INTERESTS RELATING TO THE SUBJECT SITE: The Certificate of Title identified the following interests (refer to the original 88B Instrument or Dealing creating the interest for specific terms - we recommend this be undertaken prior to design or construction): Lot 1/500077 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). • Mortgage to Commonwealth Bank of Australia (AJ113774) ~ (Not investigated). •Lease to Nam Jin Jang & Jee Ho Jang of All those Lock up Shop Premises know as 1372 Pacific Highway, Turramurra. Expires: 31/10/2020. Option of renewal: 5 years. (AK156054) ~ (Not investigated). •Lease to Anthony John Speziale of 1370 Pacific Highway, Turramurra. Expires: 31/3/2024. Option of renewal: 4 years. (AQ46148) ~ (Not investigated). •Lease to Bundarrah PTY LTD of Lock-Up Shop 1, 1376-1378 Pacific Highway, Turramurra together with Lock-Up Shed B at the Rear of the premises. Expires: 31/7/2026. Option of renewal: 5 years. (AQ506247) ~ (Not investigated). • Caveat by Turra Developments PTY Limited (AQ583887) ~ (Not investigated). Lot 1/500761 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). •Lease to Peter John Collins, Vanessa Ann Collins, AM COTTEE PTY LTD, Anna Louise Frecker & Ross William Mowbray. Expires 30/6/2024. Option of Renewal: 10 Years. (AI743191) ~ (Not investigated). • Caveat by Turra Developments PTY Limited (AQ580455) ~ (Not investigated). Lot 1/550866 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). • Cross Easements (s181 B Conveyancing Act, 1919) affecting the party wall(s) shown on the common boundary of Lot 2 in DP16463 and Lot 1 in DP550866 (M252414) $^{\sim}$ (Denoted (H) on this plan). •Right of Carriageway Appurtenant to the land above described (DP550866) ~ (Denoted (G) on this plan). •Mortgage to Commonwealth Bank of Australia (AJ113758) ~ (Not investigated). •Lease to Step Smart Podiatry PTY LTD of Shop 3, 1390 Pacific Highway, Turramurra. Expires: 30/9/2020. Option of renewal: 3 years. (AK809611) ~ (Not investigated). •Lease to Riparian Sports PTY LTD of Shop 1, 1390 Pacific Highway, Turramurra. Expires: 30/9/2020. Option of renewal: 3 years. (AM913056) ~ (Not investigated). •Lease to Bhawna Kumari Thompson of Shop 2, 1390 Pacific Highway, Turramurra. Expires: 14/7/2021. Option of renewal: 2 years. (AP618595) ~ (Not investigated). Lot 1/629520 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). •Mortgage to Commonwealth Bank of Australia (AJ113758) ~ (Not investigated). •Lease to Sylvia Yong of Ground Floor, 1394 Pacific Highway, Turramurra, NSW. Expires: 14/9/2019. Option of renewal: 4 years. (AJ959616) ~ (Not investigated). •Lease to Hamlin Fistula Ethiopia (Australia) Limited of Ground Floor, 1396 Pacific Highway, Turramurra. Expires: 30/9/2018. Option of renewal: 3 years. (AN345177) ~ (Not investigated). •Lease to Hamlin Fistula Ethiopia (Australia) Limited of Ground Floor, 1396 Pacific Highway, Turramurra. Commences: 1/10/2018. Expires: 30/9/2020. Option of renewal: 4 years. (AN500066) (Not investigated). Lot 1/656233 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). •Lease to Shermainng PTY LTD of Shop D, 1364-1368 Pacific Highway, Turramurra. Expires: 30/4/2023. (AN360247) ~ (Not investigated). •Lease to Janice Maxine Rowling of Shops A, B & C, 1364-1368 Pacific Highway, Turramurra. Expires: 6/6/2024. (AQ268899) ~ (Not investigated). Lot 1/807766 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). •Easement for drainage 1.83 metre(s) wide affecting the part(s) shown so burdened in the title diagram (B906282) (Denoted (E) on this plan). • Caveat by Mobil Oil Australia Limited of Part formerly in 2/4/3895, 1/533782 & 2/533782 (Z441815) ~ (Not investigated). •Caveator Consented (Z734563) ~ (Not investigated). • Right of carriageway variable width limited in height and depth appurtenant to the land above described (DP266958) (Denoted (A) on this plan). • Right of carriageway variable width affecting the part(s) shown so burdened in DP266958 (DP266598) (Denoted (B) on this plan). Lot 2/16463 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). • Cross easements (s181 B Conveyancing Act, 1919) Affecting the Party Wall(s) shown on the common boundary of Lot 2 in DP16463 and Lot 1 in DP 550866 (M252414) ~ (Not investigated). Mortgage to Commonwealth Bank of Australia (AJ113758) ~ (Not investigated). Lease to St Vincent De Paul Society NSW of Ground Floor, 1392 Pacific Highway, Turramurra. Expires: 31/8/2017. (AJ355021) ~ (Not investigated). Lot 2/500077 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). • Right of carriageway variable width limited in height and depth affecting the part(s) shown so burdened in DP266958 (DP266958) (Denoted (A) on this plan). • Right of carriageway variable width affecting the part(s) shown so burdened in DP266958 (DP266598) (Denoted (B) on this plan). •Right of carriageway variable width appurtenant to the land above described (DP266958) (Denoted (B) on this plan). •Easement for support 0.09 wide affecting the part(s) shown so burdened in DP266958 (DP266958) (Denoted (F) on this plan). Lot 2/500761 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). Lot 2/502388 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). Lot 101/714988 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). • Right of carriageway variable width appurtenant to the land above described affecting the land shown so burdened in the title diagram (Q498909) (Denoted (B) on this plan). •Right of carriageway variable width limited in height and depth affecting the part(s) shown so burdened in DP266958 (DP266958) (Denoted (A) on this plan). • Right of carriageway variable width limited in height and depth appurtenant to the land above described (DP266958) (Denoted (A) on this plan). •Right of carriageway variable width appurtenant to the land above described (DP266958) (Denoted (B) on this plan). •Right of carriageway 5.01 metre(s) wide affecting the part(s) shown so burdened in DP266958 (DP266958) (Denoted (D) on this plan). •Easement for parking 5.01 metre(s) wide affecting the part(s) shown so burdened in DP266958 (DP266958) (Denoted (D) on this plan). •Easement for truck loading variable width limited in height and depth affecting the part(s) shown so burdened in DP266958 (DP 266958) (Denoted (C) on this plan). •Easement for support 0.09 metre(s) wide appurtenant to the land above described (DP266958) (Denoted (F) on this plan). •Lease to AusGrid (see AJ71566) (of substation No7363 together with Right of Way & easement for Electricity purposes over another part of the land above described shown in plan with 2790920. Expires: 31/7/2043. (2790920) ~ (Not investigated). •Lease of lease 2790920 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) (AK971351) ~ (Not investigated). •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 & Eric Alpha Operator Corporation 4 PTY LTD Expires: See Dealing. Clause 12.1 (AK971352) ~ (Not investigated). •Mortgage of Lease AK971351 to ANZ Fiduciary Services PTY LTD (AK971502) ~ (Not investigated). • Change of name affecting Lease 2790920 Lessee now Alpha Distribution Ministerial Holding Corporation (AK971571) ~ (Not investigated). •Mortgage to Australia and New Zealand Banking Group Limited (AP997826) ~ (Not investigated). • Caveat by Antarctic Corporation PTY Limited (AQ86158) ~ (Not investigated). • Caveat by Turra Developments PTY Limited (AQ583892) ~ (Not investigated). Lot B/435272 •Reservations and conditions in the Crown Grant(s) ~ (Not investigated). •Right of carriageway variable width limited in height and depth appurtenant to the land above described (DP266958) (Denoted (A) on this plan). • Right of carriageway variable width affecting the part(s) shown so burdened in DP266958 (DP 266958) (Denoted (B) on this plan). •Do not scale from this plan. • The purpose of this Detail Survey plan is to show detail and levels for planning and design. Do not use the information shown for any other purpose. • Tree protection zones have been determined from arborists report prepared by Dr. TREEGOOD dated October 2021. • Contours are an indication of the topography and should only be used for planning purposes. Spot levels only should be used for detailed design. • A preliminary fixation of subject site boundaries has been made. Boundary locations, dimensions and areas shown are approximate only due to the age and nature of the Deposited Plan defining the boundaries of the site and if critical should be confirmed by a Boundary Survey. We strongly recommend this be undertaken prior to the construction of any significant structure on or adjacent to a boundary. • The relationship of built form and natural features to boundaries is diagrammatic and if critical should be confirmed by a Boundary Survey. Boundary setbacks (if shown) are approximate only. •Building and feature descriptions are to be used for general identification purposes only and may require further investigation. •No services search has been undertaken. Only those services visible at the time of survey have been located. It is recommended to contact Dial Before You Dig and the relevant service authority prior to commencement of any work. •Only those windows visible and unobscured from within the subject property on the date of survey have been located. • Tree information and canopy location is approximate (and not necessarily symmetrical) and if critical may require further assessment. • The DWG format file for this plan is integral and contains additional spatial information not able to be displayed in the PDF file. • This drawing and the information it contains is copyright and remains the property of SurveyPlus Pty Ltd. It must not be copied, used or altered without the express authority of SurveyPlus. These notes and interests noted in the Certificate of Title form an integral part of







this plan and must not be erased.

	CLIENT	REVISION / DATE	REVISION DETAILS	SURVEY BY	DRAWN BY	APPROVED B		Sydney P 02 9651 2921	DATE OF SURVEY	28.01.2021 - 05.02.2021 DRAWING TITLE		SCALE	1:250 @ A0
	Turro Dovolonmonto							info@surveyplus.com.au			PLAN SHOWING DETAIL AND LEVELS OVER		
50	Turra Developments						land development consultants	Byron Bay P 02 6672 1256	ORIGIN OF LEVELS SSM 15377 F	RL 177.095 (AHD-AUSGeoid2020)		REVISION	D
		D 9.02.2024	ADD INTERNAL LOT BOUNDARIES DIMENSIONS & LOT A DP 391538		CE	LN		office@surveyplus.com.au		LOCAL	1364-1396 PACIFIC HIGHWAY &	SHEET	1 OF 5
		C 25.11.2022	SHOW CALCULATED AREA OF LOT 1 DP 656233		LN	LN	We make it easy. We make it happen.	Tweed Heads D 07 5526 6467		LOCAL		JILLI	10F5
		B 25.02.2022	TREE PROTECTION ZONES ADDED		CE	LN	www.surveyplus.com.au	office@surveyplus.com.au		0 5m	1 KISSING POINT ROAD, TURRAMURRA	RFF 1971	713 DET 1D
		A 10.02.2021	AS SURVEYED ON SITE	DO	RS	DO		- chice and copied to chice	CONTOOR INTERVAL	0.511			13_011_10

(APPROX. 10°) 🄪









	WINDOW/DOOR SCHEDULE						
No.	TOP RL	BOT. RL					
W1	178.76	177.45					
W2	178.73	177.29					
W3	184.24	182.85					
W4	181.62	180.23					
W5	184.25	182.85					
W6	181.62	180.23					
W7	184.27	183.23					
W8	181.64	180.61					
W9	184.27	183.23					
W10	181.65	180.61					
W11	184.27	182.88					
W12	181.89	180.25					
W13	184.27	182.18					
W14	181.66	179.55					
D1	176.17	174.27					
D2	175.71	173.62					

	LEGEND
	BOL • - Bollard
	CEIL-US - Ceiling (Underside)
	COL - Column
	EPIT 🗉 - Electrical Pit
	FL - Floor Level
	G XX.XX - Gutter RL XX.XX
	GAS 🜀 - Gas Point
	GASM — - Gas Meter
*18 ^{1,73}	HYD 🖽 - Hydrant
*	IL XX.XX - Invert Level RL XX.XX
	LP 🔆 - Light Pole
	MW \oplus - Monitoring Well
	PP 😑 - Power Pole
	R XX.XX - Ridge/Roof RL XX.XX
	SI • - Sign
	SIP 🧕 - Sewer Inspection Point
	SL XX.XX - Surface Level RL XX.XX
	SMH 🕥 - Sewer Manhole
	STW - Stormwater
	SV Stop Valve
	TLI • - Traffic Light
	TPIT া - Telecommunication Pit
	TSBOX - Traffic Signal Control Box
	TSPIT Traffic Signal Control Pit
	UPIT 🔟 - Unknown Pit
	WM 🗕 - Water Meter
2 ⁵	——usw——— - Underground Stormwater Service
* ¹⁸¹	(Approx. Location by DBYD)
	Underground Unknown Service
	(Approx. Location by DBYD)

	SCALE	1:100 @ A0
AN SHOWING DETAIL AND LEVELS OVER	REVISI	ON D
1364-1396 PACIFIC HIGHWAY &	SHEET	4 OF 5
1 KISSING POINT ROAD, TURRAMURRA	REF	19713_DET_1D



		NO. X - TREE NUMBER (VIDE ABRORIST REPORT - SEE NOTES) TPZ - TREE PROTECTION ZONE
(.X	/	RX.X - RADIUS X.Xm (VIDE ABRORIST REPORT - SEE NOTES)

diar	neter								
DRAWN BY	APPROVED BY	surveyplus	Sydney P 02 9651 2921 info@surveyplus.com.au	DATE OF SURVEY	28.01.2021 - 05.02.2021	DRAWING TITLE			
		land development consultants	e ,1	ORIGIN OF LEVELS SSM 15377 RL 177.095 (AHD-AUSGeoid2020)		PL/			
CE	LN		office@surveyplus.com.au	ORIGIN OF COORDS	LOCAL				
LN CE	LN LN	We make it easy. We make it happen. www.surveyplus.com.au	Tweed Heads P 07 5536 6467		0.5-		1		
RS	DO		office@surveyplus.com.au	CONTOUR INTERVAL	0.5m		-		