



**Bee & Lethbridge**

Quality Surveying & Development Solutions

Mr Cian Fitzgerald  
7 Essex Street  
THE ROCKS NSW 2000

Our ref: 11008 id

7 May 2024

Dear Sir

**RE: PROPERTY 27 Tulich Avenue, Dee Why**  
**Identification survey for Building Information Certificate purposes**  
**Council Application: BC2025/0108-BIC-40371**

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Land in the Local Government Area of Northern Beaches Parish of Manly and County of Cumberland having a total frontage of 16.155 metres to Tulich Avenue, Dee Why being Lot 13 in Deposited Plan 31700 and being the whole the land comprised in Certificate of Title Folio Identifier 13/31700.

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In accordance with your instructions, we have surveyed the above described land for Building Information Certificate purposes which is further shown on the accompanying plan and edged in red.

On the land and wholly within its boundaries for the purpose of this report, there is erected a metal and timber clad studio with a metal roof.

The property is known as N° 27 Tulich Avenue, Dee Why.

Offsets from the studio to the boundaries of the land are as shown on the accompanying plan.

This survey is for identification 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.

There are no visible encroachments by the surveyed studio structure on the adjoining lands.

Yours faithfully  
BEE AND LETHBRIDGE PTY LTD

Copland C Lethbridge  
REGISTERED SURVEYOR

[www.beeleth.com.au](http://www.beeleth.com.au)

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**Members of The Surveying and Spatial Sciences Institute  
and The Institution of Surveyors NSW Inc.**

TULICH

AVENUE



D.P.

16.155

3 1 7 0 0

13

14

HOUSE  
No. 25

34.39

EXISTING  
BRICK COTTAGE  
TILE ROOF  
No. 27

34.9

12

COTTAGE  
No. 29

METAL &  
TIMBER CLAD STUDIO  
METAL ROOF

WALL-BDY (2.09)

WALL-BDY (2.145)

WALL-BDY  
(3.72)

METAL  
SHED

WALL-BDY  
(3.91)

16.775