



1:300



> Designer > JB		> Drafter > JB/SN
> Job No. > 5644	> Revision No. > DA2	> Drawing No. > 1.3

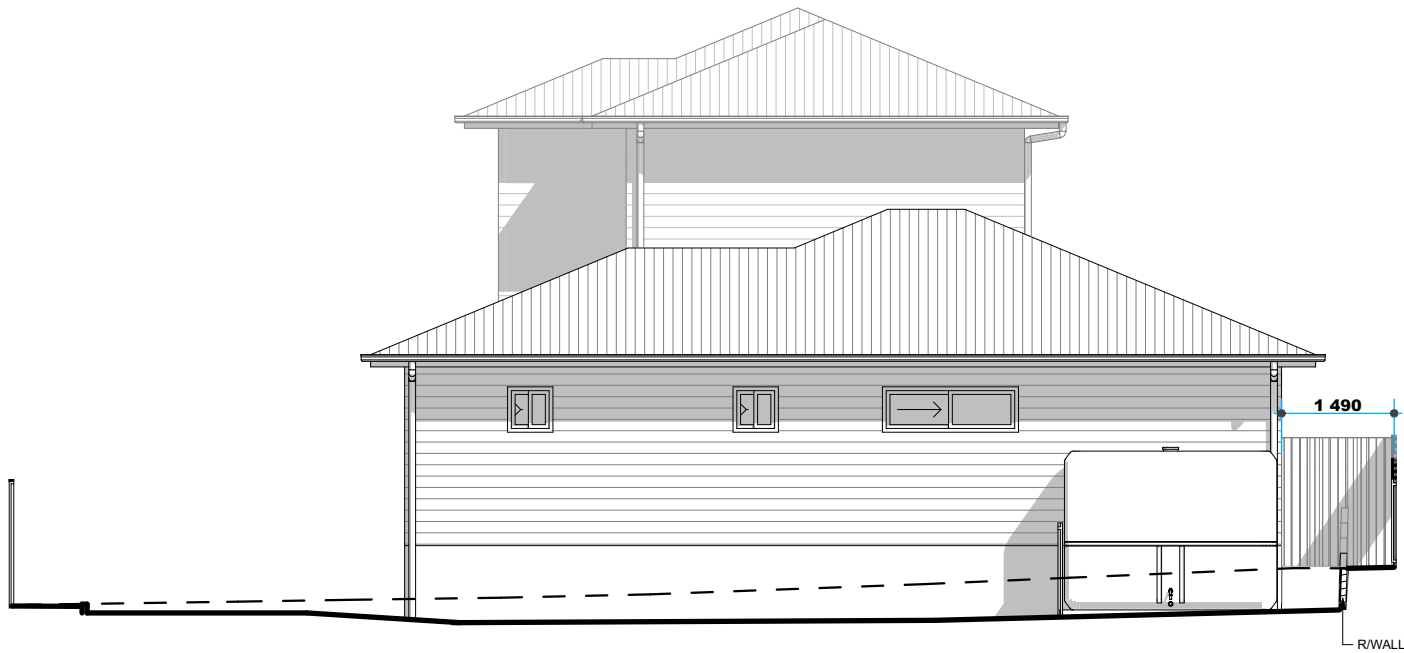
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1

> WEST ELEVATION

1:100



2

> EAST ELEVATION

1:100

> GENERAL NOTES

- > 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
- > 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY THE BUILDER.
- > 3. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, CODES AND LOCAL AUTHORITIES.
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> WINDOW NOTES

WINDOWS LABELLED (FS) ARE TO COMPLY WITH PART 11.3.7 AND 11.3.8 OF THE HOUSING PROVISIONS STANDARD 2022

WINDOWS LABELLED OBS - OBSCURED GLASS

> EXTERNAL FINISHES

- > CLADDING: LIGHTWEIGHT CLADDING
- > WINDOWS: ALUMINIUM
- > HINGED DOORS: AS SELECTED
- > ROOF CLADDING: CUSTOM ORB
- > RIDGES AND HIPS: COLORBOND
- > GUTTERS: COLORBOND
- > DOWN PIPES: PVC

RES 1 & 2

ADVANTAGE

> BUILDING DESIGN THAT'S ALL ABOUT YOU

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E: admin@advantagensw.com

0 1 2 3 4 5

> 1:100 - UNLESS NOTED OTHERWISE

> North Point

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> 11/05/2026

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THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE ORDERING OR CONSTRUCTION STARTS AND VERIFY ALL ERRORS AND OMISSIONS WITH THE DESIGNER.

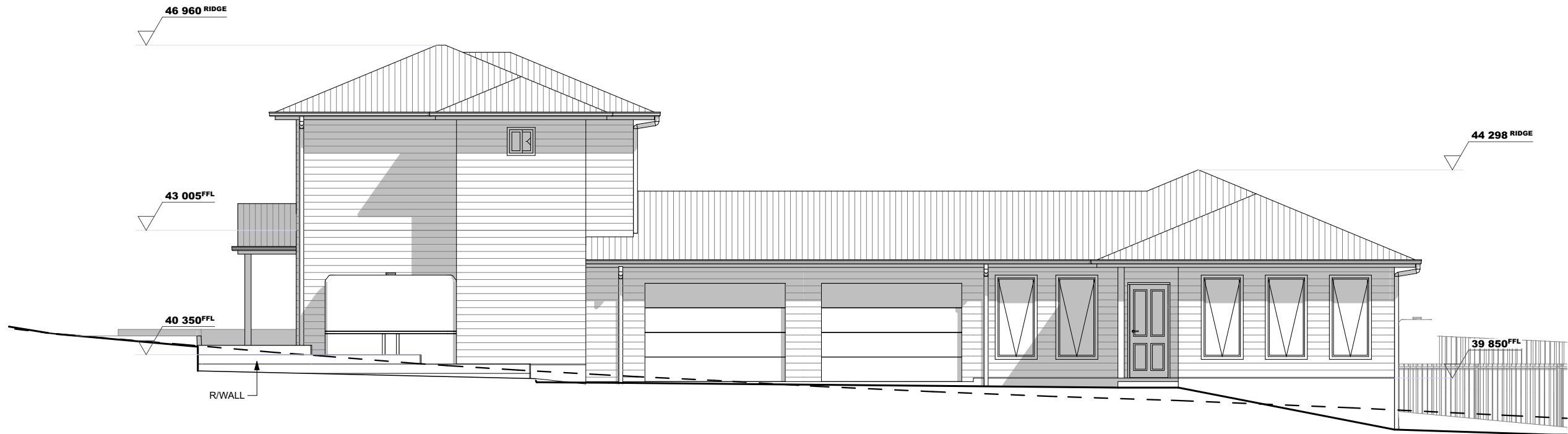
> Client
> S & P PROJECTS
> Development
> MULTI RES. SUBDIVISION
> 45 ABERGLASSLYN ROAD, RUTHERFORD
> LOT 8, SEC 5, DP 2577

> DEVELOPMNET APPLICATION

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> JB > JB/SN

> Job No. > Revision No. > Drawing No.
> 5644 > DA2 > 1.8

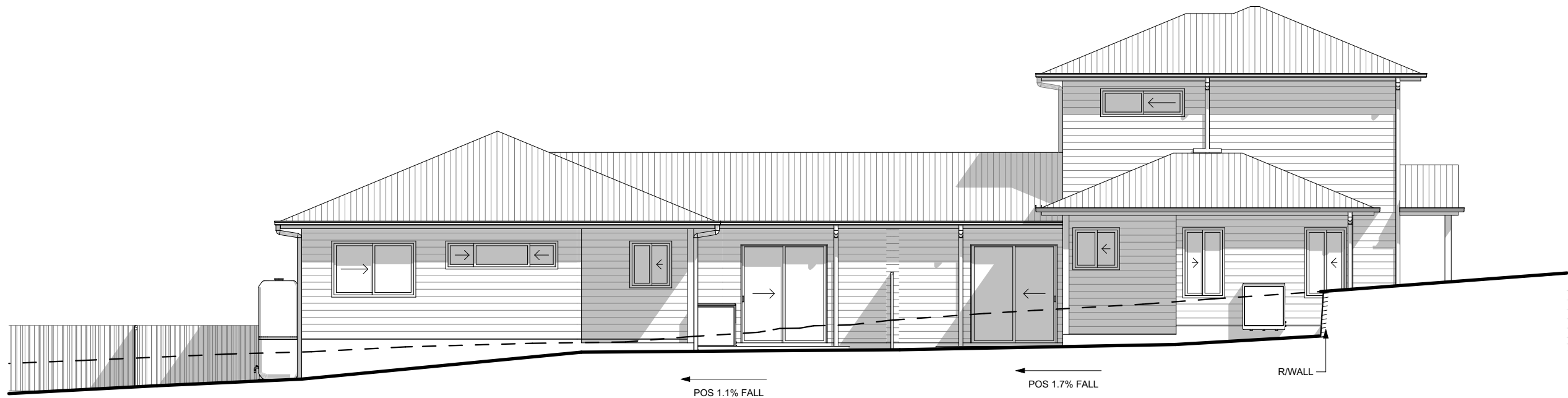
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1

> SOUTH ELEVATION

1:100



2

> NORTH ELEVATION

1:100

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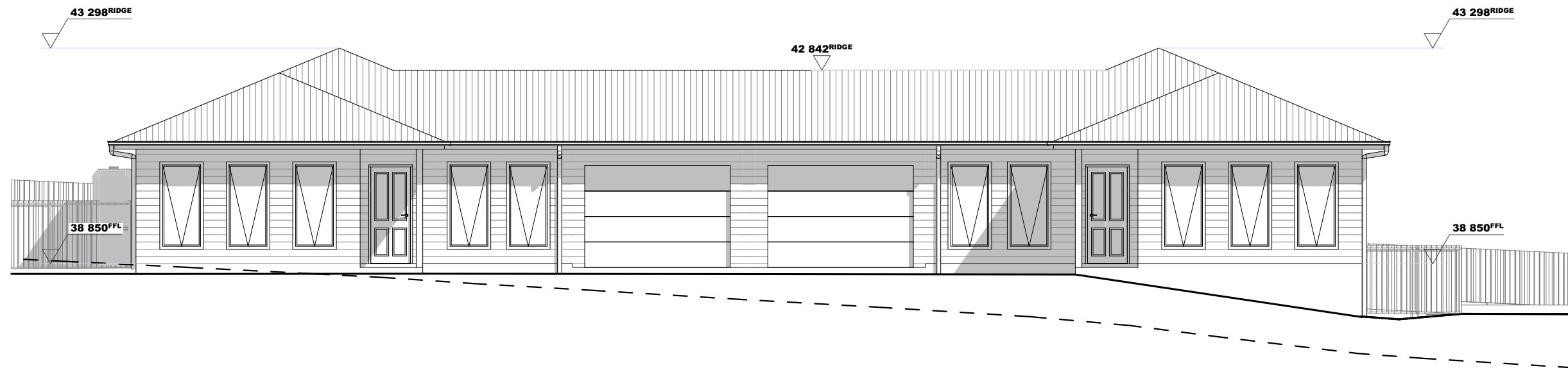
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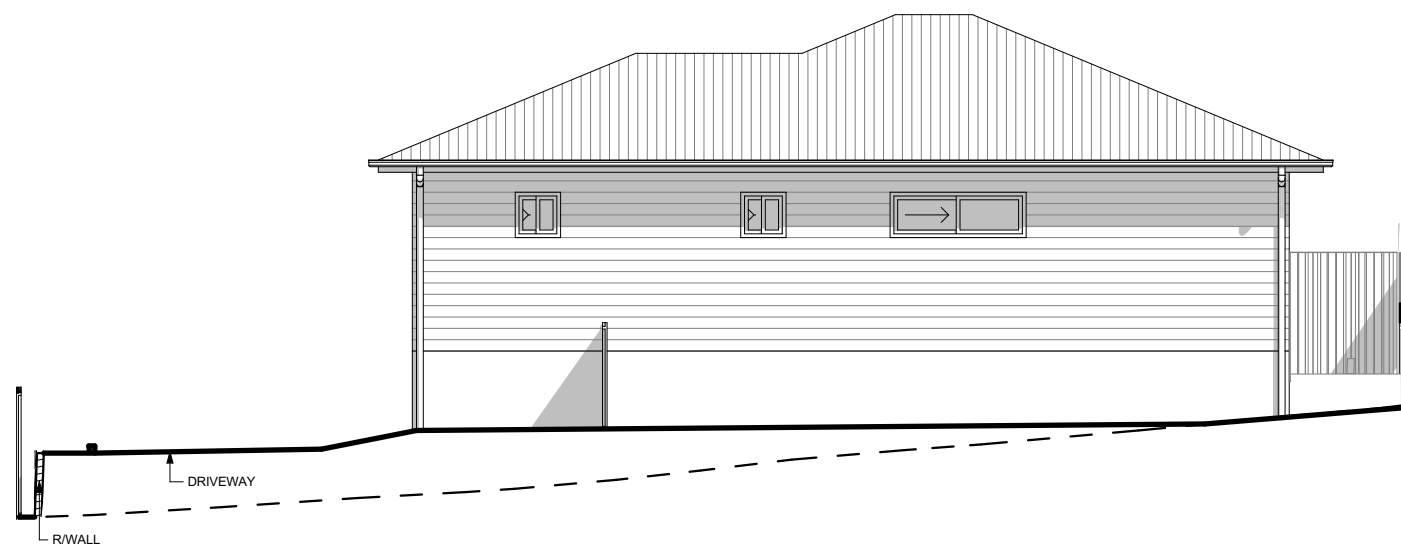
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> DA2

> Drawing No.
> 1.9

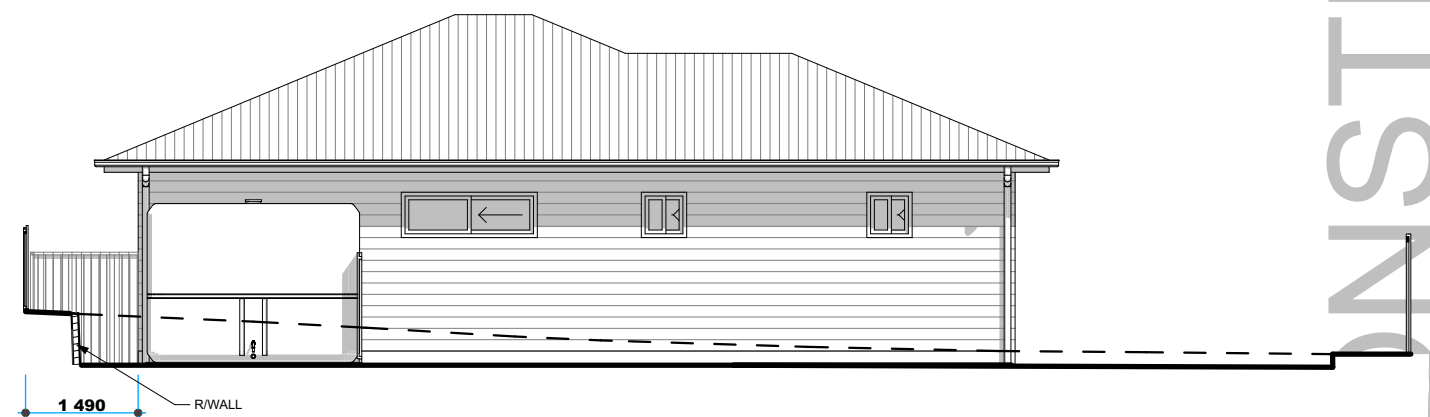
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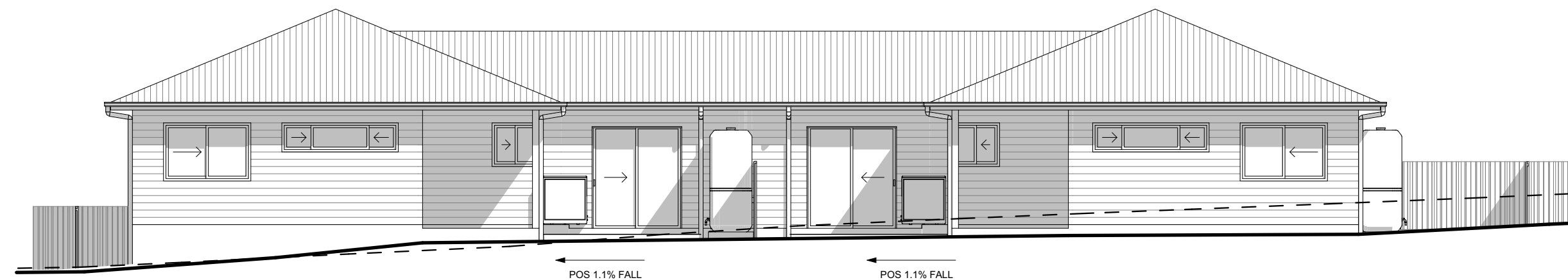
1 > SOUTH ELEVATION 1:100



2 > EAST ELEVATION 1:100



3 > WEST ELEVATION 1:100



4 > NORTH ELEVATION 1:100

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RES 3 & 4

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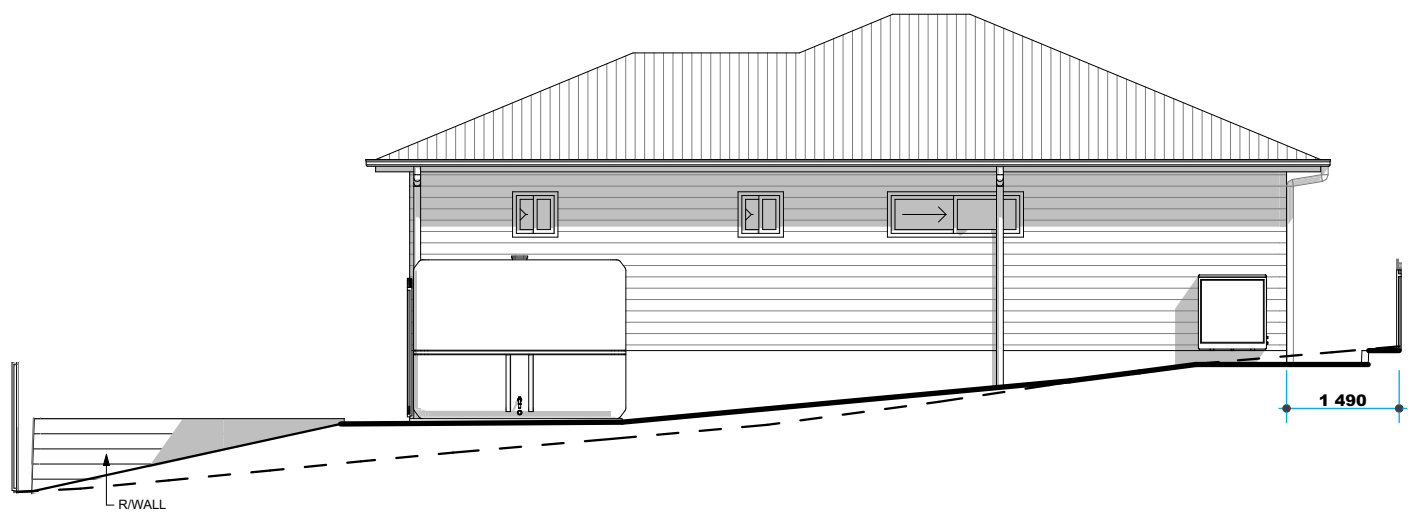
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> 5644 > DA2 > 1.11

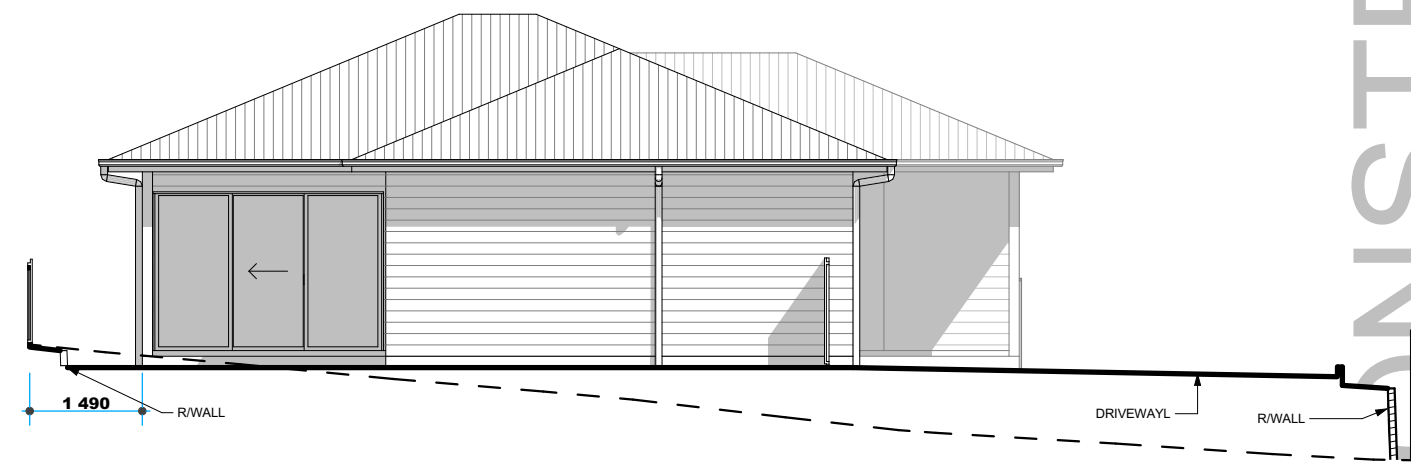
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1 > SOUTH ELEVATION 1:100



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RES 5

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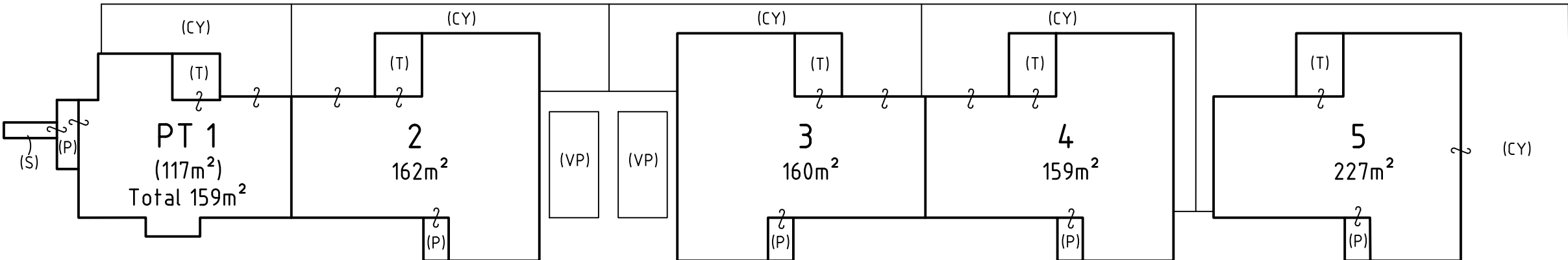
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PRELIMINARY ONLY

- ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO COUNCIL APPROVAL, CONSTRUCTION, FINAL SURVEY AND REGISTRATION OF THE PLAN AT THE LAND REGISTRY SERVICES NSW.
- DESIGN POSITION AND DIMENSIONS FOR PROPOSED UNITS DERIVED FROM PLANS BY ADVANTAGE BUILDING DESIGN, JOB REF: No.5644, DRAWINGS No.s 1.3, 1.7, 1.8 & 1.11, REVISION DA-D1, DATED 06/04/2026

FLOOR PLAN – GROUND LEVEL



NOTE:

- (P) DENOTES PATIO
- (S) DENOTES STAIRS
- (T) DENOTES TERRACE
- (CY) DENOTES COURTYARD
- (VP) DENOTES VISITOR CAR PARKING (COMMON PROPERTY)
- THE STRATUM OF EACH COURTYARD IS LIMITED TO 3 METRES BELOW AND 5 METRES ABOVE THE UPPER SURFACE OF THE CONCRETE GROUND FLOOR LEVEL OF THE ADJOINING UNIT EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
- THE STRATUM OF EACH PATIO IS LIMITED FROM ITS UPPER TILED FLOOR SURFACE TO 5 METRES ABOVE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
- THE STRATUM OF EACH TERRACE IS LIMITED FROM ITS UPPER TILED FLOOR SURFACE TO 5 METRES ABOVE EXCEPT WHERE COVERED WITHIN THIS HEIGHT LIMIT.
- AREAS ARE APPROXIMATE ONLY AND FOR PURPOSES OF THE STRATA SCHEMES DEVELOPMENT ACT 2015.

SURVEYOR Name: LOGAN TODD DAVIES Date: ***** Reference: B2733DP	PLAN OF SUBDIVISION OF LOT 8 OF SECTION 5 IN DP2577	L.G.A.: MAITLAND Locality: RUTHERFORD Reduction Ratio: 1:250 Lengths are in metres	Registered	SP
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