



MGA

BERYL

WATERWORKS

SITE PLAN

1 : 200



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SCALE 1:100 AT A1

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[illegible]

ADDRESS:
LOT 48, D.P.1313264, 7 WATERWORKS ROAD,
RUTHERFORD

ISSUE: **3**

SCALE :
1:200 @ A1

SHEET

S03

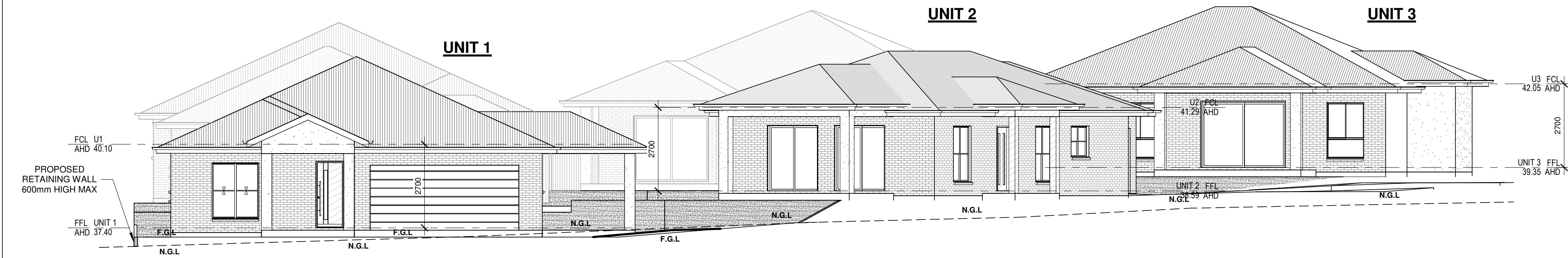
26/06/2025 12:35:24 PM

SITE DETAILS			
ZONING	R1		
SITE AREA	TOTAL SITE: 2,421m²		
GROSS UNIT FLOOR AREAS	UNIT 1 - 124m²		UNIT 2 - 98m²
	UNIT 3 - 107m²		UNIT 4 - 123m²
	UNIT 5 - 124m²		UNIT 6 - 98m²
	TOTAL - 674m²		
FSR	0.28:1 (DOESN'T INCLUDE GARAGES, PATIOS OR VERANDAHS)		
UNIT FOOTPRINT AREAS	UNIT 1 - 178m²		UNIT 2 - 137m²
	UNIT 3 - 147m²		UNIT 4 - 182m²
	UNIT 5 - 182m²		UNIT 6 - 160m²
	TOTAL - 986m²		
DRIVEWAYS, PATHS, PAVING AREA	362m²		TOTAL - 1,348m²
SITE COVERAGE PERCENTAGE	56 BUILD INCLUDING DRIVEWAY.ETC. 44% UNBUILT		
CONDITIONED FLOOR AREA	UNIT 1 - 107m²		UNIT 2 - 87m²
	UNIT 3 - 95m²		UNIT 4 - 108m²
	UNIT 5 - 109m²		UNIT 6 - 91m²
UNCONDITIONED FLOOR AREA	UNIT 1 - 17m²		UNIT 2 - 11m²
	UNIT 3 - 12m²		UNIT 4 - 15m²
	UNIT 5 - 15m²		UNIT 6 - 7m²
ROOF AREA	UNIT 1 - 215m²		UNIT 2 - 193m²
	UNIT 3 - 199m²		UNIT 4 - 231m²
	UNIT 5 - 231m²		UNIT 6 - 207m²

LEGEND

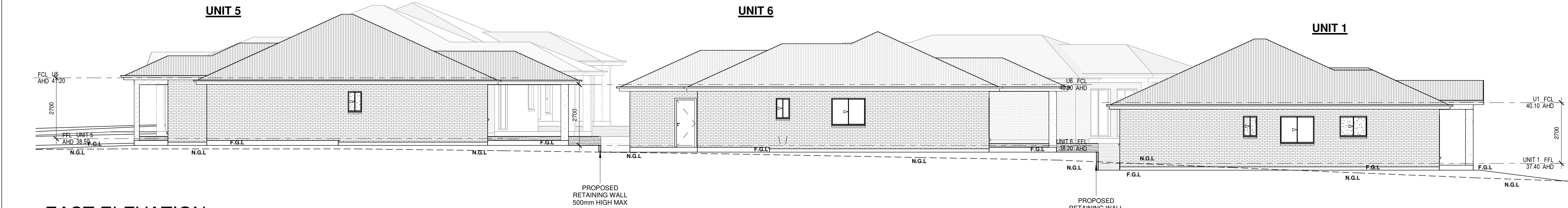
GRATED PIT -
KERB INLET PIT -
STORMWATER PIPE -

- (A) EASEMENT FOR DRAINAGE 1.5 WIDE
(B) EASEMENT FOR DRAINAGE 1.5 WIDE
(DP 1304346)



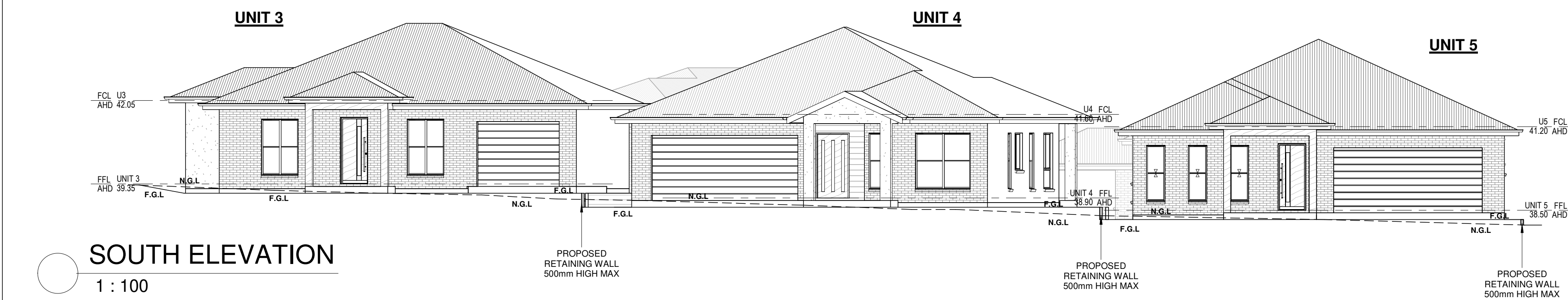
NORTH ELEVATION

1 : 100



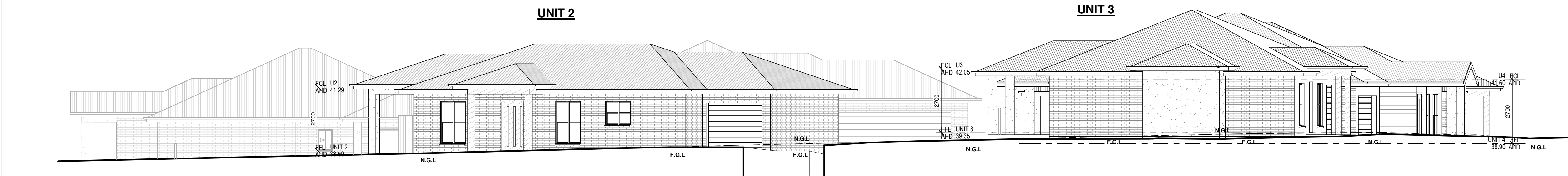
EAST ELEVATION

1 : 100



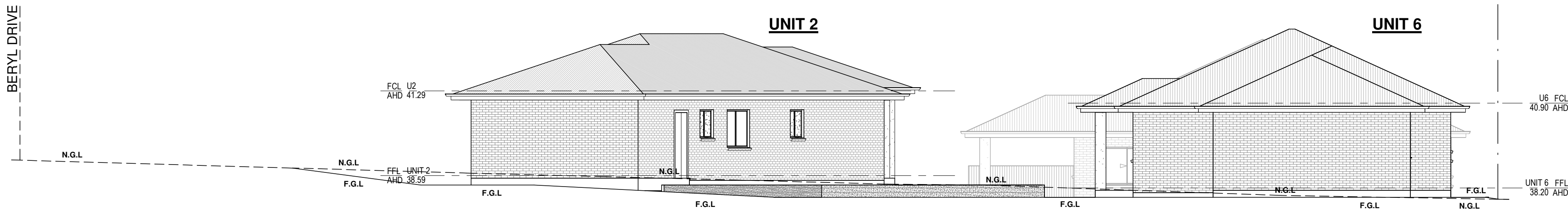
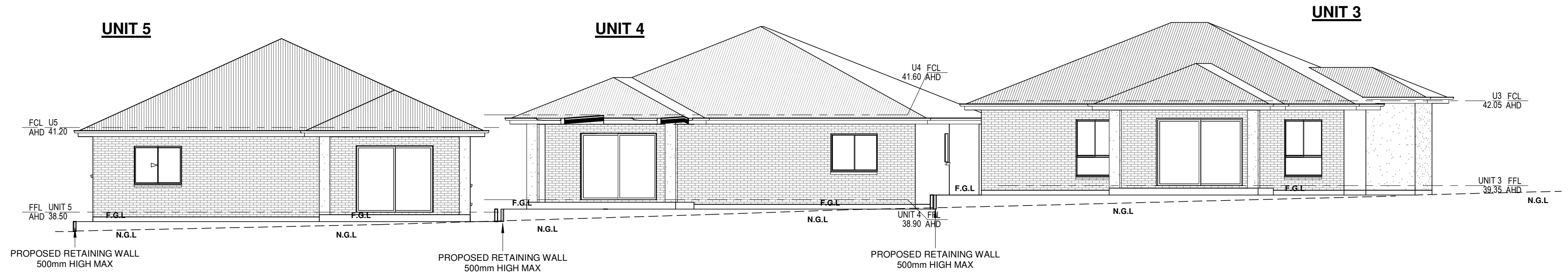
SOUTH ELEVATION

1 : 100



WEST ELEVATION

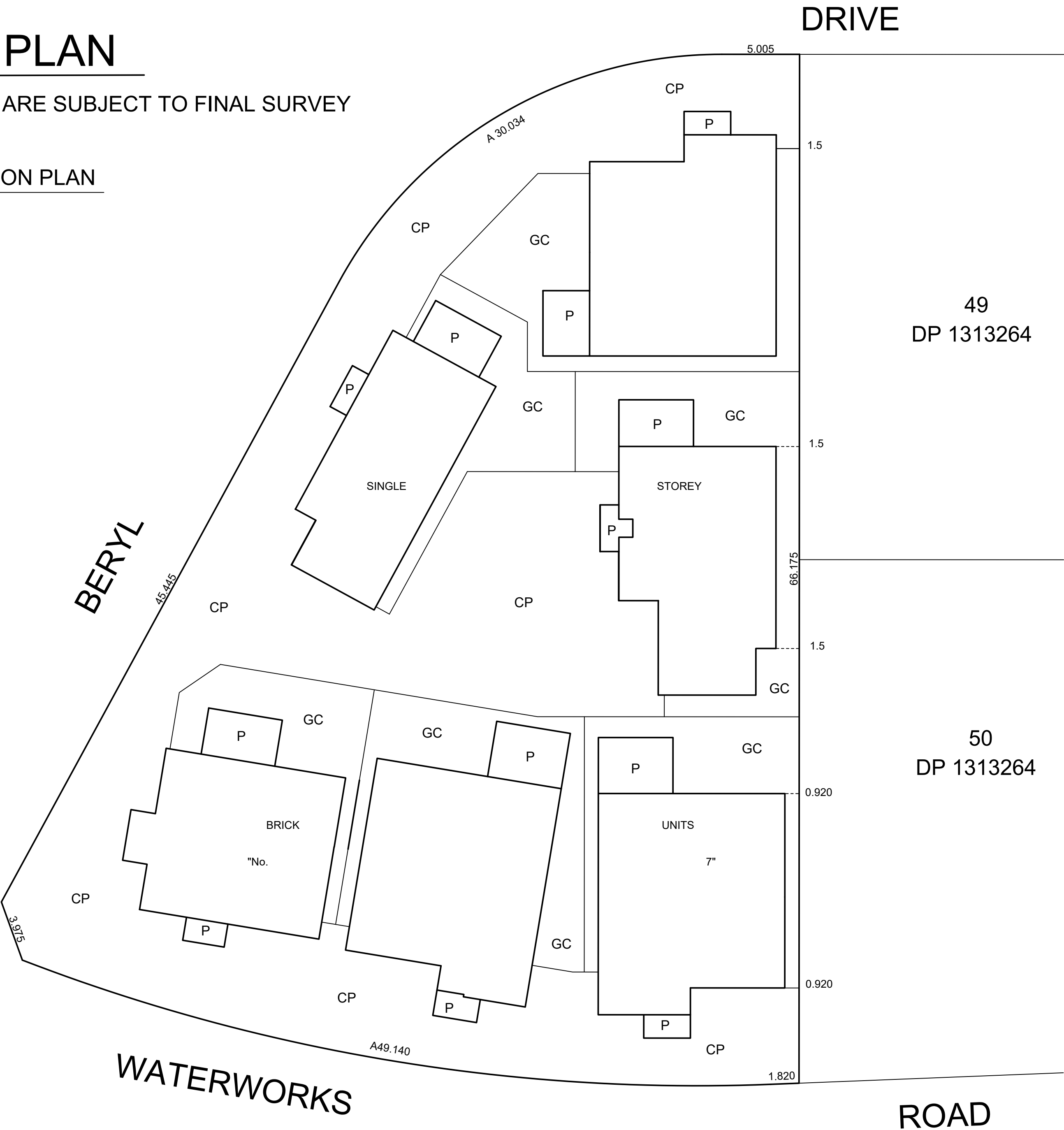
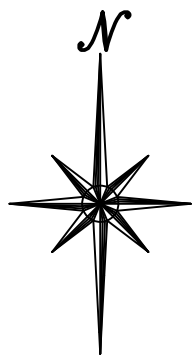
1 : 100



DRAFT PLAN

ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY

LOCATION PLAN



P - COVERED PATIO
GC - GARDEN COURT
CP - COMMON PROPERTY

Surveyor: CRAIG WILLS Date of Survey: Surveyor's Ref: 171_25SP	PLAN OF SUBDIVISION OF LOT 48 DP 1313264	LGA: MAITLAND Locality: RUTHERFORD Subdivision No: Lengths are in metres. Reduction Ration 1:200	Registered	
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