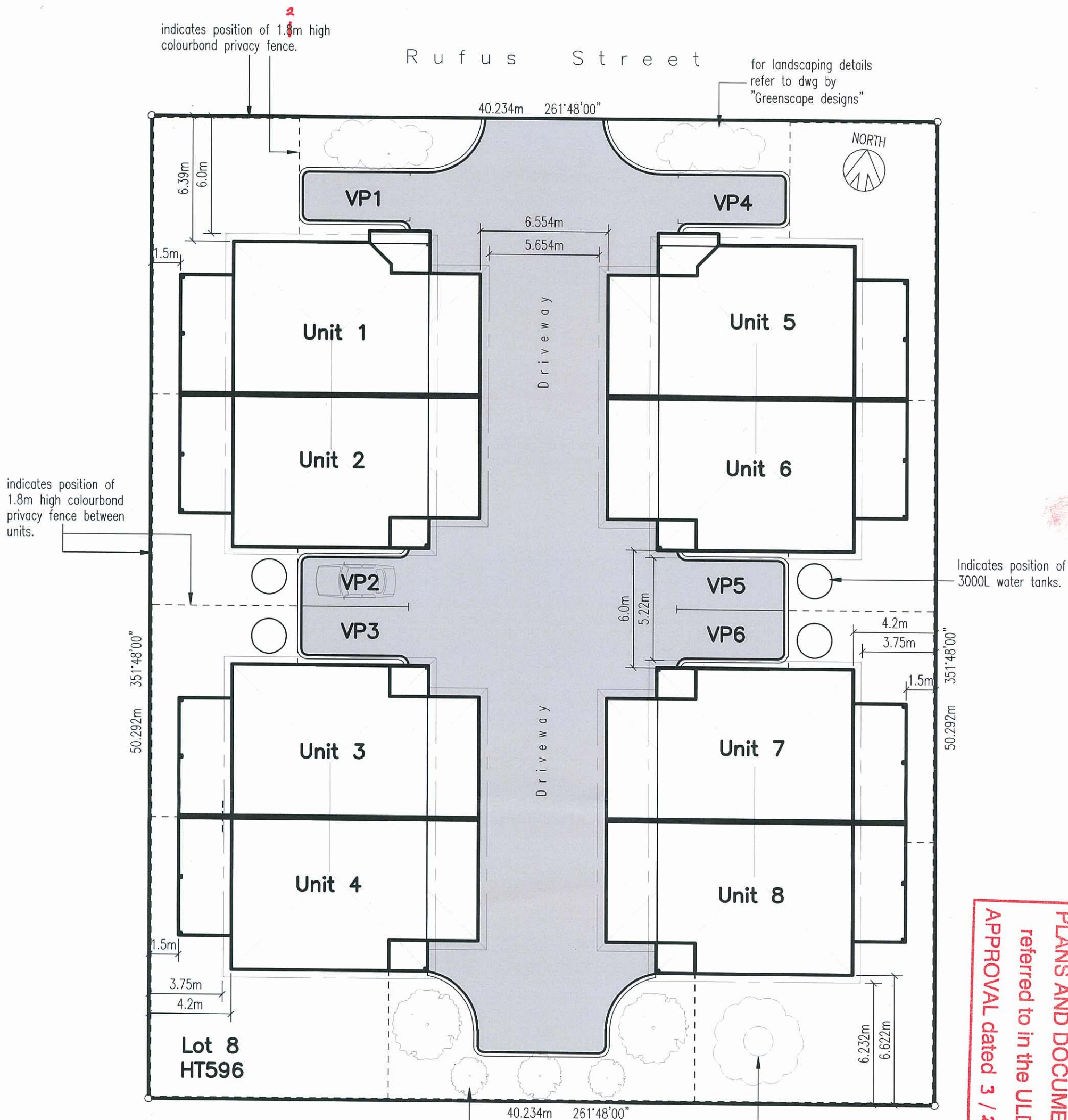




SITE NOTE:

GENERAL

SITE LEVELS AND FINISHED FLOOR LEVELS ARE TO BE VERIFIED BY BUILDER PRIOR TO STARTING WORK.

SITE DRAINAGE

FALL GROUND AWAY FROM BUILDING 50mm FOR A MINIMUM DISTANCE OF 1.0m ON ALL SIDES.

PROVIDE FALLS TO FINISHED GROUND SURFACE TO PREVENT WATER PONDING AT ANY POINT IN THE VICINITY OF THE BUILDING OR ON THE COMMON BOUNDARY OF ADJOINING ALLOTMENTS.

ROOF DRAINAGE

DISCHARGE DOWNPIPES TO KERB & CHANNEL.

for landscaping details refer to dwg by "Greenscape designs"

AMENDED IN RED 27 JAN 2011

By: Matt Toon (name) of the ULDA

SITE PLAN.

scale 1:200

PLACE DOWN PIPES GENERALLY AT CORNERS OR ENDS OF ROOFS AND 1.2m FROM A VALLEY GUTTER UNLESS SLOTTED GUTTER IS USED.
RECOMMENDED MAX. FALL LENGTH = 6.0m
ie. - 12.0m MAX. BETWEEN DOWN PIPES.

WASTE DISPOSAL

DISCHARGE WASTE WATER TO COUNCIL SEWER.
IF ON SITE DISPOSAL OF WASTE WATER IS REQUIRED DO SO IN ACCORDANCE WITH ENGINEERS DESIGN.

Revision B. 17/12/10
floor plans modified.

All unsigned drawings are to be presumed "Unapproved for construction". Any manually sketched changes or details that have not been initialled by the designer have NOT been approved by the designer.

Signed:

Revision No: **B** 17/12/10

Drawing No: **0221-01**

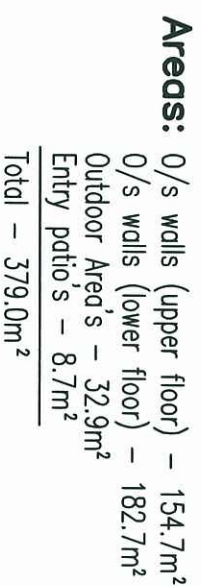
Title:

Unit Development - Barcris Pty Ltd/G & R Barritt
Lot 8/No. 41, Rufus Street, Blackwater.
Site Plan.

Drawn by: D.B.

Scale: 1:200

Date: 01/11/10



* Unit's 5 & 6 are a mirror reverse of units 1 & 2.



Revision B. 17/12/10
floor plans modified.



Title:
Unit Development – Barcrist Pty Ltd/G & R Barritt
Lot 8/No. 41, Rufus Street, Blackwater.
Lower Floor Plan (units 1, 2 & 5, 6).

Scale: 1:100

Revision No:

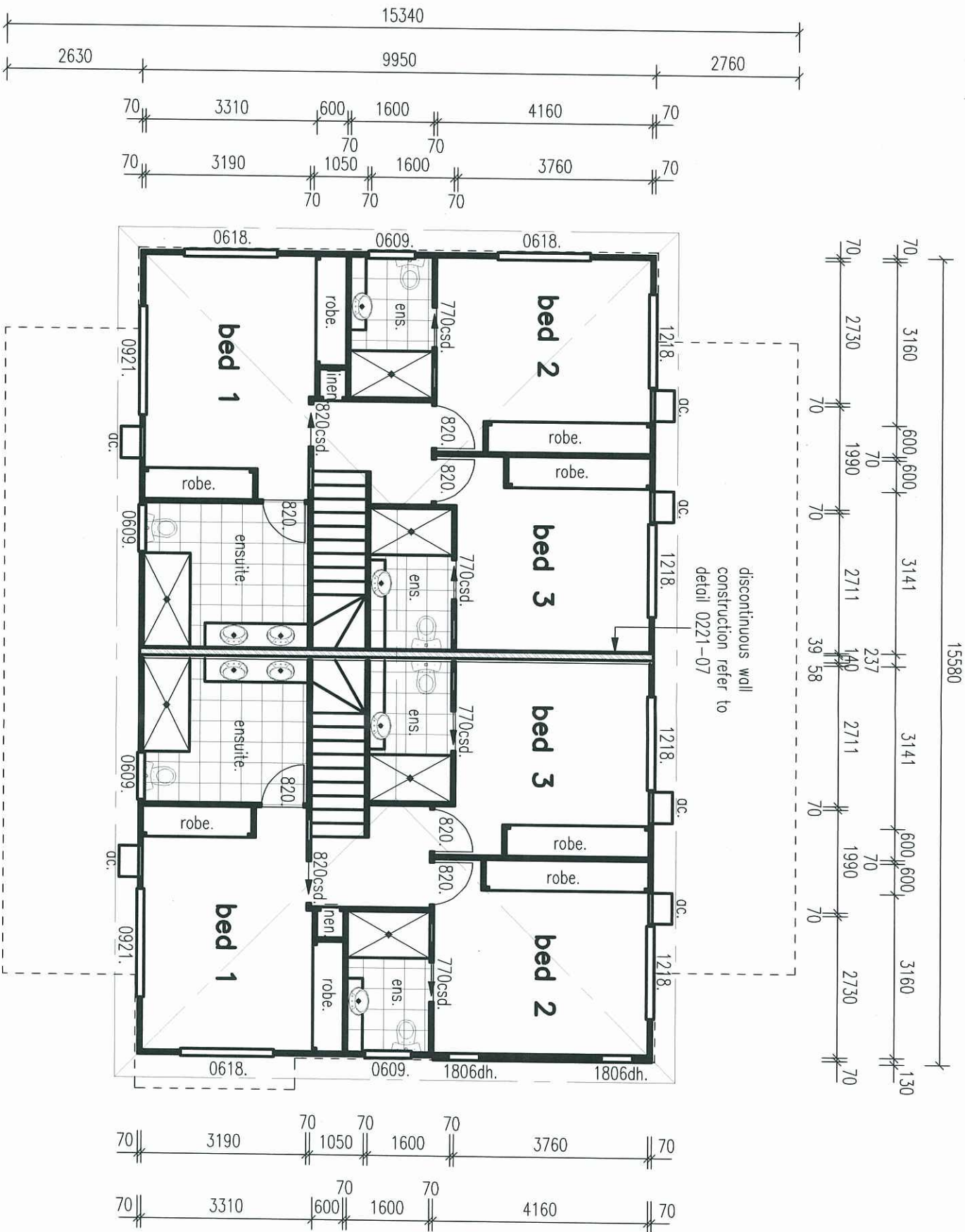
C 17/12/10

Drawing No:

0221-02

Signed: _____

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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 2 / 11

Areas: O/s walls (upper floor) – 154.7m²
O/s walls (lower floor) – 182.7m²
Outdoor Area's – 32.9m²
Entry patios – 8.7m²
Total – 379.0m²

* Area's shown indicate one block (2/units).

* Unit's 5 & 6 are a mirror reverse of units 1 & 2.

UPPER FLOOR PLAN.
scale 1:100

Revision B. 17/12/10
floor plans modified.



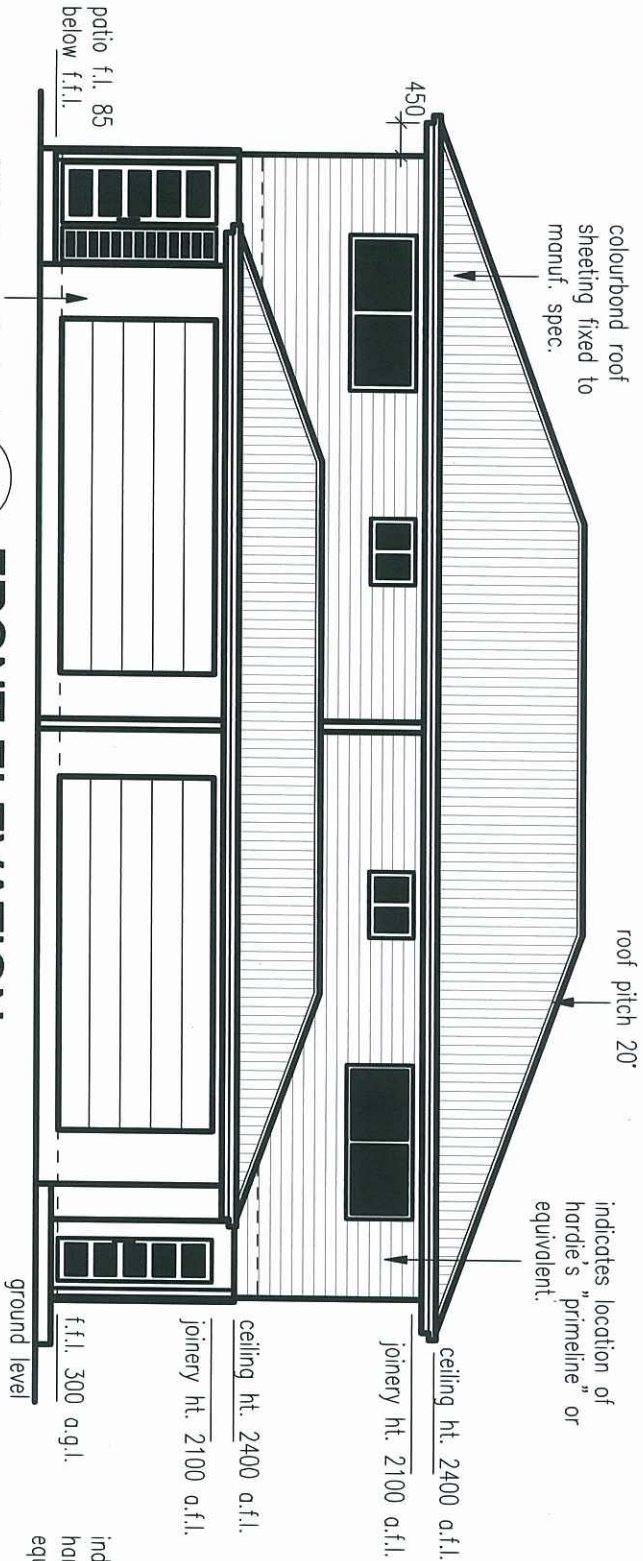
JOHN GATELEY
BUILDING DESIGNS
P.O. Box 1530 Bundberg, 4670
Ph: (07) 41531183 Fax: (07) 41523958

Q.B.S.A. No: 1010905

Title:		Drawn by: D.B.		Revision No:	
Unit Development – Barcris Pty Ltd/G & R Barritt		Scale: 1:100		B 17/12/10	
Lot 8/No. 41, Rufus Street, Blackwater.		Date: 01/11/10		Drawing No: 0221-03	
Upper Floor Plan (units 1, 2 & 5, 6).				Signed:	

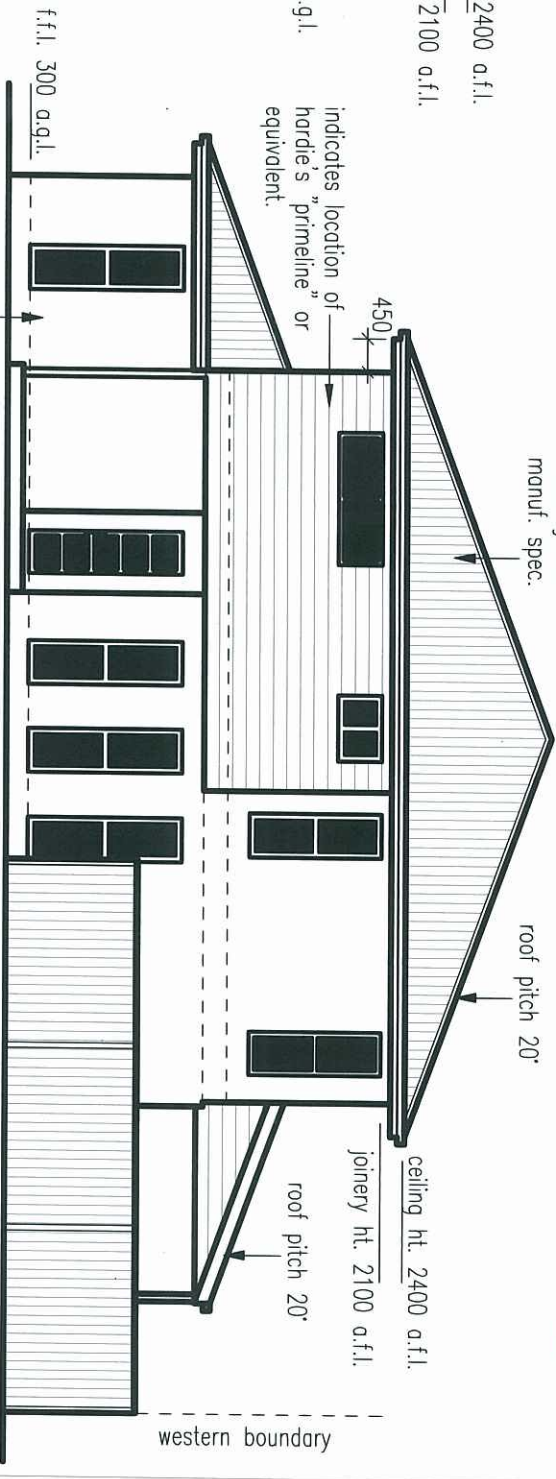
All unsigned drawings are to be presumed Unapproved for construction. Any manually sketched changes or details that have not been initiated by the designer have NOT been approved by the designer.

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 2 / 11



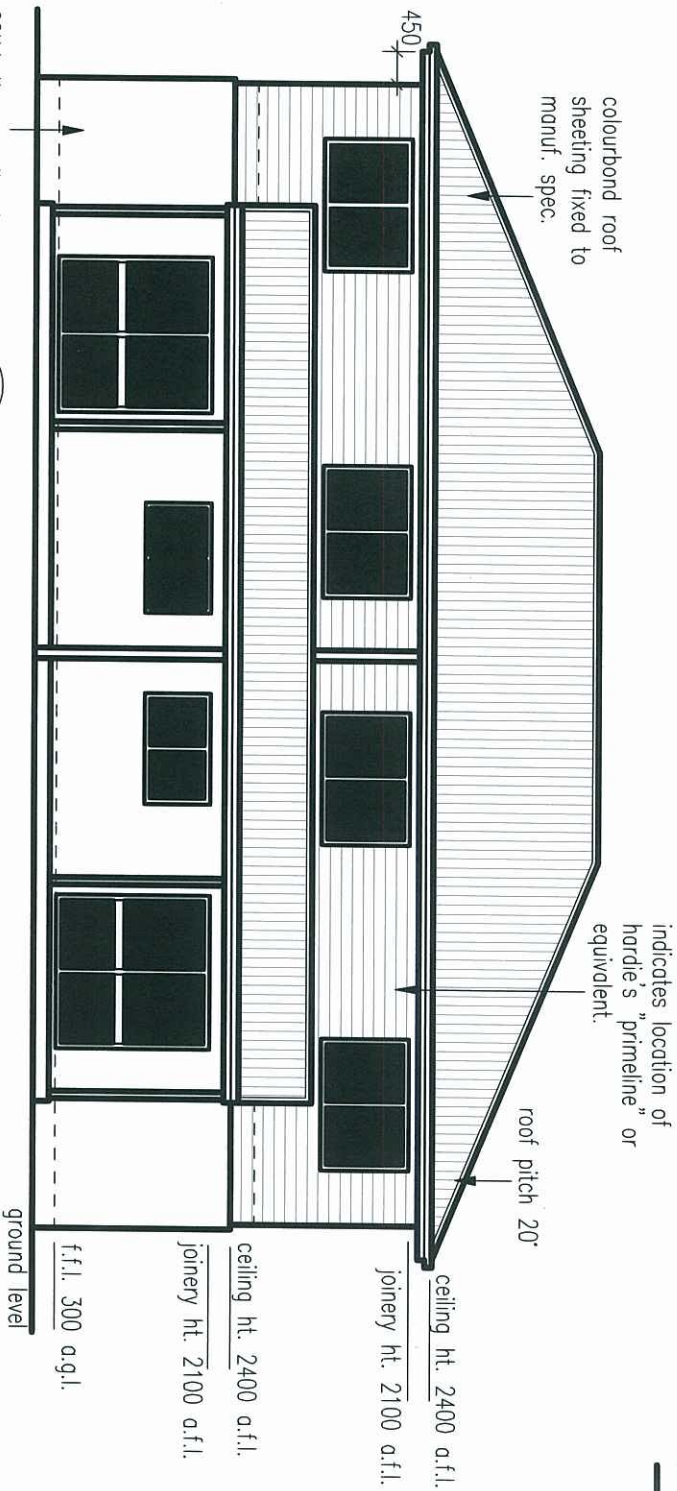
FRONT ELEVATION.

scale 1:100
Eastern elevation of Units 1 & 2.
Western elevation of Units 5 & 6. (mirrored)



SIDE ELEVATION.

scale 1:100
Northern elevation of Unit 1.
Northern elevation of Unit 5. (mirrored)



REAR ELEVATION.

scale 1:100
Western elevation of Units 1 & 2.
Eastern elevation of Units 5 & 6.



SIDE ELEVATION.

scale 1:100
Southern elevation of Unit 2.
Southern elevation of Unit 6. (mirrored)

GENERAL:
CONSTRUCTION TO BE IN ACCORDANCE WITH THE QUEENSLAND BUILDING ACT 1975-1998 AND THE STANDARD BUILDING REGULATION 1993 AND SHALL COMPLY WITH ALL LOCAL AUTHORITY REGULATIONS AND REQUIREMENTS.

TIMBER SIZES AND CONNECTION DETAILS NOT SHOWN TO BE IN ACCORDANCE WITH A.S. 1684-1999 RESIDENTIAL TIMBER-FRAME CONSTRUCTION MANUAL FOR WIND SPEED NOMINATED.

VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE STARTING WORK.

Revision A. (23/11/10)
explanatory notes added to elevations.

Revision B. 17/12/10
floor plans modified.



JOHN GATELY BUILDING DESIGNS
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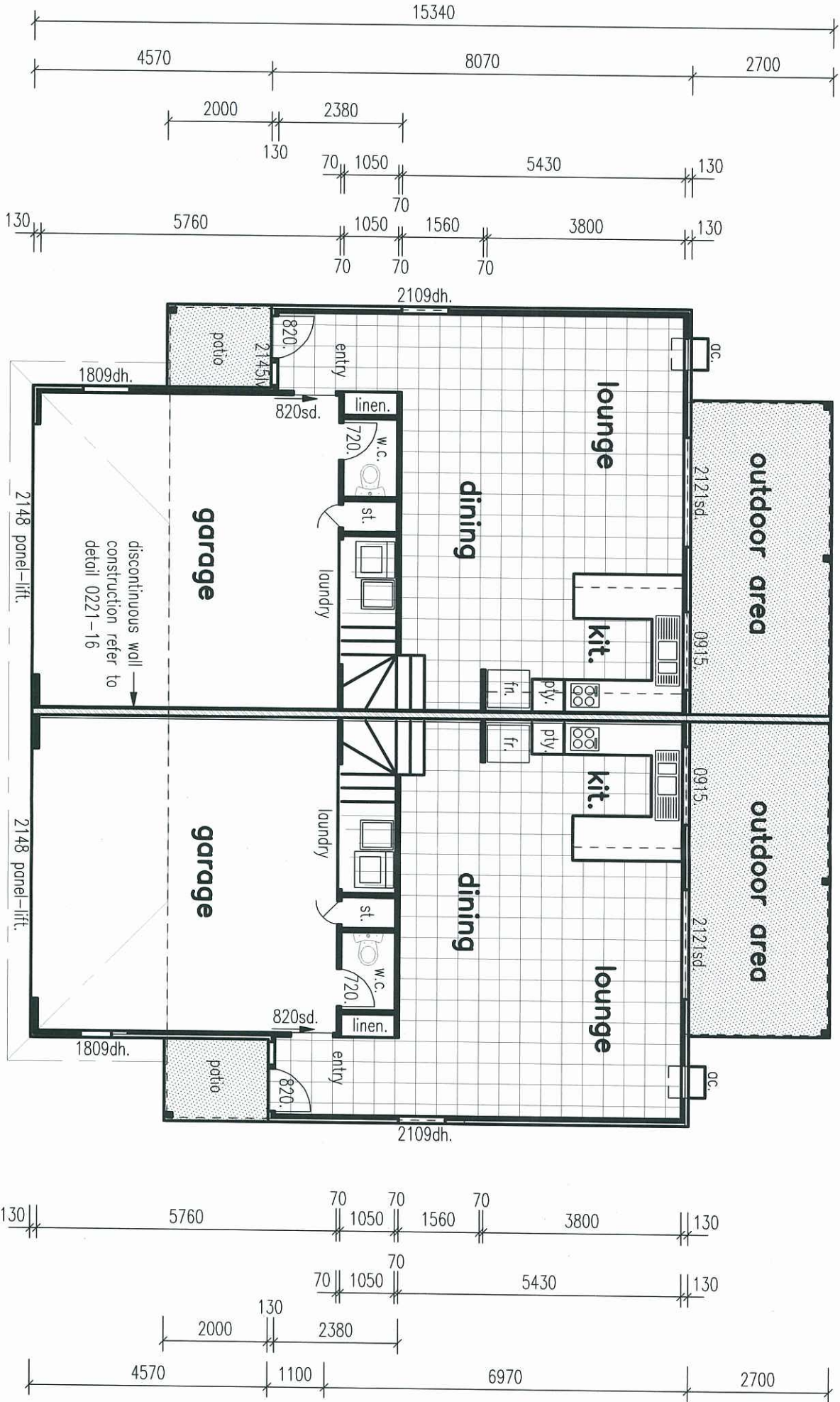
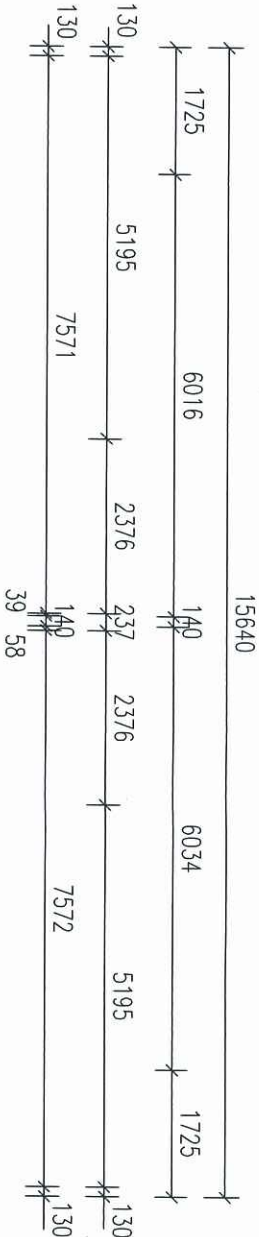
Title:
Unit Development – Barcrist Pty Ltd/G & R Barritt
Lot 8/No. 41, Rufus Street, Blackwater.
Elevations (units 1, 2 & 5, 6).

Drawn by: D.B.
Scale: 1:100
Date: 01/11/10

Revision No: B 17/12/10
Drawing No: 0221-04

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Signed:



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 2 / 11

Areas: O/s walls (upper floor) – 154.7m²

O/s walls (lower floor) – 183.3m²

Outdoor Area's – 32.9m²

Entry patio's – 6.2m²

Total – 377.1m²

* Area's shown indicate one block (2/units).

* Unit's 7 & 8 are a mirror reverse of units 3 & 4.

GROUND FLOOR PLAN.

scale 1:100



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Title: Unit Development – Barcri's Pty Ltd/G & R Barritt
Lot 8/No. 41, Rufus Street, Blackwater.
Lower Floor Plan (units 3, 4 & 7, 8).

Drawn by: D.B.
Scale: 1:100
Date: 01/11/10

Revision No: C 17/12/10
Drawing No: 0221-11

Signed: All unsigned drawings are to be presumed 'unapproved for construction'. Any manually sketched changes or details that have not been initiated by the designer have NOT been approved by the designer.

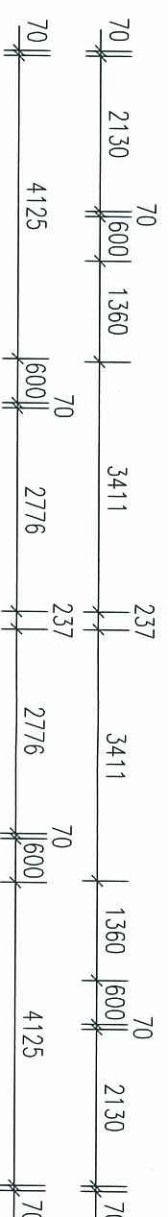
Revision B. 17/12/10
floor plans modified.
Revision C. 17/12/10
patio roof modified.



Total = 377.1m²

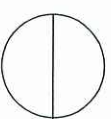
* Area's shown indicate one block (2/units).

* Unit's 7 & 8 are a mirror reverse of units 3 & 4.



UPPER FLOOR PLAN.

scale 1:100



**JOHN
GALTLEY**
ENGINEERING

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Q.B.S.A. No: 1010905

Title: Unit Development – Barcrist Pty Ltd/G & R Barritt Lot 8/No. 41, Rufus Street, Blackwater. Upper Floor Plan (units 3, 4 & 7, 8).

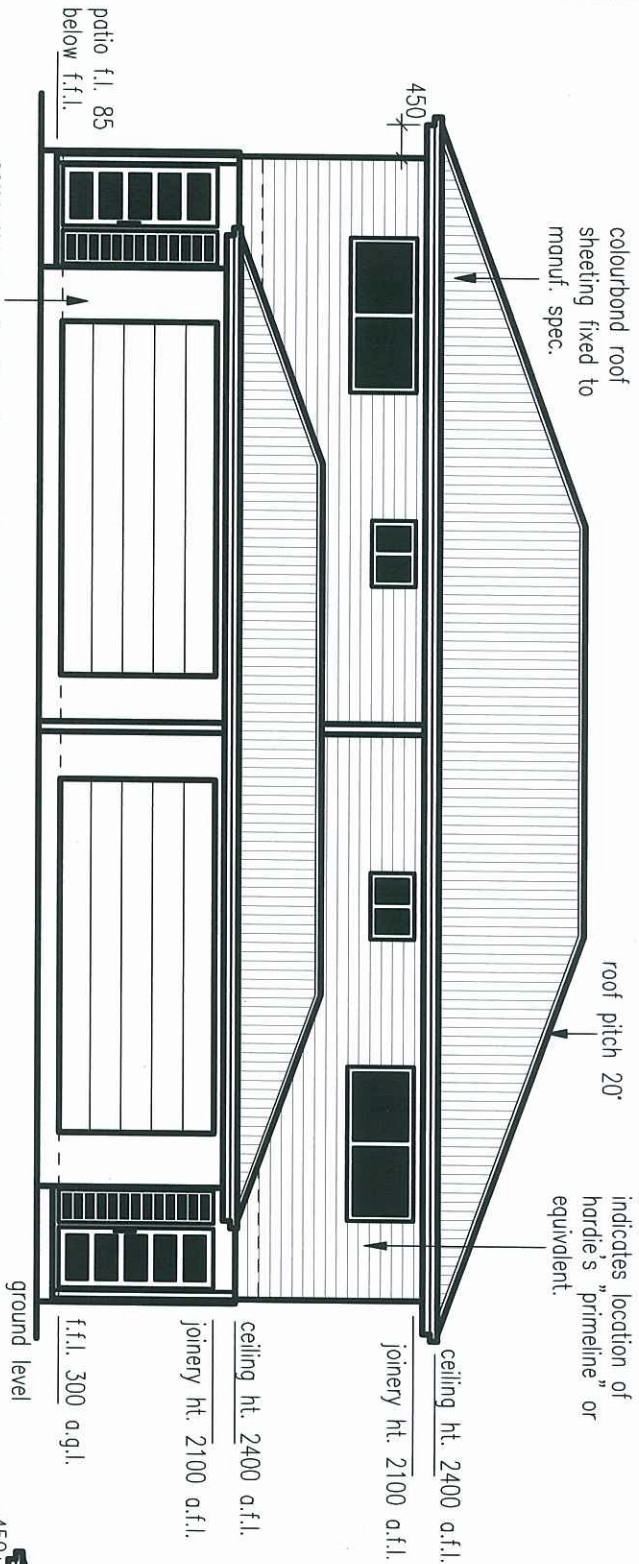
Drawn by:	D.B.
Scale:	1:100
Date:	01/11/10

Revision No: **B** 17/12/10

Drawing No: **0221-12**

All unsigned drawings are to be presumed Unapproved for construction. Any manually sketched changes or details that have not been initialed by the designer have NOT been approved by the designer.

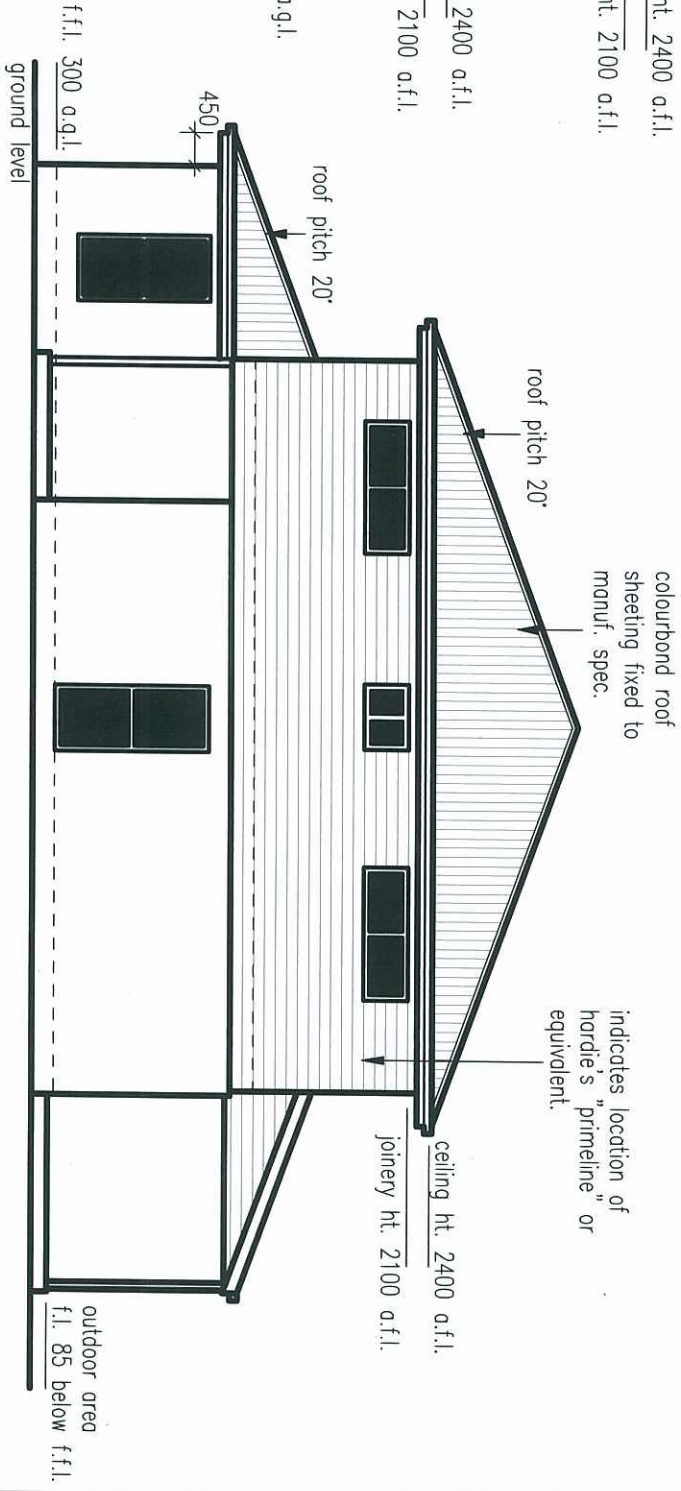
Revision B. 17/12/10
floor plans modified.



FRONT ELEVATION.

scale 1:100

Eastern elevation of Units 3 & 4.
Western elevation of Units 7 & 8.

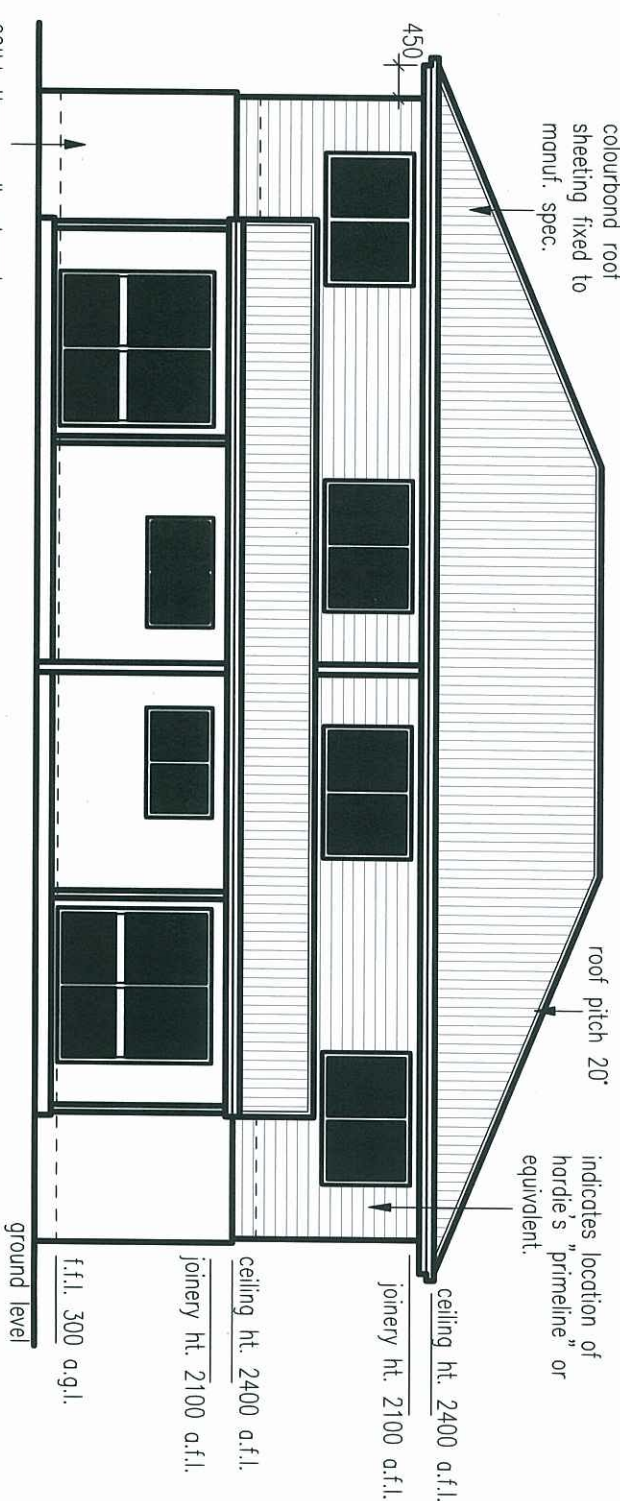


SIDE ELEVATION.

scale 1:100

Northern elevation of Unit 3.
Northern elevation of Unit 7. (mirrored)

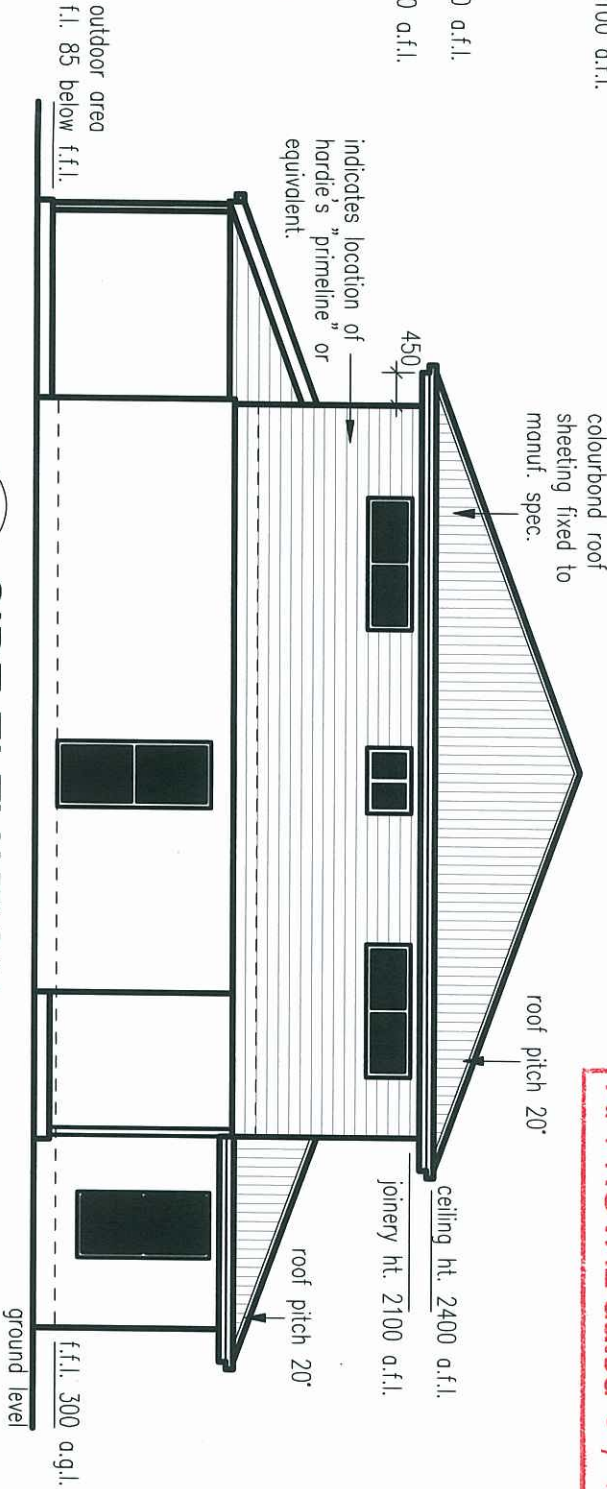
**PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 2 / 11**



REAR ELEVATION.

scale 1:100

Western elevation of Units 3 & 4.
Eastern elevation of Units 7 & 8.



SIDE ELEVATION.

scale 1:100

Southern elevation of Unit 4.
Southern elevation of Unit 8. (mirrored)

GENERAL:

CONSTRUCTION TO BE IN ACCORDANCE WITH THE QUEENSLAND BUILDING ACT 1975-1998 AND THE STANDARD BUILDING REGULATION 1993 AND SHALL COMPLY WITH ALL LOCAL AUTHORITY REGULATIONS AND REQUIREMENTS.

TIMBER SIZES AND CONNECTION DETAILS NOT SHOWN TO BE IN ACCORDANCE WITH A.S. 1684-1999 RESIDENTIAL TIMBER-FRAME CONSTRUCTION MANUAL FOR WIND SPEED NOMINATED.

VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE STARTING WORK.



Q.B.S.A. No: 1010905

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Title:

Unit Development – Barcris Pty Ltd/G & R Barritt
Lot 8/No. 41, Rufus Street, Blackwater.
Elevations (units 3, 4 & 7, 8).

Drawn by: D.B.

Scale: 1:100

Date: 01/11/10

Revision No:

B 17/12/10

Drawing No:

0221-13

Signed:

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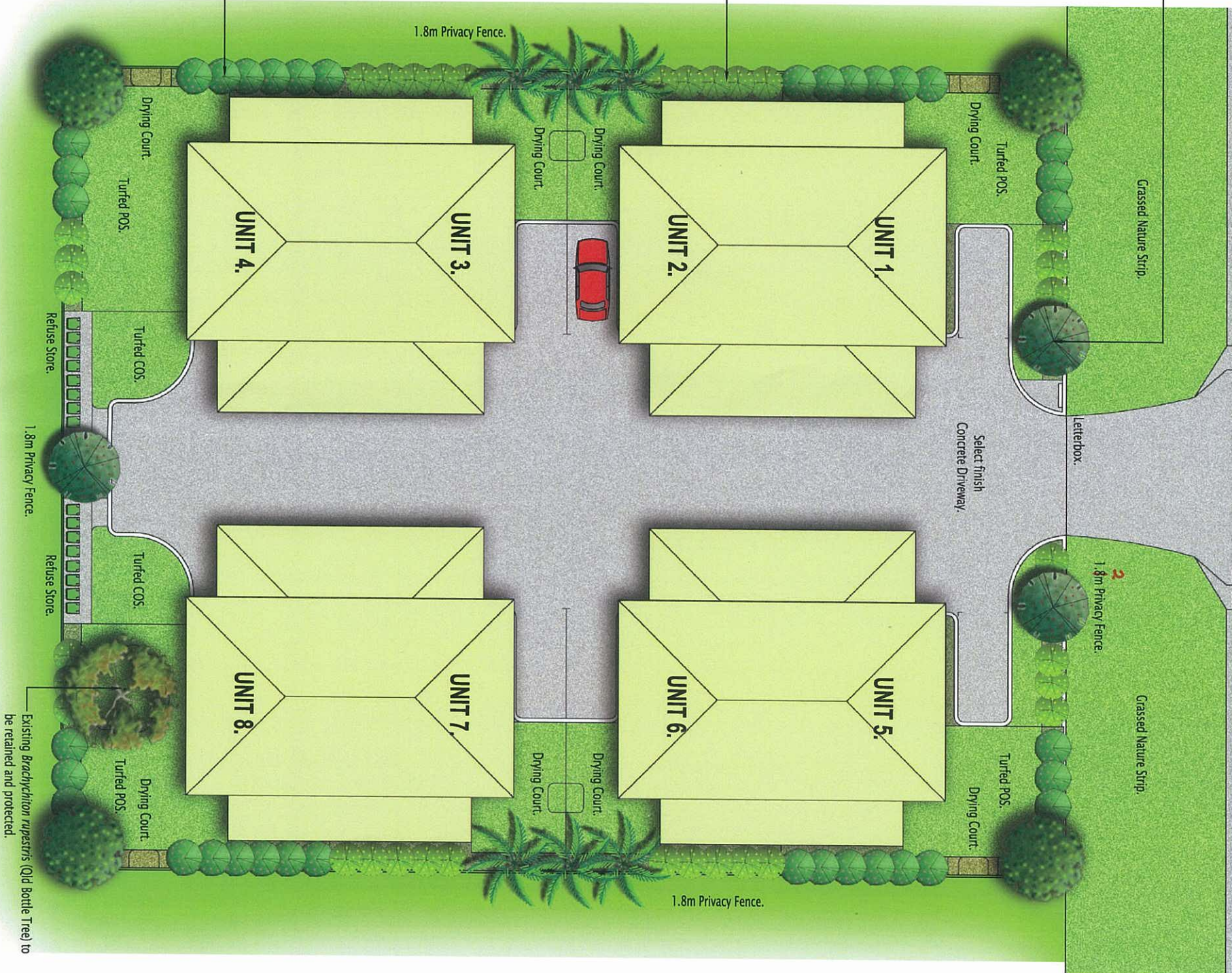
RUFUS STREET.

Proposed Crossover to CHRC requirements.

SHADE TREES
Incorporation of shade trees to carparking areas providing solar relief and assist in the attenuation of height of the proposed development.

SCREEN AND BUFFER PLANTING
Screening to boundaries will consist of a small to medium tree layer backed by shrub and ground cover plantings. Planting combinations will be aimed at producing a unified landscaping theme as well as fulfilling required objectives of visual buffering and screening. Screening will provide visual amenity to adjoining sites and will break up the hard lines of the building form.

GENERAL LANDSCAPING
Plant species have been selected to achieve a combination planting suitable to the Blackwater locality. Appropriate plants that are both locally identifiable and tolerant of the environmental factors will enhance the function and visual amenity of the development.



SH02: Development Application Landscape Plan

Proposed Multi Unit Development, 41 Rufus Street, Blackwater.

AMENDED IN RED
27 JAN 2011
By: Math Tew (name)
of the ULDA

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 3 / 2 / 11

AMENDMENTS			DRAWN
ISSUE	DATE	DESCRIPTION	
A	02-05-10	Original Issue	MJ



LANDSCAPE SOLUTIONS FOR THE DEVELOPMENT INDUSTRY
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t: 07 4151 3275
f: 07 4152 9558
e: greenscape@optusnet.com.au
Member of the Australian Institute of Landscape Designers & Managers

Project:
PROPOSED MULTI UNIT DEVELOPMENT
, 41 RUFUS ST, BLACKWATER.

Client:
BARCIS P/L / G & R BARRITT

Drawing Title:
DEVELOPMENT APPLICATION
LANDSCAPE PLAN

NORTH: 	Design:	MJ
	Drawn:	MJ
	Checked:	
	Date:	AUG-10
Job No: GDBH 5310	Scale:	1:250 @ A3
	Sheet:	Issue:
02 OF 03		A

GDBH 5310: Proposed Multi Unit Development 41 Rufus Street, Blackwater.
From the Office of Greenscape Design - Bundaberg.

Archontophoenix alexandrae

Strelitzia regia

Grevillea 'Royal Mantle'

Plants listed are a selection of plants suitable for this project and application. Not all plants listed will be incorporated. Additional species may be nominated at the final design stage. A comprehensive plant schedule will be prepared for final drawings.

Site soils will be analyzed and adjusted to provide favourable subsoil conditions for a quality landscape setting. Additional topsoil as well as soil conditioning agents will be incorporated to provide a quality planting medium.

RUFUS STREET ELEVATION

An architectural rendering of a two-story house from a street-level perspective. The house features a light beige base and a second story with horizontal tan siding. The roof is a dark brown gable. The front facade includes a central entrance with a small porch, flanked by windows. A large, rounded green bush is in the foreground on the left, and a tall, thin evergreen tree stands to the right of the house. The sky is a clear blue with light clouds.

Proposed Multi Unit Development, 41 Rufus Street, Blackwater.



Greenscape
DESIGN

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Project:
PROPOSED MULTI UNIT DEVELOPMENT
, 41 RUFUS ST, BLACKWATER.

Client: BARCRIS P/L / G & R BARRITT

Drawing Title

DEVELOPMENT APPLICATION
LANDSCAPE PLAN

NORTH:

Design:	MJ
Drawn:	MJ
Checked:	
Date:	AUG '10
Scale:	N/A
Sheet:	Issue:

Job No:	GDBH 5310	03 OF 03	A
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