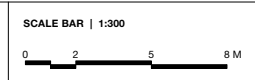


CAR SPACES
BUILDING 1 & 2

X Issued for DA
Revision Amendment

CT 4/9/23
By Date



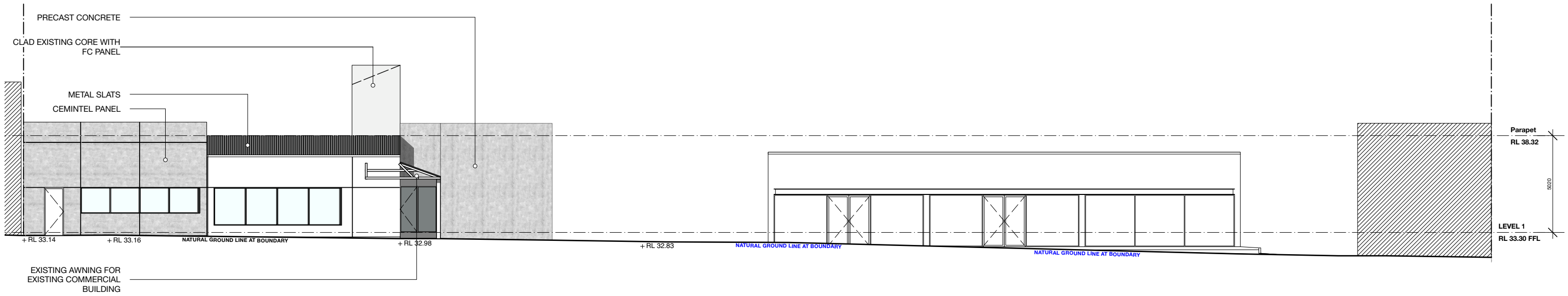
Architects
ecerra

The Grace Building
G01, 1 Layton Street
Camperdown NSW 2050
Cnr Pyrmont Bridge Road & Mallett Street

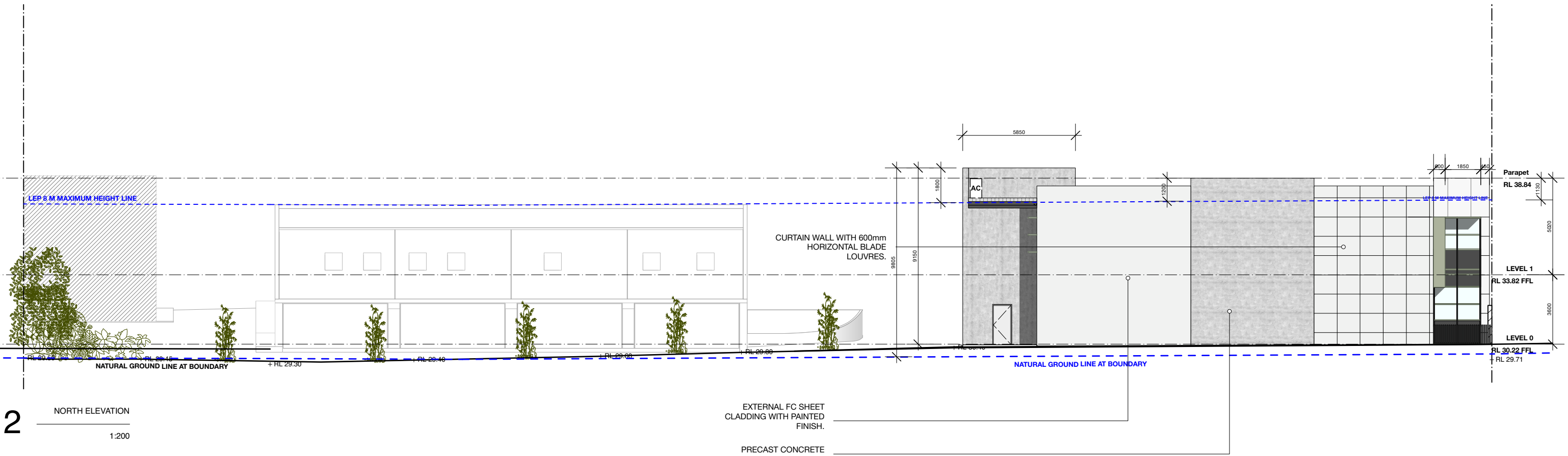
t 02 9557 2288
f 02 9557 2287
w www.archb.com.au

Registered Architect 5387
ABN 87 123 916 807

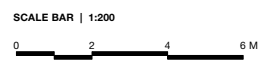
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Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:300@A3	Drawing No.	A100
Title	Site Plan					Rev	X



1 SOUTH ELEVATION | MITCHELL DRIVE
1:200



2 NORTH ELEVATION
1:200

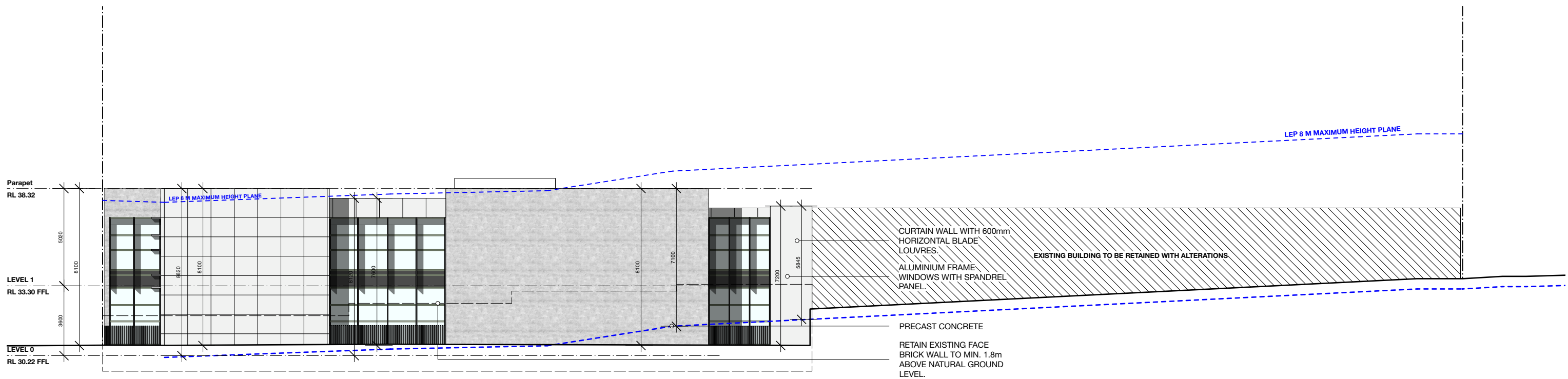


The Grace Building
G01, 1 Layton Street
Camperdown NSW 2050
Cnr Pyrmont Bridge Road & Mallett Street
t 02 9557 2288
f 02 9557 2287
w www.archb.com.au
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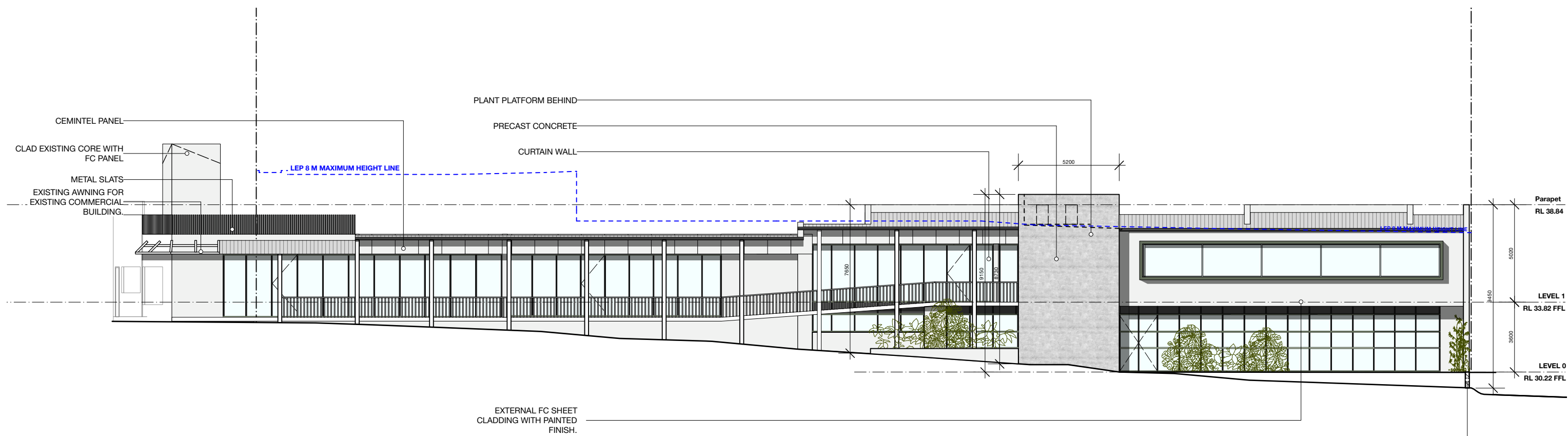
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Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:200@A3	Drawing No.	A130 W
Title	Building 2 - Elevations					Rev	

W Issued for DA
Revision Amendment

CT 1/8/23
By Date



1 WEST ELEVATION
1:200





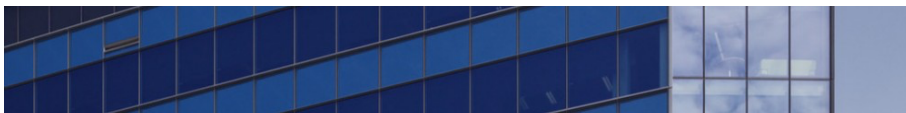

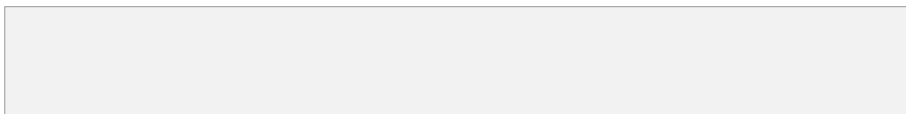



2 EAST ELEVATION
1:200

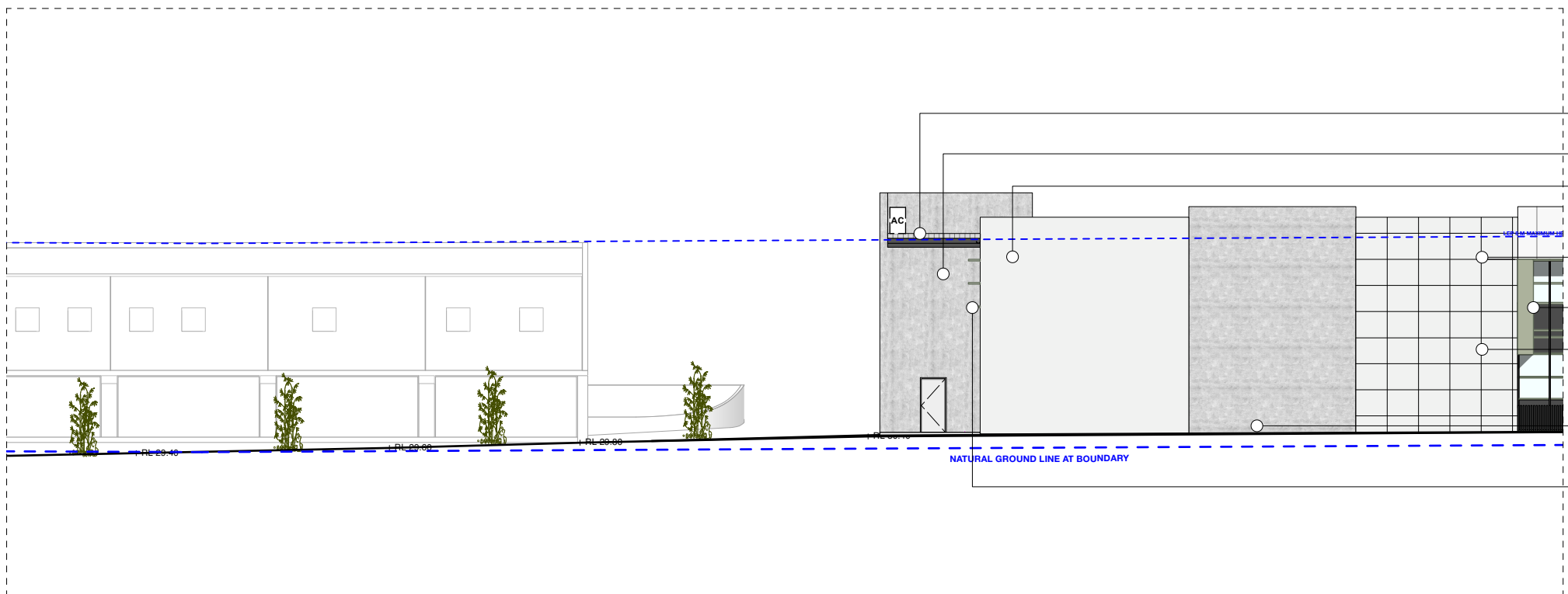
X Revision Issued for DA Amendment CT By 4/9/23 Date	SCALE BAR 1:100 		The Grace Building G01, 1 Layton Street Camperdown NSW 2050 Cnr Pyrmont Bridge Road & Mallett Street t 02 9557 2288 f 02 9557 2287 w www.archb.com.au Registered Architect 5387 ABN 87 123 916 807	Project East Maitland Offices 15 Mitchell Drive East Maitland	Drawn By BC	Dwg Date: Jan 2020	Project No. 2160
				Client Karuah Estates Pty. Ltd. Building 2 - Elevations	Checked By	Scale 1:200@A3	Drawing No. Rev A131 X



CON
FCJ
LV1
CWL
CON

SCHEDULE OF EXTERIOR FINISHES

- ALW** ALUMINIUM FRAME WINDOWS IN DULUX "MONUMENT" OR SIMILAR

- CON** EXPOSED CONCRETE FINISH OR SIMILAR

- CWL** CURTAIN WALL WITH SPANDREL PANELS

- FCJ** FIBRE CEMENT CLADDING WITH EXPRESSED JOINTS IN DULUX "LEXICON QUARTER" OR SIMILAR

- FCR** FIBRE CEMENT CLADDING WITH RENDER & PAINT FINISH IN DULUX "LEXICON QUARTER" OR SIMILAR

- LV1** HORIZONTAL LOUVRES IN DULUX "WIMBLEDON", "WILLOW LEAF" & "PALE GREEN TEA" OR SIMILAR

- WRV** WINDOW REVEALS PAINTED IN DULUX "WIMBLEDON" OR SIMILAR

- MDR** METAL DECK ROOF SHEETING AND ROOF FLASHING IN DULUX "MONUMENT" OR SIMILAR




MDR
CON
FCR
FCJ
WRV
LV1
CON
WRV

L Issued for DA
Revision Amendment
CT By
4/9/23 Date



**Architects
Becerra**

The Grace Building
G01, 1 Layton Street
Camperdown NSW 2050
Cnr Pyrmont Bridge Road & Mallett Street
t 02 9557 2288
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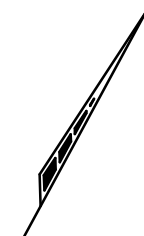
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Client	Karuah Estates Pty. Ltd.	Checked By		Scale	1:125@A3	Drawing No.	A140
Title	Building 2 - Schedule of Finishes					Rev	L

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.

Draft Strata Plan n4 dated 10 August 2023

LOCATION PLAN

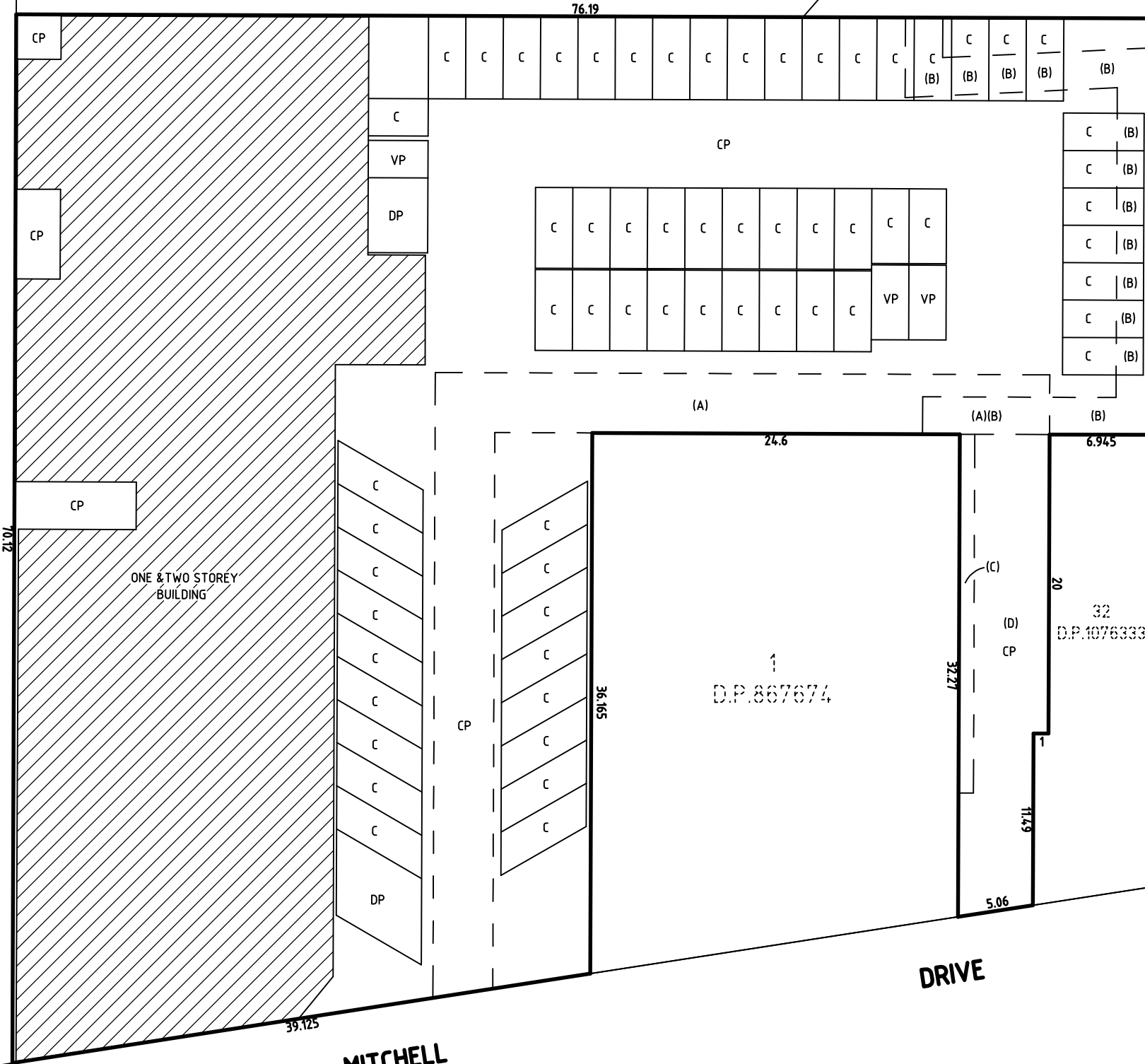


105
D.P.816469

104
D.P.816469

102
D.P.816180

8
D.P.555430



- (A) RIGHT OF WAY 4 WIDE (D.P.867674)
- (B) EASEMENT TO DRAIN WATER 2.5 WIDE (D.P.867674)
- (C) EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN 1 WIDE (D.P.1076333)
- (D) RIGHT OF WAY 4 & 5 WIDE (D.P.1076333)

C CARPARK
 CP COMMON PROPERTY
 DP DISABLED PARKING (COMMON PROPERTY)
 VP VISITOR PARKING (COMMON PROPERTY)

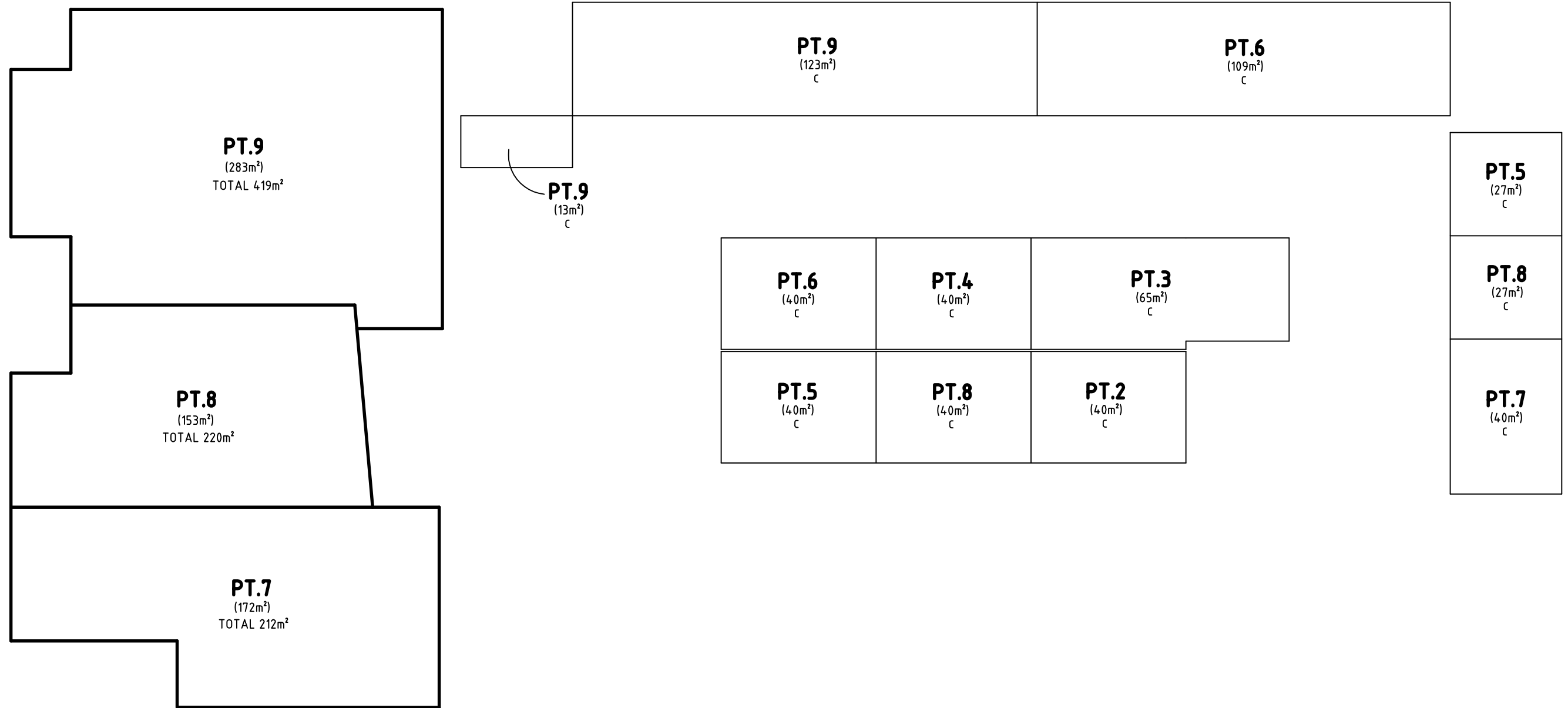
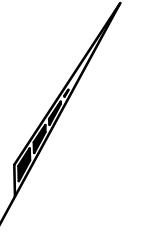
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PRELIMINARY ONLY

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Draft Strata Plan r4 dated 10 August 2023

LOWER GROUND FLOOR PLAN



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.

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

ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

C CARPARK

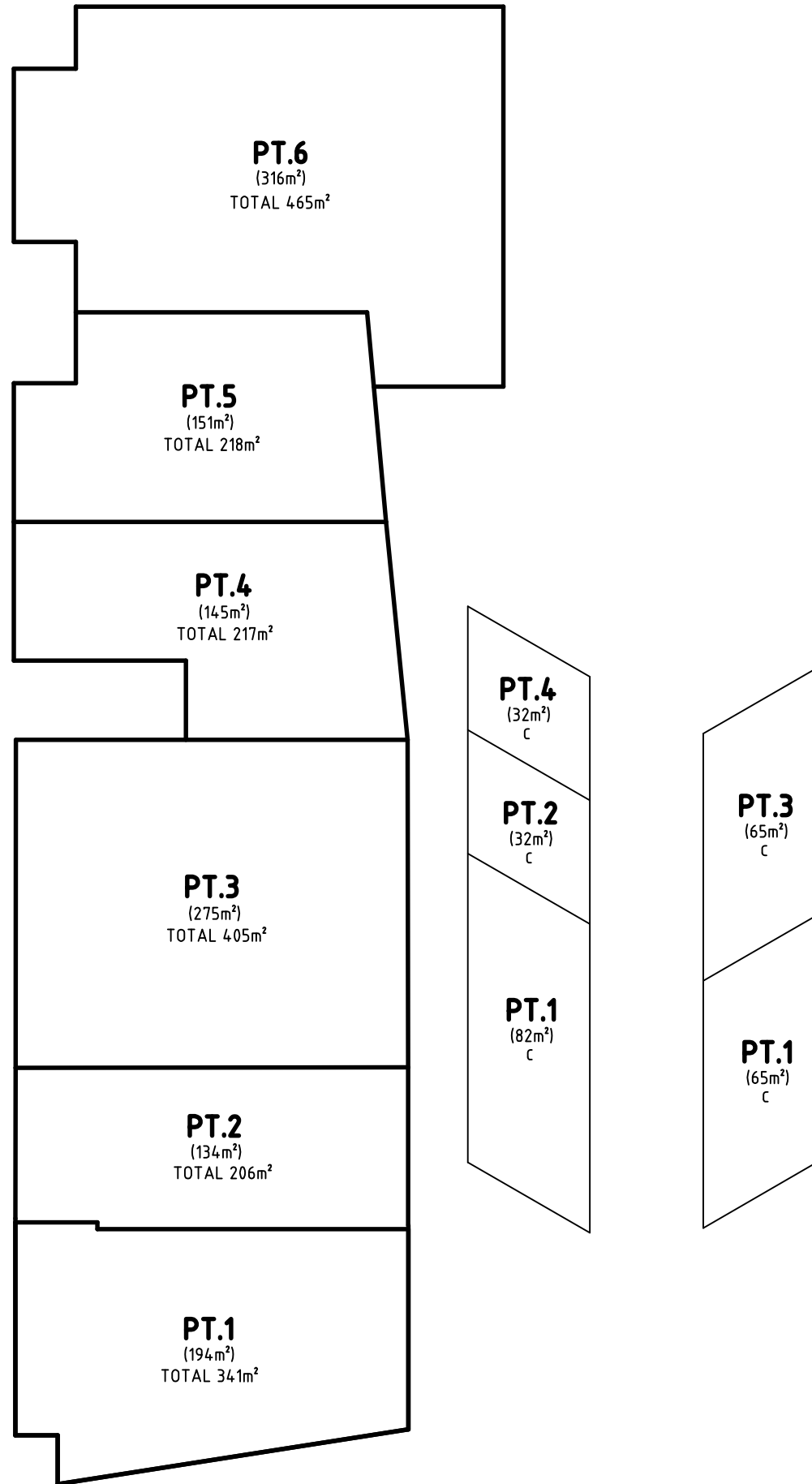
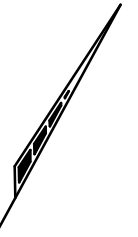
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PRELIMINARY ONLY

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Draft Strata Plan r4 dated 10 August 2023

UPPER GROUND FLOOR PLAN



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

ALL COMMON SERVICE LINES ARE COMMON PROPERTY.

C CARPARK

<p>SURVEYOR Name: NIGEL DELFS Date: Reference: 19747</p>	<p>PLAN OF SUBDIVISION OF LOT 31 D.P.1076333</p>	<p>LGA: MAITLAND Locality: EAST MAITLAND Reduction Ratio 1:200 Lengths are in metres.</p>	<p>REGISTERED</p>	<p>D.P.</p>
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