

Our Reference: 191977-1

Stellen Consulting  
L1/27 Belgrave Street  
Manly NSW  
Attn: Mohamud Ibrahim

**Survey Report**  
**84 Avalon Parade, Avalon Beach**  
**Lots 1 & 2 in DP 11545**

Dear Mohamud,

In accordance with your instructions we have completed an investigation into the requirement for an easement to drain water from 84 Avalon Parade into the existing stormwater pipe in 82 Avalon Parade. Image 1 below provides a graphical representation of the proposed stormwater line.

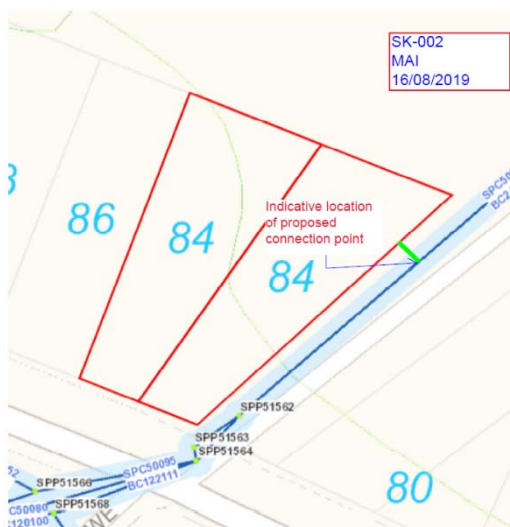


Image 1: Screenshot from '84 Avalon Pde-SK-002.PDF'

The existing stormwater line is constructed within an easement to Drain Water which is to the benefit of Northern Beaches Council. The easement burdens No.82 Avalon Parade (Strata Plan 30195) to the benefit of 'The Council of the Shire of Warringah' – now being Northern Beaches Council. This easement was created via Deposited Plan 517185.

As this easement benefits Council and abuts the property boundary between No.82 & 84 Avalon Parade it is our opinion that there is no requirement for any additional easement to be created. With that being said we advise the developer to approach Council with the proposed development. It is Council's decision whether or not to allow access into the existing pipes within current easement.

Attached are copies of the Title searches for No82 & No.84 Avalon Parade

Yours Faithfully,

William Homer

**William Hamer**  
**Registered Land Surveyor**  
**Surveyor ID: 1606**

Form 1

OFFICE USE ONLY

PLAN OF  
subdivision of the land in C.T. Vol: 6255 Fol: 232  
being Lot B in Transfer D676792

Mum/Shire/City: Warringah  
Town or Locality: Avalon  
Parish: Narrabeen  
County: Cumberland

Scale: 100 Ft. = 1 inch

D.P. 517185  
Registered: 22-10-1965  
C.A.: 6334 or 40 65  
Title System: Torrens  
Purpose: Subdivision  
Ref. Map: Warringah Sh 8  
Last Plan: D 676792 (DP9151)

WARNING: Plan Drawing only to appear in this space.

WARNING: Plan Drawing only to appear in this space.

Now No. 82

No. 84

Avalon (60' wide)

Parade

Signatures, Seals and Statements of Intention to dedicate public roads or public reserves or create drainage reserves, easements, or restrictions as to user.

Pursuant to Section 88B of the Conveyancing Act, it is intended to create an easement to drain water 30' wide, 436' wide, & variable width.

Instrument filed as K141788

281712

1, Kay Graham Harmer of 37 Shirley Rd, Shellharbour, a surveyor registered under the Surveyors Act, 1902, as amended, hereby certify that she has examined this plan and is satisfied that it is a true and correct representation of the land as shown on the ground and has been prepared in accordance with the provisions of the Surveyors Act, 1902, as amended, and was completed on 12th March 1965.

Dated this 12th day of March 1965.

Signature: Kay Graham Harmer

Seals and either (1) or (2). I insert date of survey.

Council Clerk's Certificate.

I hereby certify that—  
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans); and  
(b) the requirements of Section 34B of the Metropolitan Water, Sewerage, and Drainage Act, 1958, as amended, have been complied with by the applicant in relation to the proposed Subdivision (Section 34B "new road" or "subdivision") set out hereon.

Subdivision No. 6334  
Date: OCT 65

Signature: [Signature]  
DGP Council Clerk

\*NOTE—This part of certificate to be deleted where the application is only for the opening of a new road or where the land to be subdivided is wholly outside the area of operation of the Metropolitan Water Sewerage and Drainage Board.

SURVEYORS REFERENCE 10898.E.

D.P. 517185

FEET	INCHES	METRES
6	2 7/8	1.902
10	-	3.048
20	-	6.096
21	0 1/2	6.414
26	11 1/2	8.217
29	3 1/4	8.922
30	-	9.144
30	1 5/8	9.185
34	8	10.566
36	11 1/2	11.265
43	6	15.259
47	3	14.402
57	-	17.374
60	-	18.288
66	-	20.117
66	2 7/8	20.190
81	-	24.689
125	-	38.100
125	7	38.278
134	8	41.046
144	8 5/4	44.113
200	8	61.163
208	6 5/4	63.570
211	5	64.369
227	-	69.190
378	3 5/8	115.300
405	6 5/4	123.006
461	3 5/4	140.566
489	3 5/4	149.142
498	11 1/2	152.083

AC RD P SO M

- 2 14 1/2 2390

AC RD P HA

3 = 2 1/2 1.22

EASEMENT

I, Jack Hayward Watson, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 8th day of April, 1976.

Watson

K 141788

10/11  
22/10/61

Roll K 355

INSTRUMENT SETTING OUT TERMS OF EASEMENTS AND RESTRICTIONS  
AS TO USER INTENDED TO BE CREATED PURSUANT TO SECTION 88B  
OF THE CONVEYANCING ACT, 1919.

PART 1

Plan: DP517185

Subdivision of Certificate of Title Volume 3255  
Folio 232 covered by Council Clerk's Certificate  
No. 6334 of 1968.

Full name and  
address of prop-  
rietor of the land.

Ronald Arthur McWilliam of 4 Greycliffe Avenue,  
Vaucluse.

1. Identity of  
easement or  
restriction  
referred to  
in above-  
mentioned  
plan:

Easement to drain water 30' wide, 43'6" wide and  
variable width.

Schedule of lots, etc. affected

Lots burdened.

1  
2

Lots, name of road, or Authority,  
benefited.

The Council of the Shire of Warringah.

Signed in my presence by Ronald Arthur  
McWilliam who is personally known to  
me.

.....  
(Proprietor)

.....  
A Justice of the Peace

Warringah Shire Council

.....  
DEPUTY Shire Clerk

AMENDMENTS AND/OR ADDITIONS MADE ON  
PLAN IN THE LAND TITLES OFFICE.

This negative is a photograph made as a permanent  
record of a document in the custody of the  
Registrar General this day. 9th May, 1986





LAND  
REGISTRY  
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

# Title Search

Information Provided Through  
Aussearch  
Ph. 02 9267 9728 Fax. 02 9267 9226

FOLIO: 1/11545

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SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
22/8/2019	2:10 PM	2	3/8/2017

LAND

----

LOT 1 IN DEPOSITED PLAN 11545  
AT PITTWATER  
LOCAL GOVERNMENT AREA NORTHERN BEACHES  
PARISH OF NARRABEEN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP11545

FIRST SCHEDULE

-----

JAMES STEEL TIERNEY (AE AM614200)

SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 A991278 COVENANT

NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

ra

PRINTED ON 22/8/2019

\* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.



LAND  
REGISTRY  
SERVICES

NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

# Title Search

Information Provided Through  
Aussearch  
Ph. 02 9267 9728 Fax. 02 9267 9226

FOLIO: 2/11545

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SEARCH DATE	TIME	EDITION NO	DATE
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22/8/2019	2:10 PM	3	3/8/2017

## LAND

----

LOT 2 IN DEPOSITED PLAN 11545  
LOCAL GOVERNMENT AREA NORTHERN BEACHES  
PARISH OF NARRABEEN COUNTY OF CUMBERLAND  
TITLE DIAGRAM DP11545

## FIRST SCHEDULE

-----

JAMES STEEL TIERNEY (AE AM614200)

## SECOND SCHEDULE (2 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 B686976 COVENANT

## NOTATIONS

-----

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

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FOLIO: CP/SP30195

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SEARCH DATE	TIME	EDITION NO	DATE
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22/8/2019	2:05 PM	19	11/12/2013

## LAND

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THE COMMON PROPERTY IN THE STRATA SCHEME BASED ON STRATA PLAN 30195  
WITHIN THE PARCEL SHOWN IN THE TITLE DIAGRAM

AT AVALON  
LOCAL GOVERNMENT AREA NORTHERN BEACHES  
PARISH OF NARRABEEN COUNTY OF CUMBERLAND  
TITLE DIAGRAM SHEET 2 SP30195

## FIRST SCHEDULE

-----

THE OWNERS - STRATA PLAN NO. 30195  
ADDRESS FOR SERVICE OF DOCUMENTS:  
PITTWATER PALMS  
AVALON PARADE  
AVALON 2107

## SECOND SCHEDULE (27 NOTIFICATIONS)

-----

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 AF508560 THE LAND IN THE STRATA SCHEME IS USED AS A  
RETIREMENT VILLAGE UNDER THE RETIREMENT VILLAGES ACT  
1999
- 3 ATTENTION IS DIRECTED TO BY-LAWS SET OUT IN SCHEDULE 2 STRATA  
SCHEMES MANAGEMENT REGULATION 2016
- 4 A176365 EASEMENT FOR DRAINAGE APPURTENANT TO THE PART OF  
THE LAND ABOVE DESCRIBED SHOWN SO BENEFITED IN THE  
TITLE DIAGRAM
- 5 D171775 EASEMENT FOR DRAINAGE AFFECTING THE PART OF THE  
LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE  
DIAGRAM
- 6 DP517185 EASEMENT TO DRAIN WATER AFFECTING THE PART OF THE  
LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE  
DIAGRAM-SEE K141788
- 7 DP717787 RIGHT OF WAY AFFECTING THE PART OF THE LAND ABOVE  
DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 W307077 CHANGE OF BY-LAWS
- 9 W307078 CHANGE OF BY-LAWS
- 10 SP32247 REGISTERED.
- 11 X990044 CHANGE OF BY-LAWS
- 12 Y629230 CHANGE OF BY-LAWS
- 13 Y629231 CHANGE OF BY-LAWS

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FOLIO: CP/SP30195

PAGE 2

## SECOND SCHEDULE (27 NOTIFICATIONS) (CONTINUED)

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\* 14 Z215053 CAVEAT BY THE COUNCIL OF THE SHIRE OF WARRINGAH  
\* AD215571 CAVEATOR CONSENTED  
\* AD618891 CAVEATOR CONSENTED  
\* AE64315 CAVEATOR CONSENTED  
\* AF491185 CAVEATOR CONSENTED  
\* AF491186 CAVEATOR CONSENTED  
\* AF818617 CAVEATOR CONSENTED  
\* AF915145 CAVEATOR CONSENTED  
\* AG99739 CAVEATOR CONSENTED  
\* AG324421 CAVEATOR CONSENTED  
\* AH185513 CAVEATOR CONSENTED  
\* AI117800 CAVEATOR CONSENTED

15 I333172 CHANGE OF BY-LAWS

16 I678947 LEASE TO SYDNEY ELECTRICITY OF SUBSTATION PREMISES  
NO. 16335 "AVALON PDE 82" TOGETHER WITH RIGHT OF WAY &  
EASEMENT AS SHOWN ON PLAN WITH I678947 EXPIRES  
31-7-2092

\* AK971351 LEASE OF LEASE I678947 TO BLUE ASSET PARTNER PTY  
LTD, ERIC ALPHA ASSET CORPORATION 1 PTY LTD, ERIC  
ALPHA ASSET CORPORATION 2 PTY LTD, ERIC ALPHA  
ASSET CORPORATION 3 PTY LTD & ERIC ALPHA ASSET  
CORPORATION 4 PTY LTD EXPIRES: SEE DEALING. CLAUSE  
2.3 (b) (ii).

\* AK971352 LEASE OF LEASE AK971351 TO BLUE OP PARTNER PTY  
LTD, ERIC ALPHA OPERATOR CORPORATION 1 PTY LTD,  
ERIC ALPHA OPERATOR CORPORATION 2 PTY LTD, ERIC  
ALPHA OPERATOR CORPORATION 3 PTY LTD & ERIC ALPHA  
OPERATOR CORPORATION 4 PTY LTD EXPIRES: SEE  
DEALING. CLAUSE 12.1

\* AK971502 MORTGAGE OF LEASE AK971351 TO ANZ FIDUCIARY  
SERVICES PTY LTD

\* AK971571 CHANGE OF NAME AFFECTING LEASE I678947 LESSEE  
NOW ALPHA DISTRIBUTION MINISTERIAL HOLDING  
CORPORATION

17 AD215571 CHANGE OF BY-LAWS  
18 AD618891 CHANGE OF BY-LAWS  
19 AE64315 CHANGE OF BY-LAWS  
20 AF491185 CHANGE OF BY-LAWS  
21 AF491186 CHANGE OF BY-LAWS  
22 AF818617 CHANGE OF BY-LAWS  
23 AF915145 CHANGE OF BY-LAWS  
24 AG99739 CHANGE OF BY-LAWS  
25 AG324421 CHANGE OF BY-LAWS  
26 AH185513 CHANGE OF BY-LAWS  
27 AI117800 CHANGE OF BY-LAWS

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PAGE 3

## SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 21865)

## STRATA PLAN 30195

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
1	- 147	2	- 147	3	- 147	4	- 147
5	- 147	6	- 147	7	- 132	8	- 137
9	- 132	10	- 132	11	- 147	12	- 147
13	- 116	14	- 111	15	- 162	16	- 162
17	- 162	18	- 162	19	- 162	20	- 162
21	- 132	22	- 132	23	- 132	24	- 132
25	- 147	26	- 147	27	- 147	28	- 147
29	- SP30742						

## STRATA PLAN 30742

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
30	- 137	31	- 137	32	- 172	33	- 122
34	- 116	35	- 122	36	- 116	37	- 172
38	- 167	39	- 162	40	- 162	41	- 162
42	- 162	43	- 162	44	- 162	45	- 162
46	- 162	47	- 150	48	- 150	49	- 162
50	- 162	51	- SP32247				

## STRATA PLAN 32247

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
52	- 162	53	- 162	54	- 147	55	- 147
56	- 132	57	- 132	58	- 147	59	- 147
60	- 147	61	- 147	62	- 162	63	- 162
64	- 122	65	- 116	66	- 172	67	- 75
68	- 75	69	- 75	70	- 75	71	- 75
72	- 75	73	- 75	74	- 75	75	- 75
76	- 75	77	- 75	78	- 75	79	- 75
80	- 75	81	- 75	82	- 75	83	- 75
84	- 75	85	- 75	86	- 80	87	- 80
88	- 75	89	- 75	90	- 75	91	- 75
92	- 75	93	- 75	94	- 75	95	- 75
96	- 75	97	- 75	98	- 75	99	- 75
100	- 75	101	- 75	102	- 75	103	- 75
104	- 75	105	- 75	106	- 75	107	- SP35057

## STRATA PLAN 35057

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
108	- 162	109	- 162	110	- 147	111	- 147
112	- 137	113	- 137	114	- 147	115	- 147
116	- 147	117	- 147	118	- 167	119	- 167
120	- 167	121	- 167	122	- 132	123	- 132
124	- 167	125	- 167	126	- 147	127	- 147
128	- 137	129	- 137	130	- 162	131	- 162
132	- 172	133	- 172	134	- 137	135	- 137

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FOLIO: CP/SP30195

PAGE 4

## SCHEDULE OF UNIT ENTITLEMENT (AGGREGATE: 21865) (CONTINUED)

## STRATA PLAN 35057

LOT	ENT	LOT	ENT	LOT	ENT	LOT	ENT
136	- 147	137	- 147	138	- 137	139	- 147
140	- 147	141	- 137	142	- 137	143	- 147
144	- 147	145	- 150	146	- 150	147	- 137
148	- 137	149	- 147	150	- 147	151	- 172
152	- 172	153	- 137	154	- 137	155	- 147
156	- 147	157	- 147	158	- 147	159	- 147
160	- 147	161	- 147	162	- 147	163	- 147
164	- 147	165	- 147	166	- 147	167	- 147
168	- 147	169	- 172	170	- 172	171	- 3
172	- 3	173	- 3				

## NOTATIONS

AF508560 NOTE: REFER ALL DEALINGS TO SD2 (RETIREMENT VILLAGE)

UNREGISTERED DEALINGS: NIL

\*\*\* END OF SEARCH \*\*\*

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