

BASSETT STREET

PROPOSED CHANGE OF USE
TO UNIT 2

47 BASSETT STREET
(COMMERCIAL)

94.17

17°50' 40"

25.78 - 105°18'

TELSTRA
COMPOUND

UNIT 2

UNIT 3

MAIN
ENTRANCE
/DRIVEWAY

UNIT 2A

PROPOSED
EXHAUST ROOF
VENT

OPEN CARPARK
(GROUND FLOOR)

PROPOSED
SUPPLY AIR
INTAKE FANS

PROPOSED
EXHAUST ROOF
VENTS

86.37 - 23°13' 30"

RAMP

UNIT 12

PROPOSED DETAILED SITE PLAN 1:200

AMENDMENTS	DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale	SCALE	NORTH POINT	JOB NO.
	A		1:200/A3				2031		
	DATE		DRAWING NO.	AMEND					
	OCT 2021	A02	A	Drawing Name DETAILED SITE PLAN					



AMENDMENTS	DEVELOPMENT CHANGE OF USE DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD	LEGEND █ EX. WALL TO REMAIN ▨ NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO MOTOR BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51–55 Bassett Street Mona Vale	SCALE 1:500/A3	NORTH POINT 	JOB NO. 2031
			○ FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT/ EXIT SIGN			Drawing Name SITE & SITE CONTEXT ANALYSIS PLAN	DATE OCT 2021	DRAWING NO. A01	AMEND A

○ EX. TOP OF TELSTRA ANTENNA (EXISTING)
RL 15.00 (ASSUMED)

○ EX. RIDGE LEVEL
RL 8.97(ASSUMED)

○ EX. SECOND FLOOR LEVEL
RL 5.26 (ASSUMED)

○ EX. FIRST FLOOR LEVEL
RL 2.10 (ASSUMED)

○ EX. GROUND FLOOR LEVEL
RL 0.26 (ASSUMED)

○ EX. GROUND FLOOR LEVEL
RL 0.00 (ASSUMED)



○ FRONT ELEVATION 1:200
BASSETT STREET

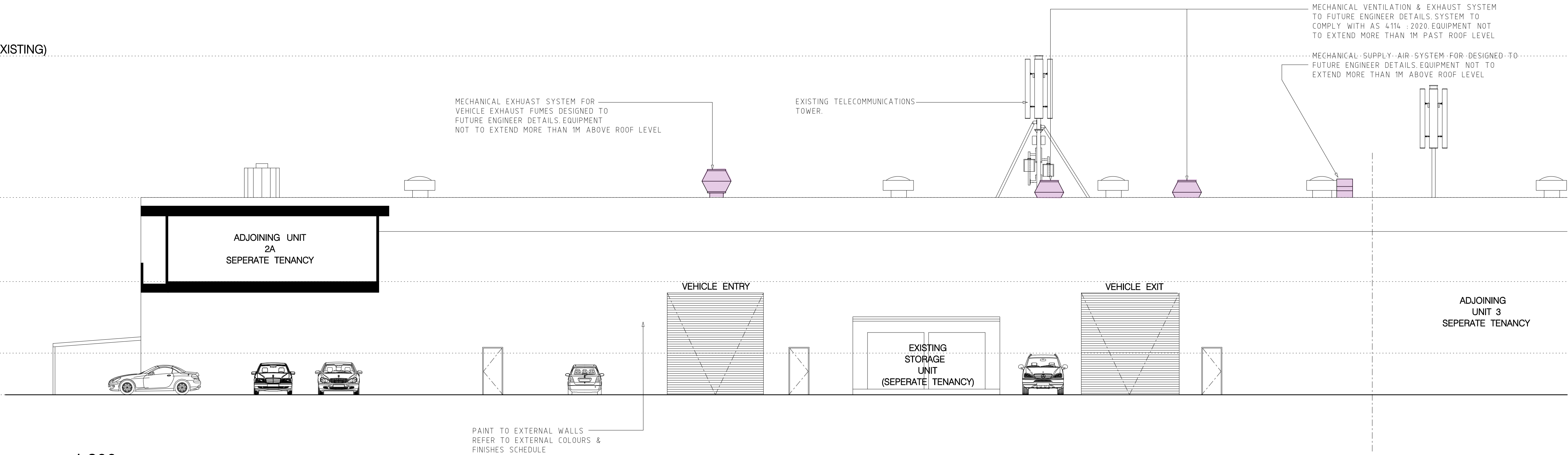
○ EX. TOP OF TELSTRA ANTENNA (EXISTING)
RL 15.00 (ASSUMED)

○ EX. RIDGE LEVEL
RL 8.97(ASSUMED)

○ EX. SECOND FLOOR LEVEL
RL 5.26 (ASSUMED)

○ EX. FIRST FLOOR LEVEL
RL 2.10 (ASSUMED)

○ EX. GROUND FLOOR LEVEL
RL 0.26 (ASSUMED)



○ SIDE ELEVATION 1:200

AMENDMENTS

A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021

DISCLAIMER
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GENERAL NOTES
ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION

DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD
○ FX. EXISTING FIRE EXTINGUISHER
EXIT EXISTING EXIT/ EXIT SIGN

LEGEND
— EX. WALL TO REMAIN
/// NEW FIRE RATED INSULATED PANEL WALL/ PARTITION

efficio
PROJECTS
PO Box 4205 Denistone East, NSW 2112
PH 0430 386 463
Email – info@efficioprojects.com.au
ABN – 51 781 42506

PROJECT
CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY
For: MAG G Brothers Motor Group Pty Ltd
At: Unit 2 /51–55 Bassett Street Mona Vale

Drawing Name ELEVATIONS

SCALE 1:200/A3	NORTH POINT 	JOB NO. 2031
DATE OCT 2021	DRAWING NO. A14	AMEND A



AMENDMENTS A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED, OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.			LEGEND DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD ○ FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN — EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION		PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale		SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
				efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506		Drawing Name ELEVATIONS		DATE OCT 2021	DRAWING NO. A15	AMEND A

○ EX. TOP OF TELSTRA ANTENNA (EXISTING)
RL 15.00 (ASSUMED)

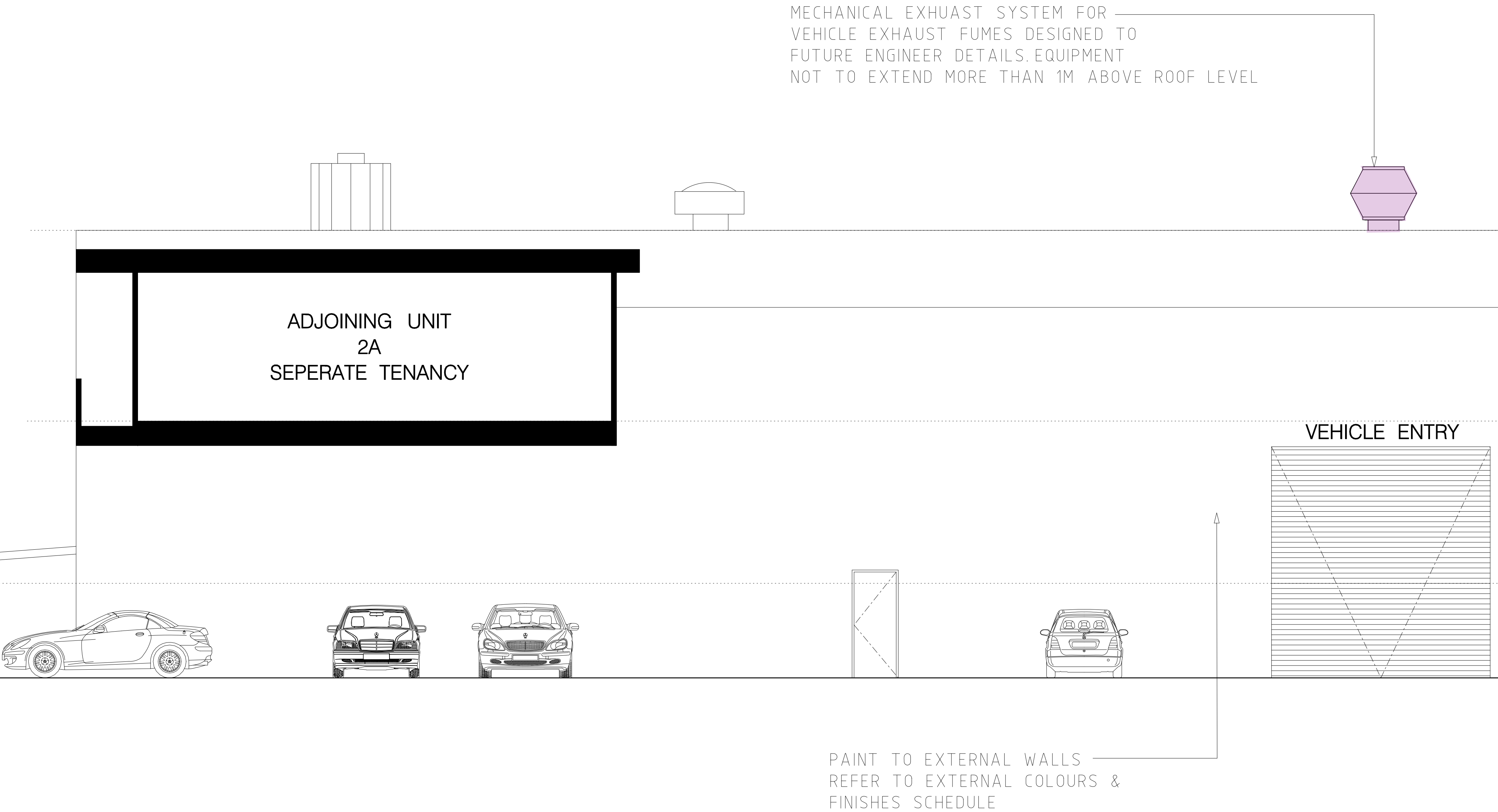
○ EX. RIDGE LEVEL
RL 8.97(ASSUMED)

○ EX. SECOND FLOOR LEVEL
RL 5.26 (ASSUMED)

○ EX. FIRST FLOOR LEVEL
RL 2.10 (ASSUMED)

○ EX. GROUND FLOOR LEVEL
RL 0.26 (ASSUMED)

○ SIDE ELEVATION 1:100
NORTH WEST (DRIVEWAY)



AMENDMENTS A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED, OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD ○ FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name ELEVATION (PART A)	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
					DATE OCT 2021	DRAWING NO. A16	AMEND A

SEE DRAWING A16 FOR CONTINUATION (PART A)

SIDE ELEVATION
NORTH WEST (DRIVEWAY)

AMENDMENTS A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email - info@efficioprojects.com.au ABN - 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name ELEVATION (PART B)	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
						DATE OCT 2021	DRAWING NO. A17	AMEND A

EX. TOP OF TELSTRA ANTENNA (EXISTING)
RL 15.00 (ASSUMED)

MECHANICAL EXHUAUST SYSTEM FOR
VEHICLE EXHAUST FUMES DESIGNED TO
FUTURE ENGINEER DETAILS. ROOF COWL
NOT TO EXTEND MORE THAN 1M ABOVE ROOF LEVEL

EX. RIDGE LEVEL
RL 8.97 (ASSUMED)

EXISTING TELECOMMUNICATIONS
TOWER.

EX. SECOND FLOOR LEVEL
RL 5.26 (ASSUMED)

VEHICLE ENTRY

VEHICLE EXIT

EX. FIRST FLOOR LEVEL
RL 2.10 (ASSUMED)

EXISTING
STORAGE
UNIT
(SEPERATE TENANCY)

EX. GROUND FLOOR LEVEL
RL 0.26 (ASSUMED)

PAINT TO EXTERNAL WALLS
REFER TO EXTERNAL COLOURS &
FINISHES SCHEDULE

MECHANICAL VENTILATION & EXHAUST SYSTEM TO FUTURE
ENGINEER DETAILS. SYSTEM TO COMPLY WITH
AS 4114 : 2020. ROOL COWLS NOTY TO EXTEND
MORE THAN 1M PAST ROOF LEVEL

SEE DRAWING A18 FOR CONTINUATION (PART C)

SEE DRAWING A17 FOR CONTINUATION (PART B)

○ EX. TOP OF TELSTRA ANTENNA (EXISTING)
RL 15.00 (ASSUMED)

○ EX. RIDGE LEVEL
RL 8.97 (ASSUMED)

○ EX. SECOND FLOOR LEVEL
RL 5.26 (ASSUMED)

○ EX. FIRST FLOOR LEVEL
RL 2.10 (ASSUMED)

○ EX. GROUND FLOOR LEVEL
RL 0.26 (ASSUMED)

MECHANICAL VENTILATION & EXHAUST SYSTEM
TO FUTURE ENGINEER DETAILS. SYSTEM TO
COMPLY WITH AS 4114 :2020. EQUIPMENT NOT
TO EXTEND MORE THAN 1M PAST ROOF LEVEL

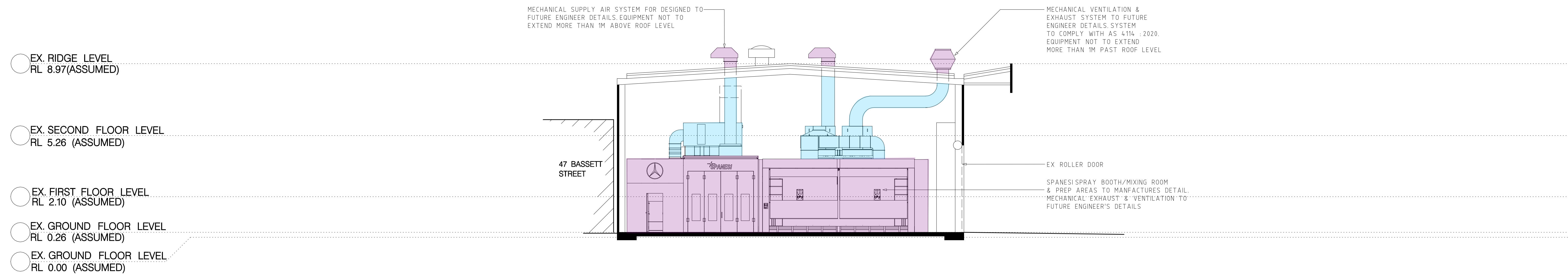
MECHANICAL SUPPLY AIR SYSTEM FOR DESIGNED TO
FUTURE ENGINEER DETAILS. EQUIPMENT NOT TO
EXTEND MORE THAN 1M ABOVE ROOF LEVEL

VEHICLE EXIT

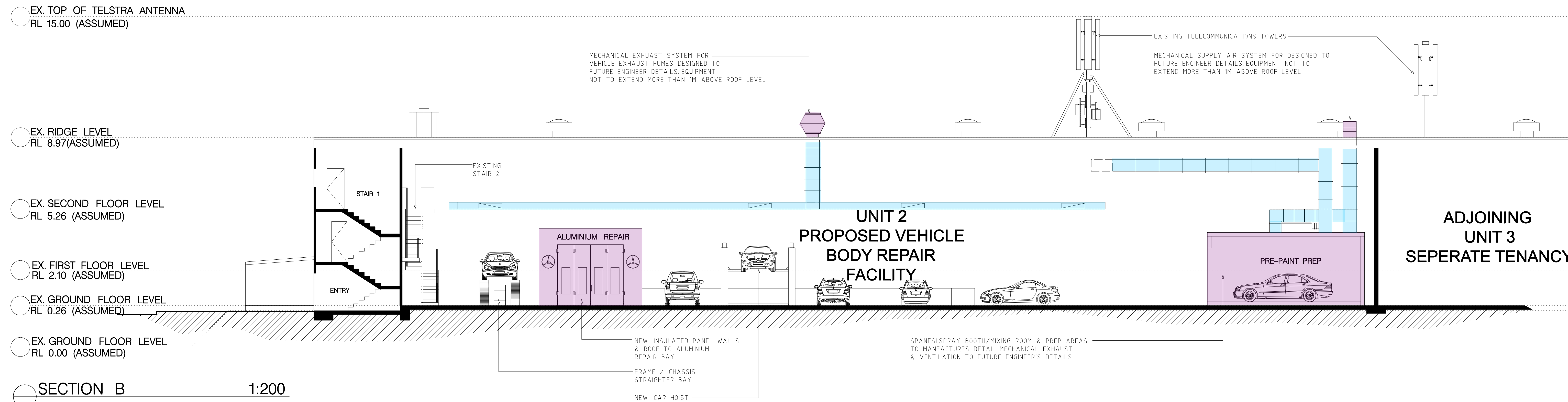
ADJOINING
UNIT 3
SEPERATE TENANCY

○ SIDE ELEVATION 1:100
NORTH WEST (DRIVEWAY)

AMENDMENTS	DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD ○ FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
	A					Drawing Name ELEVATION (PART C)	DATE OCT 2021	DRAWING NO. A18	AMEND A

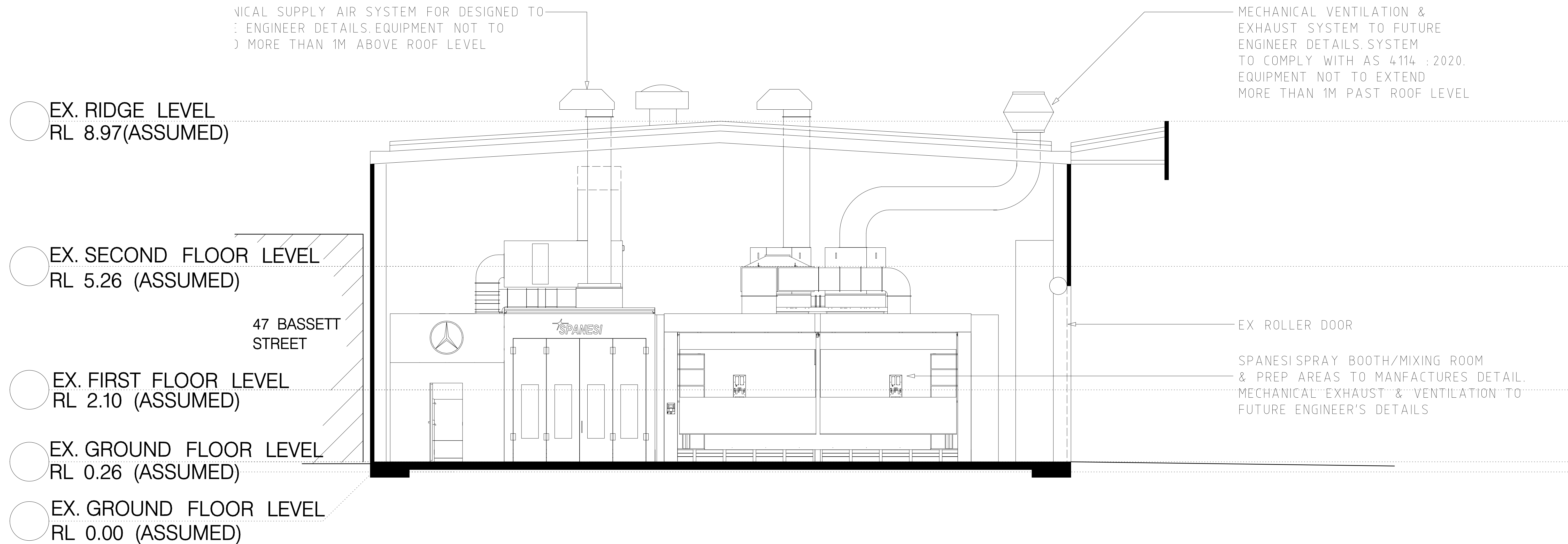


SECTION A 1:200



SECTION B 1:200

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					efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506		Drawing Name SECTIONS		DATE OCT 2021	DRAWING NO. A19	AMEND A



SECTION A 1:100

AMENDMENTS	DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED, OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
	A					DATE OCT 2021	DRAWING NO. A20	AMEND A

○ EX. TOP OF TELSTRA ANTENNA
RL 15.00 (ASSUMED)

○ EX. RIDGE LEVEL
RL 8.97 (ASSUMED)

○ EX. SECOND FLOOR LEVEL
RL 5.26 (ASSUMED)

○ EX. FIRST FLOOR LEVEL
RL 2.10 (ASSUMED)

○ EX. GROUND FLOOR LEVEL
RL 0.26 (ASSUMED)

○ SECTION B 1:100

MECHANICAL EXHUAUST SYSTEM FOR
VEHICLE EXHAUST FUMES DESIGNED TO
FUTURE ENGINEER DETAILS.EQUIPMENT
NOT TO EXTEND MORE THAN 1M ABOVE ROOF LEVEL

EXISTING
STAIR 2

STAIR 1

ENTRY

ALUMINIUM REPAIR

PROPO
BOB
F

NEW INSULATED PANEL WALLS
& ROOF TO ALUMINIUM
REPAIR BAY

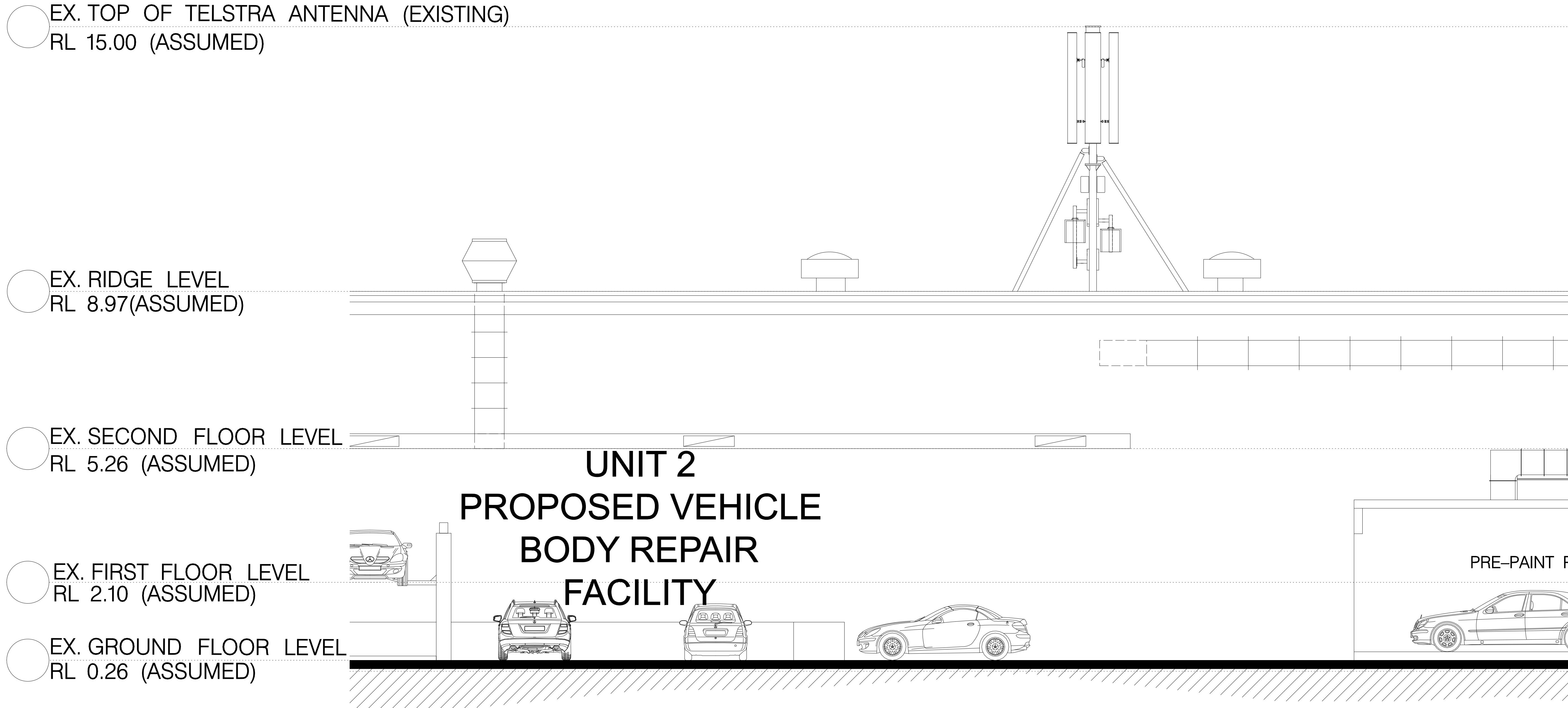
FRAME / CHASSIS
STRAIGHTER BAY

NEW CAR HOIST

SEE DRAWING A22 FOR CONTINUATION (PART B)

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						DATE OCT 2021	DRAWING NO. A21	AMEND A

SEE DRAWING A21 FOR CONTINUATION (PART A)

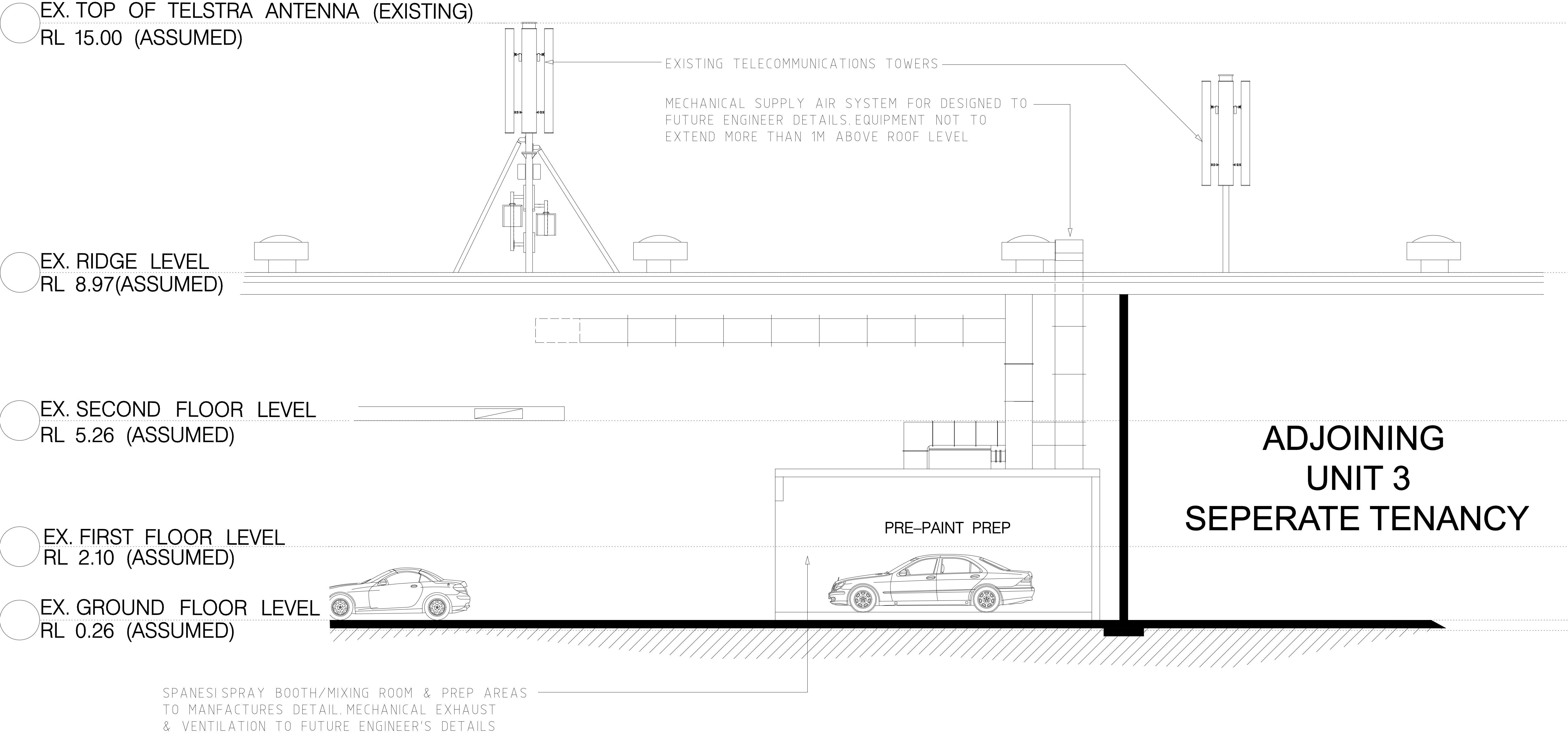


SEE DRAWING A23 FOR CONTINUATION (PART C)

○ SECTION B 1:100

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	A						DATE OCT 2021	DRAWING NO. A22	AMEND A

SEE DRAWING A22 FOR CONTINUATION (PART B)

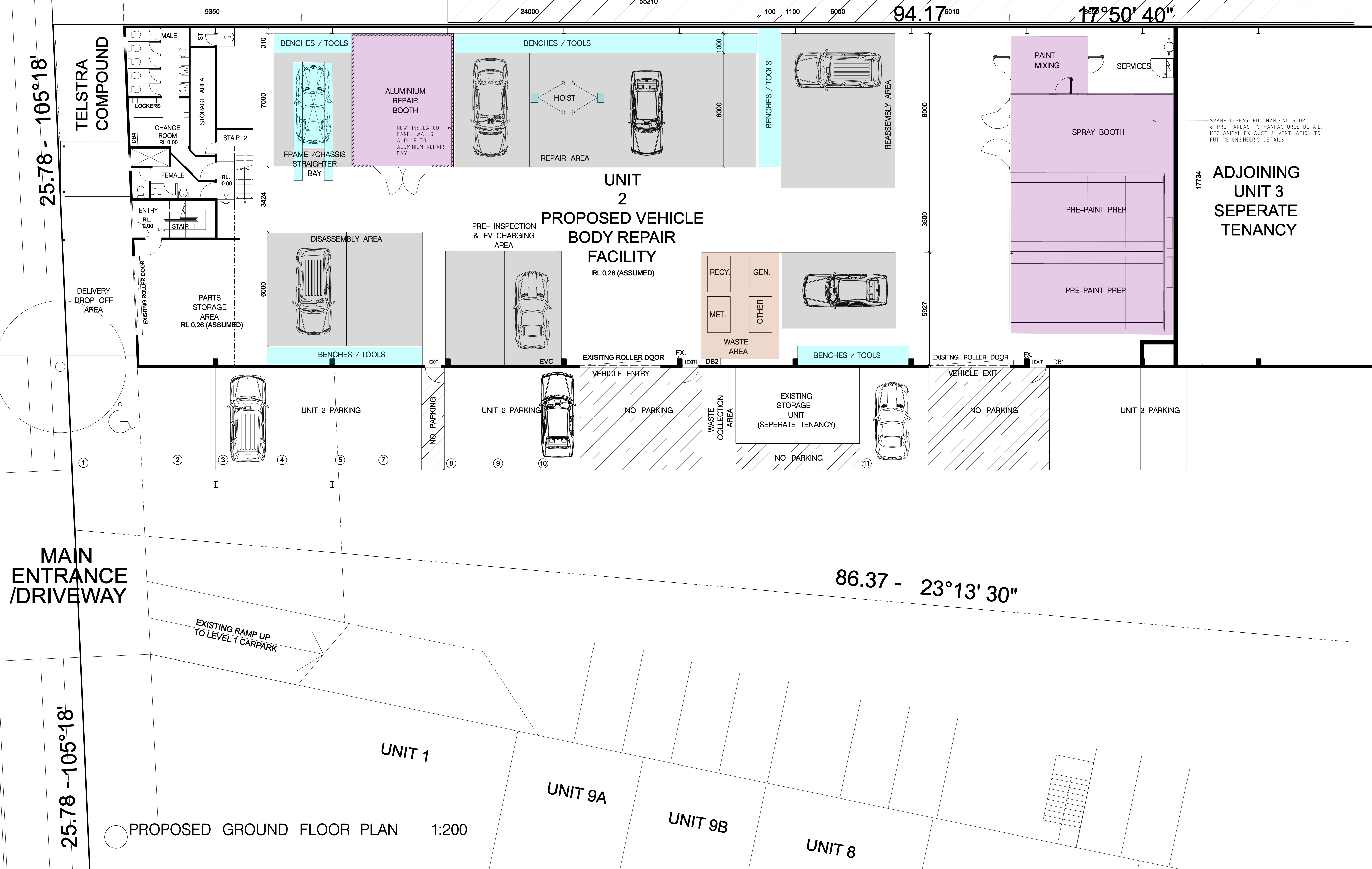


SECTION B 1:100

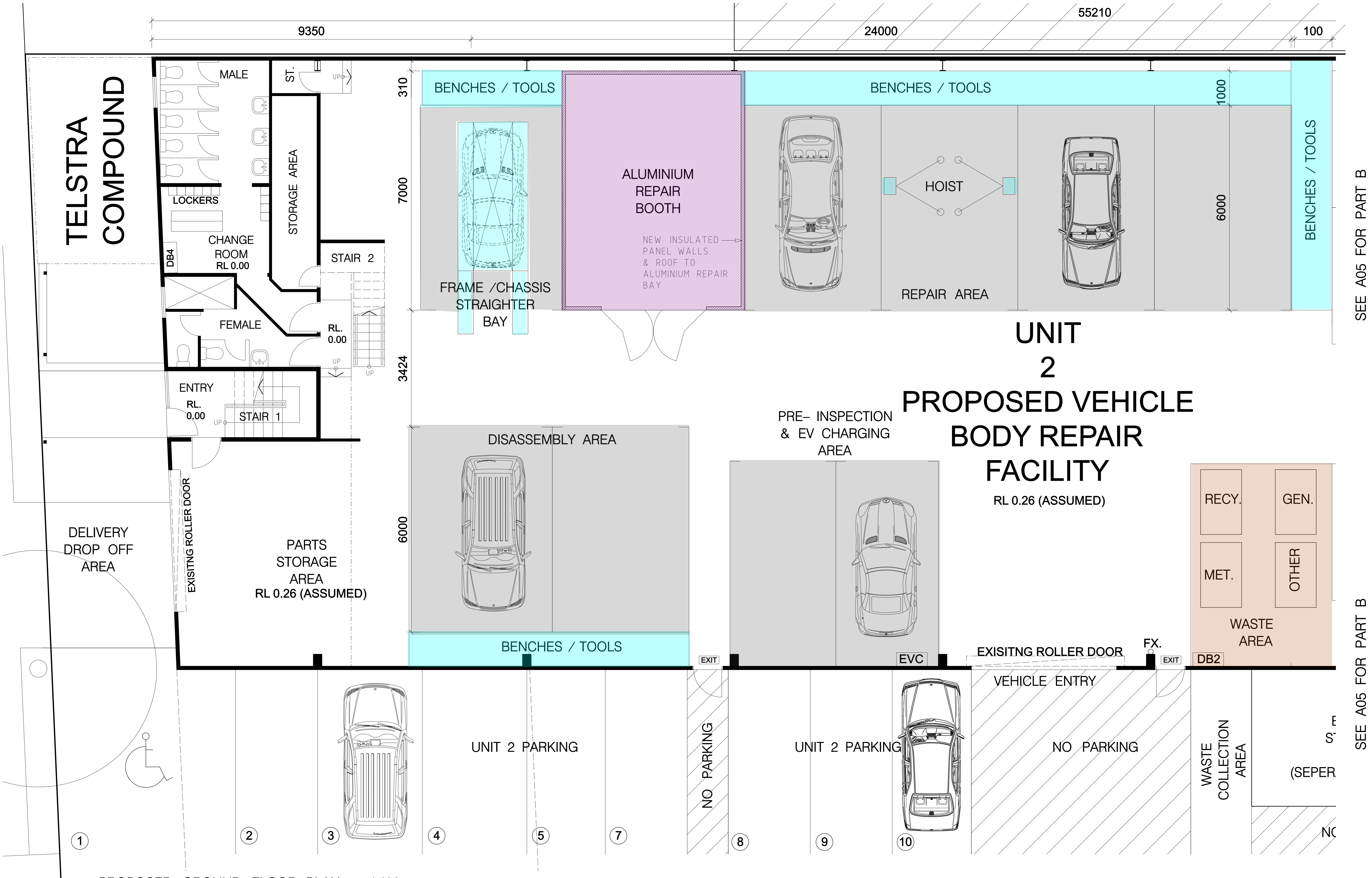
AMENDMENTS A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name SECTION B (PART C)	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
					DATE OCT 2021	DRAWING NO. A23	AMEND A

STREET
BASSETT

47 BASSETT STREET
(COMMERCIAL)



AMENDMENTS A DEVELOPMENT "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION		DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD		LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION		efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale	SCALE	NORTH POINT	JOB NO.
	1:200/A3		2031								
	DATE	DRAWING NO.	AMEND								
	OCT 2021	A03	A	Drawing Name				GROUND FLOOR PLAN			

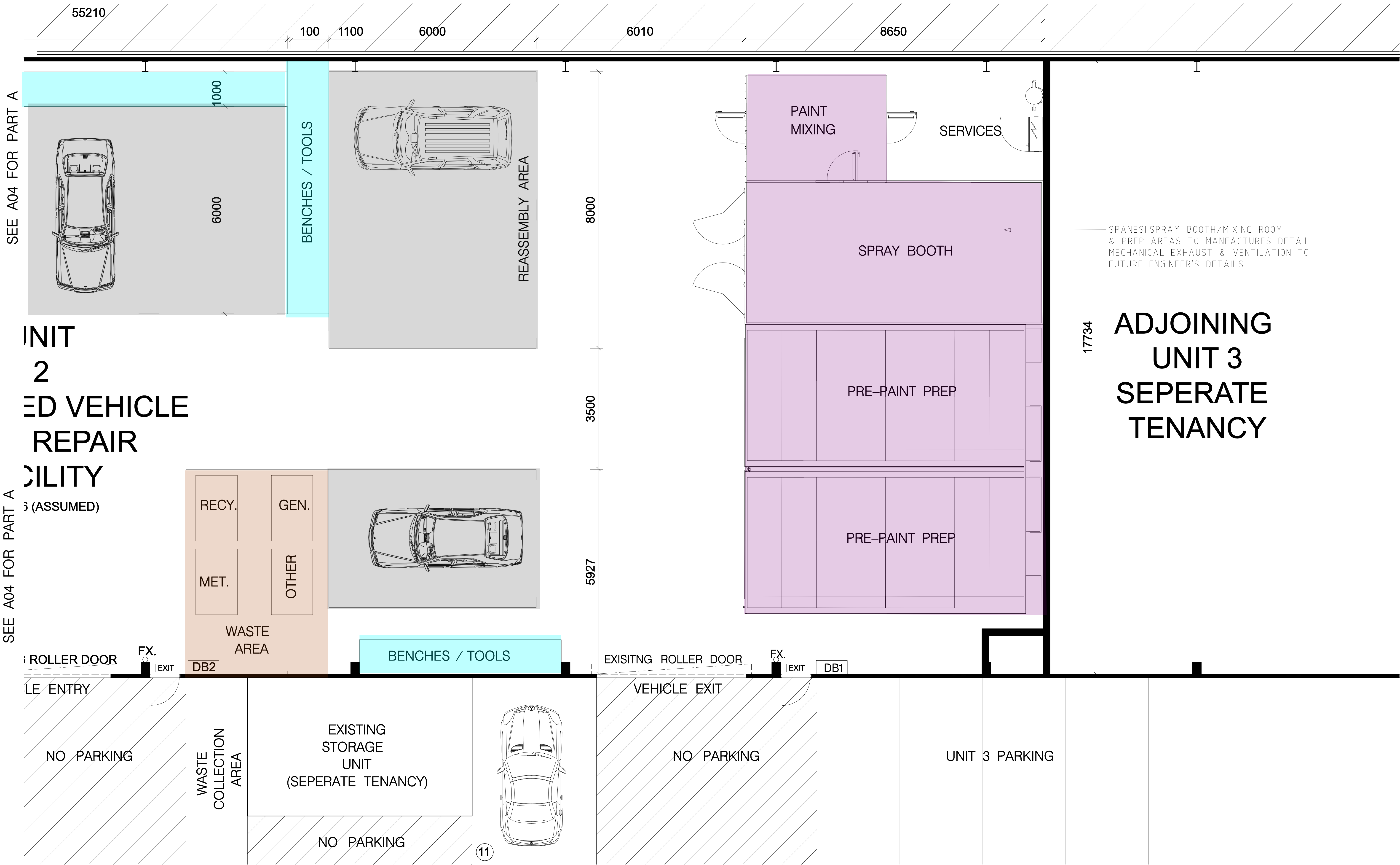


SEE A05 FOR PART B

SEE A05 FOR PART B

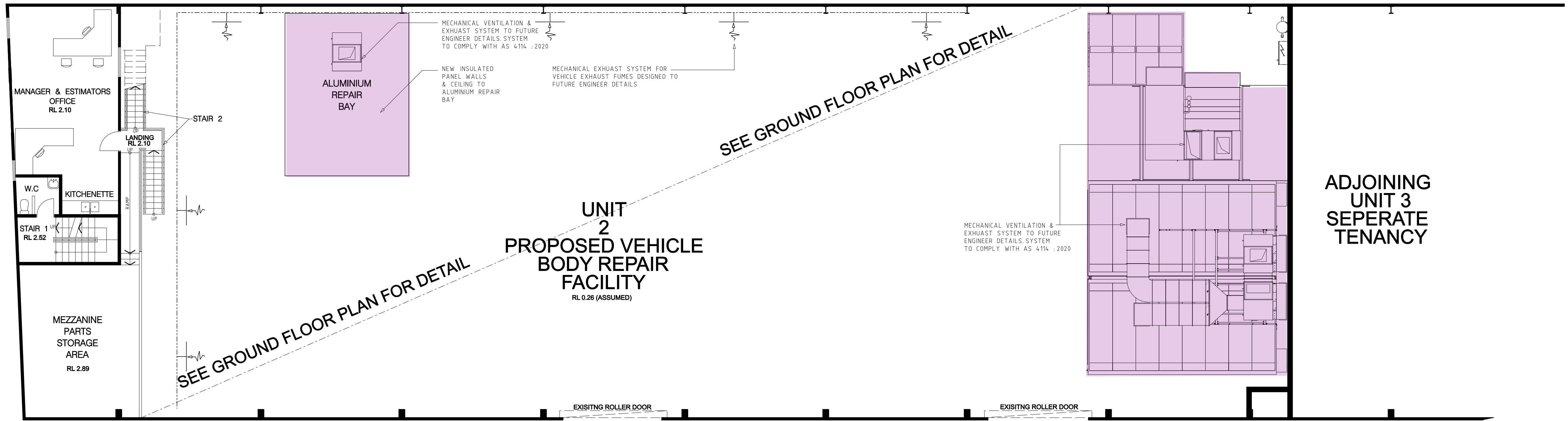
PROPOSED GROUND FLOOR PLAN 1:100
PART A

AMENDMENTS A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.		LEGEND — EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION		PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale GROUND FLOOR PLAN (PART A)	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
						DATE OCT 2021	DRAWING NO. A04	AMEND A
	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD ○ FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN							

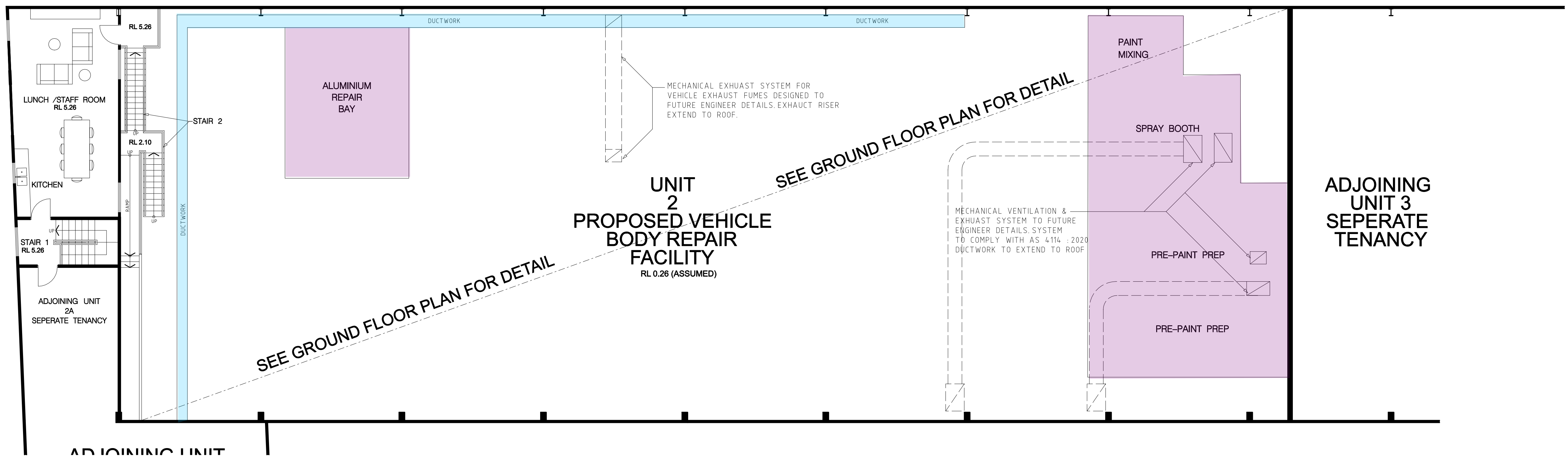


PROPOSED GROUND FLOOR PLAN 1:200
PART B

AMENDMENTS	DISCLAIMER	LEGEND	PROJECT	SCALE	NORTH POINT	JOB NO.
	GENERAL NOTES			DATE	DRAWING NO.	AMEND
A	THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG - G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale	1:100/A3		2031
			Drawing Name	OCT 2021	A05	A

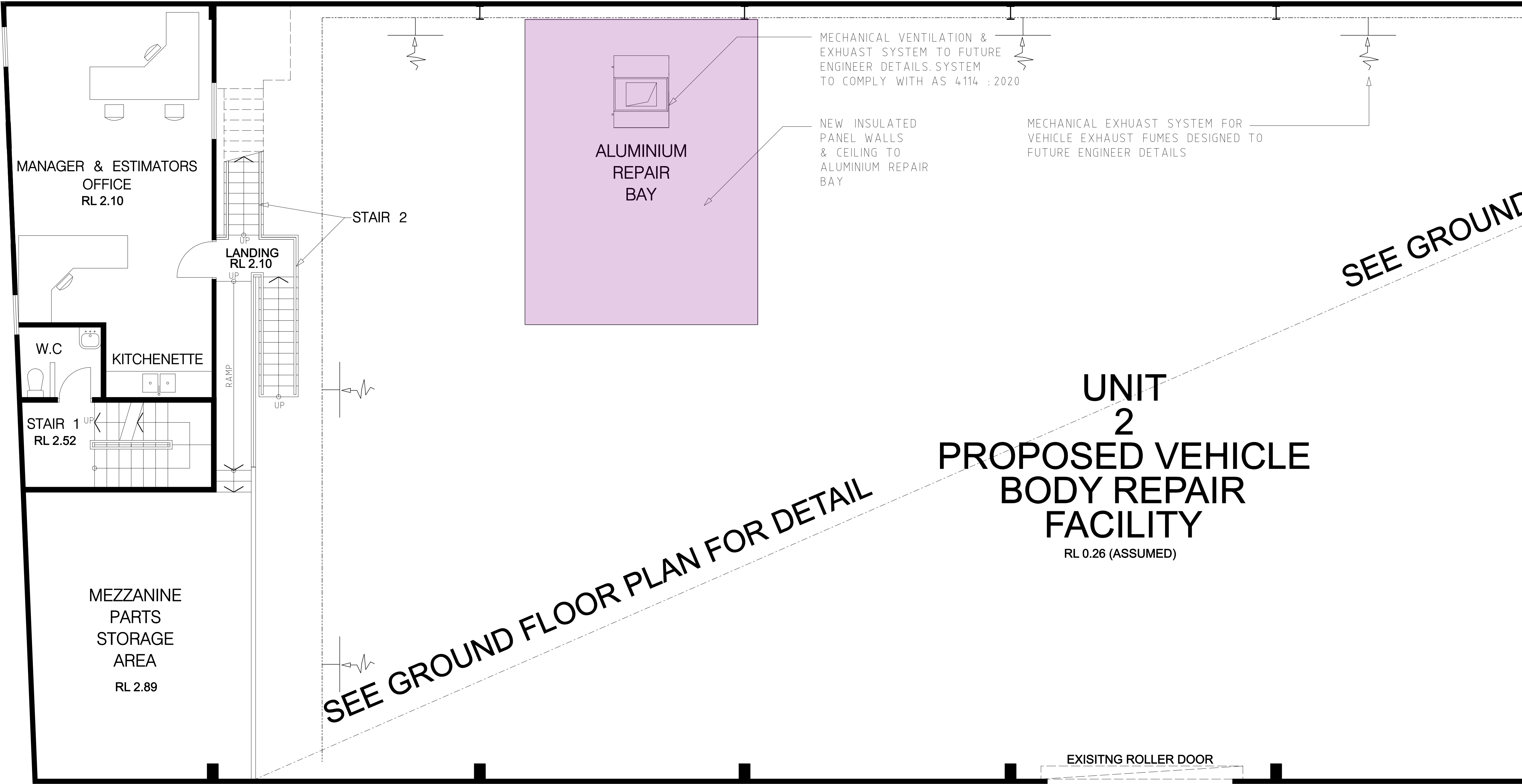


PROPOSED FIRST FLOOR PLAN 1:200



PROPOSED SECOND FLOOR PLAN 1:200

AMENDMENTS A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	LEGEND DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email - info@efficioprojects.com.au ABN - 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name FIRST & SECOND FLOOR PLANS	SCALE 1:200/A3 DATE OCT 2021 NORTH POINT A06 JOB NO. 2031 AMEND A
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SEE A05 FOR PART B

SEE A05 FOR PART B

PROPOSED FIRST FLOOR PLAN
PART A 1:100

AMENDMENTS	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	EXISTING ELECTRICAL DISTRIBUTION BOARD EXISTING FIRE EXTINGUISHER EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name FIRST FLOOR PLAN (PART A)	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
						DATE OCT 2021	DRAWING NO. A07	AMEND A

SEE A04 FOR PART A

SEE A04 FOR PART A

FAST SYSTEM FOR
FUMES DESIGNED TO
DETAILS

SEE GROUND FLOOR PLAN FOR DETAIL

MECHANICAL VENTILATION &
EXHUAUST SYSTEM TO FUTURE
ENGINEER DETAILS. SYSTEM
TO COMPLY WITH AS 4114 :2020

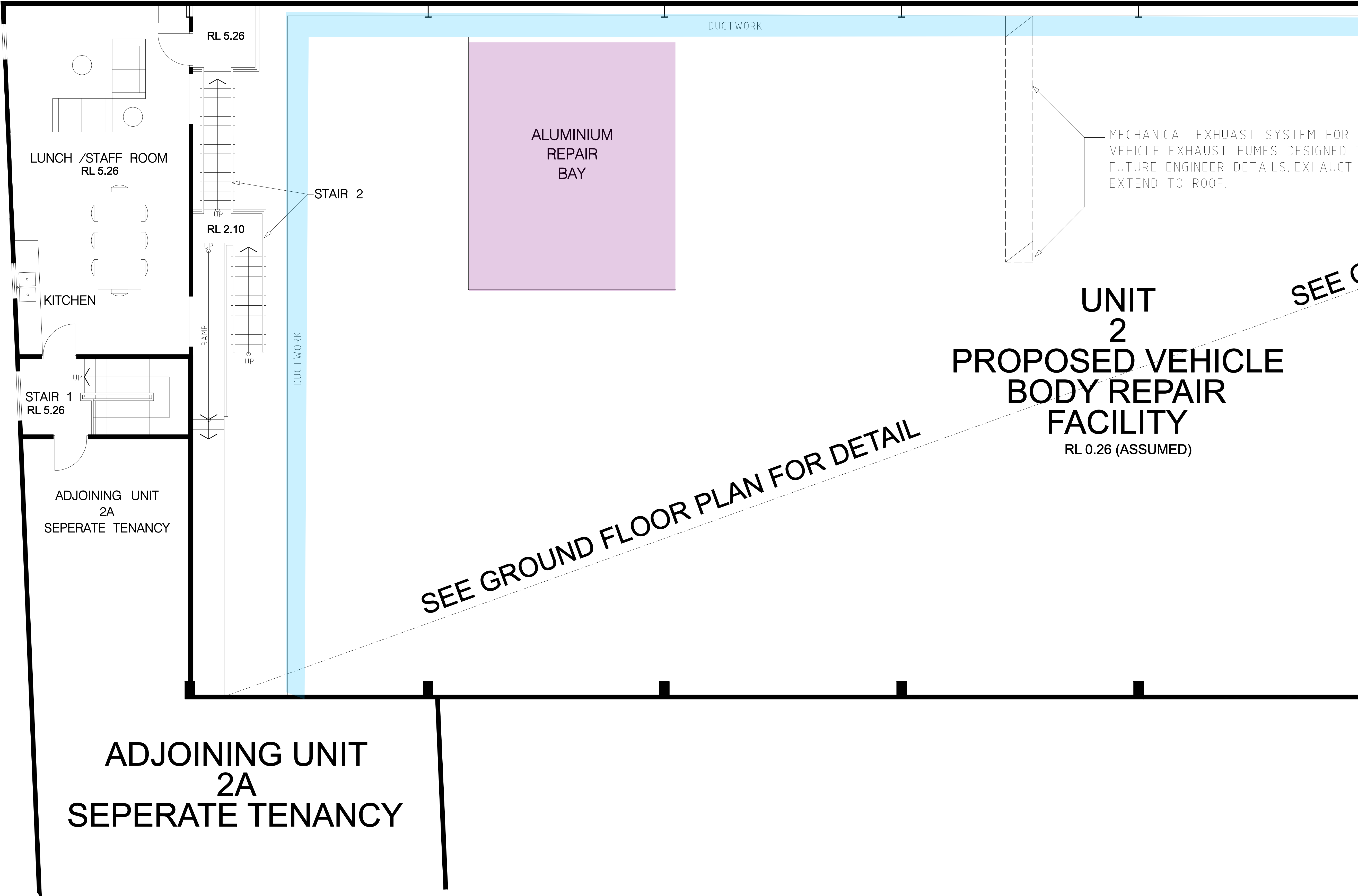
OLLER DOOR

EXISITNG ROLLER DOOR

PROPOSED FIRST FLOOR PLAN
PART B

1:200

AMENDMENTS	DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East , NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name FIRST FLOOR PLAN (PART B)	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
	A						DATE OCT 2021	DRAWING NO. A08	AMEND A



UNIT
2
PROPOSED VEHICLE
BODY REPAIR
FACILITY
RL 0.26 (ASSUMED)

SEE GROUND FLOOR PLAN FOR DETAIL

ADJOINING UNIT
2A
SEPERATE TENANCY

PROPOSED SECOND FLOOR PLAN 1:100
PART A

SEE A05 FOR PART B

SEE A05 FOR PART B

SEE C

AMENDMENTS	LOCATION OF REVISION DATE DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD ○ FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name SECOND FLOOR PLAN (PART A)	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
						DATE OCT 2021	DRAWING NO. A09	AMEND A

SEE A04 FOR PART A

SEE A04 FOR PART A

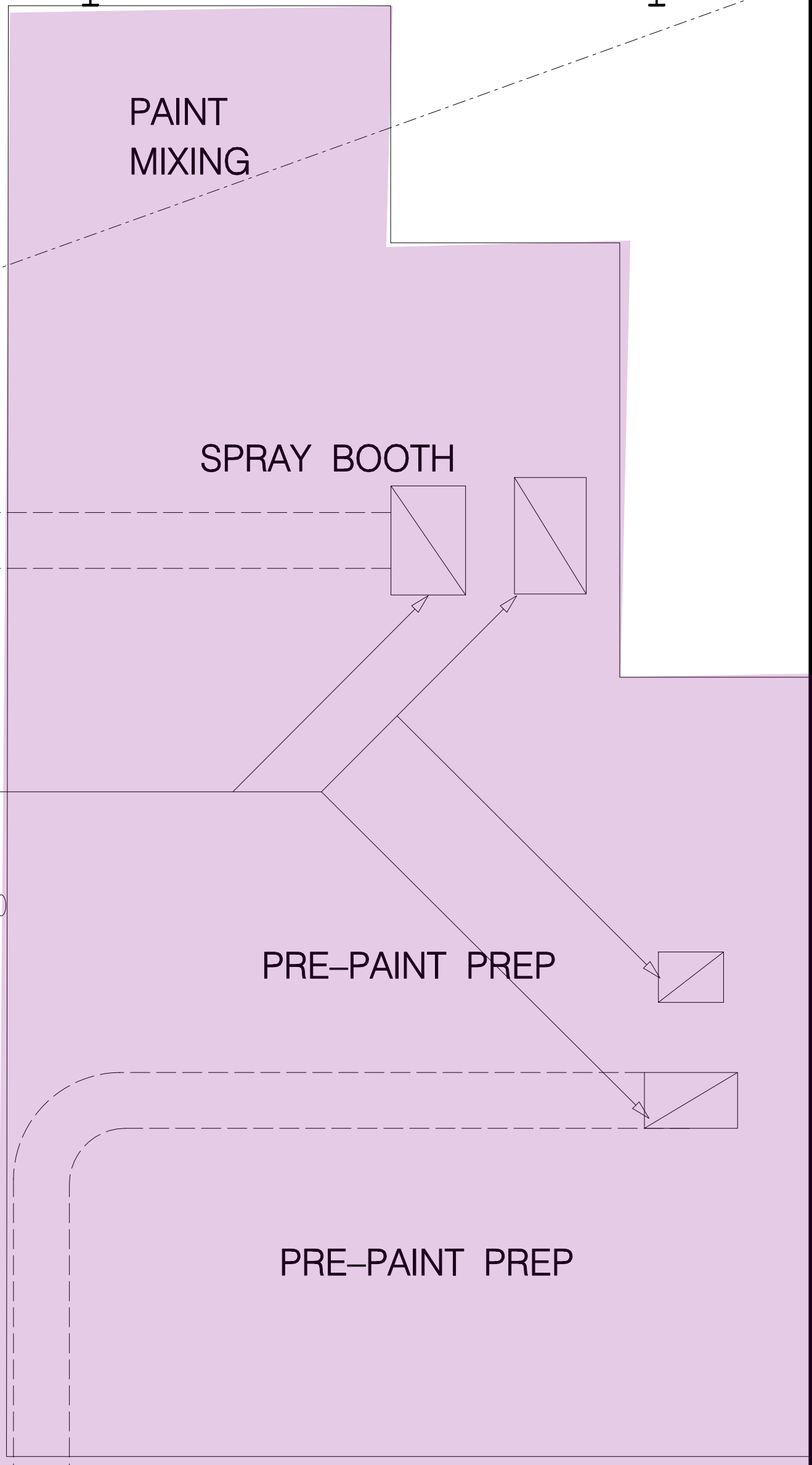


MECHANICAL EXHUAUST SYSTEM FOR
VEHICLE EXHAUST FUMES DESIGNED TO
FUTURE ENGINEER DETAILS.EXHAUCT RISER
EXTEND TO ROOF.

UNIT
2
PROPOSED VEHICLE
BODY REPAIR
FACILITY
RL 0.26 (ASSUMED)

SEE GROUND FLOOR PLAN FOR DETAIL

MECHANICAL VENTILATION &
EXHUAUST SYSTEM TO FUTURE
ENGINEER DETAILS.SYSTEM
TO COMPLY WITH AS 4114 :2020
DUCTWORK TO EXTEND TO ROOF



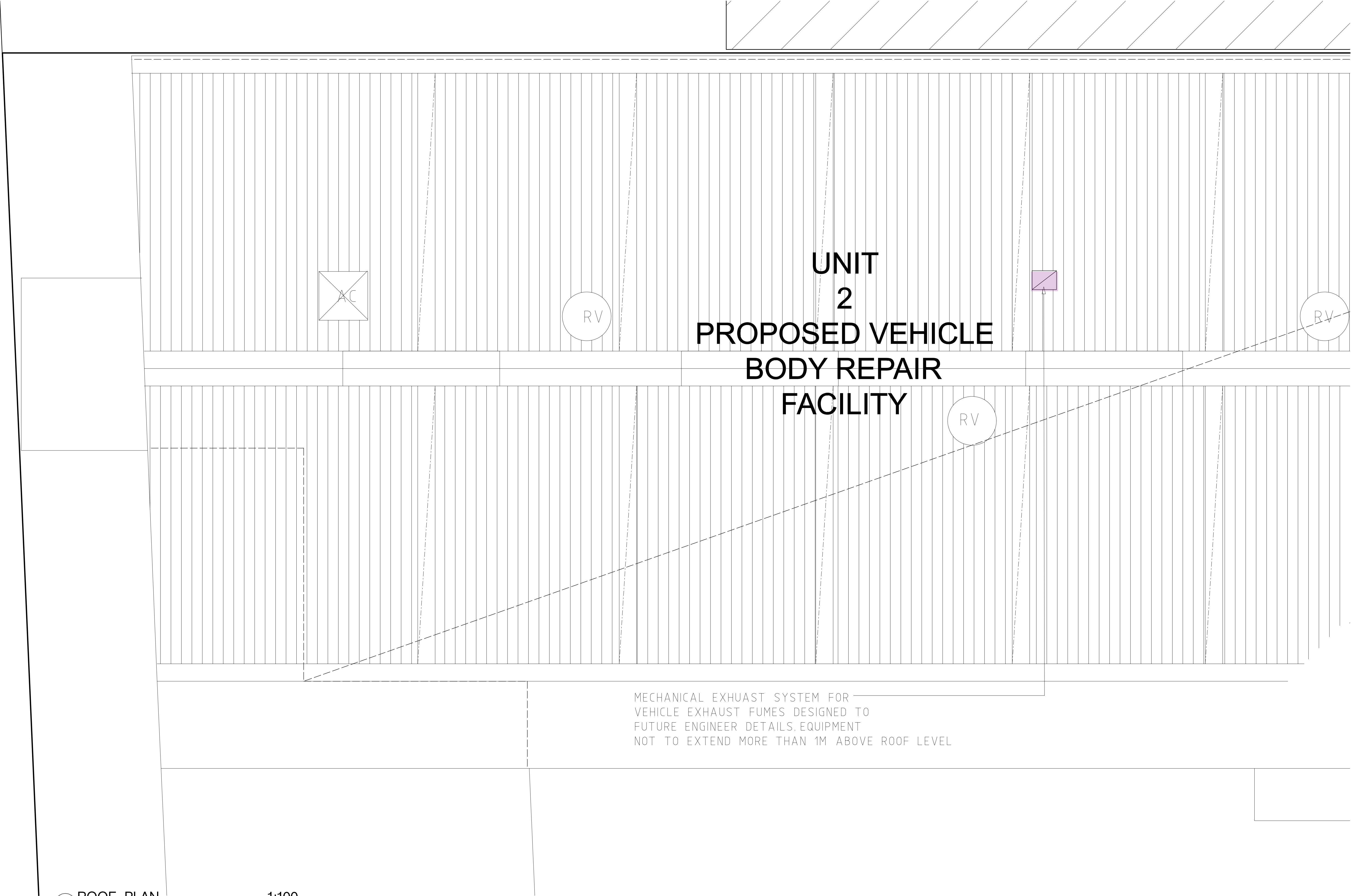
ADJOINING
UNIT 3
SEPERATE
TENANCY

PROPOSED SECOND FLOOR PLAN 1:100
PART B

AMENDMENTS	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT/ EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL/ PARTITION	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name SECOND FLOOR PLAN (PART B)	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
	A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021				DATE OCT 2021	DRAWING NO. A10	AMEND A

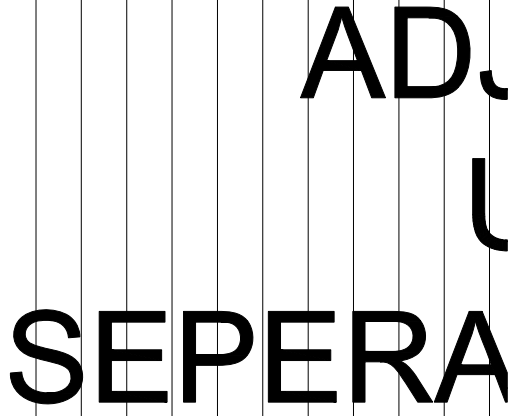


AMENDMENTS A DEVELOPMENT CHANGE OF USE DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.		DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD ○ FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND ■ EX. WALL TO REMAIN ▨ NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale	SCALE 1:200/A3	NORTH POINT 	JOB NO. 2031
					PO Box 4205 Denistone East, NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	Drawing Name ROOF PLAN	DATE OCT 2021	DRAWING NO. A11	AMEND A



AMENDMENTS	DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT/ EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL/ PARTITION	efficio PROJECTS PO Box 4205 Denistone East , NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name	SCALE 1:100/A3	NORTH POINT 	JOB NO. 2031
							DATE OCT 2021	DRAWING NO. A12	AMEND A
							ROOF PLAN (PART A)		

SEE A04 FOR PART A



A	DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021
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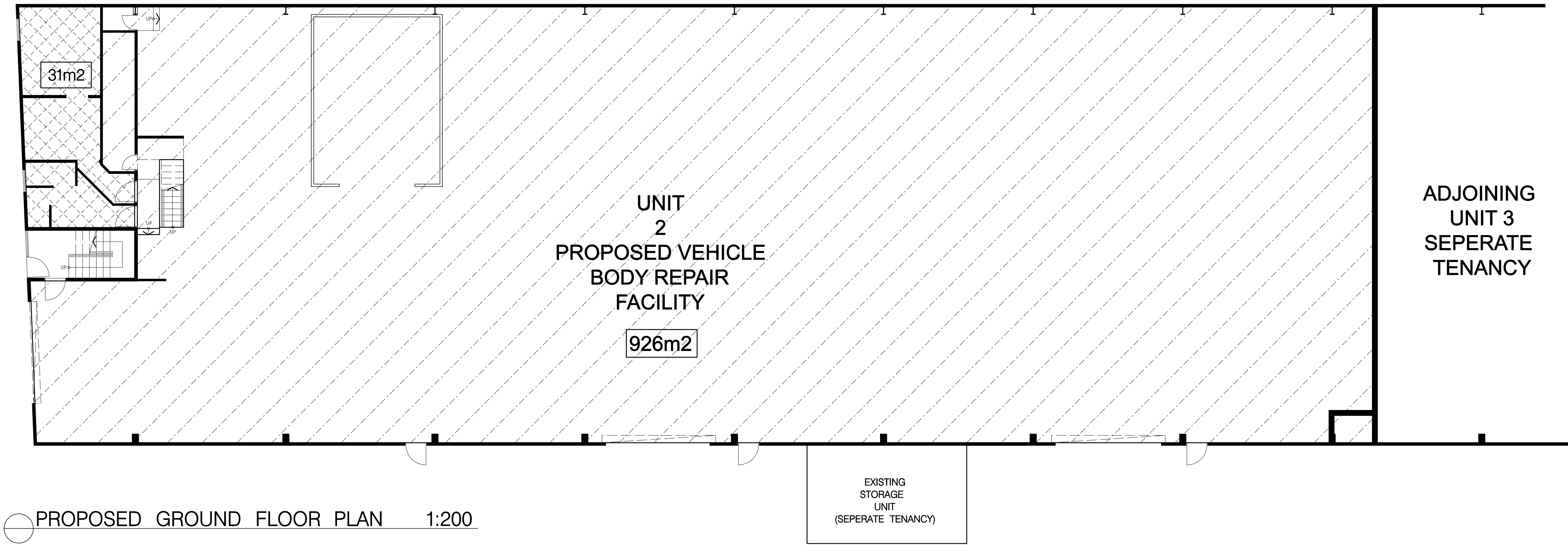
DB1	EXISTING ELECTRICAL DISTRIBUTION BOARD
FX.	EXISTING FIRE EXTINGUISHER
EXIT	EXISTING EXIT/ EXIT SIGN

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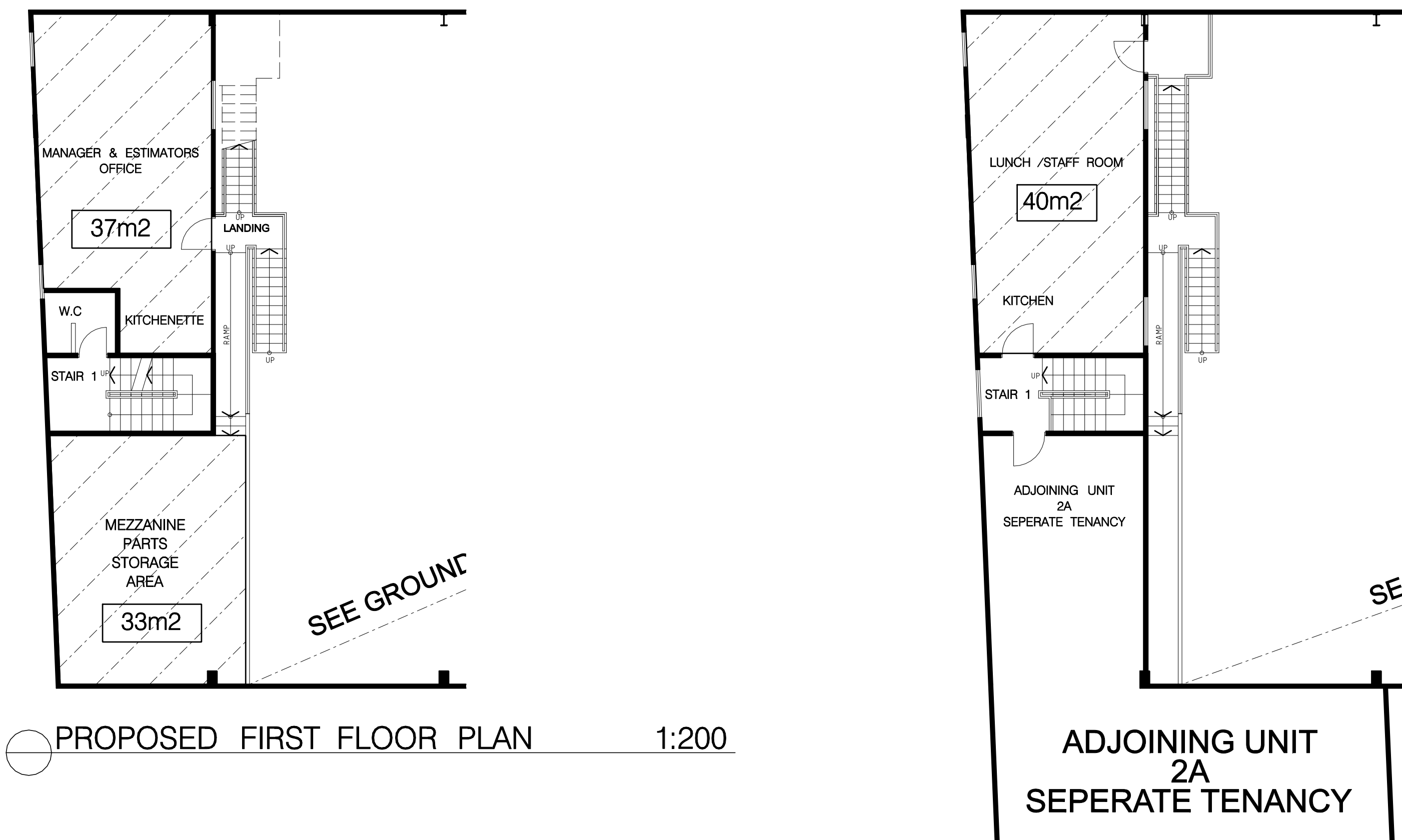
PO Box 4205 Denistone East, NSW 2112
PH 0430 386 463
Email – info@efficioprojects.com.au
ABN – 51 781 42506

JOB NO.
2031

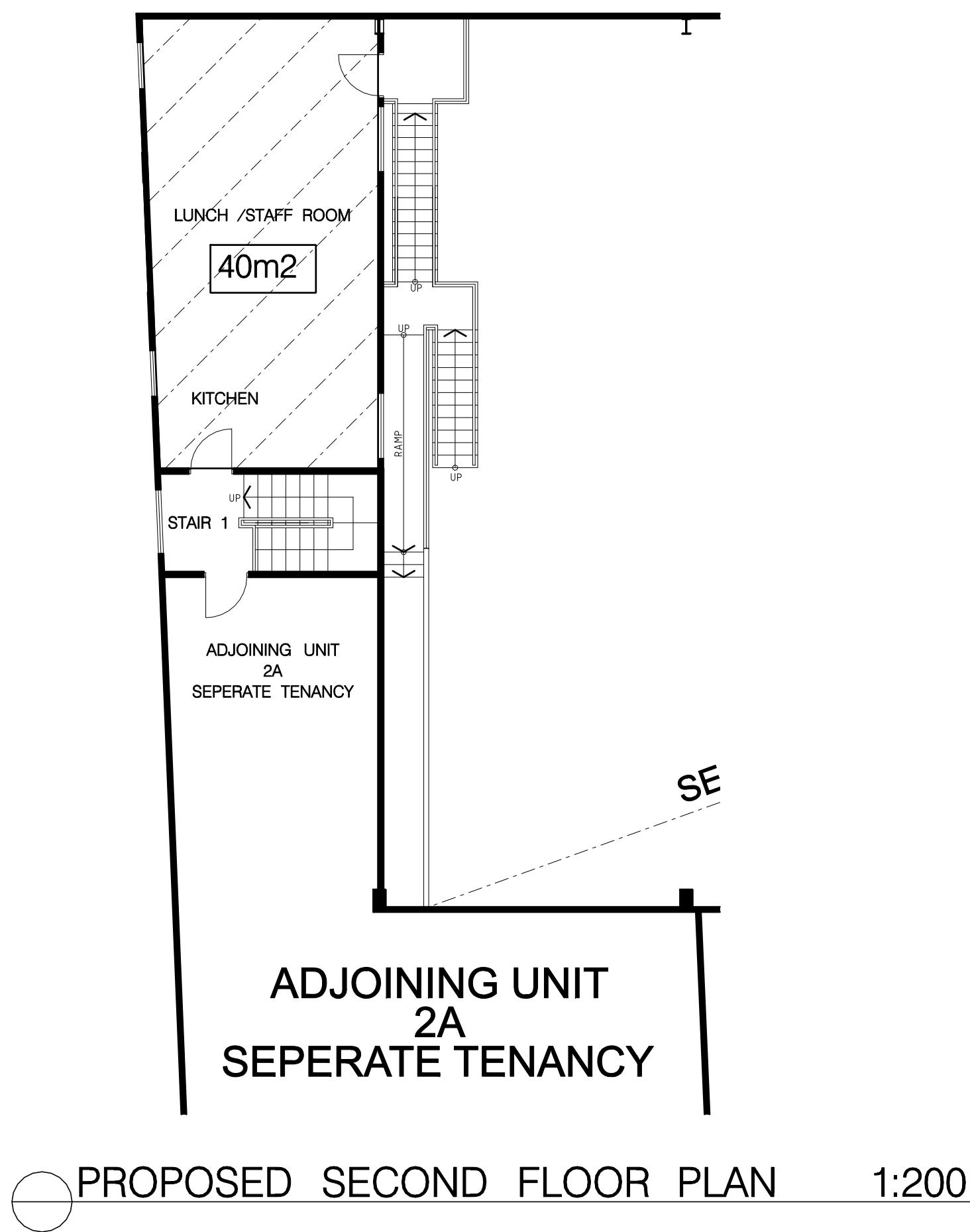
AMEND
A



PROPOSED GROUND FLOOR PLAN 1:200



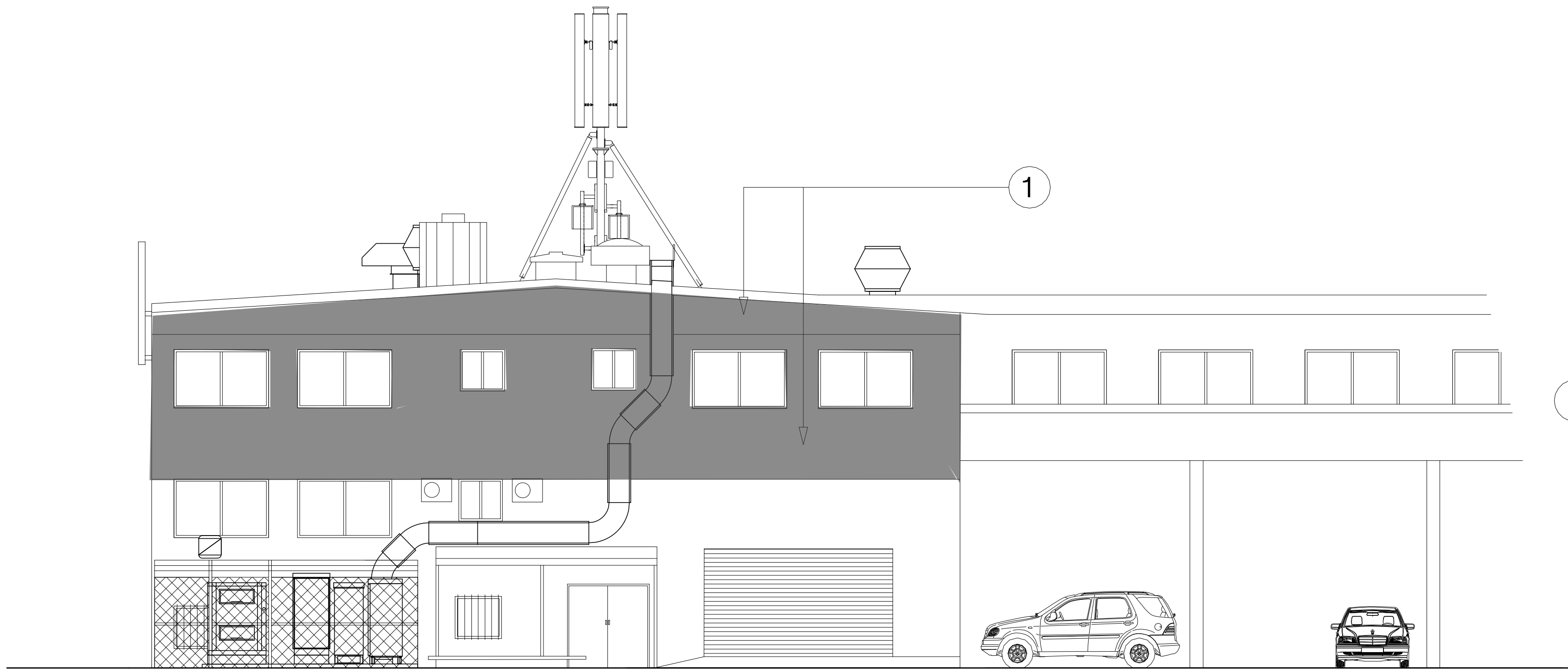
PROPOSED FIRST FLOOR PLAN 1:200



PROPOSED SECOND FLOOR PLAN 1:200

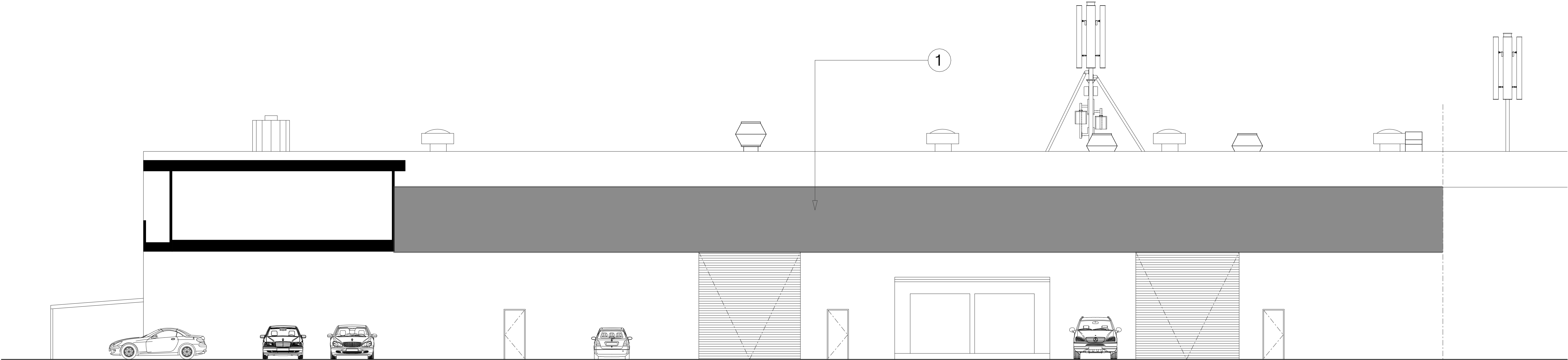
FLOOR AREA CALCULATIONS	
GROUND FLOOR AREA WORKSHOP AREA (EXCLUDING STAIRS & AMENITIES)	926
GROUND FLOOR AREA AMENITIES AREA	31m2
FIRST FLOOR AREA (EXCLUDING STAIRS, RAMPS ,COMMON AREA AMENITIES & MEZZANINE STORAGE	37m2
FIRST FLOOR MEZZANINE STORAGE AREA	33m2
SECOND FLOOR AREA (EXCLUDING STAIRS)	40m2
TOTAL USABLE AREA	1067m2

AMENDMENTS A DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION	DB1 EXISTING ELECTRICAL DISTRIBUTION BOARD FX. EXISTING FIRE EXTINGUISHER EXIT EXISTING EXIT / EXIT SIGN	LEGEND EX. WALL TO REMAIN NEW FIRE RATED INSULATED PANEL WALL / PARTITION	efficio PROJECTS PO Box 4205 Denistone East , NSW 2112 PH 0430 386 463 Email – info@efficioprojects.com.au ABN – 51 781 42506	PROJECT CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale Drawing Name FLOOR AREA CALCULATIONS	SCALE 1:200/A3	NORTH POINT 	JOB NO. 2031
						DATE OCT 2021	DRAWING NO. A24	AMEND A



1 DULUX DOMINIO OR SIMILAR

FRONT ELEVATION NTS
BASSETT STREET



SIDE ELEVATION NTS

AMENDMENTS	DEVELOPMENT APPLICATION "CHANGE OF USE" DEC 2021	DISCLAIMER
	A	THIS DRAWING & ITS DESIGN ARE COPYRIGHT AND REMAIN THE PROPERTY OF THE AUTHOR. THIS DRAWING AND/OR DESIGN CAN NOT BE REPRODUCED, COPIED OR CHANGED WITHOUT THE PERMISSION OF THE AUTHOR. DO NOT SCALE OF DRAWINGS. ALL MEASUREMENTS & LEVELS TO BE CHECKED & VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. GENERAL NOTES ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, AND ALL RELEVANT AUSTRALIAN STANDARDS AND CODES. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL THE OTHER COMPONENTS OF THE APPLICATION.

DB1	EXISTING ELECTRICAL DISTRIBUTION BOARD
FX	EXISTING FIRE EXTINGUISHER
EXIT	EXISTING EXIT / EXIT SIGN

LEGEND	
	EX. WALL TO REMAIN
	NEW FIRE RATED INSULATED PANEL WALL / PARTITION

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PH 0430 386 463
Email – info@efficioprojects.com.au
ABN – 51 781 42506

PROJECT	
CHANGE OF USE TO VEHICLE BODY REPAIR FACILITY For: MAG G Brothers Motor Group Pty Ltd At: Unit 2 /51-55 Bassett Street Mona Vale	
Drawing Name	EXTERNAL COLOURS & FINISHES SCHEDULE

SCALE	NORTH POINT	JOB NO.
NTS		2031
DATE	DRAWING NO.	AMEND
OCT 2021	A25	A