

UNIT 1
 GROUND FLOOR 460m²
 FIRST FLOOR 100m²
 TOTAL 560m²

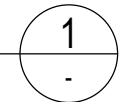
UNIT 2
 GROUND FLOOR 460m²
 FIRST FLOOR 105m²
 TOTAL 565m²

UNIT 3
 GROUND FLOOR 500m²
 FIRST FLOOR 115m²
 TOTAL 615m²

UNIT 4
 GROUND FLOOR 220m²
 FIRST FLOOR 220m²
 TOTAL 440m²

AREAS	
SITE	3226m ²
COVERAGE	1640m ² 51%
BUILDING RATE	2180m ² 68%

SITE PLAN
 SCALE: 1:250 ON A3



BERWICK ROAD

SYDNEY ROAD (HUME HIGHWAY)

NEIGHBORING BUILDING

31 CARPARKS
(34 CARPARKS)

POSSIBLE
ADDITIONAL
CARPARKS
SHOWN
DASHED

8 CARPARKS

EXISTING
CROSS OVER

EXISTING
CROSS OVER

EXISTING
CROSS OVER

TITLE BOUNDARY

TITLE BOUNDARY

POSSIBLE
CROSS OVER

TITLE BOUNDARY

TITLE BOUNDARY

FOOTPATH

SIGN

LIFT

WASTE AREA

SERVICES

WASTE AREA

LINE OF FIRST FLOOR
SHOWN DASHED

LINE OF FIRST FLOOR
SHOWN DASHED

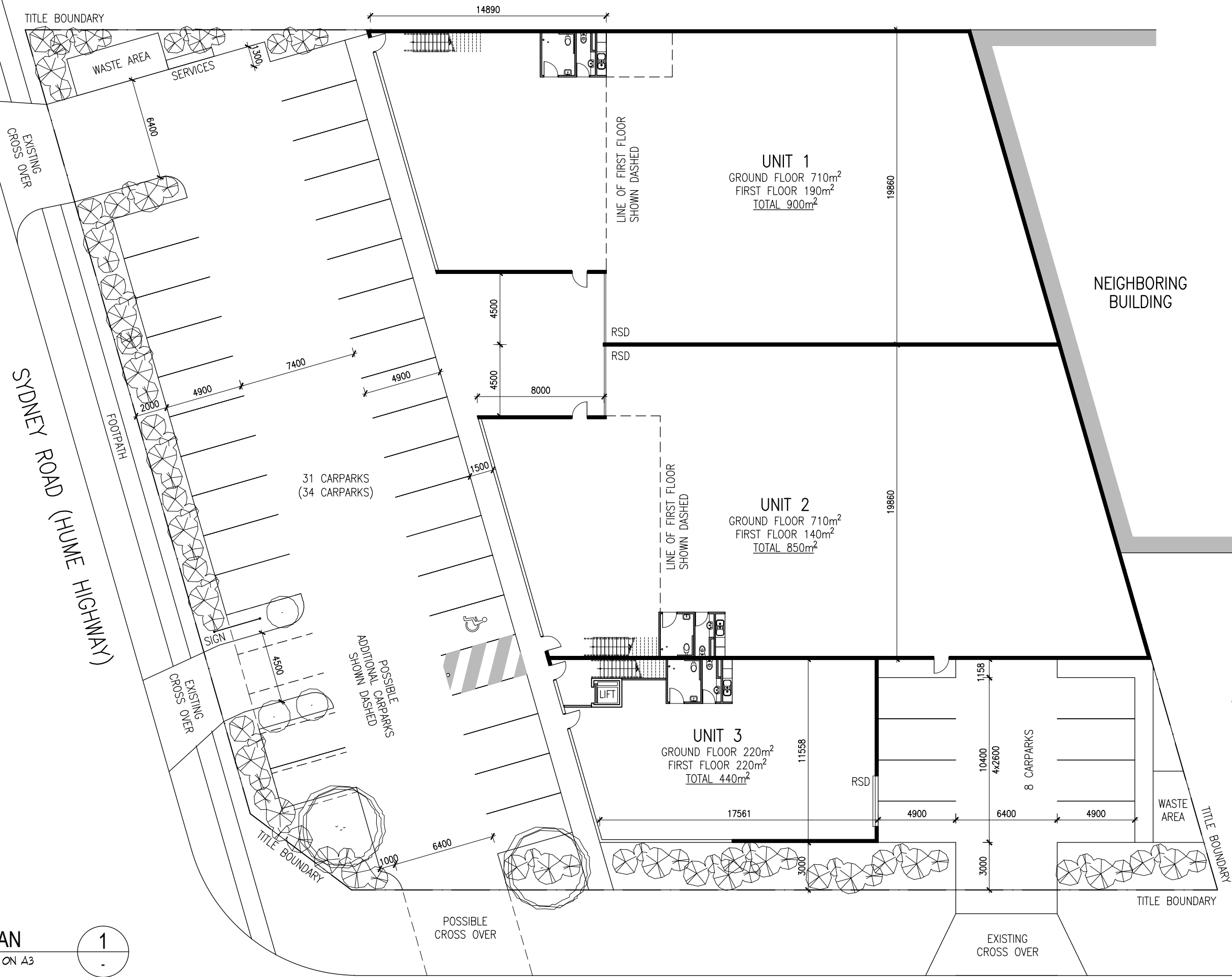
LINE OF FIRST FLOOR
SHOWN DASHED

RSD

RSD

RSD

RSD



UNIT 1
 GROUND FLOOR 710m²
 FIRST FLOOR 190m²
 TOTAL 900m²

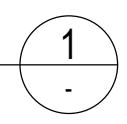
UNIT 2
 GROUND FLOOR 710m²
 FIRST FLOOR 140m²
 TOTAL 850m²

UNIT 3
 GROUND FLOOR 220m²
 FIRST FLOOR 220m²
 TOTAL 440m²

AREAS

SITE	3226m ²	
COVERAGE	1640m ²	51%
BUILDING RATE	2190m ²	68%

SITE PLAN
 SCALE: 1:250 ON A3



BERWICK ROAD

SYDNEY ROAD (HUME HIGHWAY)

NEIGHBORING BUILDING

TITLE BOUNDARY

WASTE AREA SERVICES

EXISTING CROSS OVER

FOOTPATH

31 CARPARKS (34 CARPARKS)

SIGN

EXISTING CROSS OVER

POSSIBLE ADDITIONAL CARPARKS SHOWN DASHED

LIFT

TITLE BOUNDARY

POSSIBLE CROSS OVER

RSD

EXISTING CROSS OVER

WASTE AREA

TITLE BOUNDARY

LINE OF FIRST FLOOR SHOWN DASHED

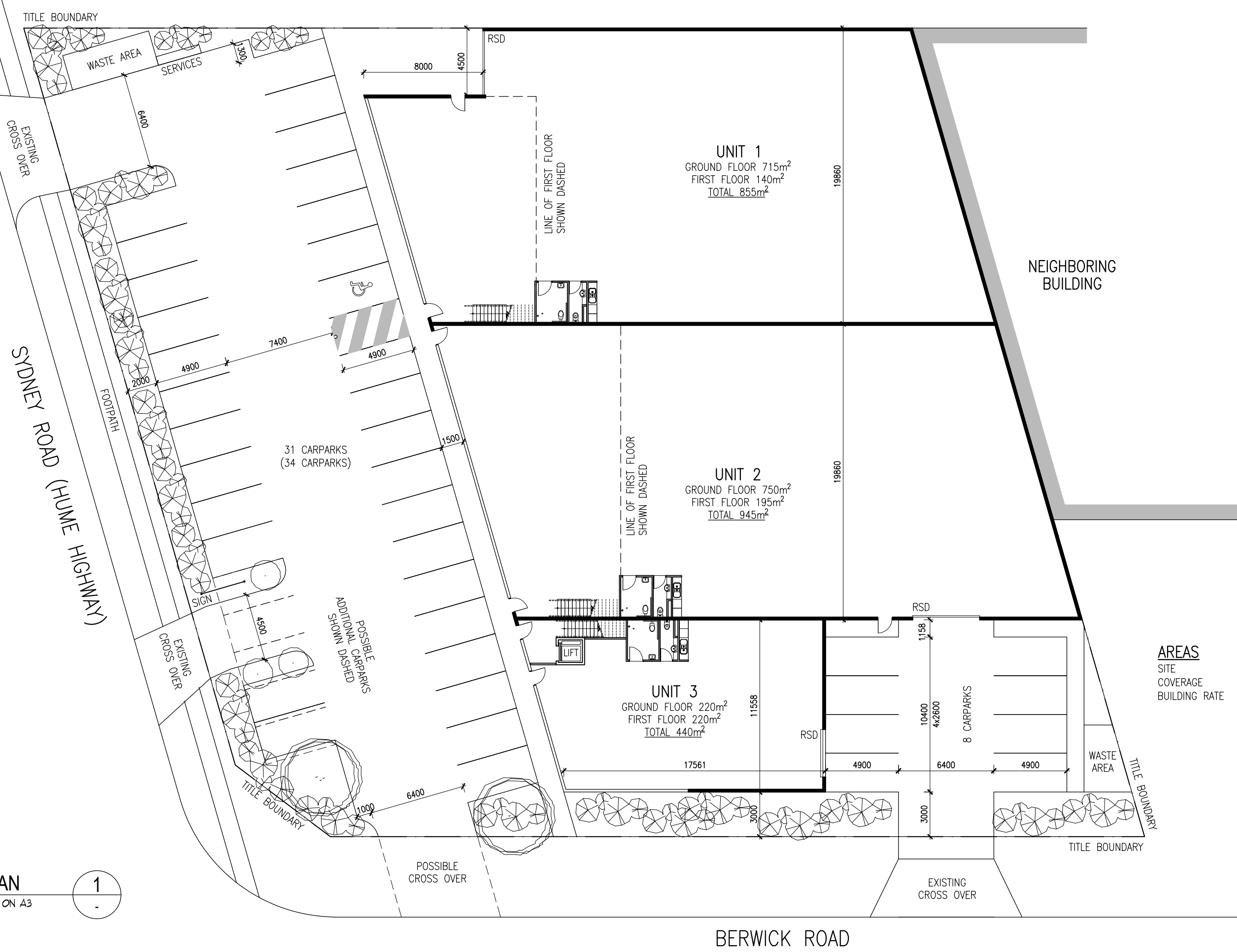
LINE OF FIRST FLOOR SHOWN DASHED

8 CARPARKS

SITE PLAN

SCALE: 1:250 ON A3

1



AREAS

SITE	3226m ²	
COVERAGE	1685m ²	52%
BUILDING RATE	2240m ²	69%

BERWICK ROAD