

### 5&6/97 Chifley Drive Preston VIC

Join in the action with major national retailers such as Anaconda, Carpet Call, Best Friends and also Bunnings directly across the road.

- \*Total Building Area of 897--2661 SQM\*
- \*Single Level Showroom
- \*Currently Occupied By Autobarn & Anaconda
- \*Fully Air Conditioned
- \*Easy Access For Rear Loading
- \*Huge On Site Car Park
- \* Lease one or both.
- \*Unit 5 is 896 SQM\* & Unit 6 is 1715 SQM\*

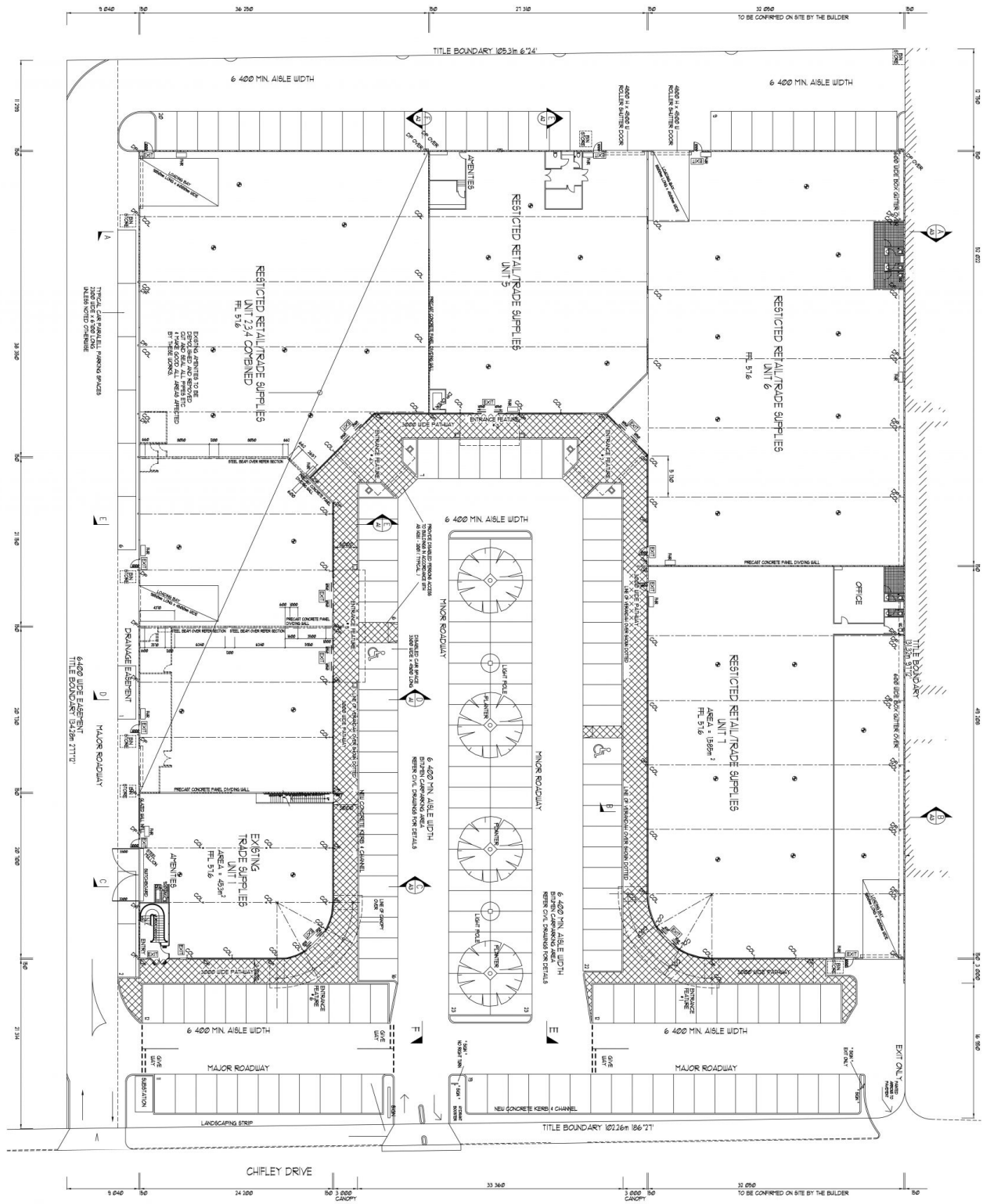
Contact Frank Romeo for further information on 0405 703 470

Conjunctional Agent Liuzzi Property Group (03) 8470

<b>Price</b>	: CONTACT AGENT pa
<b>Building Size</b>	: 2661 sqm
<b>Land Size</b>	: 1 sqm
<b>View</b>	: <a href="https://www.visionrealestate.com.au/lease/vic/north/preston/commercial/retail/7433375">https://www.visionrealestate.com.au/lease/vic/north/preston/commercial/retail/7433375</a>



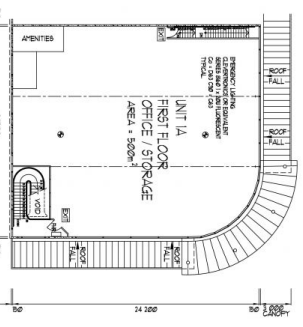
**Frank Romeo**  
03 9654 9800



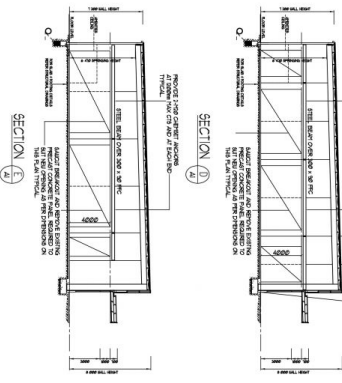
GROUND FLOOR SITE PLAN

TOTAL 88 CARS PROVIDED ON SITE

PROPOSED 1 NO. LANE/ROADES/SHOUDONS COVENED SITE + FLOOR PLANS  
FOR RESTRICTED RETAIL/TRADE SUPPLIES  
A1 -  
51 CHIFLEY DRIVE  
FRESHTON



FIRST FLOOR PLAN



- GENERAL NOTES**
1. MATERIALS AND WORKMANSHIP SHALL BE SATISFACTORY TO THE LOCAL AUTHORITY.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.
  3. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 100 KM/H.
  4. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A SEISMICITY OF 0.15g.
  5. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A FLOODING OF 1.5M.
  6. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT BUILDINGS.
  7. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT ROADS.
  8. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT UTILITIES.
  9. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT LANDSCAPING.
  10. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT FURNITURE.
  11. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT PLANTING.
  12. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT LIGHTING.
  13. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT SIGNAGE.
  14. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT SECURITY.
  15. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT ACCESSIBILITY.
  16. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT SUSTAINABILITY.
  17. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT WELLBEING.
  18. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT QUALITY OF LIFE.
  19. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT SOCIAL JUSTICE.
  20. THE BUILDING SHALL BE DESIGNED TO WITHSTAND A COLLAPSE OF ADJACENT ENVIRONMENTAL SUSTAINABILITY.

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
1	01/01/2020	ISSUED FOR PERMIT	1	01/01/2020	ISSUED FOR PERMIT
2	01/01/2020	REVISED TO INCLUDE CHANGES	2	01/01/2020	REVISED TO INCLUDE CHANGES
3	01/01/2020	REVISED TO INCLUDE CHANGES	3	01/01/2020	REVISED TO INCLUDE CHANGES
4	01/01/2020	REVISED TO INCLUDE CHANGES	4	01/01/2020	REVISED TO INCLUDE CHANGES
5	01/01/2020	REVISED TO INCLUDE CHANGES	5	01/01/2020	REVISED TO INCLUDE CHANGES
6	01/01/2020	REVISED TO INCLUDE CHANGES	6	01/01/2020	REVISED TO INCLUDE CHANGES
7	01/01/2020	REVISED TO INCLUDE CHANGES	7	01/01/2020	REVISED TO INCLUDE CHANGES
8	01/01/2020	REVISED TO INCLUDE CHANGES	8	01/01/2020	REVISED TO INCLUDE CHANGES
9	01/01/2020	REVISED TO INCLUDE CHANGES	9	01/01/2020	REVISED TO INCLUDE CHANGES
10	01/01/2020	REVISED TO INCLUDE CHANGES	10	01/01/2020	REVISED TO INCLUDE CHANGES



**JDA** ARCHITECTS & ENGINEERS PTY LTD  
100/100 CHIFLEY DRIVE  
FRESHTON  
QLD 4000  
T: 07 5555 5555  
F: 07 5555 5555  
E: info@jda.com.au  
W: www.jda.com.au

DATE	03-57
SCALE	1:200
REV	A1
U	