



# DP SURVEYING

A.B.N. 78 895 636 114

*Land & Engineering Surveys*

*David Parsons, B.Surv. M.I.S. (Aust)*

55 Whale Beach Road, Avalon Beach 2107

Mobile: 0414 183 220

Email: [david@dpsurveying.com.au](mailto:david@dpsurveying.com.au)

## **BOUNDARY REPORT**

Our Ref: 3469

Your Ref: VM

27 March, 2023

VIC & JAYNE MICALLEF  
212 HUDSON PARADE  
CLAREVILLE NSW 2107

Re: 212 Hudson Parade, Clareville.

I HAVE SURVEYED the land comprised in Folio Identifier 40/13760 being Lot 40 as shown in Deposited Plan Number 13760 and having a frontage of 10.06 metres to Hudson Parade, Clareville.

A full field survey has been made and the boundaries and distances from structures to boundaries as shown in the accompanying sketch are accurate.

A brick and weatherboard residence known as No.212 stands upon and wholly within the boundaries of the subject land in the position indicated in the accompanying sketch.

There is no contravention of Section 57 part 2 of The Local Government Act, 1993 - Regulation in regard to the position of walls of the residence from boundaries.

Structures built beyond High Water Mark as shown in Deposited Plan Number 13760 have been surveyed and are as shown in the accompanying sketch. Distances and areas of those structures are as shown in the second accompanying sketch.

There are no apparent Drainage Easements or Building Covenants endorsed upon the Folio Identifier.

Subject land is 1037 square metres by DP13760 and calculates at 1046 square metres by survey.

Other than those fencing irregularities shown in the accompanying sketch there are no visible encroachments on or by the subject land.

*Surveyor Registered (No.SU001819) Under Surveying and Spatial Information Act, 2012*



Sketch  
(NOT TO SCALE)

THIS IS SKETCH 1 REFERRED TO IN MY  
REPORT WITH REFERENCE NO. 3469 AND  
DATED 27 MARCH, 2023.

*D. Parsons*

DAVID PARSONS, B.SURV. UNSW, M.I.S.(AUST.)  
REGISTERED SURVEYOR NO.SU001819

HUDSON PARADE

LOT B  
DP435319

LOT 40  
DP13760

LOT 41  
DP13760

ROOF 0.045 CLEAR  
CARPORT 0.095 IN  
BRICK RESIDENCE NO.210

CARPORT 0.10 CLEAR  
ROOF 0.05 CLEAR  
BK 0.24 IN

BRICK &  
WEATHERBOARD  
OVER  
CONCRETE  
HARDSTAND  
COVERED

BRICK &  
WEATHERBOARD  
RESIDENCE  
NO.212

BK 0.21 IN  
FENCE 0.28 IN

FENCE 0.06 OUT  
FENCE 0.08 IN

W/B  
SHED  
ROOF 0.03 CLEAR  
SHED 0.21 CLEAR  
(A)

(A) BASE OF ROCK OR STONE  
RETAINING WALL

E.FACE BK 0.065 IN

HWM BY DP13760

WALL BELOW  
CONCRETE  
TERRACE  
OVER

RENDERED  
BOAT SHED  
WALL BELOW

SLIP RAILS ON STONE  
& CONCRETE RAMP

CONCRETE  
BLOCK SEA WALL

PIER 0.145 IN

BLOCK WALL 0.16 CLEAR

W.FACE BK ON BDY  
E.FACE BK 0.02 OUT

BRICK  
RESIDENCE  
NO.214

W.FACE BK 0.085 OUT

GUTTER 0.24 CLEAR  
FENCE 0.07 OUT  
CONCRETE 0.125 CLEAR  
GUTTER 0.035 CLEAR

CARPORT  
OVER  
CONCRETE  
HARDSTAND

BK 0.12 ON STREET

BK 0.155 ON STREET

BK 0.225 ON STREET

BRICK FENCE

BRICK FENCE

FENCE

BRICK

FENCE

BRICK

BRICK FENCE

BRICK FENCE

CONCRETE

CONCRETE

PITTWATER

○ BERTHING PILE



THIS SURVEY HAS BEEN MADE FOR IDENTIFICATION PURPOSES ONLY.  
IF IT IS INTENDED TO ERECT ANY IMPROVEMENTS ALONG OR NEAR THE BOUNDARY OF THE SUBJECT  
LAND, A FURTHER SURVEY SHOULD BE MADE TO MARK THESE BOUNDARIES.

LOT B  
DP435319

LOT 40  
DP13760

LOT 41  
DP13760

47.245 TO HWM  
BY DP13760

52.12 TO HWM  
BY DP13760

#### SCHEDULE OF DISTANCES

1. 3.074	39. 4.506
2. 3.081	40. 4.568
3. 3.083	41. 3.224
4. 2.88	42. (0.239)
5. 0.821	43. 1.816
6. 3.345	44. 1.851
7. 2.804	45. 1.397
8. 1.346	46. (1.129)
9. 8.831	47. 15.298
10. 2.35	48. 3.476
11. 1.16	49. 6.497
12. 0.417	50. 2.74
13. 2.296	51. 7.048
14. 2.433	52. 2.993
15. 1.30	53. 15.322
16. 6.106	54. 1.796
17. 2.275	55. (0.191)
18. 5.667	56. 5.339
19. 2.344	57. 6.657
20. 2.221	58. 5.615
21. 3.561	
22. 3.145	
23. 1.472	
24. 1.106	
25. 0.938	
26. 2.759	
27. 9.388	
28. 0.697	
29. 0.675	
30. 0.685	
31. 0.785	
32. 0.808	
33. 3.191	
34. 4.004	
35. 3.737	
36. 2.226	
37. 6.333	
38. 1.892	

#### SCHEDULE OF AREAS

RECLAIMED LAND 161.9m<sup>2</sup>  
BOAT SHED 17.5m<sup>2</sup>  
SLIP RAILS 2.9m<sup>2</sup>  
TIMBER JETTY 53.6m<sup>2</sup>  
BERTHING AREA 35.9m<sup>2</sup>  
TOTAL 271.8m<sup>2</sup>

NATURAL GROUND BEYOND HWM BY  
DP13760 EXCLUDED FROM LEASE AREA 34.2m<sup>2</sup>

PITTWATER



THIS IS SKETCH 2 REFERRED TO IN MY  
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DATED 27 MARCH, 2023.

*D. Parsons*

DAVID PARSONS, B.SURV. UNSW, M.I.S.(AUST.)  
REGISTERED SURVEYOR NO.SU001819

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