

28/10/2020

Clayton and Lee Whipp

60 PRINCE ALFRED PDE

NEWPORT 2106

Attention: Clayton

RE: IDENTIFICATION SURVEY – 60 PRINCE ALFRED PDE NEWPORT 2106

The following report is based on a title search dated 20/04/2021

As instructed, we have surveyed, for identification and boundary marking purposes only, the land comprised in Certificate of Title Folio Identifier 22/527184 being Lot 22 in Deposited Plan 527184 having a frontage of 27.455 metres to Prince Alfred Parade and extending through to Pittwater in the Suburb of Newport, Local Government Area of Northern Beaches, Parish of Narrabeen, County of Cumberland, New South Wales known as 60 Prince Alfred Parade. The boundaries of the aforementioned land have been shown by red edging on the sketch herein.

Upon this land stands a 1 & 2 storey residence built of brick and timber together with a timber and brick carport & balconies off each level. The positions of these structures in relation to the boundaries are shown in the sketch herein.

Along the south eastern side of the subject lot, the carport brick foundation and guttering extends onto the adjoining lot by up to 330mm & 170mm respectively, and the concrete driveway cuts across into this adjoining lot. A shortage of 25mm was observed in the boundary 22.505m long as shown in the sketch herein.

Along the northern side of the access way to Pittwater at the western side of the subject lot, the adjoining lot is undergoing construction works and landscaping, with retaining walls extending into the subject lot. Also, pathways to access lot 21 are evident outside of the existing right of footway as shown in the sketch and the recently built brick wall extends onto the subject lot by 20mm. The old fibre-cement garage sits on a concrete sleeper retaining wall which extends onto the subject lot by 150mm and the roof overhangs 110mm. Boundary marks along this common boundary placed by other surveyors have been surveyed and discrepancies shown in the sketch herein.

No investigation has been made into the timber jetty extending into Pittwater and the reclaimed land beyond the former Mean High Water Mark.

Boundary marks have been placed at all corners of the property and line marks placed along the longer boundaries for fencing purposes.

This survey has been undertaken for the aforementioned purposes only and must not be used for any other purpose. Should any building or construction works be intended for the site, only boundary marks should be used.

This report must be read in conjunction with associated sketch and was prepared for exclusive use of the client and their assigns. No Liability for any potential loss, howsoever arising, can be accepted from any third party seeking to rely upon the information contained herein.

Yours faithfully,



R. S. Davidson
Registered Land Surveyor
Geodesy Pty Ltd