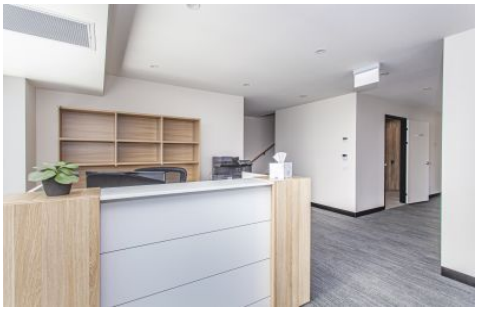
DOWLING PROPERTY



23 Port Stephens Street RAYMOND TERRACE NSW

8

"CURRENT LESSEE RELOCATING "

"30% SUBSIDISED RENTAL & OUTGOINGS AVAILABLE TOWARDS THE INITIAL 12 MONTHS RENTAL TO APPROVED TENANT- CONTRIBUTION TO RENTAL & OUTGOINGS
TOTALLING $23,494 + GST FOR THE FIRST YEAR"

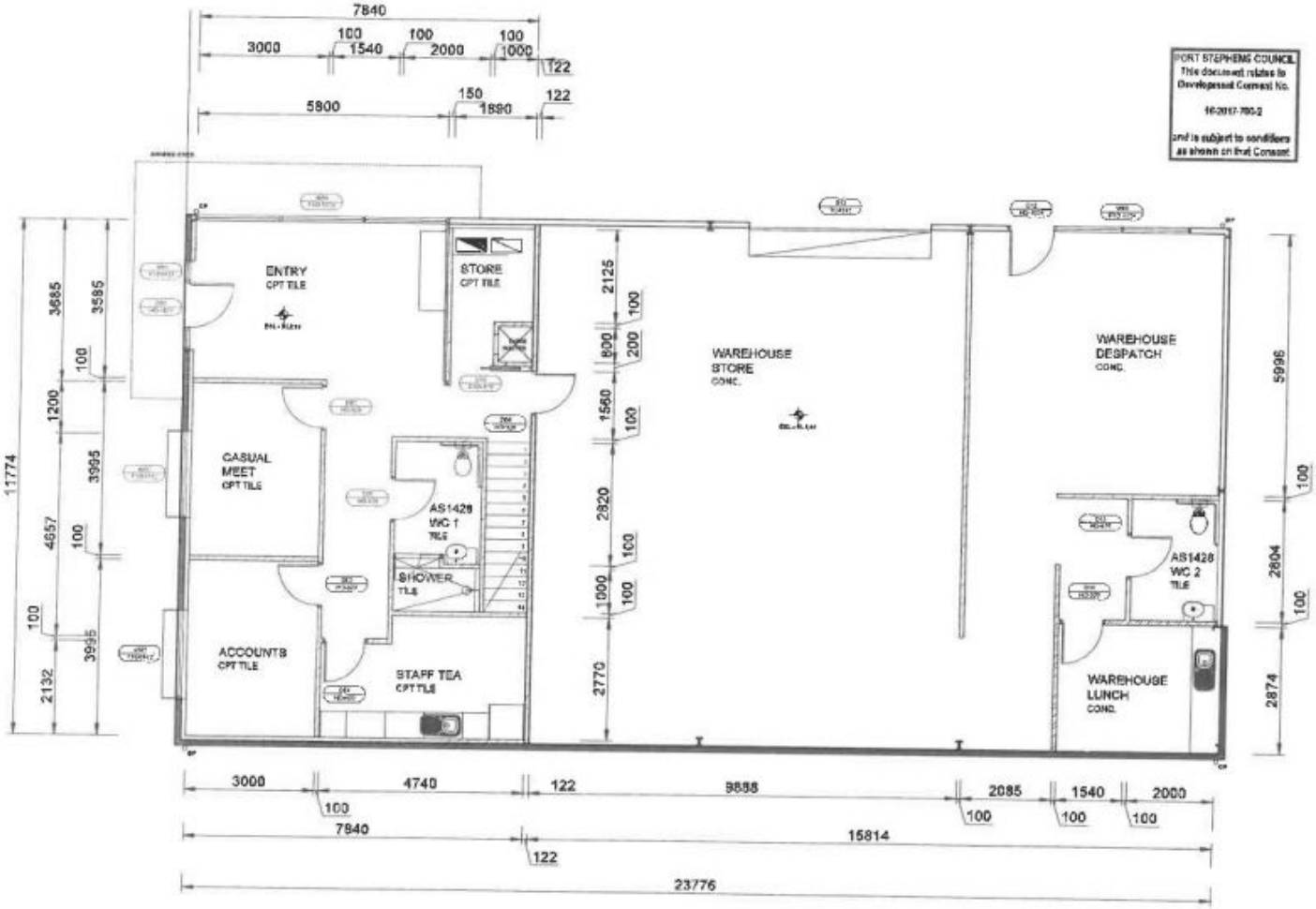
Located in one of the town's busiest streets opposite major retailers Dan Murphy's and Aldi, this building offers versatility with offices to the front and warehouse space at rear.

Stylishly renovated the premises feature:

GROUND FLOOR OFFICE- 92.3M2

Building Size : 115 sqm
Land Size : 838 sqm
View : https://www.dowlingterrace.com.au/lease/nsw/port-stephens/raymond-terrace/commercial/other/7976027

Gregg Bates
0418 416 343



PORT STEPHENS COUNCIL
This document relates to Development Consent No.
16-2017-790-2
and is subject to conditions as shown on that Consent

Notes:

1. DISCLAIMER: The information provided to the Environment is heavily copyrighted by the intellectual property of Bell & Bear Projects Pty Ltd and is licensed for the project only. The file, its attachments and contents may not be communicated to any other Person, Corporation or Entity. Any breach of confidentiality or infringement of property rights including disclosure the file, its attachments and its contents to any third party without the express prior written consent of Bell & Bear Projects will result in damages and compensation for any loss incurred by Bell & Bear Projects. The violation of this Revenue contains that damages alone will not be remedy in full for any such breach.

2. WORK TO FIGURED DIMENSIONS ONLY.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT'S, SERVICE ENGINEERS AND BELL & BEAR PROJECTS FIXED DRAWINGS AND SPECIFICATIONS.

4. GENERAL NOTES:

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT CODES OF PRACTICE, BUILDING PRACTICE AND REGULATIONS LAWS MADE TO THE APPROVAL OF THE AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- NSW GOVERNMENT
- CURRENT BUILDING CODE OF AUSTRALIA & RELEVANT AUSTRALIAN STANDARDS
- REVENUE NSW
- ENERGY AUSTRALIA
- COUNCIL REQUIREMENTS

POSITION OF SERVICES TO BE VERIFIED BY ALL WORKERS PRIOR TO COMMENCEMENT OF WORK ON SITE.

LEVELS & DRAINAGE:
ALL CONTOURS & LEVELS SHOWN ARE DRAWN FROM CLIENT PROVIDED PLANS & SURVEYS SUPPLIED AND NO RESPONSIBILITY IS TAKEN FOR THEIR ACCURACY OR ANY SUBSEQUENT CHANGES IN LEVELS OR DAMPROOFS.

DISCREPANCIES:
ANY DISCREPANCIES OF DOCUMENTED LEVELS, DIMENSIONS, LOCATIONS OF SERVICES & STRUCTURE, CLASHES OF SAME OR NON COMPLIANCE WITH BUILDING CODES, STANDARDS, SPECIFICATIONS OF THE NCA ARE TO BE DIRECTED TO BELL & BEAR PROJECTS IMMEDIATELY AND PRIOR TO ANY WORKS COMMENCING.

DRAWING REGISTER:
A0/01 - NCC & STANDARDS CHECK REFERENCE GUIDE
A1/02 - SARC DESIGN NOTES
A2/03 - DEMOLITION & LOCATION PLAN
A3/04 - SITE PLANS
A3/05 - GROUND FLOOR ACCESS PLAN
A3/06 - MEZZANINE FLOOR ACCESS PLAN
A3/07 - GROUND FLOOR SETOUT PLAN
A3/08 - MEZZANINE FLOOR SETOUT PLAN
A3/09 - GROUND FLOOR ELECTRICAL PLAN
A3/10 - MEZZANINE FLOOR ELECTRICAL PLAN
A3/11 - GROUND FLOOR REFLECTED CEILING PLAN
A3/12 - MEZZANINE FLOOR REFLECTED CEILING PLAN
A4/13 - ELEVATIONS 01
A4/14 - ELEVATIONS 02

D	CONTOUR SURVEY RL'S	MB	17/09/18
C	S96 APPROVAL	MB	4/9/18
B	CLIENT APPROVAL	MB	24/7/18
A	CLIENT APPROVAL	MB	20/7/18
REV	DESCRIPTION	BY	DATE

STATUS: NOT FOR CONSTRUCTION

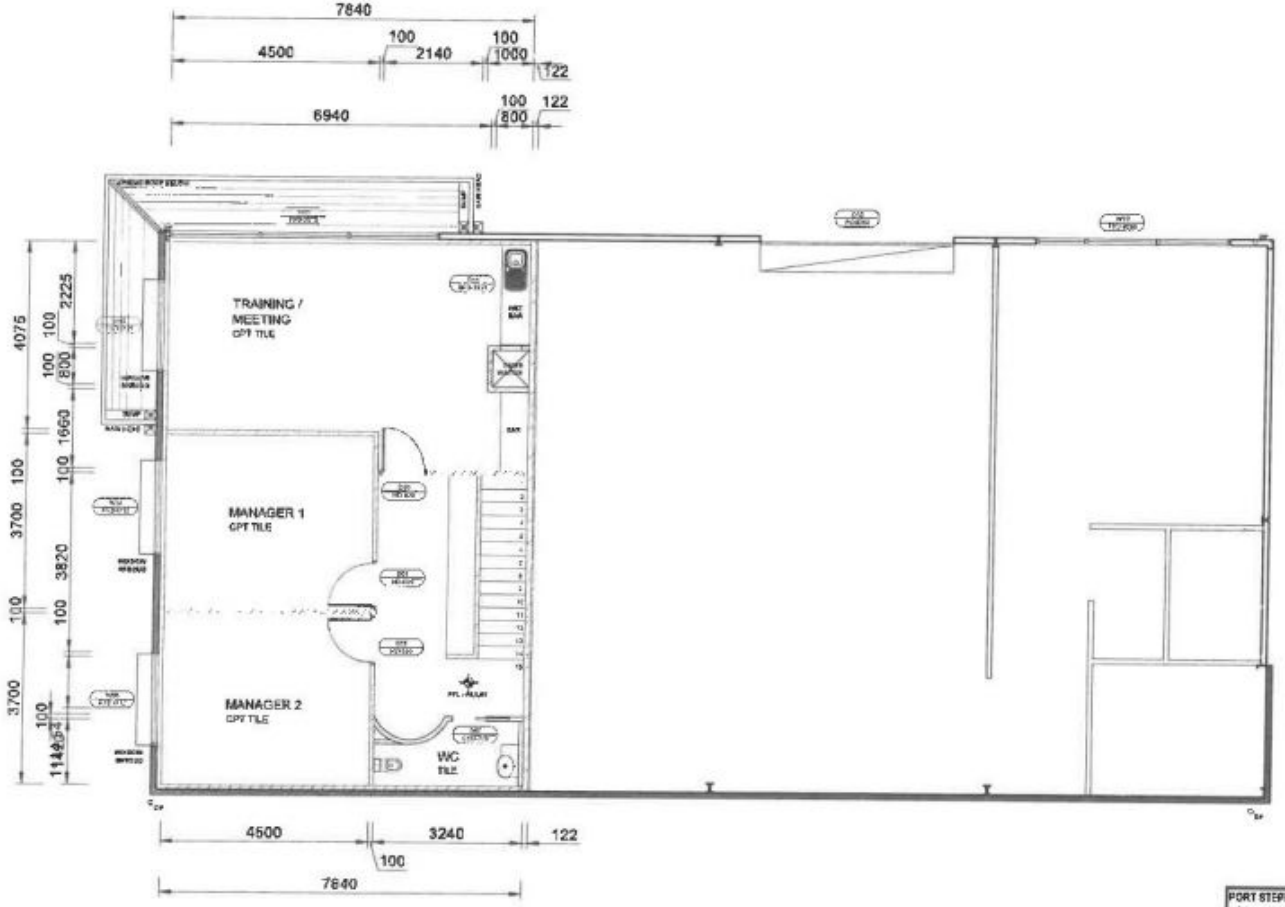
Mitch Bates | Director
BELL & BEAR PROJECTS
P: [illegible]
M: [illegible]
E: [illegible]
W: [illegible]

CLIENT:
L.M PERICLEOUS
& N PERICLEOUS

SITE: 23 PORT STEPHENS STREET
RAYMOND TERRACE

TITLE: GROUND FLOOR SETOUT PLAN

SCALE AT A3	DATE	DRAWN	CHECKED
1:100	26/07/18	MB	MB
PROJECT NO.	DRAWING NO.	REVISION	
J-18-154	A3/07	D	



PORT STEPHENS COUNCIL
This document relates to
Development Consent No.
19-2017-708-2
and is subject to conditions
as shown on that Consent

Notes:

1. DISCLAIMER: The information provided in this document is hereby claimed as the intellectual property of Bull & Bear Projects Pty Ltd and is intended for the recipient only. This file, its attachments and plot plans may not be communicated to any other Person, Corporation or Entity. Any breach of confidentiality or intellectual property rights including disclosing this file, its attachments and its contents to any third party without the express prior written consent of Bull & Bear Projects will result in damages and compensation for any loss incurred by Bull & Bear Projects. The recipient of this file hereby accepts that damages alone will not be remedy in full for any such breach.

2. WORK TO FIGURED DIMENSIONS ONLY.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT'S, SERVICE ENGINEERS AND BULL & BEAR PROJECTS PTY LTD DRAWINGS AND SPECIFICATIONS.

4. GENERAL NOTES:

CARRY OUT ALL WORK IN COMPLIANCE WITH THE RELEVANT CODE OF PRACTICE, IN THE BEST TRADESMANLIKE MANNER TO THE APPROVAL OF THE AUTHORITIES HAVING JURISDICTION OVER THE WORKS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
- NEW CONSTRUCTION
- CURRENT BUILDING CODE OF AUSTRALIA & RELEVANT AUSTRALIAN STANDARDS
- TELSTRA NOTICE
- ENERGY AUSTRALIA
- COUNCIL REQUIREMENTS

POSITION OF SERVICES TO BE VERIFIED BY ALL WORKTRADES PRIOR TO COMMENCEMENT OF WORKS ON SITE.

LEVELS & DRAINAGE:
ALL CONTOURS & LEVELS SHOWN ARE TAKEN FROM SURVEY PROVIDED PLAN & SUPPLIED SUPPLIED AND NO RESPONSIBILITY TAKEN FOR THEIR ACCURACY OR ANY SUBSEQUENT CHANGES TO LEVELS OR DRAINAGE.

DISCREPANCIES:
ANY DISCREPANCIES OF DOCUMENTED LEVELS, DIMENSIONS, LOCATIONS OF SERVICES & STRUCTURES, CLASHES OF PARTS OR NON COMPLIANCE WITH DRAINAGE, STANDARDS, SPECIFICATIONS OR TYPICAL ARE TO BE DIRECTED TO BULL & BEAR PROJECTS IMMEDIATELY AND PRIOR TO ANY WORKS COMMENCING.

DRAWING REGISTER:
A/00 - HCC & STANDARDS QUICK REFERENCE GUIDE
A/02 - SITE PLAN
A/03 - DEMOLITION & LOCATION PLAN
A/04 - SITE PLAN
A/05 - GROUND FLOOR ACCESS PLAN
A/06 - MEZZANINE FLOOR ACCESS PLAN
A/07 - GROUND FLOOR SETOUT PLAN
A/08 - MEZZANINE FLOOR SETOUT PLAN
A/09 - GROUND FLOOR ELECTRICAL PLAN
A/10 - MEZZANINE FLOOR ELECTRICAL PLAN
A/11 - GROUND FLOOR REFLECTED CEILING PLAN
A/12 - MEZZANINE FLOOR REFLECTED CEILING PLAN
A/13 - ELEVATIONS 01
A/14 - ELEVATIONS 02

REV.	DESCRIPTION	BY	DATE
D	CONTOUR SURVEY RL'S	MB	12/11/18
C	S96 APPROVAL	MB	4/11/18
B	CLIENT APPROVAL	MB	26/07/18
A	CLIENT APPROVAL	MB	26/7/18

STATUS: NOT FOR CONSTRUCTION

Mitch Bates | Director
BULL & BEAR PROJECTS
m: 0
mc: 0
e: 0
w: 0

CLIENT: L M PERICLEOUS & N PERICLEOUS

SITE: 23 PORT STEPHENS STREET RAYMOND TERRACE

TITLE: MEZZANINE SETOUT PLAN

SCALE AT A3	DATE	DRAWN	CHECKED
1:100	26/07/18	MB	MB

PROJECT NO.	DRAWING NO.	REVISION
J-18-154	A3/08	D