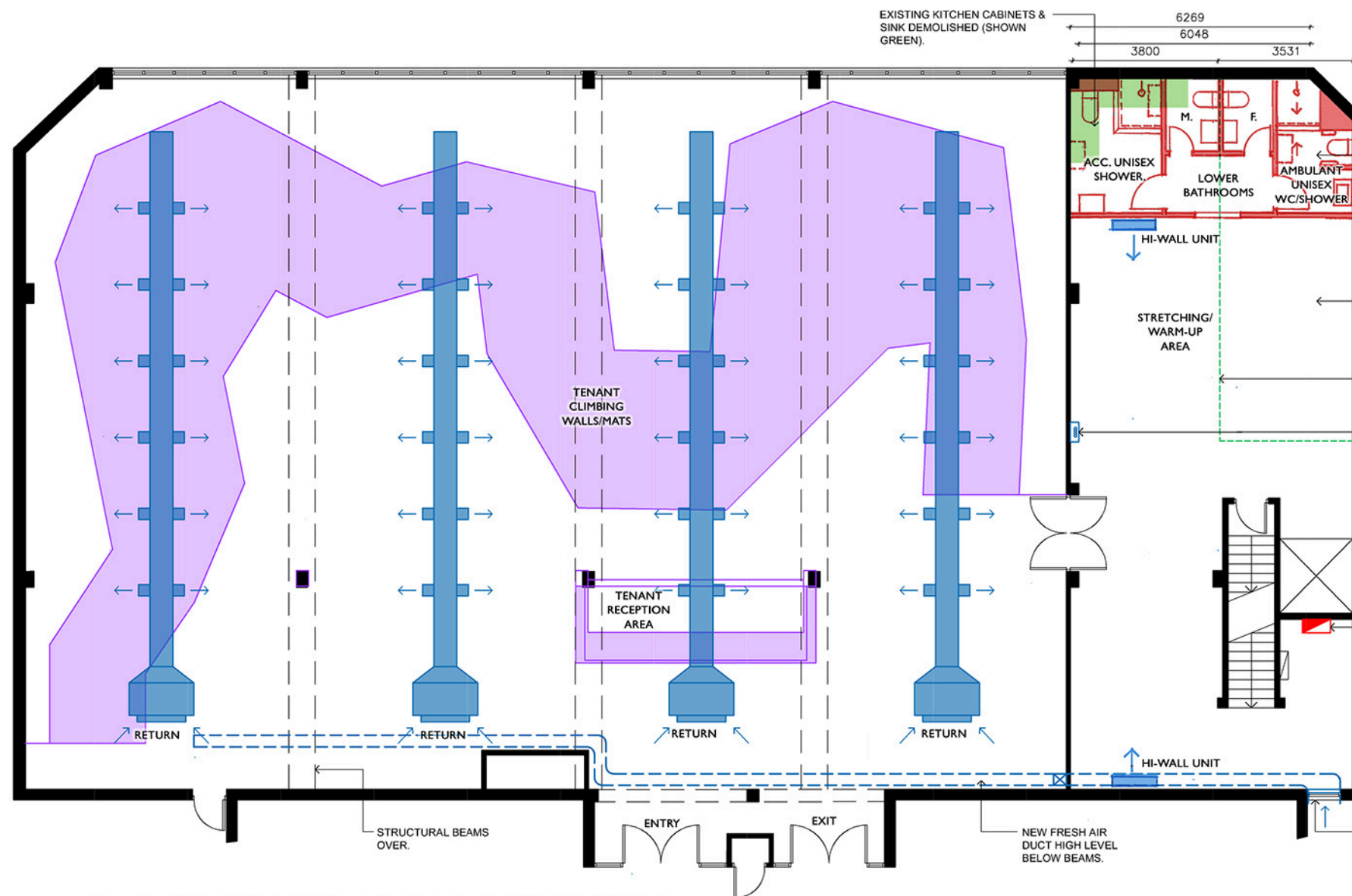


- 1. NO EXTERNAL WORKS.
- 2. ALL INTERNAL WORK MINOR ONLY

NTS

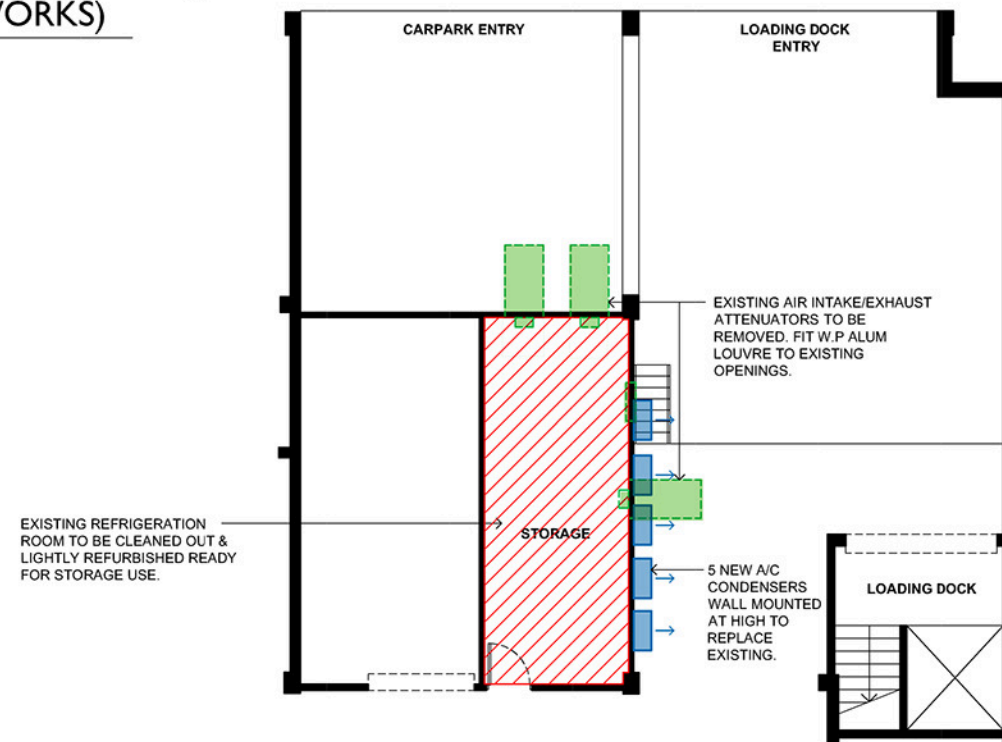
				client	project	drawing title	TRUE NORTH	<div><div><div></div></div><div>MCAD DESIGN</div><div>ABN: 38 841 225 415</div></div> <div>ADDRESS: PO BOX 280, MARRICKVILLE, NSW 1475</div> <div>PHONE : 0412 840 507</div> <div>EMAIL: tom@mcad.net.au</div> <div><div>drawn</div><div>TM</div><div>checked</div><div>TM</div></div> <div><div>date</div><div>18-03-2019</div><div>scale</div><div>AS SHOWN</div></div> <div><div>sheet no.</div><div>1951-01</div></div> <div><div>rev.</div><div></div></div>			
				MR SUNDAKOV - KRUMINS	PROPOSED CHANGE OF USE. RETAIL TO INDOOR BOULDERING CENTRE. MINOR INTERNAL WALLS SHOP 1, 1 MOORE ROAD FRESHWATER	SITE PLAN	<div><div>N</div><div></div></div>				
amendment	date	rev.	stage			contractors are responsible for all site levels and dimensions and must verify these at the job before commencing any work or making any shop drawings					



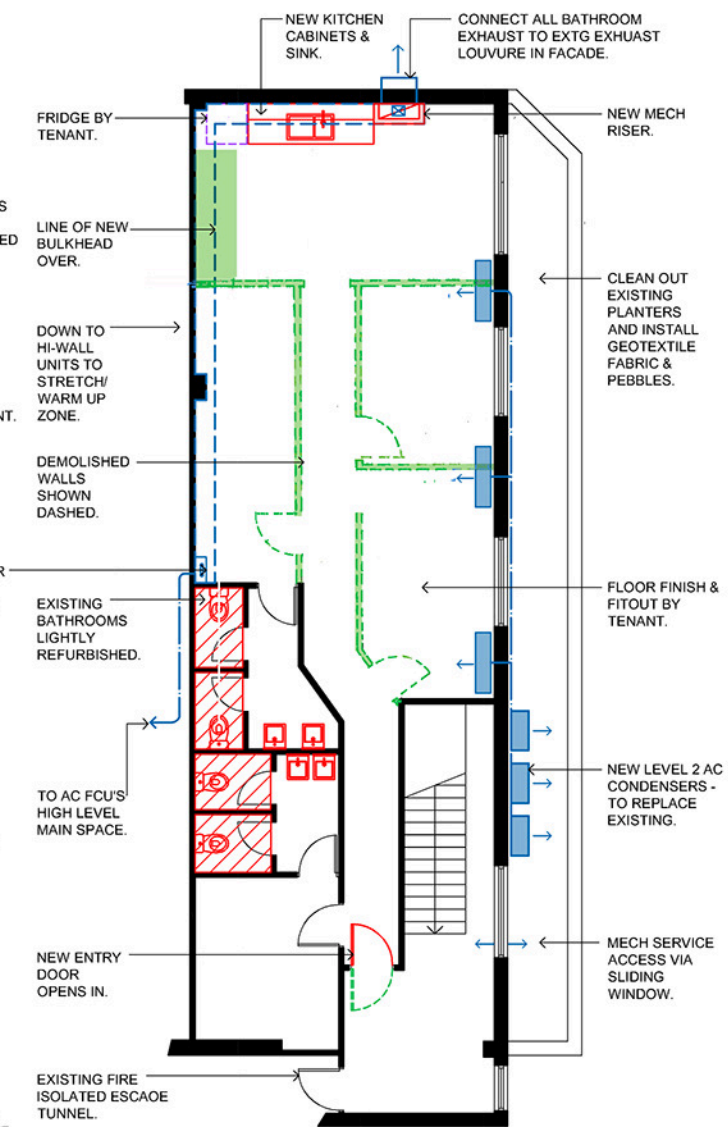
1 PROPOSED LEVEL 1 PLAN (STAGE 2 WORKS)  
1:150 @ A3

#### LEGEND

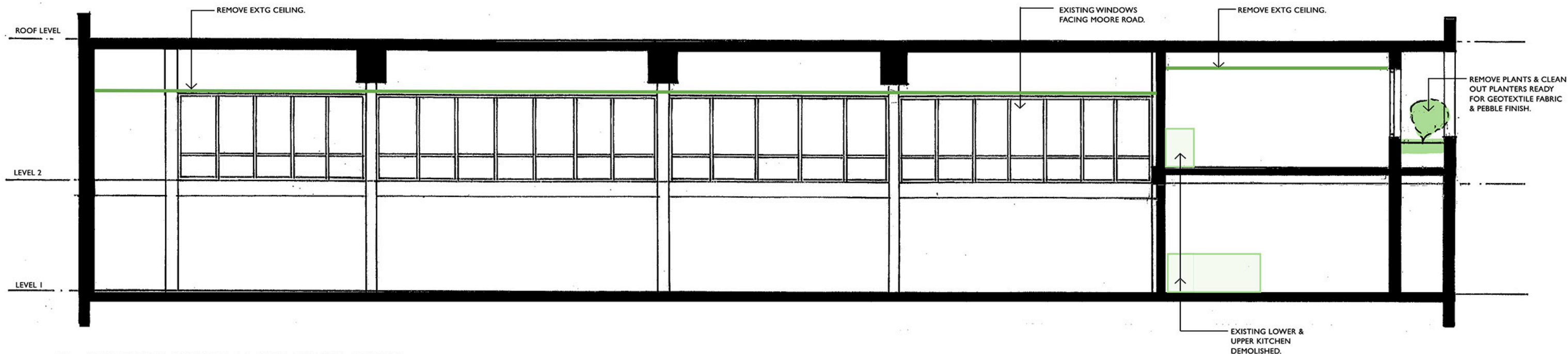
- DEMOLISH & REMOVE
- NEW WORKS (OWNER WORKS)  
(+ ALL AREA TO BE STRIPPED OUT & PAINTED WITH CLEAN RC FLOOR & NEW LIGHTING)
- MECHANICAL WORKS
- FITOUT WORKS (TENANT WORKS)



3 GROUND FLOOR LOADING DOCK PLAN  
1:150 @ A3; 1:100 @ A1

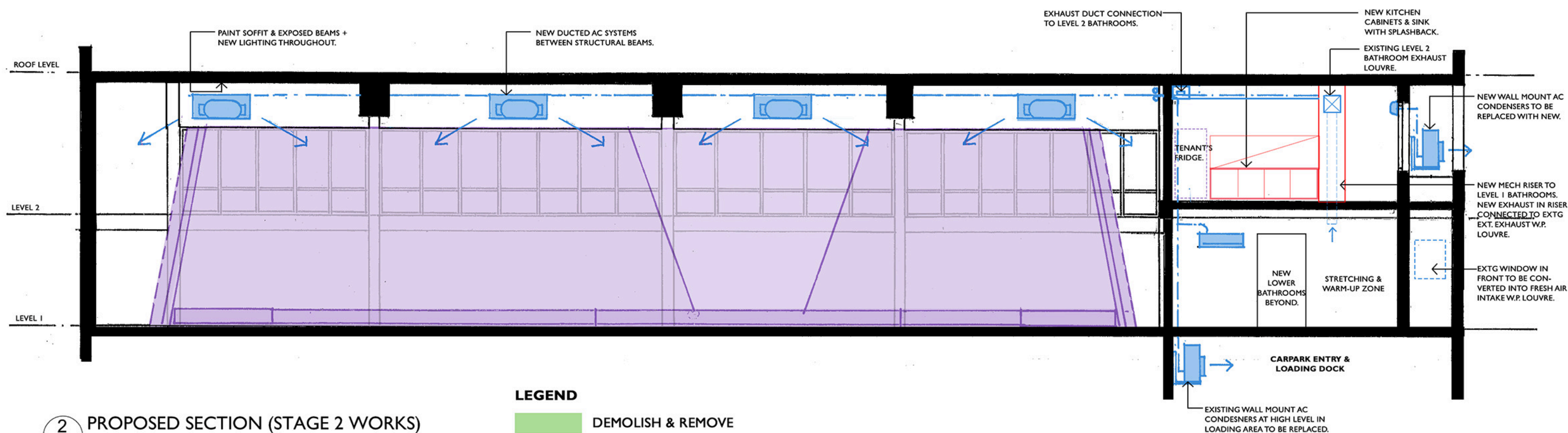


2 PROPOSED LEVEL 2 PLAN (STAGE 2 WORKS)  
1:150 @ A3; 1:100 @ A1



# 1 EXISTING SECTION (STAGE 2 WORKS)

1:100 @ A3; 1:50 @ A1



# 2 PROPOSED SECTION (STAGE 2 WORKS)

1:100 @ A3; 1:50 @ A1

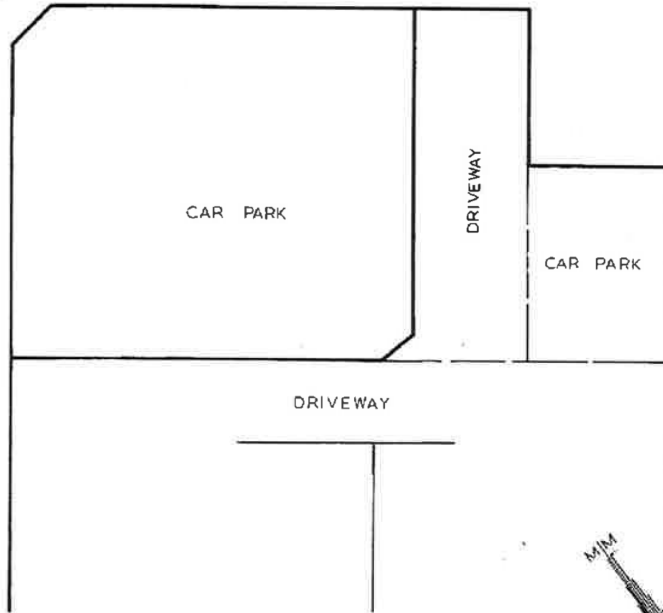
## LEGEND

- DEMOLISH & REMOVE
- NEW WORKS (OWNER WORKS)  
(+ ALL AREA TO BE STRIPPED OUT & PAINTED WITH CLEAN RC FLOOR & NEW LIGHTING)
- MECHANICAL WORKS
- FITOUT WORKS (TENANT WORKS)

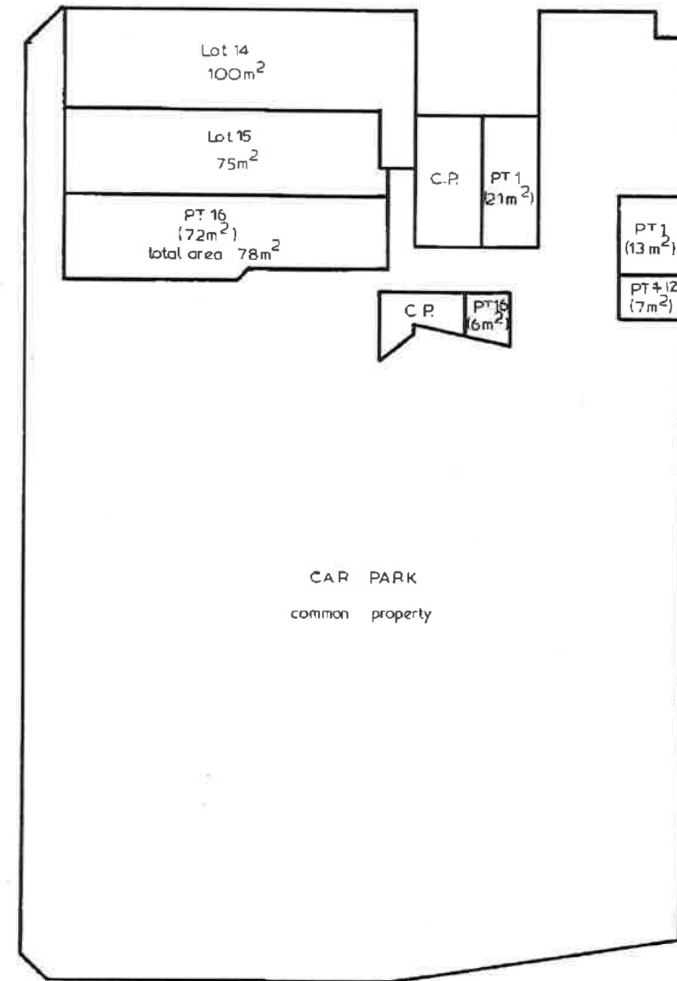
STRATA PLAN 23069

SCHEDULE  
OF UNIT ENTITLEMENT

LOT N <sup>o</sup>	ENTITLEMENT
1	166
2	38
3	32
4	30
5	32
6	53
7	45
8	32
9	39
10	68
11	44
12	54
13	32
14	47
15	35
16	37
17	21
18	73
19	20
20	14
21	23
22	13
23	18
24	15
25	15
26	4
Aggregate	1000

LOWER BASEMENT PLAN  
COMMON PROPERTY.

NOTES - Areas are approximate  
C.P - common property



UPPER BASEMENT PLAN

Reduction Ratio 1:250

Lengths are in metres

N. Buxton

Registered Surveyor

[Signature]

Council Clerk

SURVEYOR'S REFERENCE: 287-93-2681

OFFICE USE ONLY

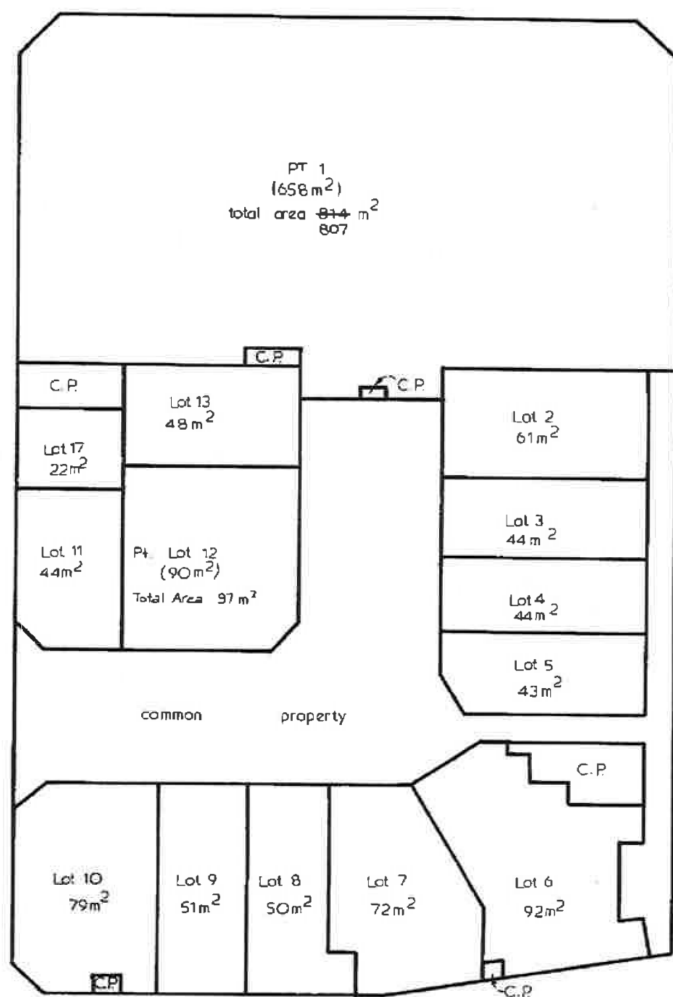
THIS IS PROPOSED

24.6.1986

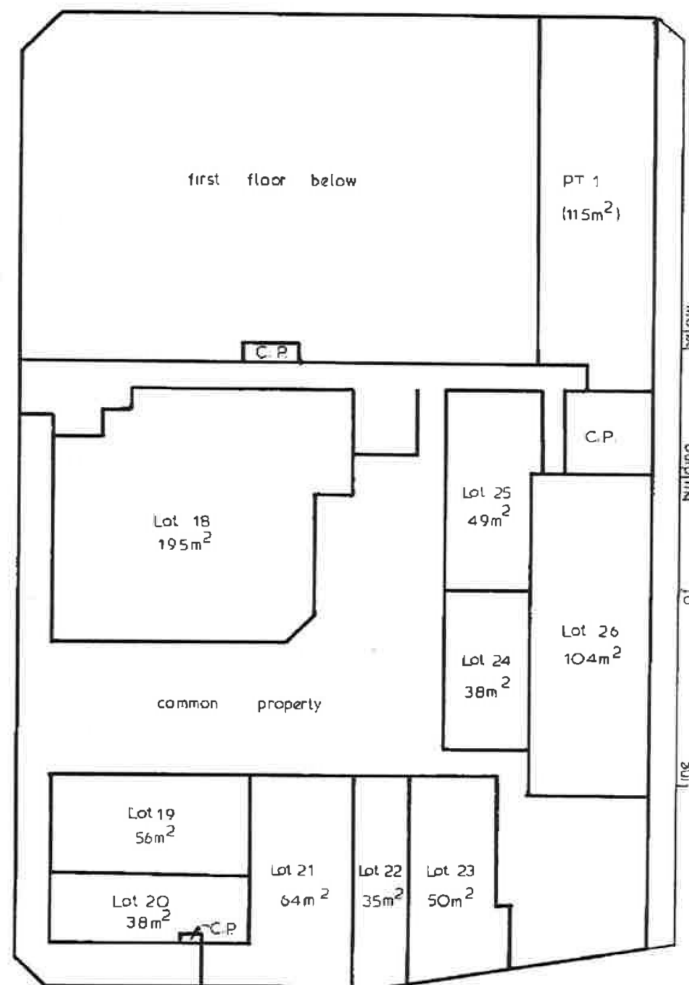
PLAN AMENDED IN L.T.O. VIDE SP31/02/1985



STRATA PLAN 23069



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Reduction Ratio 1:250

Lengths are in metres

*N. Bunter*  
Registered Surveyor

  
Council Clerk

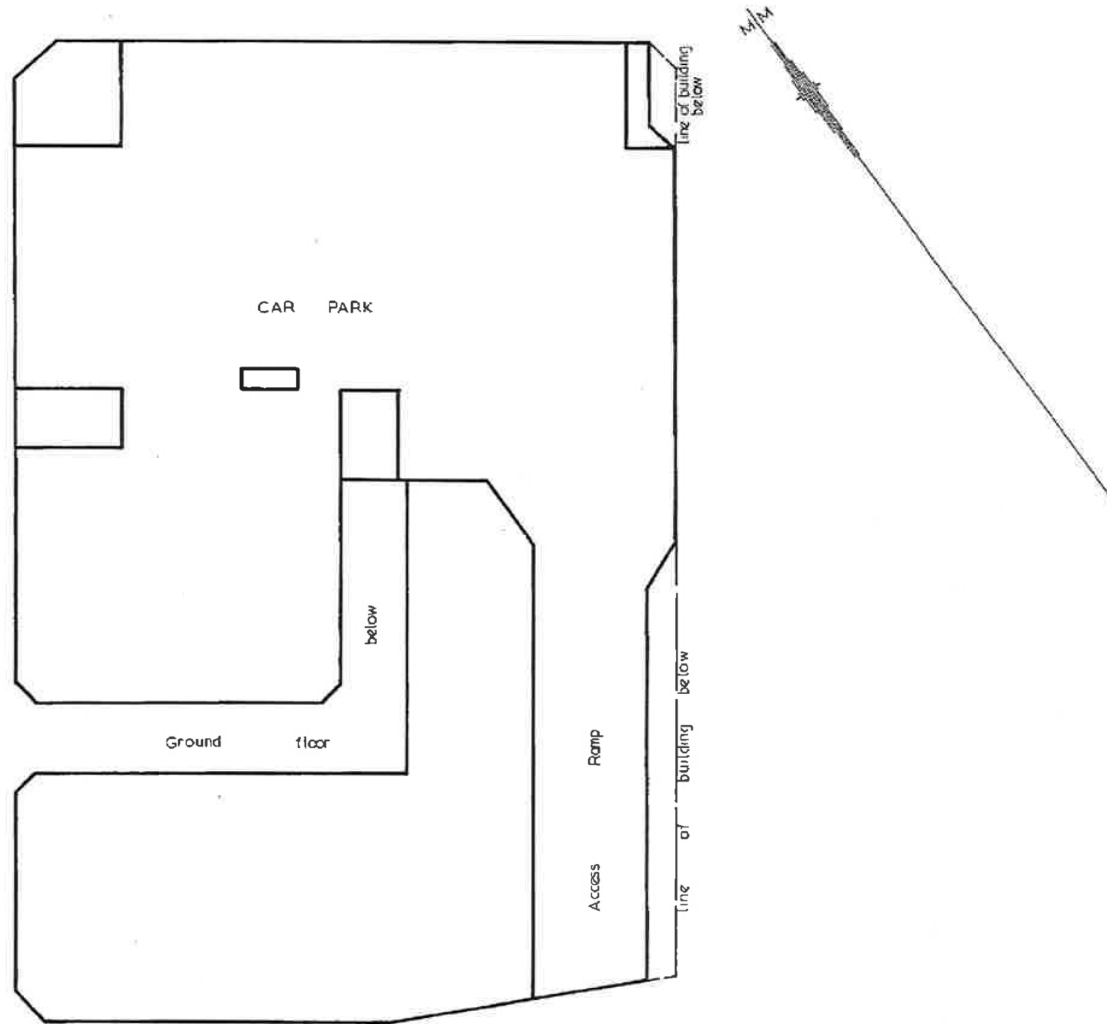
SURVEYOR'S REFERENCE: 287-83-2681

OFFICE USE ONLY

2165306d 2H3/H

PLAN AMENDED IN L.T.O. VIDE SP.31047 PPS

STRATA PLAN 23069



ROOF PLAN  
COMMON PROPERTY

Reduction Ratio 1:250

Lengths are in metres

*A. Benton*  
Registered Surveyor

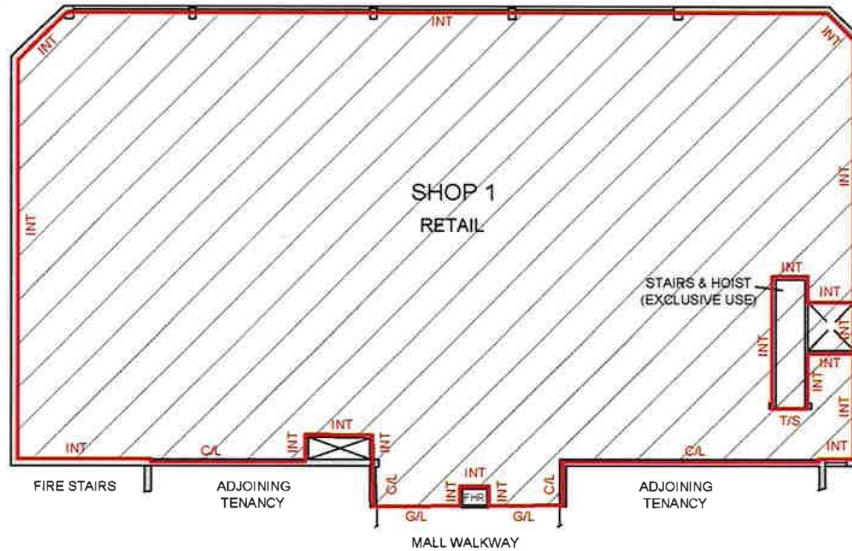
*[Signature]*  
Council Clerk

SURVEYOR'S REFERENCE: 267 - 83 - 2681

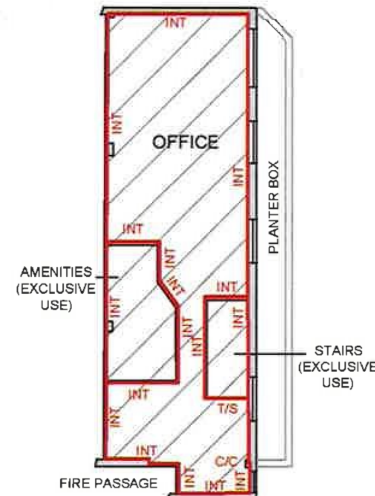
OFFICE USE ONLY

PLEASE REVERSE

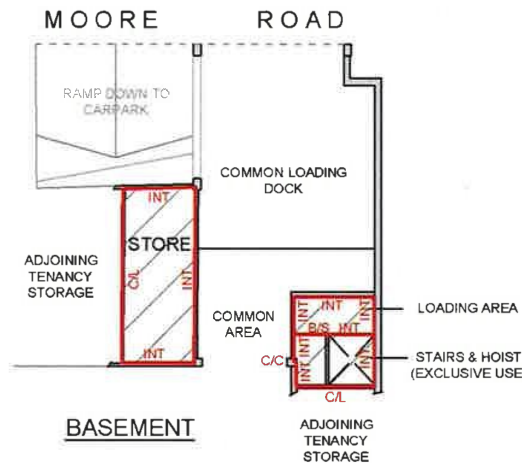
# LETTABLE AREA PLAN FOR SHOP 1, 1 MOORE ROAD, FRESHWATER, NSW



GROUND FLOOR

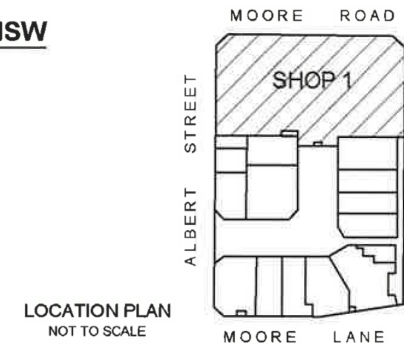
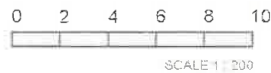


FIRST FLOOR



BASEMENT

INT - INTERNAL FACE  
CL - CENTRELINE WALL  
G/L - GLASS LINE  
B/S - BOTTOM STEP  
T/S - TOP STEP  
C/C - CENTRELINE OF COLUMN



LOCATION PLAN  
NOT TO SCALE

## SCHEDULE OF AREAS

BASEMENT	
STORE	21.8 m <sup>2</sup>
LOADING AREA	5.3 m <sup>2</sup>
STAIRS & HOIST *	7.1 m <sup>2</sup>
TOTAL BASEMENT	34.2 m <sup>2</sup>
GROUND FLOOR	
RETAIL	645.0 m <sup>2</sup>
STAIRS & HOIST *	12.2 m <sup>2</sup>
TOTAL GROUND FLOOR	657.2 m <sup>2</sup>
FIRST FLOOR	
OFFICE	90.5 m <sup>2</sup>
AMENITIES *	15.9 m <sup>2</sup>
STAIRS *	7.6 m <sup>2</sup>
TOTAL FIRST FLOOR	114.0 m <sup>2</sup>
TOTAL AREA	805.4 m <sup>2</sup>

LETTABLE AREA



## METHOD OF MEASUREMENT

AREAS HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA (PCA) METHOD OF MEASUREMENT FOR LETTABLE AREA (MARCH 1997)

(SURVEY DATE 16/09/2015)

\*INCLUDED AS EXCLUSIVE USE, PER CLIENTS REQUEST

## GUIDELINES USED

GROSS LETTABLE AREA - RETAIL

PLAN PREPARED FOR:

HARRINGTON PROPERTY

LETTABLE AREA PLAN  
SHOP 1, 1 MOORE ROAD  
FRESHWATER, NSW

DATE: 16/09/2015

REF: 57431

REV: -

DRAWN: RB

CHECKED: CL

SCALE: 1:200 @ A3 SHEET: 1 of 1

sdney canberra melbourne brisbane adelaide perth

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Annexure B.1