



Our Ref: 14005
Date: 31 May 2018

Benedict Industries
PO Box 10
MOOREBANK NSW 2170

ATTENTION: MR ERNEST DUPERE

Dear Ernest,

**Re: Lot 7 in DP1065574 at Moorebank
Georges River Boundary Definition**

This letter has been prepared for Benedict Industries Pty Ltd. to document the actual position of the common boundary of the Georges River and Lot 7 in DP1065574.

To determine the position of the abovementioned boundary JMD have made extensive investigations.

A topographical survey of the Georges River bank within Lot 7 in DP1065574 on 15th May 2018 by JMD found that the position of the mean high-water mark is no longer consistent with the boundary identified in the most recent survey plan. The most recent survey plan defining the mean high water mark of the Georges River Boundary in this area is DP189774 (circa 1932).

Clause 48(3) of the Survey Practice Regulation 2017 states:-

“If the change in the position of the mean high-water mark arose otherwise than from natural, gradual and imperceptible accretion or erosion, the position of the mean high-water mark, as defined by a survey plan, survey report or survey record filed or recorded by the Registrar-General or a public authority before the change, is to be adopted”.

The Georges River has been subject to a number of significant flood events over time which have resulted in changes to the position of the mean high-water mark within the Georges River. During our investigation, the NSW Land Registry Service acknowledged that changes to the position of the mean high-water mark within the Georges River due to floods are not considered to be part of *“natural, gradual and imperceptible accretion or erosion”*.

As such, the most recent survey plan which defines the mean high-water mark of the Georges River adjacent to Lot 7 in DP1065574 is DP189774 (circa 1932) and this has been used to determine the position of the common boundary of the Georges River and Lot 7 in DP1065574.

DP189774 shows surveyed lines west of the alignment of the Georges River boundary (mean high-water mark) and these have been adopted as the design extents of proposed rock armouring works within Lot 7 in DP1065574.

Appended to this letter is a plan showing the mean high-water mark derived from DP189774 and the extent of the proposed rock works overlaid on a current aerial photograph.

It is my assessment that all proposed rock works for bank protection of the Georges River, assuming a standard 60 degree angle of repose, can be carried out completely within Lot 7 in DP1065574.

Yours faithfully

JOHN M DALY & ASSOCIATES PTY LTD

A handwritten signature in black ink, appearing to read 'Paul M Daly', is written over a dotted horizontal line.

Paul M Daly
Registered Surveyor

Attachments:

MEAN HIGH WATER MARK DP189774

LEGAL PROPERTY BOUNDARY

LOT 7

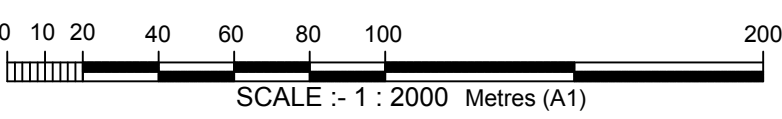
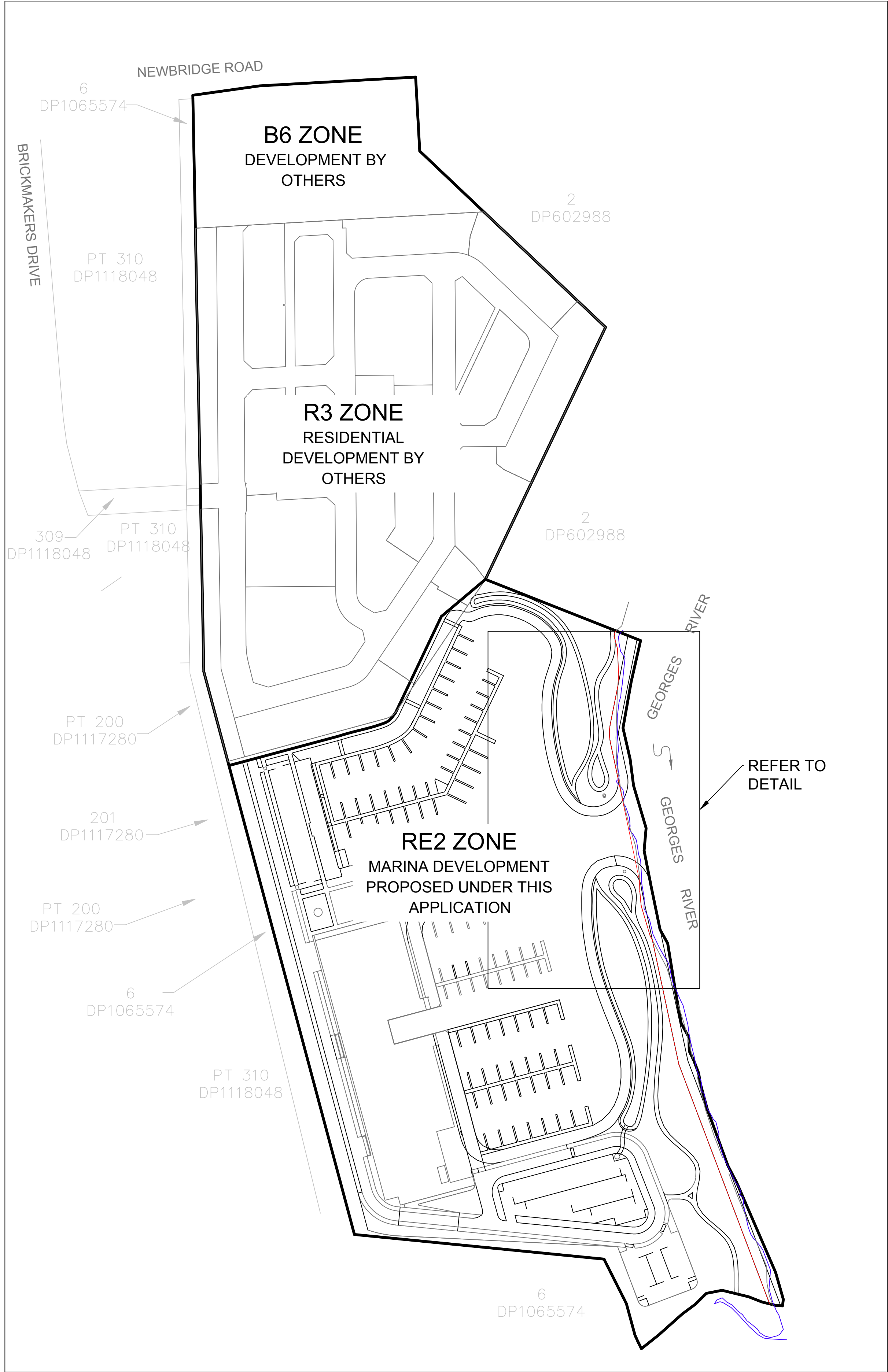
DP 1065574

GEORGES

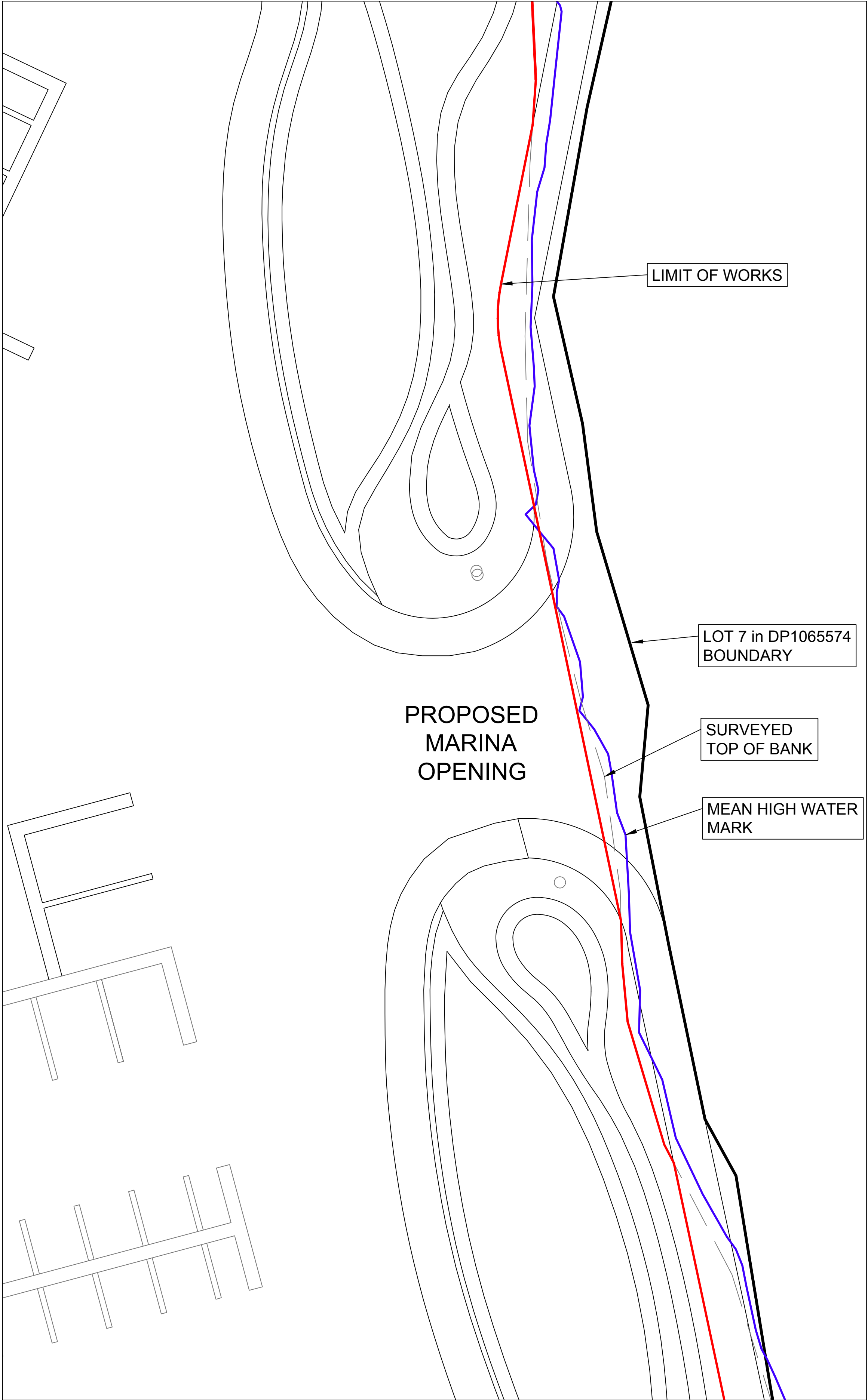
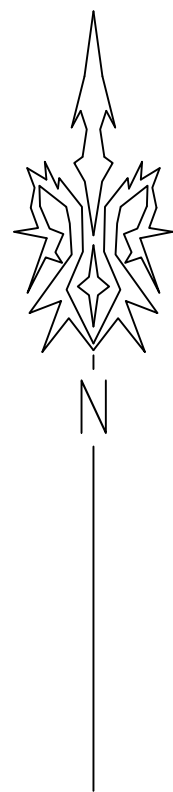
PROPOSED EDGE OF ROCK WORKS
MEAN HIGH WATER MARK DP189774
LEGAL PROPERTY BOUNDARY

RIVER

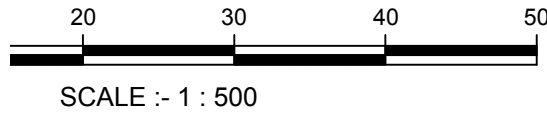




OVERALL PLAN
RATIO 1:2000



DETAIL PLAN OF FUTURE RIVER OPENING
RATIO 1:500



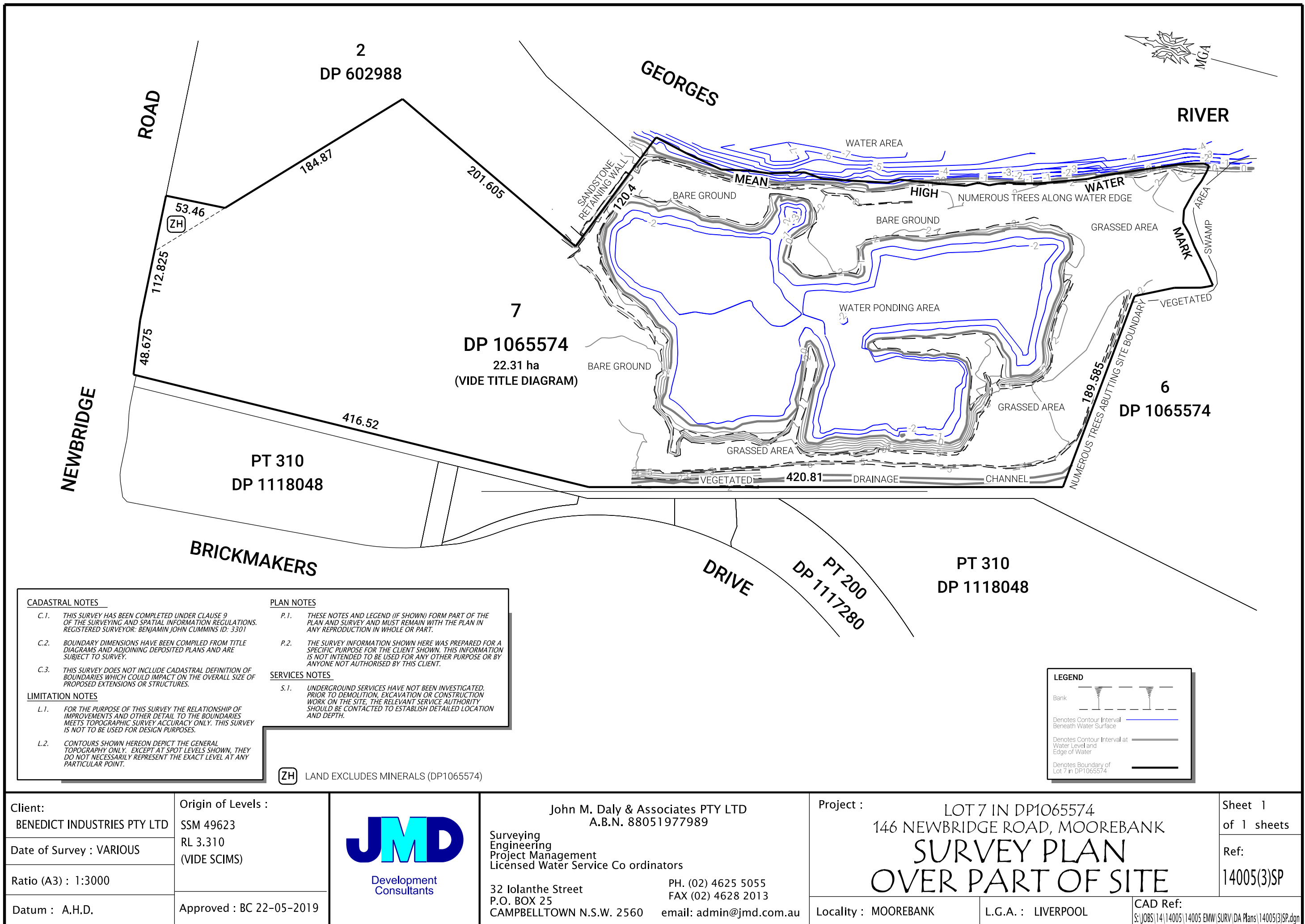
Issue	App	Date	Description
C	S.G.	21-05-2019	LIMIT OF WORKS BOUNDARY SHOWN & ARCHITECT'S PLAN REMOVED
B	S.G.	20-05-2019	OVERLAID ON ARCHITECT'S PLAN
A	S.G.	20-05-2019	ISSUED FOR INFORMATION

Client: BENEDICT INDUSTRIES PTY LTD.	Datum : AHD
Designed by : S.G.	Origin of Levels : N/A
Date of Drawing : 20-05-2019	Date of Survey : N/A
Ratio (A1) : 1:2000	



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32 Iolanthe Street P.O. BOX 25 CAMPBELLTOWN N.S.W. 2560	

Project : LOT 7 IN DP1065574 - 146 NEWBRIDGE ROAD, MOOREBANK	Sheet 1 of 1 sheets
PLAN SHOWING BOUNDARY, MEAN HIGH WATER MARK & PROPOSED MARINA	Ref: 14005E33
Locality : MOOREBANK	L.G.A. : LIVERPOOL
CAD Ref: S:\JOBS\14\14005\14005 EMW\ENG\CAD\E33 - MARINA INFO\MARINA DA BASE	



The ratio shown on this plan relates to the original plan, produced by JMD only. Any photocopying or printing from digital files provided (particularly PDF files) may significantly alter the ratio of the plan.