site. Benefit to Integral Energy Australia

THE BOUNDARIES have not been marked as shown on the accompanying plan.

THE SURVEY OF THE SUBJECT LAND is for detail and level purposes only and is restricted to those areas 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

A handwritten signature in blue ink, appearing to read 'Brett Williams', with a stylized flourish at the end.

Brett Williams B.Surv. M.I.S. (NSW)
REGISTERED SURVEYOR