



Bee & Lethbridge

Quality Surveying & Development Solutions

Our ref: 21174-1

FS Hough Pty Ltd
PO Box 457
ROSEVILLE NSW 2069

26 September 2024

Dear Sir,

RE: PROPERTY: 13A Ocean Road, Palm Beach

Land in the Local Government Area of Northern Beaches Parish of Narrabeen and County of Cumberland having a total frontage of 27.61 metres to Ocean Road, and a rear access of 11.47 to Sunrise Road, Palm Beach being Lot 1 in Deposited Plan 121833 and being the whole of the land comprised in Certificate of Title Folio Identifier 1/121833.

In accordance with your instructions, we have surveyed part of the above-described land which is further shown on the accompanying sketch and edged in red.

On the land and wholly within its boundaries there is erected:

1. a two-storey rendered, and clad house and garage roofed with metal,
2. a clad secondary dwelling roofed with metal,
3. a pool, and
4. a gym, w/c and plantroom with lawn terrace above.

The property is known as N° 13A Ocean Road, Palm Beach.

Offsets of walls and overhangs from the boundaries are as shown on the sketch.

Reduced Levels (RL's) observed on Australian Height Datum (AHD) are shown on the accompanying sketch.

This survey is for building compliance purposes only. Should any development or construction be planned on or near the boundaries, the corners of the land and boundaries should be clearly marked.

Please contact this office should there be any further questions relating to this matter.

Yours faithfully,
BEE AND LETHBRIDGE PTY LTD

Warren Bee
REGISTERED SURVEYOR

www.beeleth.com.au

Bee & Lethbridge Pty Ltd
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PO Box 330, Forestville, NSW 2087
Phone: 9451 6757
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Members of The Surveying and Spatial Sciences Institute
and The Institution of Surveyors NSW Inc.

Steven Lee

OBSERVED LEVELS ON A.H.D	
FEATURE	RL.
GROUND FLOOR FFL	7.17
FIRST FLOOR FFL	10.16
RIDGE	14.07

OCEAN

১৫৫

ROAD

ROAD

SUNRISE

D.P. 1221833

CENTRELINE

57.16 SURVEY
57.00 TITLE

No. 14 SUNRISE ROAD

09-03897

500

No. 13 OCEAN ROAD

Bee & Lethbridge Pty Ltd
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Quality Services & Development Solutions

PLAN SHOWING SELECTED FEATURES, BOUNDARY SETBACKS & REDUCED LEVELS OVER PART OF LOT 1 IN D.P. 121833 KNOWN AS No. 13A OCEAN ROAD, PALM BEACH.

L.G.A.: NORTHERN BEACHES

CLIENT		F.S. HOUGH		REF No.
PROPERTY		No. 13A OCEAN ROAD, PALM BEACH		21174
DATUM	A.H.D.	SCALE	1:150 @ A3	
SURVEYED	W.B./J.H.	DRAWN	S.C.	
		DATE	26/09/2024	SHEET No. 1 of 1
		DWG No.	21174id	REV No. 00

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