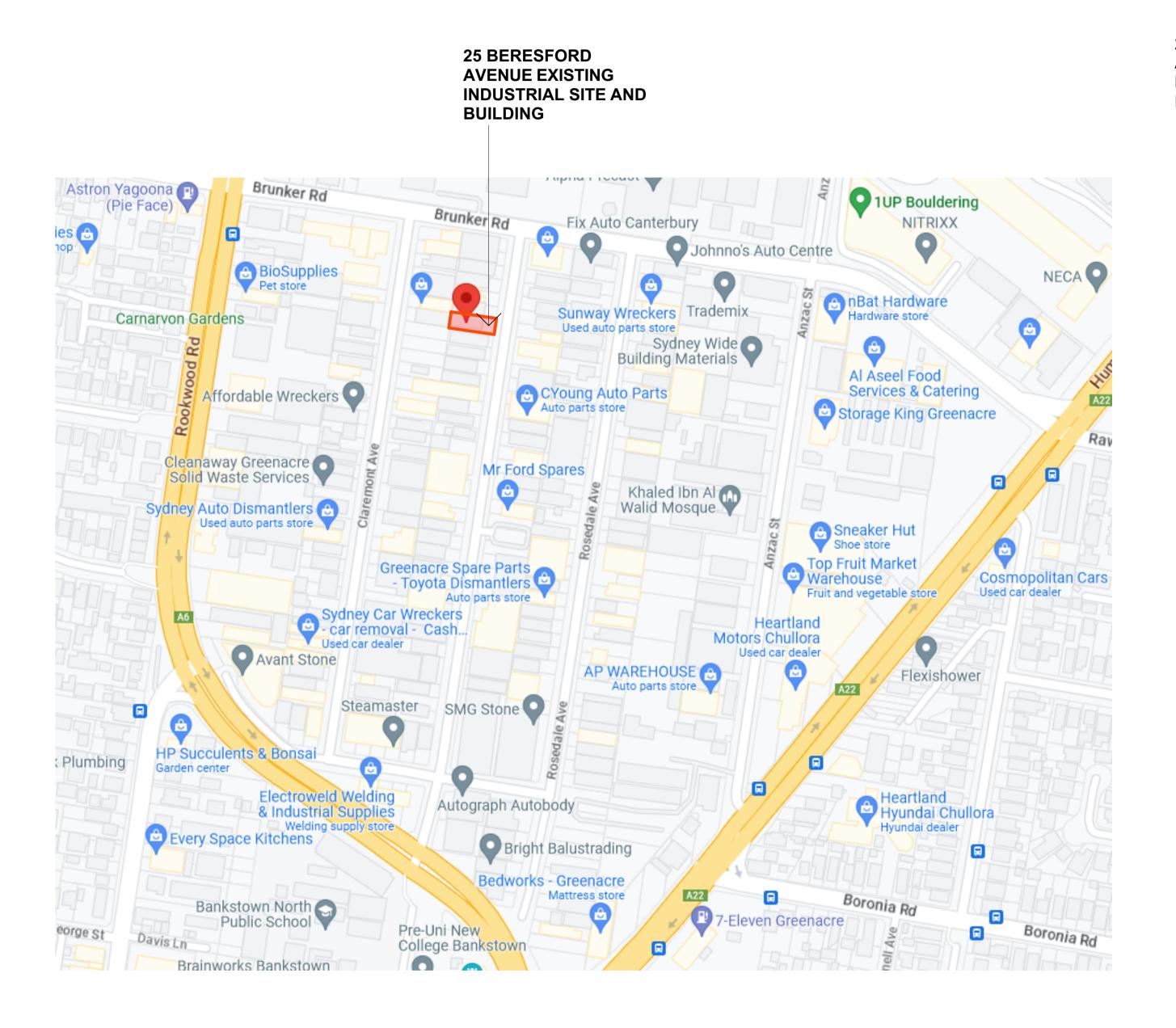
Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to complying development certificate and any construction certificate.

AREAS	
SITE AREA (approx)	463.60 m ²
STORAGE AREA	54.50 m ²
LIGHT INDUSTRAIL AREA	190.25 m ²
OFFICE AREA	23.30 m ²
TOTAL FLOOR AREA	268.05m ²



THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE.THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING, ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF ARCHITECT DESIGNS. THEY MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853 25 BERESFORD AVENUE EXISTING INDUSTRIAL SITE AND BUILDING





Site Aerial View

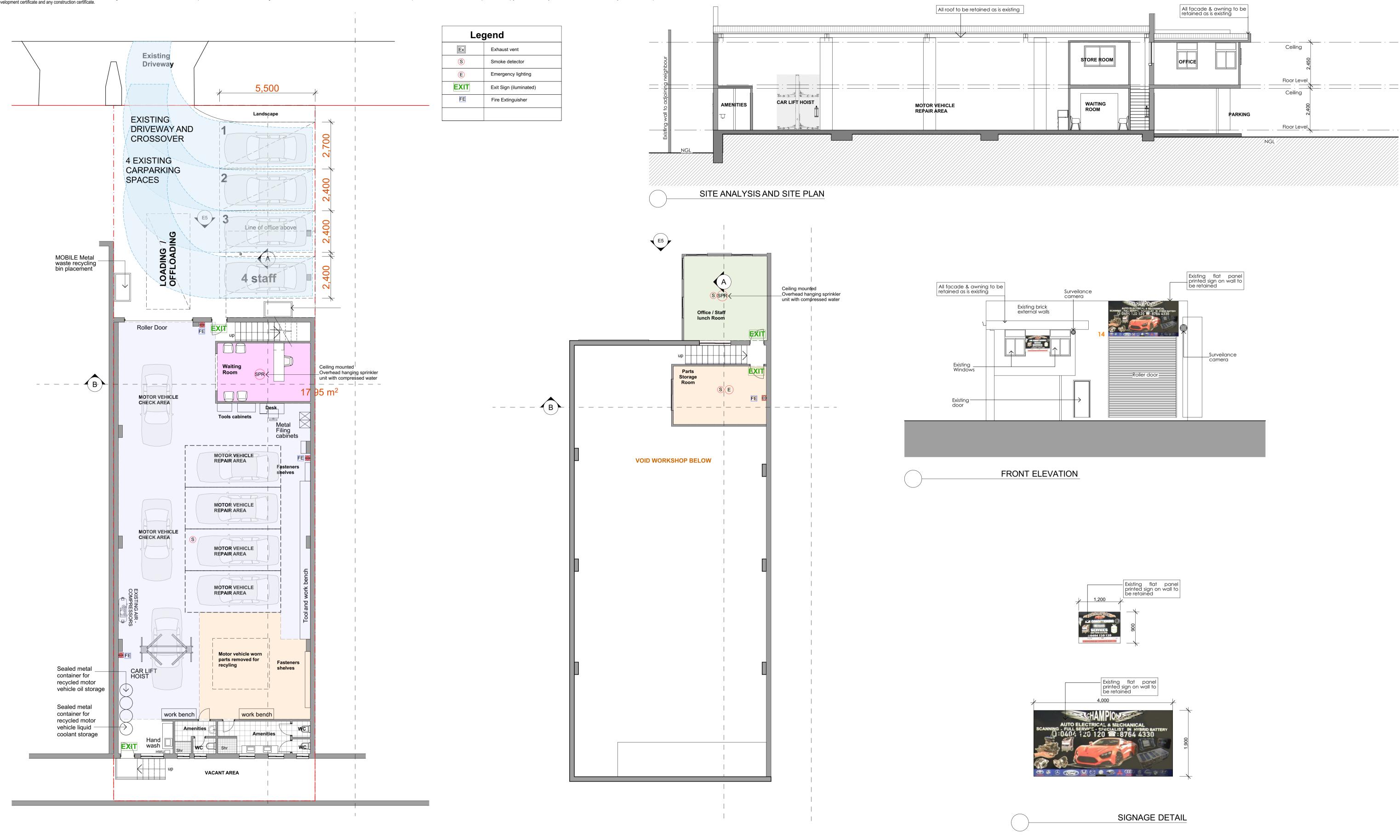




PROPOSED CHANGE OF USE ELECTRICAL AND MECHANICAL MOTOR VEHICLE WORKSHOP REPAIRS Client Champion AUTO ELECTRICAL AND MECHANICAL REPAIRS Address Lot 126 DP 14658 No.14 BERESFORD AVENUE GREENACRE

Sheet Title: SITE PLAN and SITE ANALYSIS Scale NTS Issue A

Drawing No.: 14beresford Date/Revision 13/06/23 Sheet Number: 1 Quality of Work: All work carried out must comply with: Building Code of Australia to the extent required under Environmental Planning Assessment Act 1979, all other relevant codes, standards and specifications that the work is required to comply with under any law and the conditions of any relevant development consent or complying development certificate and any construction certificate.



GROUND FLOOR PLAN

THIS DRAFTING HAS BEEN PRODUCED TO SHOW DESIGN INTENT ONLY. ALL DIMENSIONS MUST BE VERIFIED ON SITE.THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND ALL ERRORS AND OMISSIONS TO THE DESIGNER/DRAFTER. DO NOT SCALE THE DRAWINGS, DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DESIGNER FOR CONSTRUCTION. ALL PRICING MUST ALLOWED FOR ALL ITEMS SPECIFIED. DO NOT SCALE FROM DRAWING. ANY VARIATIONS TO SPECIFICATIONS AND DRAFTINGS MUST BE AUTHORISED BY THE CLIENT. COPYRIGHT OF THESE DESIGNS. DRAFTINGS AND SPECIFICATIONS ARE COPYRIGHT AND ARE THE PROPERTY OF ARCHITECT DESIGNS. THEY MUST NOT BE USED. REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT THE WRITTEN PERMISSON OF THE OWNERS. THE USE OF THESE DRAWINGS ARE UNDER ALL CONDITIONS USED ABOVE. CONTACT ADAM NASSER 0435237853

ABOVE. CONTACT ADAM NASSER 0435237853





MEZZANINE LEVEL FLOOR PLAN





PROPOSED CHANGE OF USE ELECTRICAL AND MECHANICAL MOTOR VEHICLE WORKSHOP REPAIRS Address Lot 126 DP 14658 No.14 BERESFORD AVENUE GREENACRE CHAMPION AUTO ELECTRICAL AND MECHANICAL REPAIRS

Sheet Title: FLOOR PLANS, ELEVATION AND SECTION 1:100, 1:50 Issue

Drawing No.: 14beresford Date/Revision 13/06/23 Sheet Number: 2