

AREA CALCULATION (m2)		AREAS	
		SITE AREA	1568m <sup>2</sup>
		SITE COVERAGE	766m <sup>2</sup> (48.85%)
	LANDSCAPING 827	UNBUILT AREA	802m <sup>2</sup> (51.15%)
UNIT 01		LANDSCAPE	827m <sup>2</sup> 52.75%
	FIRST FLOOR 87		
	GARAGE 23		
	GROUND FLOOR 63		
UNIT 02			
	FIRST FLOOR 79		
	GARAGE 23		
	GROUND FLOOR 64		
UNIT 03			
	FIRST FLOOR 85		
	GARAGE 23		
	GROUND FLOOR 65		
UNIT 04			
	FIRST FLOOR 80		
	GARAGE 23		
	GROUND FLOOR 69		

- SITE LEGEND**
- WT-1 4,000 LITRE ABOVE GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
  - WT-2 4,000 LITRE UNDER GROUND WATER STORAGE TANK TO ENGINEERS AND BASIX DETAILS
  - RW RETAINING WALLS TO ENGINEERS SPECIFICATIONS & DETAILS
  - PROPOSED BUILDING FOOTPRINT
  - EXISTING BUILDING FOOTPRINT
  - EXISTING TREE TO BE RETAINED

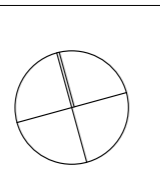
- SITE NOTES**
- GFA (GROSS FLOOR AREA) AS DEFINED BY THE LOCAL COUNCIL
  - PLEASE REFER TO CONSULTING ENGINEERS DRAWINGS FOR STORMWATER DETAILS
  - FOR ROADWAY, DRIVEWAY AND RETAINING WALL DESIGN & LEVELS REFER TO CIVIL ENGINEERS DOCUMENTATION
  - DOWNPIPE POSITIONS ARE INDICATIVE ONLY, POSITION OF DOWNPIPES TO BE CONFIRMED BY HYDRAULIC ENGINEER OR BUILDER.
  - FOR LANDSCAPE DESIGN & FENCE LOCATIONS REFER TO LANDSCAPE DESIGNERS DOCUMENTATION

**EASEMENT:**  
 (A) - RESTRICTIONS(S) ON THE USE OF LAND  
 (B) - EASEMENT TO DRAIN WATER 2.3M WIDE  
 (C) - EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 15M WIDE AND VARIABLE  
 (D) - EASEMENT FOR ELECTRICITY SUBSTATION AND UNDERGROUND CABLES 3.5M WIDE  
**RED FILL - CLEAR SPACE AROUND ELECTRICAL EASEMENT**



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PO Box 601 Kolaria  
 NSW 2289 Ph 49524425  
 Nominated Architect: Daniel Hadley 8209  
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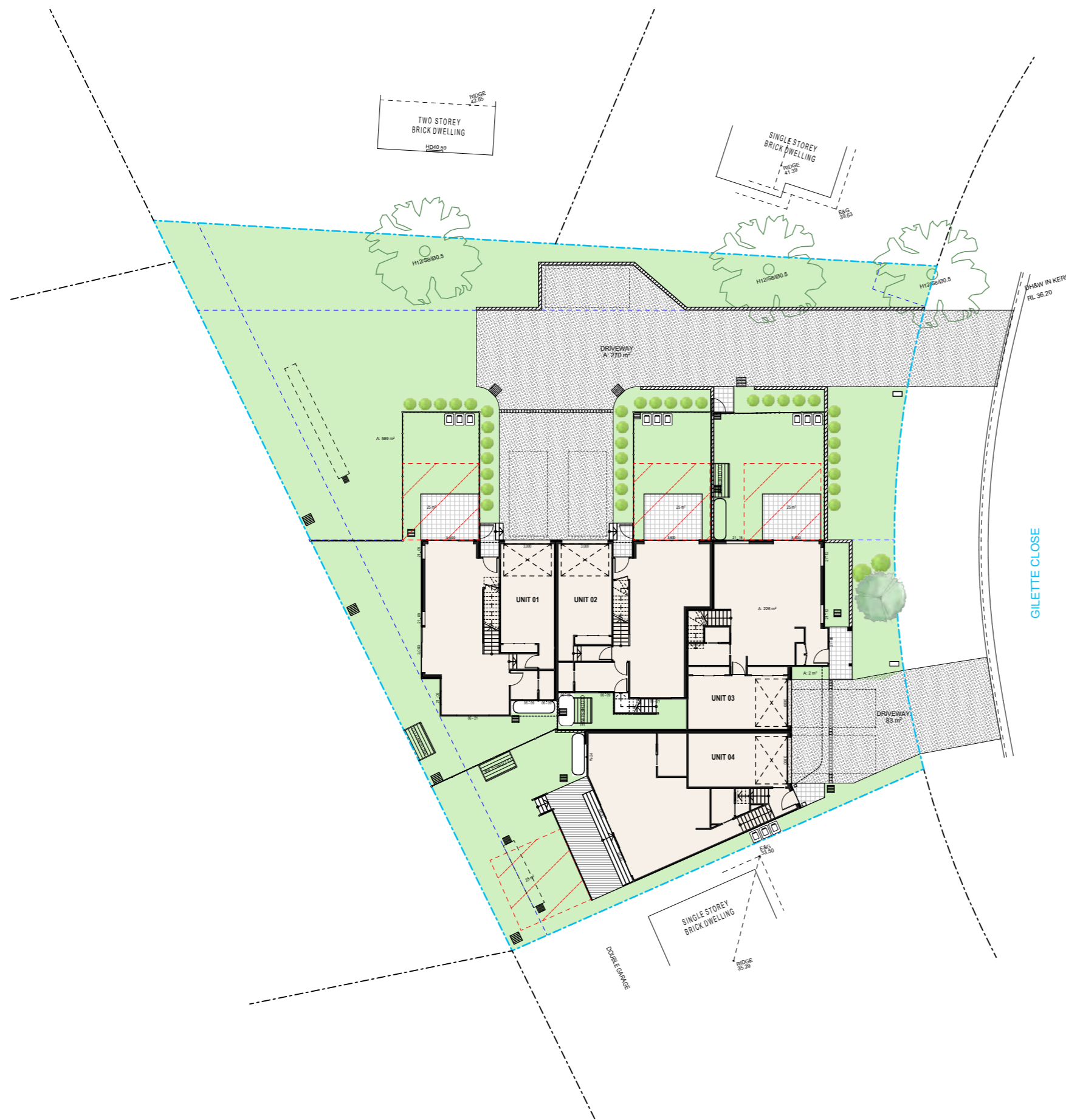
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Quantity Surveyor Denary Quantity Surveying p: 02 4952 1087 e: info@denary.net.au	Landscape Consultant JK's Gardencreations p: 0412582966 e: gardenfora704@gmail.com
Bushfire Consultant Peak Land Management p: 0410 633 837 e: ted@peaklandmanagement.com	

Issue	Description	Date
P1	For Review	20/10/2023
P2	For Review	10/11/2023
P3	For Review	31/01/2024
P4	For Review	28/02/2024
P5	For Review	6/03/2024
A	DEVELOPMENT APPLICATION	15/04/2024







Project  
**Multiple Dwelling Housing**  
 Location  
**3 Gillette Close Rutherford**  
 Client  
**Zoran Lazic**

Drawing  
**SITE PLAN**  
 Scale  
 1:300 @ A3  
 DRAWN  
**ATa**  
 QA CHECKED  
**JG**

Drawing Number  
**DA030**  
 Issue  
**A**  
 Project Number  
**23104**



**SITE COVERAGE LEGEND**

-  PROPOSED BUILDING FOOTPRINT
-  EXISTING BUILDING FOOTPRINT
-  CALCULATED LANDSCAPED AREAS
-  DEEP SOIL AREAS
-  PRIVATE OPEN SPACE
-  INDICATIVE PLANTING

**SITE COVERAGE NOTES**

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**Certificate No. 0009388110**

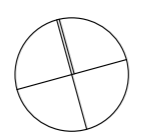
Assessor name: Marcello Belcastro  
 Accreditation No. DMN1/18/1887  
 Property Address: 3 Gillette Close, Rutherford, NSW 2320



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A	DEVELOPMENT APPLICATION	15/04/2024

Project  
**Multiple Dwelling Housing**

Location  
**3 Gillette Close  
Rutherford**

Client  
**Zoran Lasic**

Drawing  
**SITE COVERAGE PLAN**

Scale  
 1:300 @ A3

DRAWN  
**ATa**

QA CHECKED  
**JG**

Drawing Number  
**DA035**

Issue  
**A**

Project Number  
**23104**





**ELEVATION NOTES**

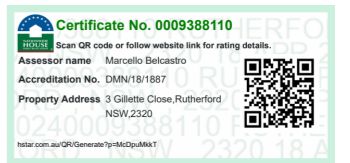
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**E-03**  
SOUTH ELEVATION  
1:200



**E-04**  
WEST ELEVATION  
1:200



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P2	For Review	31/01/2024
P3	For Review	4/03/2024
P4	For Review	6/03/2024
A	DEVELOPMENT APPLICATION	15/04/2024

Project  
**Multiple Dwelling Housing**  
Location  
**3 Gillette Close  
Rutherford**  
Client  
**Zoran Lazic**

Drawing  
**ELEVATIONS**  
Scale  
1:200 @ A3  
DRAWN  
**ATA**

QA CHECKED  
**JG**

Drawing Number  
**DA300**  
Issue  
**A**  
Project Number  
**23104**



**ELEVATION NOTES**

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**E-01**  
-  
**NORTH ELEVATION**  
1:200



**E-02**  
-  
**EAST ELEVATION**  
1:200



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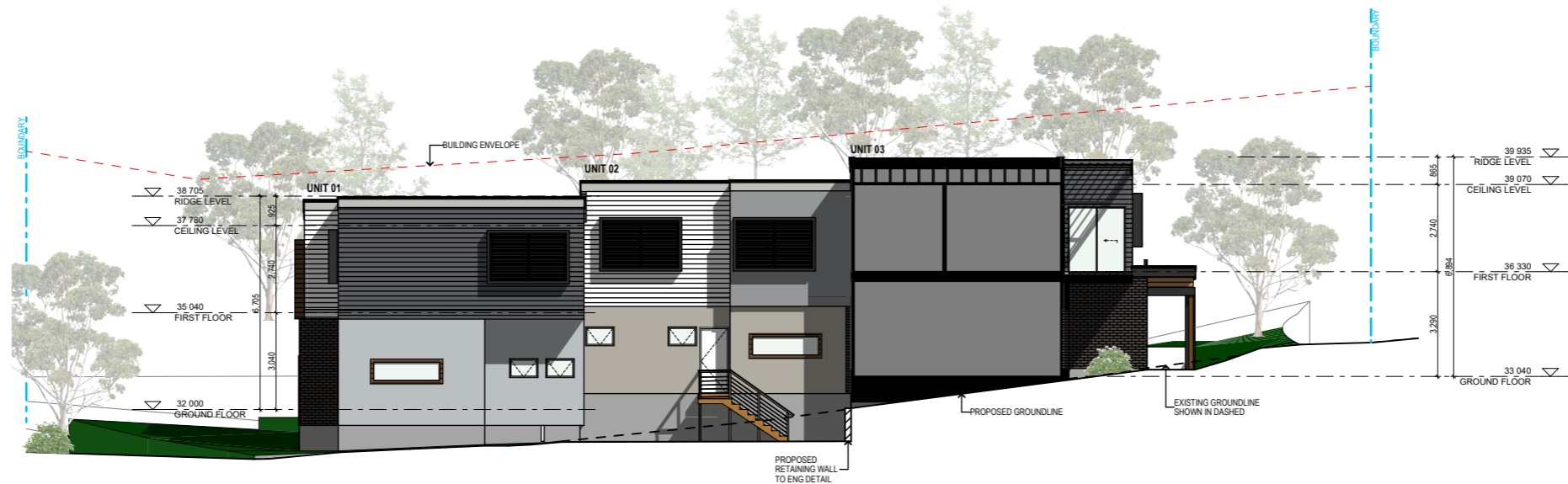
Project  
**Multiple Dwelling Housing**  
Location  
**3 Gillette Close Rutherford**  
Client  
**Zoran Lazic**

Drawing  
**ELEVATIONS**  
Scale  
1:200 @ A3  
DRAWN  
**ATa**

QA CHECKED  
**JG**

Drawing Number  
**DA301**  
Issue  
**A**  
Project Number  
**23104**





E-05 SOUTH ELEVATION  
1:200



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A	DEVELOPMENT APPLICATION	15/04/2024

Project  
**Multiple Dwelling Housing**  
Location  
**3 Gillette Close  
Rutherford**  
Client  
**Zoran Lazic**

Drawing  
**ELEVATIONS**  
Scale  
1:200 @ A3  
DRAWN  
**ATA**

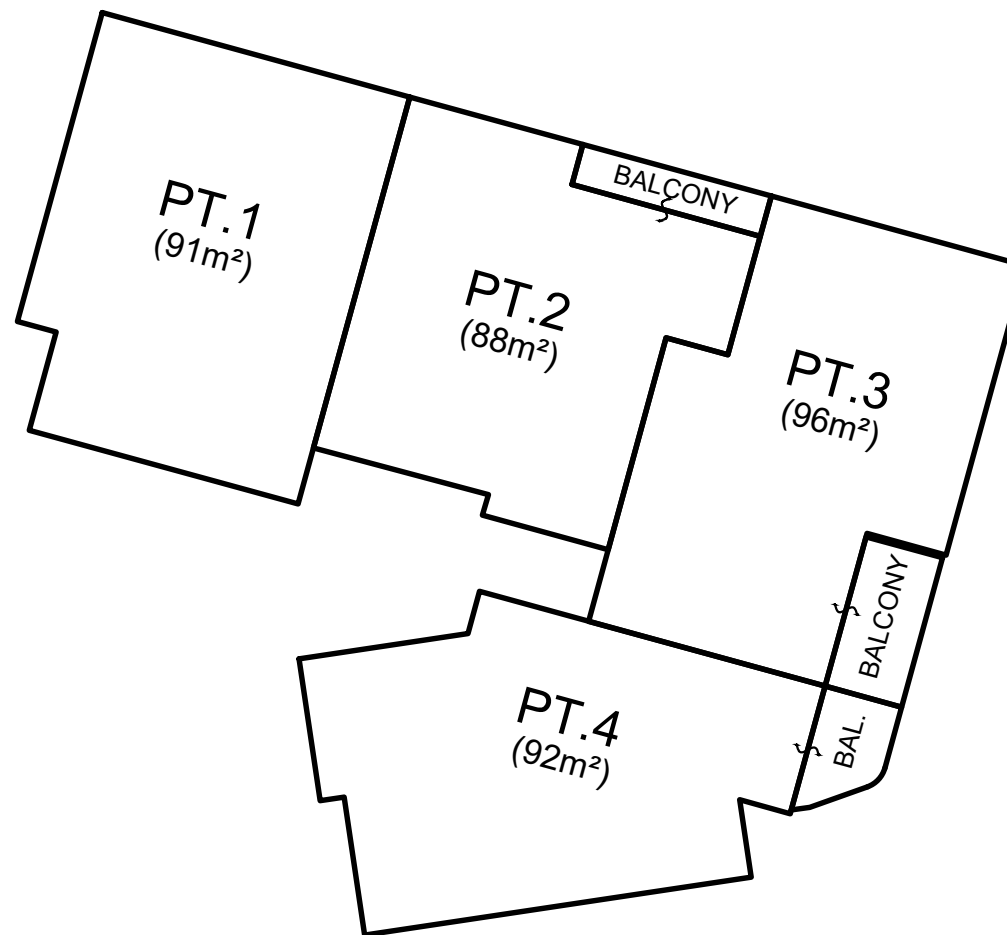
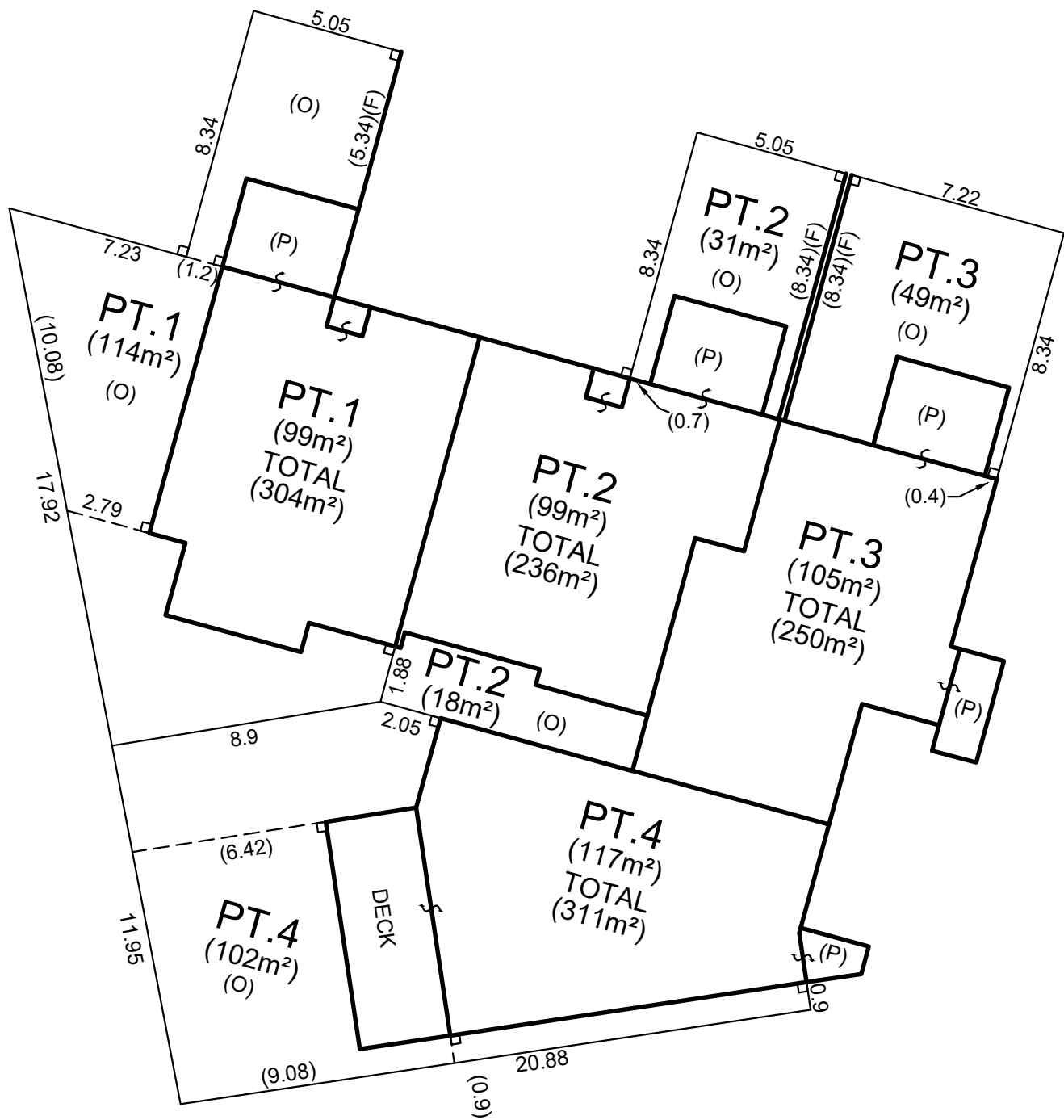
QA CHECKED  
**JG**

Drawing Number  
**DA302**  
Issue  
**A**  
Project Number  
**23104**



GROUND FLOOR PLAN

FIRST FLOOR PLAN



⊥ - RIGHT ANGLE  
 (O) - OPEN SPACE/COURTYARD  
 (P) - PATIO  
 (F) - FACE OF RENDERED WALL

DRAFT

NOTE

- ~ PATIOS ARE LIMITED IN HEIGHT TO 2.5 ABOVE THEIR RESPECTIVE UPPER CONCRETE SURFACE EXCEPT WHERE COVERED WITHIN THIS LIMIT.
- ~ THE STRATUM OF THE OPEN SPACE (COURTYARD) AND DECKS EXTENDS 2 BELOW TO 10 ABOVE THE UPPER SURFACE OF THE GROUND FLOOR CONCRETE SLAB OF ITS RESPECTIVE UNIT EXCEPT WHERE COVERED WITHIN THIS LIMIT.
- ~ ANY SERVICE LINE WITHIN ONE LOT SERVICING ANOTHER LOT IS COMMON PROPERTY.
- ~ AREA SHOWN ARE FOR THE STRATA SCHEME DEVELOPMENT ACT 2015 AND ARE APPROXIMATE.
- ~ ALL RETAINING WALLS AND FENCING ARE COMMON PROPERTY

SURVEYOR Name: ANDREW MURDOCH Date: 17.03.2024 Reference: 150266	PLAN OF SUBDIVISION OF: LOT 320 DP793991	L.G.A.: MAITLAND Locality: RUTHERFORD Reduction Ratio: 1:200 Lengths are in metres	REGISTERED	
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0	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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