

Site Details

Site Area	3,905.84m ²
Concrete Area	1,364.39m ²
Building Footprint	1,694.25m ²
Site Coverage	43.4%

Building Details

Building A	Footprint	878.25m ²
Unit 01	210.63m ²	
Unit 01 Mezz	36.61m ²	
Unit 02	202.96m ²	
Unit 03	140.42m ²	
Unit 03 Mezz	36.90m ²	
Unit 04	140.42m ²	
Unit 05	164.44m ²	
Building B	Footprint	816.00m ²
Unit 06	139.83m ²	
Unit 07	140.42m ²	
Unit 07 Mezz	36.90m ²	
Unit 08	141.01m ²	
Unit 09	176.12m ²	
Unit 10	198.24m ²	

Total GFA 1,762.59m²

Car Parking

Industry 1 spaces per 75m²
 1,762.59m²/75
 = 23.5 Spaces

23 Spaces Required
 25 Spaces Provided



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rev no.	description	date
03	Issue for CDC	18/08/2021
02	Issue for CDC	17/08/2021
01	Issue for CDC	16/08/2021

Proposed Development

Lot 522 DP1270343
 Spiffire Place
 Rutherford, NSW 2320

Site Plan

project no.	A21021	dwg no.	A004
date:	18/08/2021	scale:	1:400 @ A3
drawn:	BT	rev no.	03

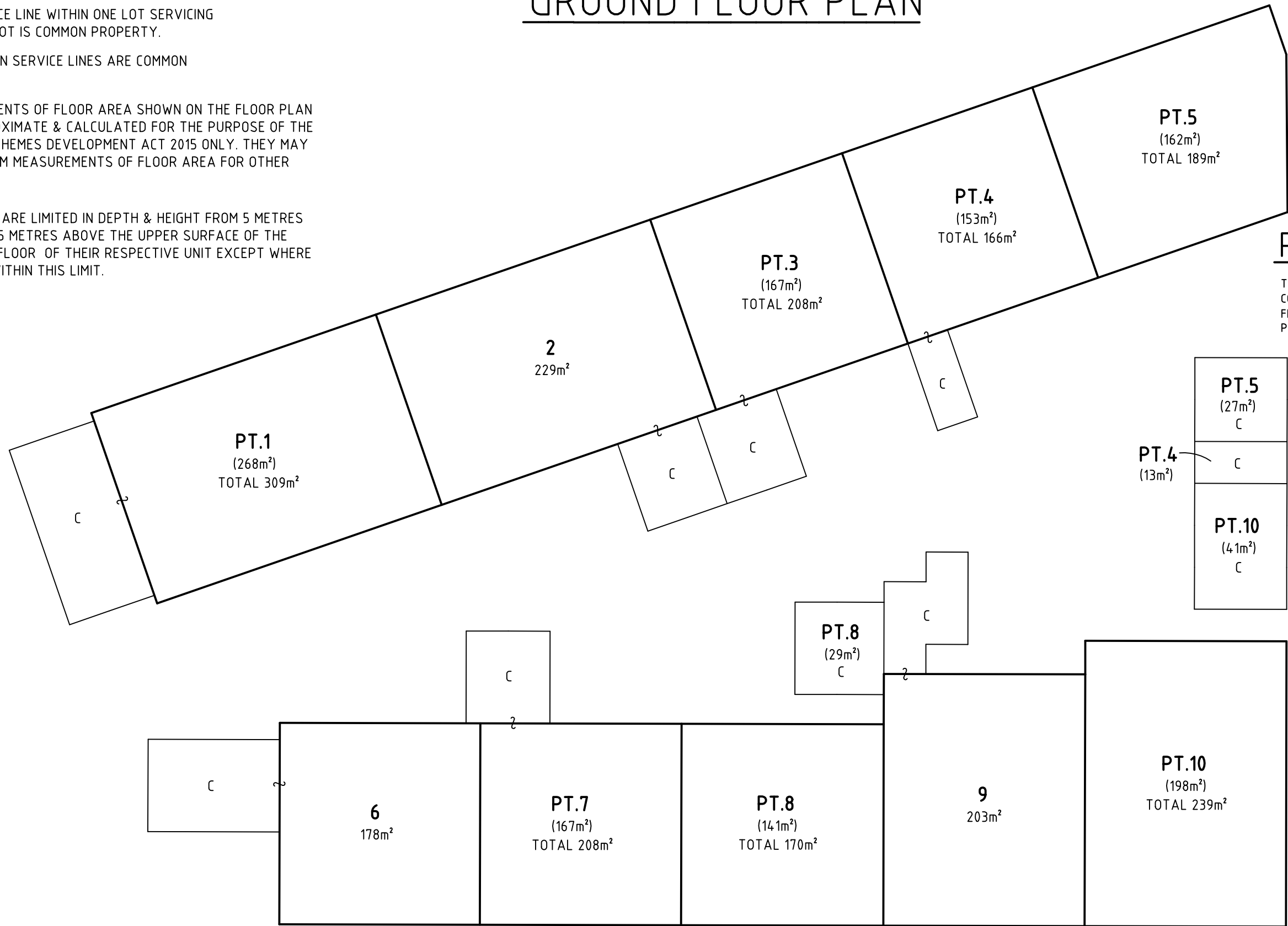
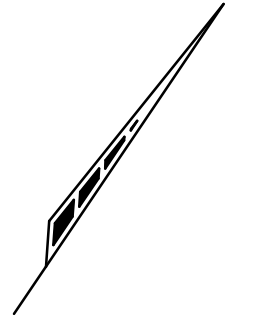
GROUND FLOOR PLAN

ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.

ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

MEASUREMENTS OF FLOOR AREA SHOWN ON THE FLOOR PLAN ARE APPROXIMATE & CALCULATED FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015 ONLY. THEY MAY DIFFER FROM MEASUREMENTS OF FLOOR AREA FOR OTHER PURPOSES.

CARPARKS ARE LIMITED IN DEPTH & HEIGHT FROM 5 METRES BELOW TO 5 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE FLOOR OF THEIR RESPECTIVE UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.



PRELIMINARY ONLY

THIS PLAN IS PRELIMINARY ONLY AND IS SUBJECT TO COUNCIL APPROVAL, FINAL DESIGN, CONSTRUCTION, FINAL SURVEY AND REGISTRATION AT THE LAND AND PROPERTY INFORMATION, SYDNEY.

C - CARPARK

SURVEYOR Name: NIGEL DELFS Date: Reference: 21746		PLAN OF SUBDIVISION OF LOT 522 D.P.1270343			LGA: MAITLAND Locality: RUTHERFORD Reduction Ratio 1:250 Lengths are in metres.		Registered		S.P.	
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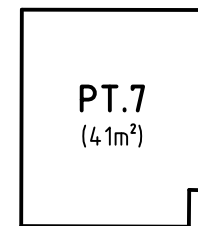
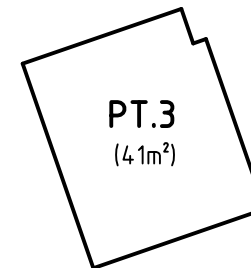
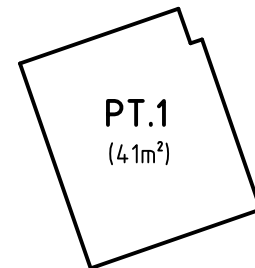
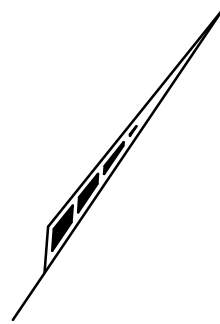
10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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MEZZANINE FLOOR PLAN

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<p>SURVEYOR Name: NIGEL DELFS Date: Reference: 21746</p>	<p>PLAN OF SUBDIVISION OF LOT 522 D.P.1270343</p>	<p>LGA: MAITLAND Locality: RUTHERFORD Reduction Ratio 1:200 Lengths are in metres.</p>	<p>Registered</p>	<p>S.P.</p>
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