

**REGISTERED SURVEYORS  
DEVELOPMENT • CONSTRUCTION • STRATA**

ABN 12 092 884 609

27 September 2024

4467 council rep1 Rev A

**Office Address:**  
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Ray Raad  
Raad Property Acquisition No10

**Correspondence Address:**  
PO Box 305  
Five Dock NSW 2046

**Re:- Lot 2 DP 219413 , Bachell Street Lidcombe Easements**

**Tel:** (02) 9712 7111

I have completed a review of the easements located upon the land and  
I note the following.

**Email:**  
[survey@stratasurv.com.au](mailto:survey@stratasurv.com.au)

Easement for drainage 3.353 wide vide Dealing D375002 and easement for drainage 0.61 wide & variable vide Dealing P196110 are the main channel running through the site from Bachell street through to the railway. This easement benefits Public works of NSW /Sydney water and is currently in use.

Easement for drainage of water 3.05 metre(s) wide & variable width Dealing 7502265 and Dealing D19021 are located in the south east corner of the land connecting from the railway land into the main channel and is in use. This easement benefits property owners to the east that front Birnie Ave.

Easement for drainage affecting the part of the land above described shown as site of easement 3.048 wide and var. in DP219413 vide Dealing D553531 runs through the site from Bachell Street opposite Rawson street and connects into the main stormwater channel abutting the railway land. To the east of the channel the easement is in the same location as easements created by Dealing 7502265 and Dealing D19021 noted above. This easement benefits property owners to the east that front Birnie Ave.

The Dealing 553531 states that this easement is in fact for WATER SUPPLY PIPELINES and contains additional reference to drainage structures.

From our site investigation there is no drainage pipeline contained within the western portion of this easement Dealing 553531 from Bachell street through to the stormwater channel

Furthermore as the land slopes west to east from Bachell street to the stormwater channel this would eliminate any ability of stormwater being able to be drained from the properties to east through this western portion of the easement uphill to Bachell Street.

It would appear that the sole purpose of this easement for drainage was to enable drainage from the properties to the east into the main stormwater channel as occurs today which rendered the western portion of the easement superfluous to requirements.

The western portion of the easement would appear to have been for the sole purpose of enabling water supply to be connected from the benefitting properties to Bachel street.

# STRATASURV

I note there is no evidence of water supply pipelines currently existing crossing the water channel and Sydney Water asset plans do not show any supply pipelines entering the site from Bachel street.

Sydney Water asset plans show water supply to the properties to the east being supplied from Birnie Ave.

It is therefore our opinion that the western portion of this easement D553531 is abandoned if in fact it was ever in fact utilised and accordingly you should apply to Land Register Services for the removal of this easement from your title.

We look forward to answering any questions you may have in regards to our scope and costing.

Yours faithfully



Anthony Mitchell  
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