

**G. K. WILSON & ASSOCIATES**  
A.C.N. 061 215 496  
**CONSULTING SURVEYORS**  
4 BRADLEY STREET DRUMMOYNE, 2047.  
PHONE 9719-1020 FAX 9819-6003

**IDENTIFICATION SURVEY REPORT**

**DATE:** 9/4/2009  
**OUR REF:** 12291

CLIENT: **Peter Holdings Pty Ltd**  
c/o M Franks  
2 Kent Road,  
Mascot, 2010.

RE : **Property at 4 Hercules Street, Surry Hills, being Lot1 DP 102400,  
Lots 4-9 DP 684 & Lot 22 DP 45,  
L.G.A. of SYDNEY, Parish of ALEXANDRIA, County of CUMBERLAND.**

As instructed, we have carried out a survey of the above property for identification purposes.

**REGISTERED PROPRIETORS: PETER HOLDINGS PTY LTD**

**IDENTIFICATION:**

1. This is based on the Folio Identifiers 9/684, 22/45 & Auto Consol 9896-94 dated 9/4/2009.
2. The subject property is shown on the attached plan and edged in red.
3. A full description of the property and improvements is as follows:  
A three storey brick building with a metal roof is situated upon and wholly within the boundaries & displays the number 4. A attached awning & concrete ramps also stand on the subject property. The building stands on the property as shown in the attached sketch.

**ENVIRONMENTAL PLANNING & ASSESSMENT (SAVINGS & TRANSITIONAL)  
REGULATION 1998**

4. The building is located on the property as shown in the attached sketch. Council will determine compliance of the building.

**DEFINITION OF BOUNDARIES OF THE SUBJECT PROPERTY:**

5. In our opinion the boundaries of the subject properties are as in DP 45, DP 684 & DP 102400.

**POSITION OF FENCES**

6. The subject property is not fenced as shown on the attached sketch.

**ENCROACHMENTS**

7. There are minor encroachments by or upon the subject property as shown.
  1. Part of the building stands up to 0.03m onto the adjoining property
  2. Part of the building stands up to 0.05m onto Cooper Lane
  3. Downpipes attached to the building overhang Uther Street & Cooper Lane
  4. Air conditioners attached to the building overhang Uther Street & Cooper Lane

No attempt was made to investigate subterranean encroachments.

**EASEMENTS & COVENANTS**

8. There are no easements & covenants recorded on the Folio Identifier.

**NOTE**

This survey is for identification purposes only & as such is not registered by Land & Property Information NSW. Subsequent registered surveys in this area may affect the boundary definition shown on this sketch. Any differences caused to the boundary definition shown on this sketch are beyond the control of G.K. Wilson & Associates who can accept no responsibility for such differences. If structures are to be erected, the boundaries must be marked.

YOURS FAITHFULLY

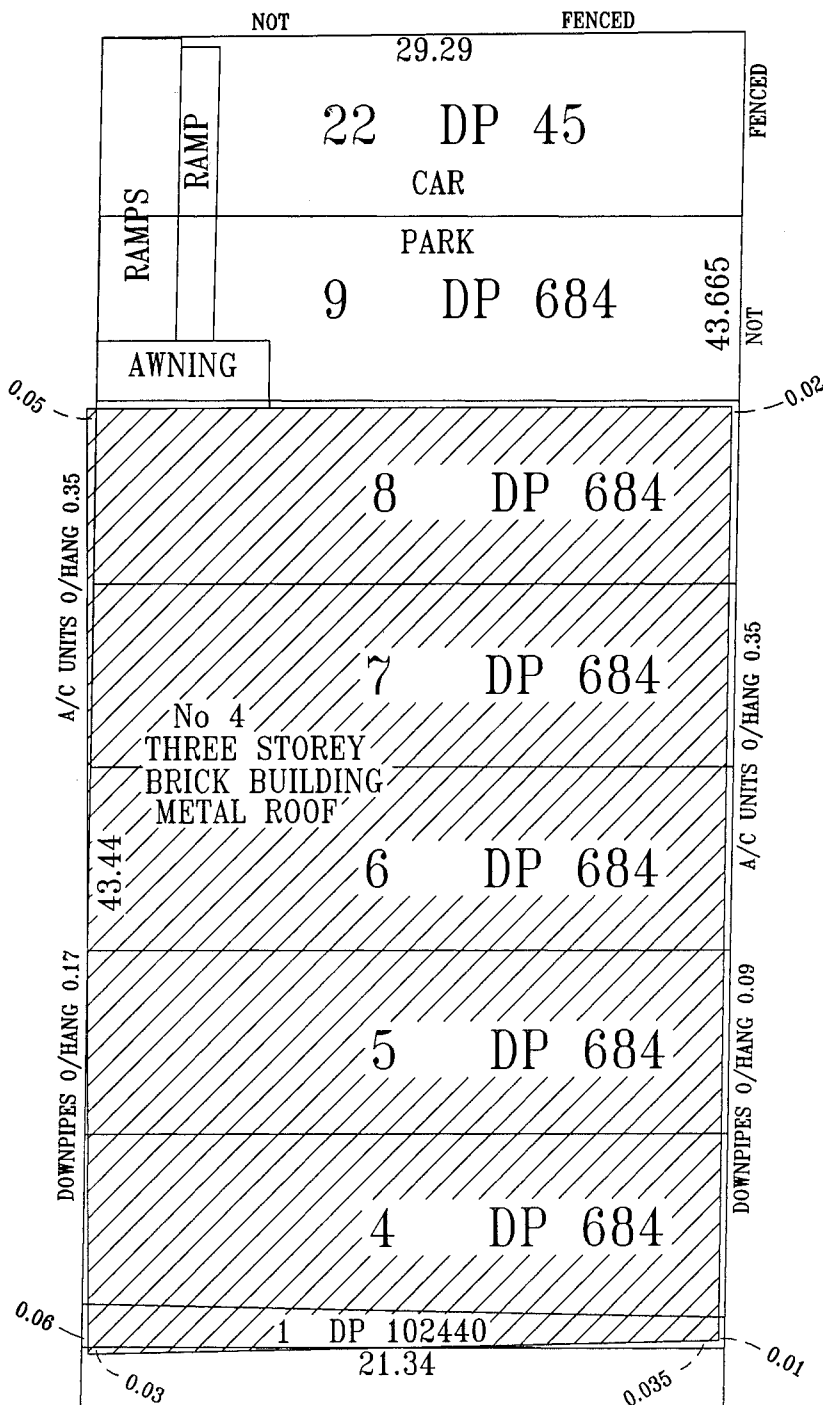
**G. K. WILSON**  
SURVEYOR REGISTERED UNDER  
THE SURVEYING ACT 2002.



# HERCULES STREET

COOPER LANE

UTHER STREET



NOTE: SITE AREA IS 926.9 square metres

SCALE: 1:250  
 PLAN No: 12291  
 DATE: 9/4/2009  
 DRAWN BY: G WILSON

*G. K. Wilson*  
 G. K. WILSON & ASSOCIATES  
 SURVEYORS REGISTERED UNDER THE  
 SURVEYORS ACT 2002