

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

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.

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

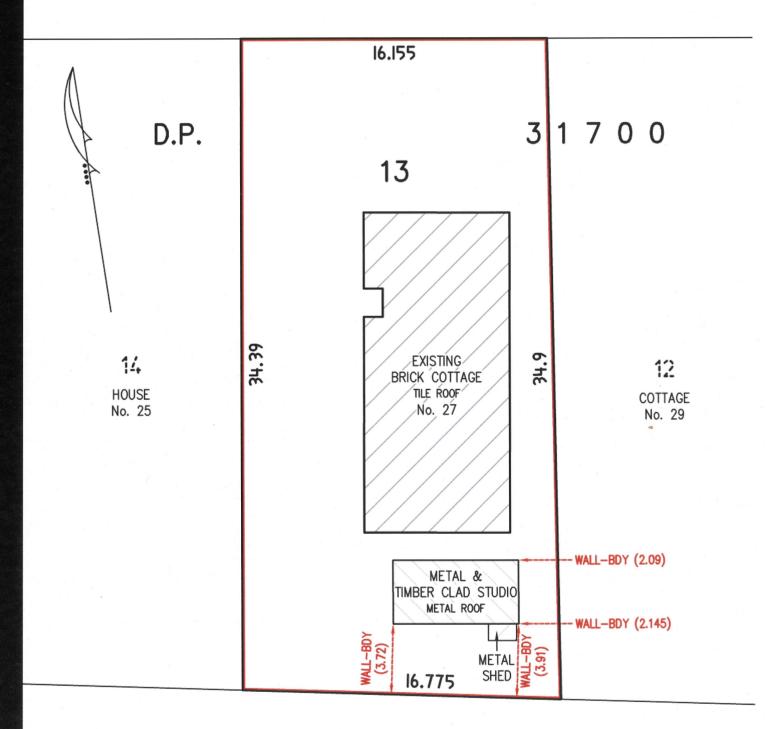
Copland C Lethbridge REGISTERED SURVEYOR

www.beeleth.com.au

Bee & Lethbridge Pty Ltd Suite 2, 14 Starkey Street, PO Box. 330, Forestville, NSW 2087 Phone: 9451 6757 Email: survey@beeleth.com.au ABN: 13 003 194 447

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





www.beeleth.com.au				
Date:	07/05/2025			
Reference:	11008id	Registered Surveyor: _	Mars helle	Bee & Lethbridge Quality Surveying & Development Solutions