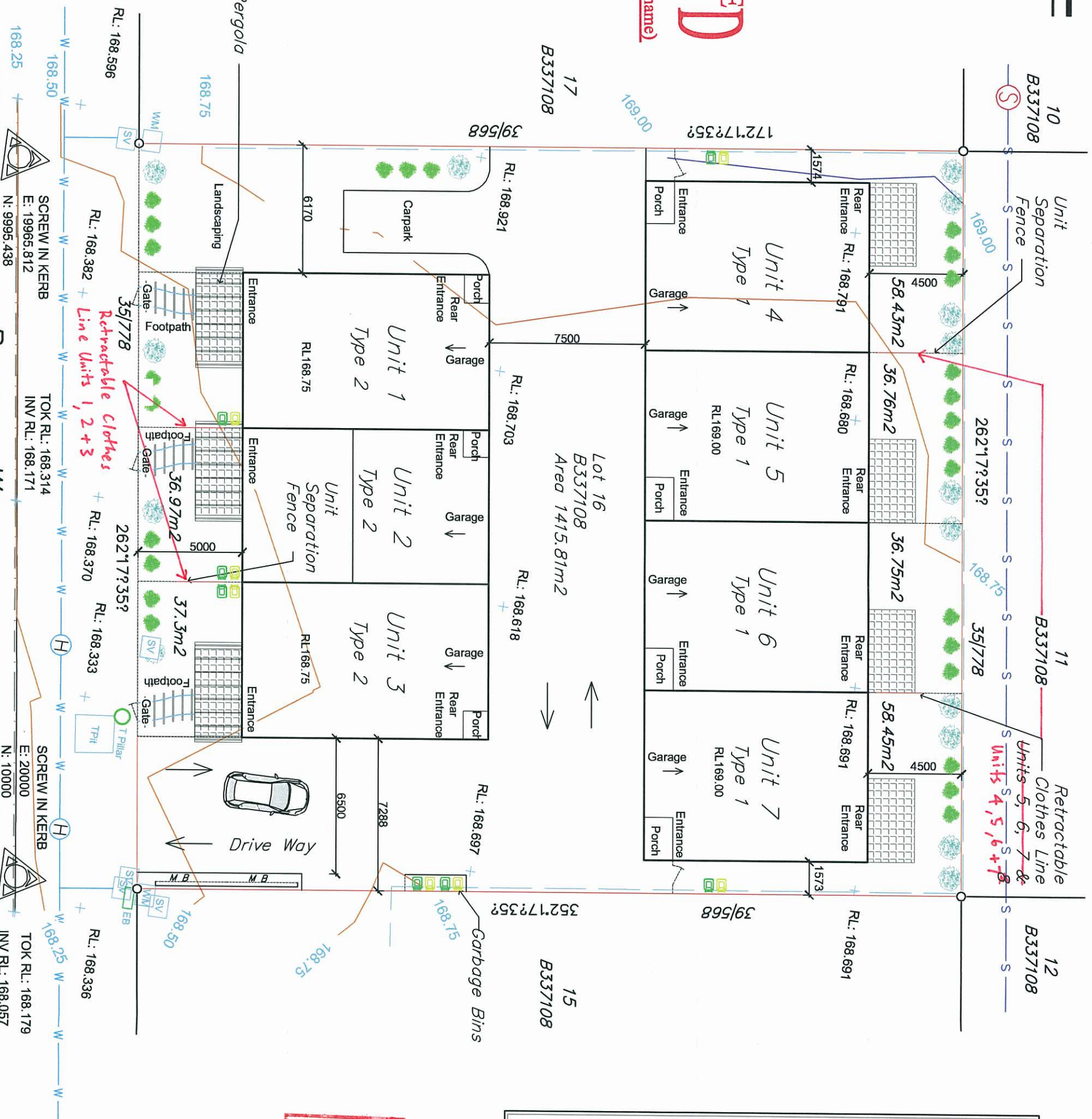




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17 JUL 2012
By: BRIANNA EYFFE (name)
of the ULDA

SITE PLAN

Site Area: 1415.81m²
Site Coverage: 669.737m² (47.3%)
Private Open Space: 349.4m²



PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18 / 7 / 2012

Legend:	
Boundary Line	—
Maj Contour Line	—
Contour Line	—
TOK: Top Of Kerb	—
INV: Invert Of Kerb	—
Center Of Road	—
Fence	—
Water	—
Sewerage	—
Fence	—
Sewer Man Hole	⊙
Fire Hydrant	⊙
Telstra Pillar	⊙
Telstra Pit	⊙
Stop Valve	⊙
Electricity Box	⊙
Water Meter	⊙
Garbage Bin	⊙
Outdoor Alfresco Area	⊙
Note: RL: Reduced Level	

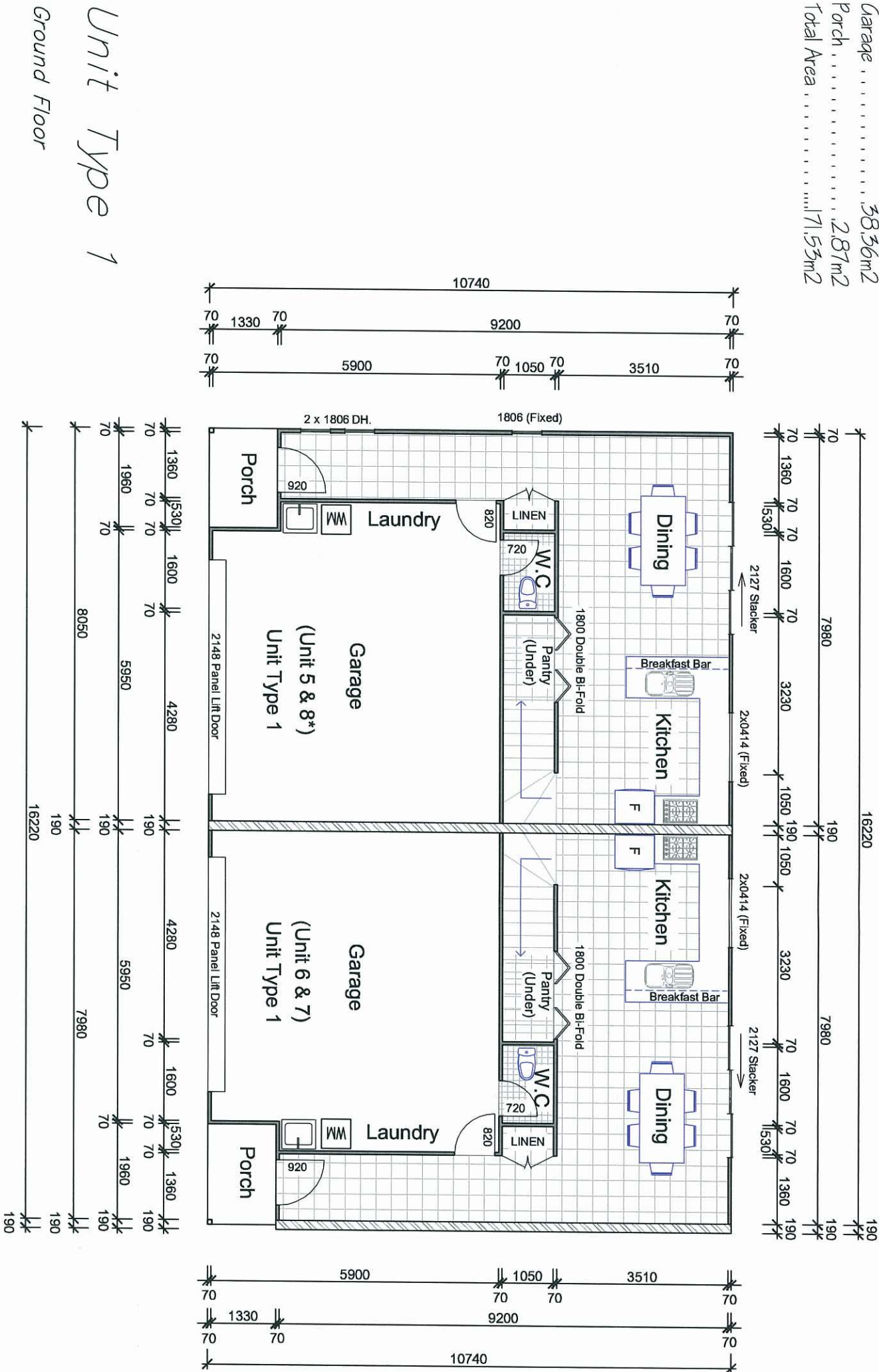
Sheet No. 1 / 35
Scale: 1:200
Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
Blackwater

Drawn By: Mahli Craven
Checked By: Kragg Knabe
Ref. No: 100287-03a

GSPC
(Gracemere Surveying and Planning Consultants Pty Ltd)
ABN: 40 124 780 445
PO Box 379 Gracemere QLD 4702
Rockhampton & Toowoomba
Ph: (07) 4922 7033 email: admin@gspc.com.au FAX: (07) 4922 7044

Ring Group BUILDERS
www.ringgroup.com.au Ph: 1300 881 368 PO Box 3244 Asquith NSW 2077

Unit Type 1 Area
G.F., Residence 44.60m²
F.F., Residence 85.70m²
Garage 38.36m²
Porch 2.87m²
Total Area 171.53m²



* Unit no. 8 is a 'Mirrored' version of Unit no. 5.

NOTES:

1. ALL DIMENSIONS AND DETAILS TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
2. WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
3. GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.



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Notes: Misc

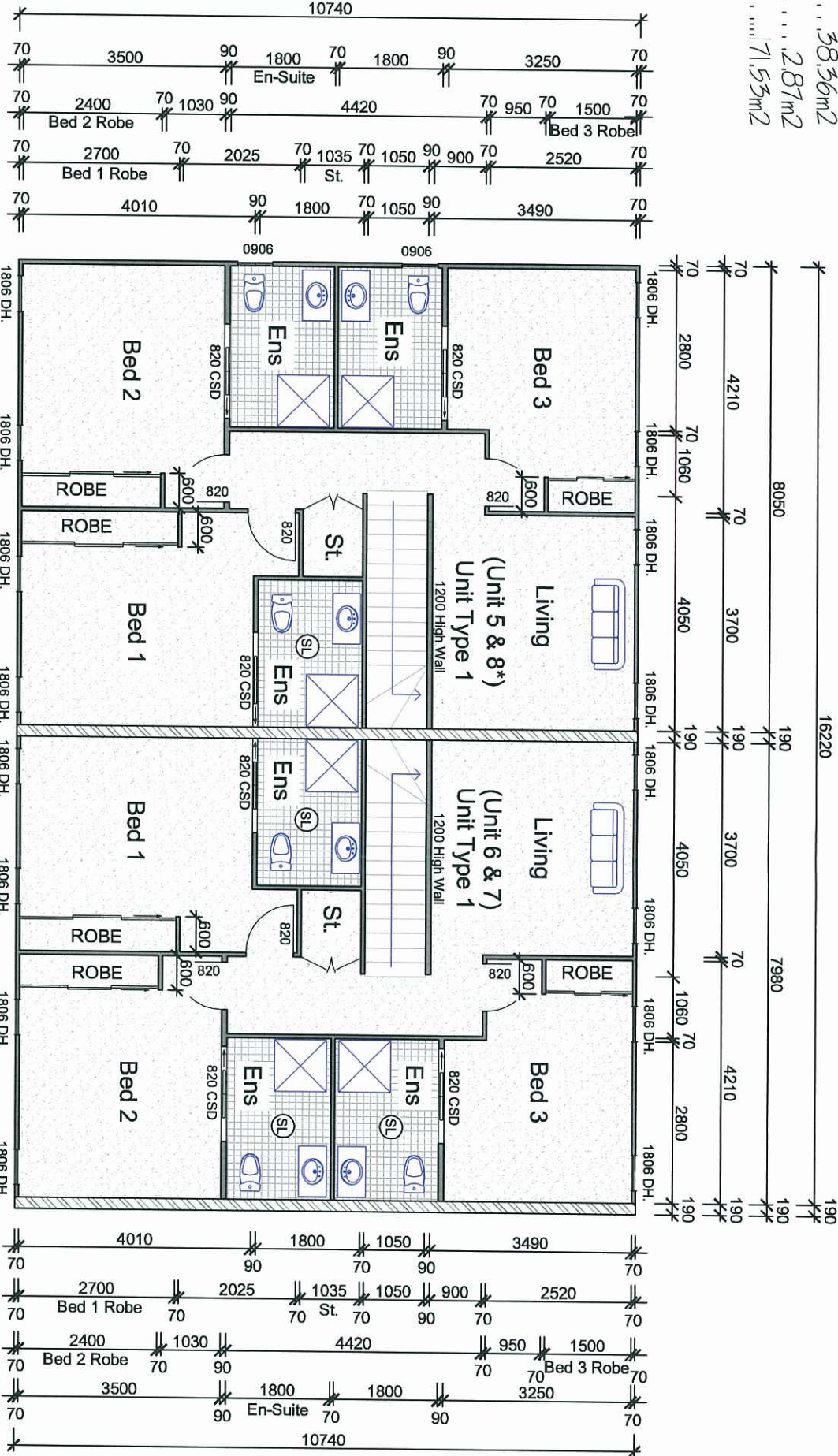
1. Class 10a buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the class 1 building.
2. Hot water supply must comply with section 8 of AS/NZS 3500.4 or clause 3.3.8 of AS/NZS 3500.5. Solar hot water systems are not required to comply.
3. Thermal insulation of services is to be protected against the effects of weather and sunlight and be able to withstand the temperatures within the piping or ductwork.
4. insulation of internal piping is to have a minimum R-Value of 0.2. All other is to be 0.3.
5. Swelling must have energy efficient lighting for a minimum of 80% of total fixed internal lighting.
6. All hard-wired air conditioners must have an E.E.R. of at least 2.9.
7. All shower roses are to be a minimum of a 3 star rating.
8. Toilet cisterns to have a dual flush function and have a minimum 4 star water efficiency labeling and standard ratings.
9. Tapware in laundries, kitchen sinks and basins are to be a minimum of a 3 star rating.
10. Chimney's and flues must be provided with a flap that can closed to seal the chimney or flue.
11. Exhaust fans must be provided with a flap that can be closed when in conditioned spaces.
12. Roofs, external walls, external's floors and any openings must be constructed to minimize air leakage when forming part of the external fabric of a conditioned space. The seal must be an internal lining system that is closed fitting, or sealed by skirting, architraves, cornices or the like.
13. Evaporative coolers must be fitted with a self-closing damper when serving a heated space.

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Sheet No. 2 / 35
Scale: 1:100
Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
Blackwater
Drawn By: Mahli Craven
Checked By: Kraag Knabe
Ref. No: 100287-03a

Unit Type 1 Area

G.F. Residence	44.60m ²
F.F. Residence	85.70m ²
Garage	38.36m ²
Porch	2.87m ²
Total Area	171.53m ²



Unit Type 1
First Floor

* Unit no. 8 is a 'Mirrored' version of Unit no. 5.

NOTES:

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Sheet No. 3 / 35
Scale: 1:100
Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
Blackwater
Drawn By: Mahi Craven
Checked By: Kragg Knabe
Ref. No: 100287-03a

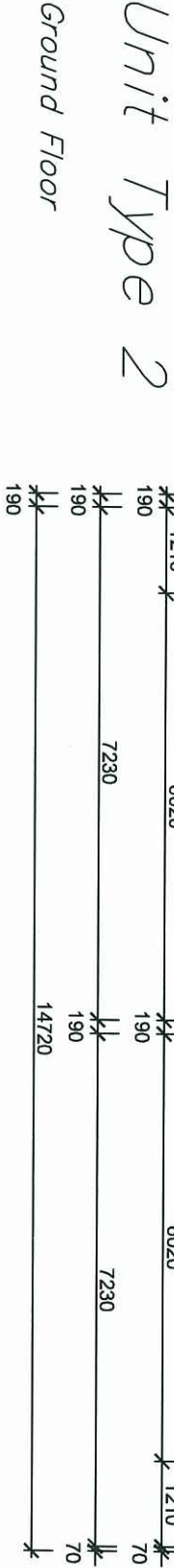
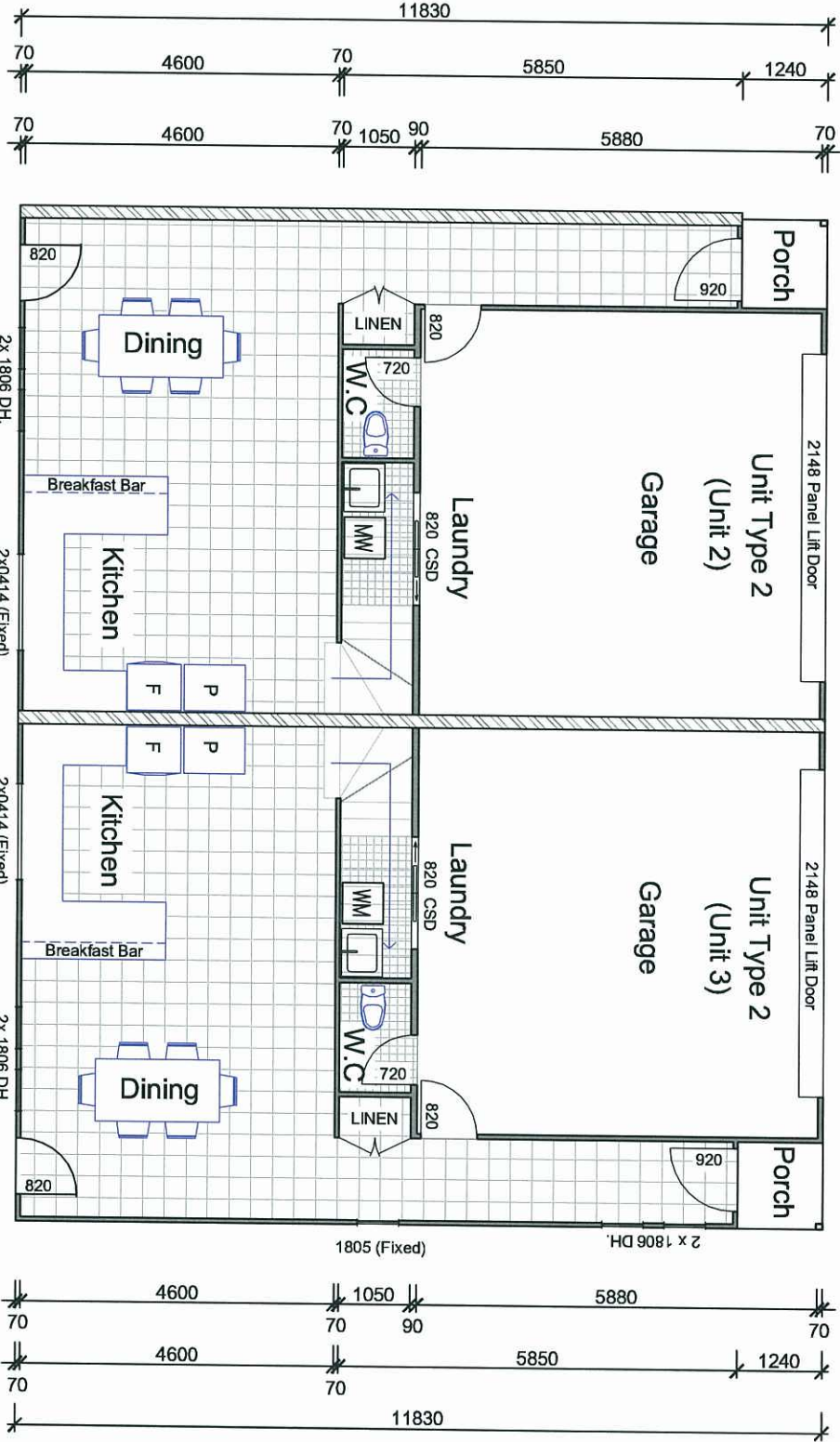
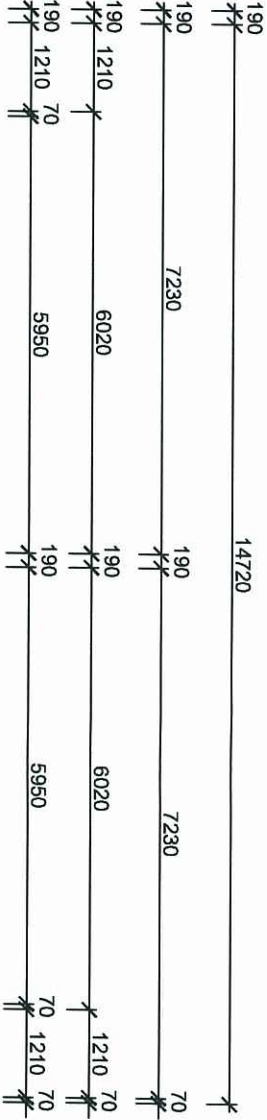
PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18 / 7 / 2012

Notes: Misc

1. Class 10a buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the class 1 building.
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13. Evaporative coolers must be fitted with a self-closing damper when serving a heated space.

Unit Type 2 Area

G.F., Residence	48.54m ²
F.F., Residence	85.53m ²
Garage	35.48m ²
Porch	1.61m ²
Total Area	171.16m ²



NOTES:

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Notes: Misc

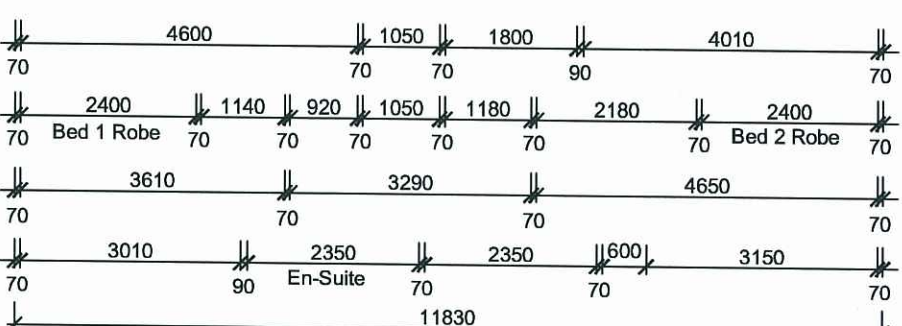
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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 18 / 7 / 2012

Sheet No. 4 / 35
Scale: 1:100
Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
Blackwater
Drawn By: Mahi Craven
Checked By: Kragg Knabe
Ref. No: 100287-03a

References

1. Class 10 buildings attached to Class 1 buildings must have an external fabric that achieves the same values of that of the class 1 building.
2. Hot water supply must comply with section 8 of AS/NZ 3500.4 or clause 5.38 of AS/NZS 3500.5. Solar hot water systems are not required to comply.

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Sheet No. 5 / 35
Scale: 1:100
Date: 26 / 06 / 2012

- 
- Ring Group**
BUILDERS
Private Limited

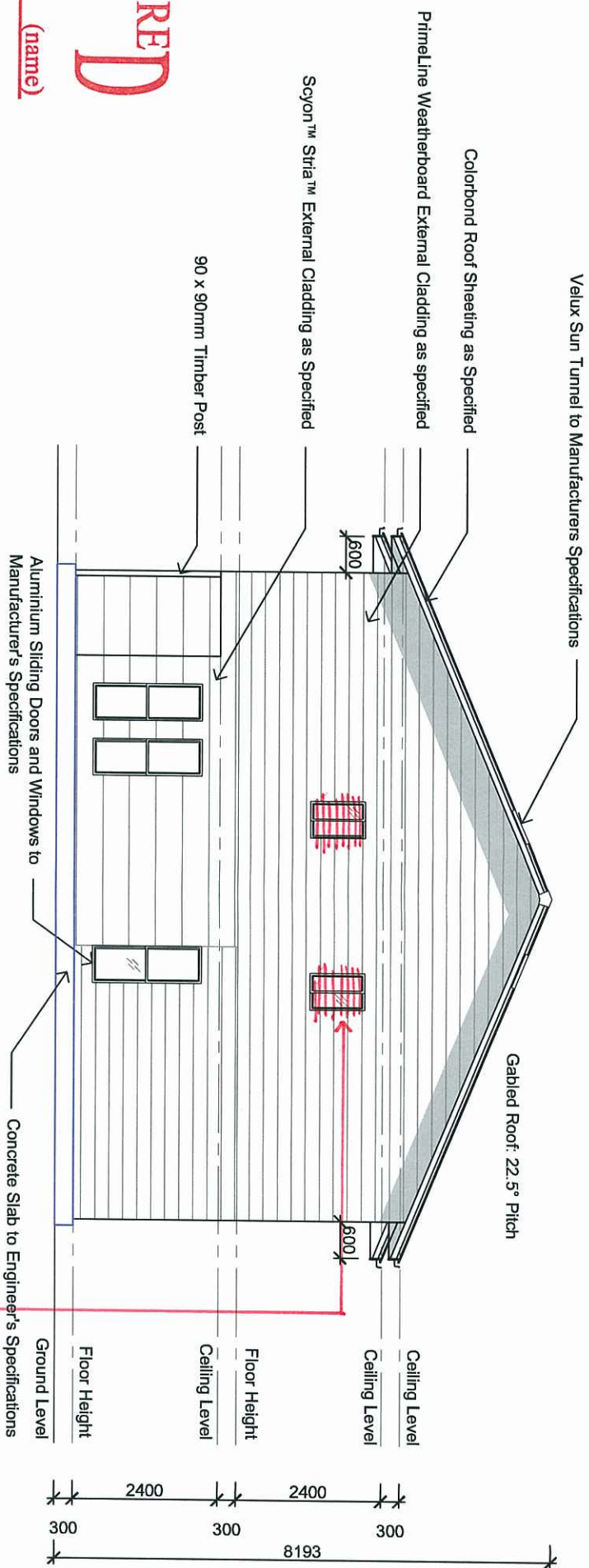
Address: Lot 16 Bauman Way
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13. Evaporative collars must be fitted with a self-closing damper when serving a heated space.

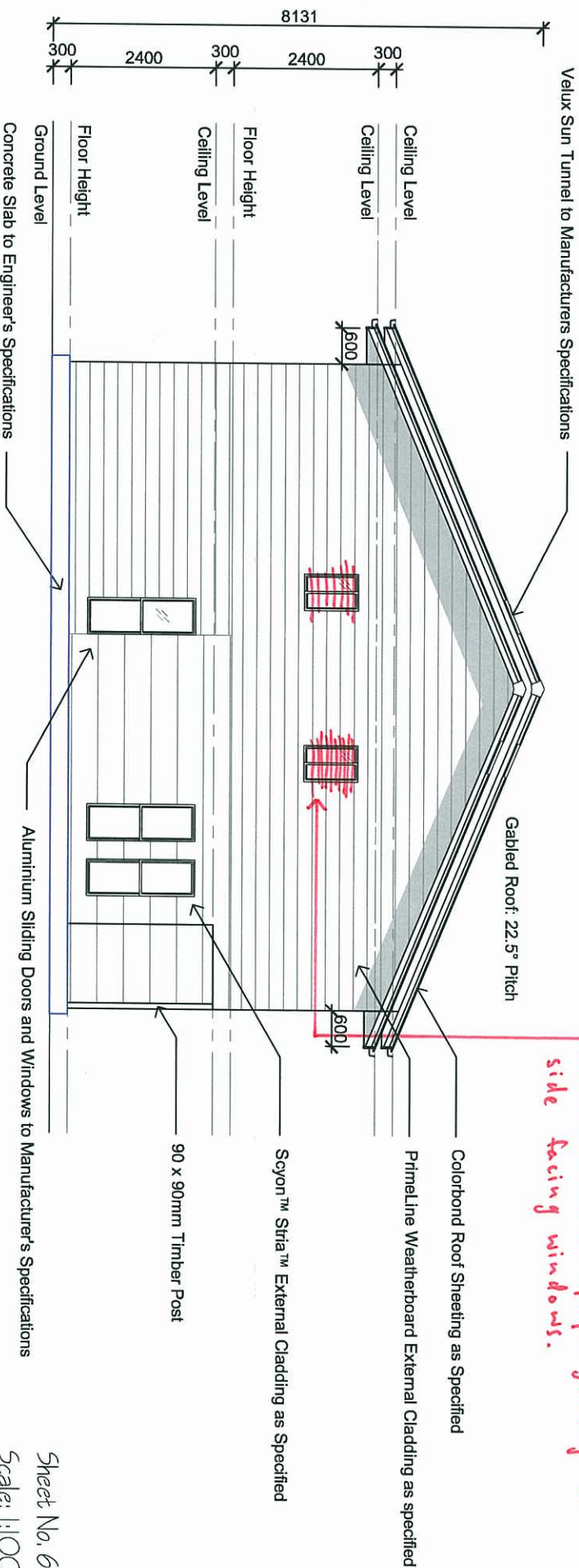
AMENDED IN RED
17 JUL 2012

By: BRIAN R FIFE (name)
of the ULDA



East Elevation of Unit 7

Fix external privacy screens, sill height above 1500mm or opaque glazing to side facing windows.



West Elevation of Unit 4

NOTES:

1. ALL DIMENSIONS AND DETAILS TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.
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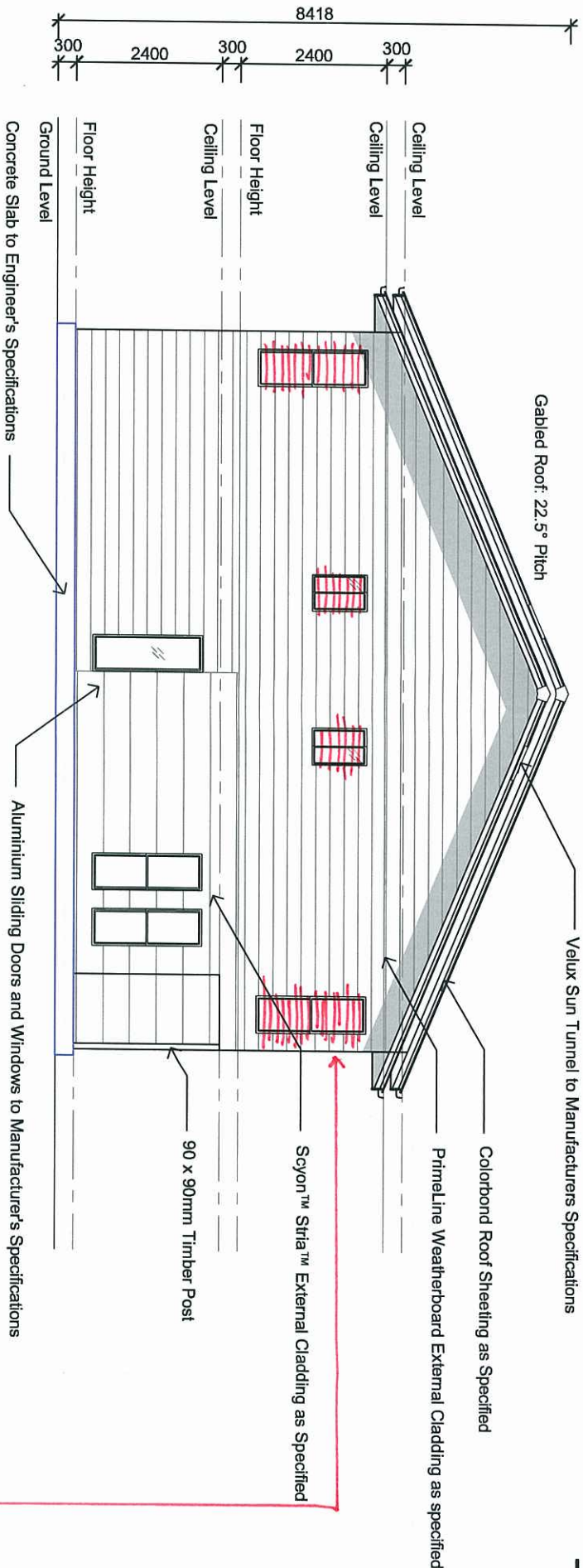
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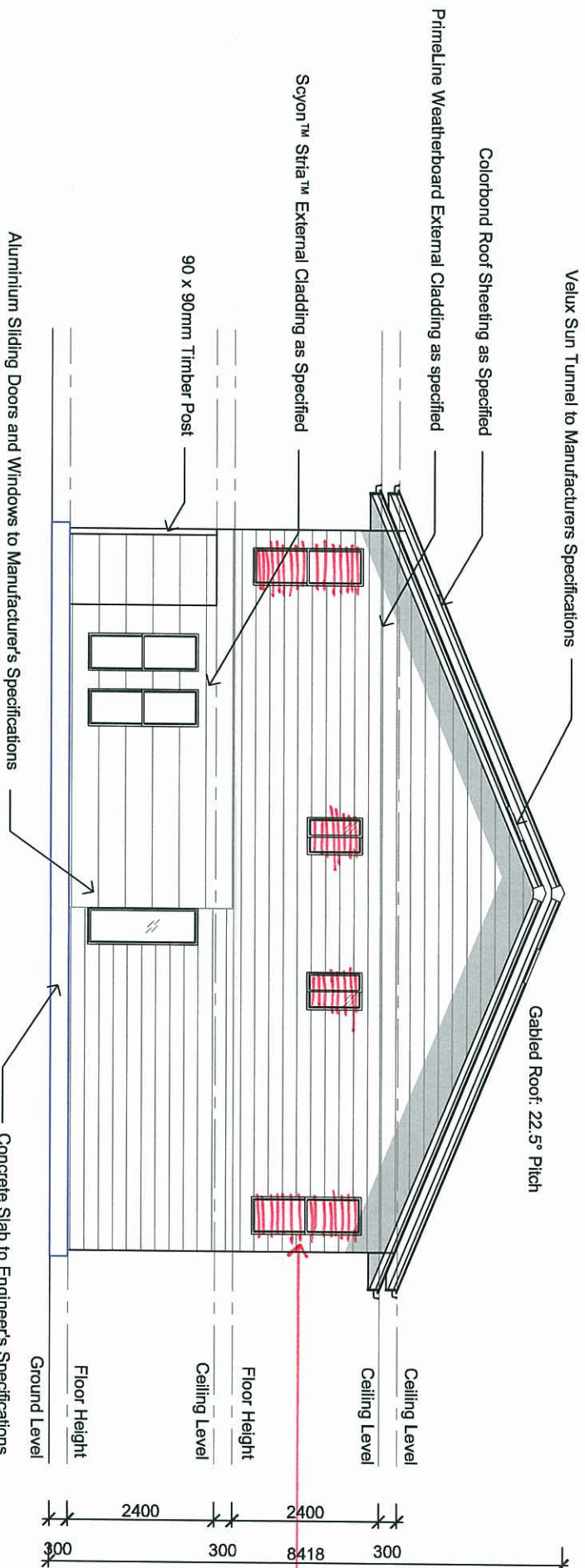
Sheet No. 6 / 35
Scale: 1:100
Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
Blackwater
Drawn By: Mahli Craven
Checked By: Kragg Knape
Ref. No: 100287-03a

AMENDED IN RED
17 JUL 2012

By: EAMUNA PYFEE (name)
of the ULDA



East Elevation of Unit 3



West Elevation of Unit 1

- NOTES:
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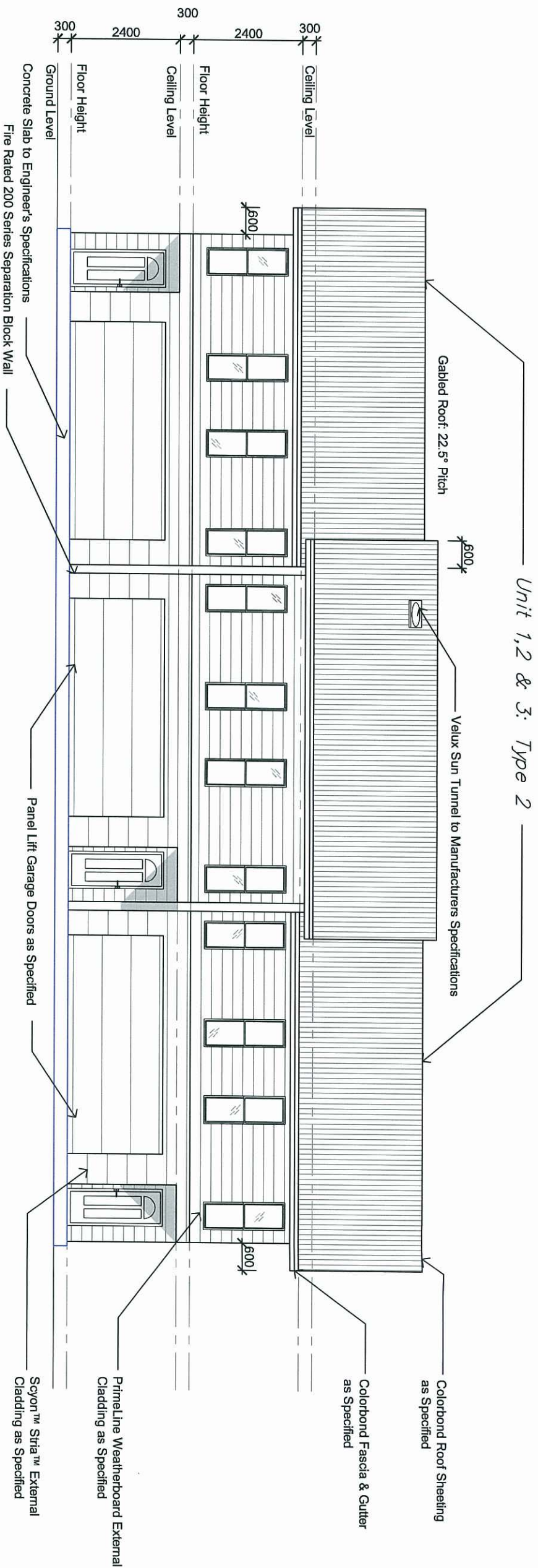


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Fix external privacy screens, sill height above 1500mm or opaque glazing to side facing windows.

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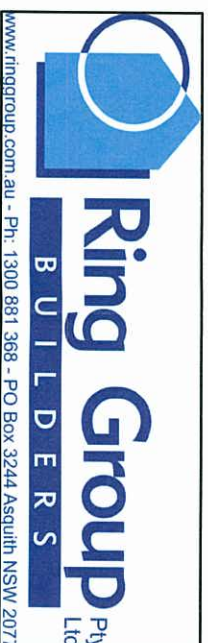
Sheet No. 7 / 35
Scale: 1:100
Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
Blackwater
Drawn By: Mahli Craven
Checked By: Kragg Knabe
Ref. No: 100287-03a



North Elevation of Units 1-3, Bauman Way

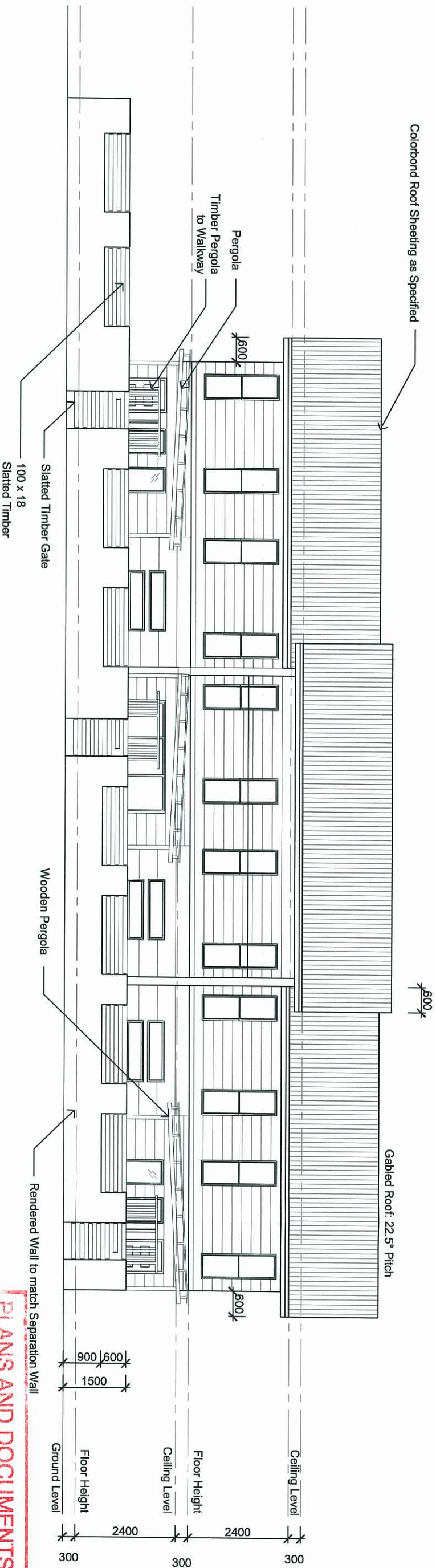
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Scale: 1:100
Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
Blackwater
Drawn By: Mahli Craven
Checked By: Krage Knabe
Ref. No: 100287-05a



Units 1-3 Facing Bauman Way (FENCE)

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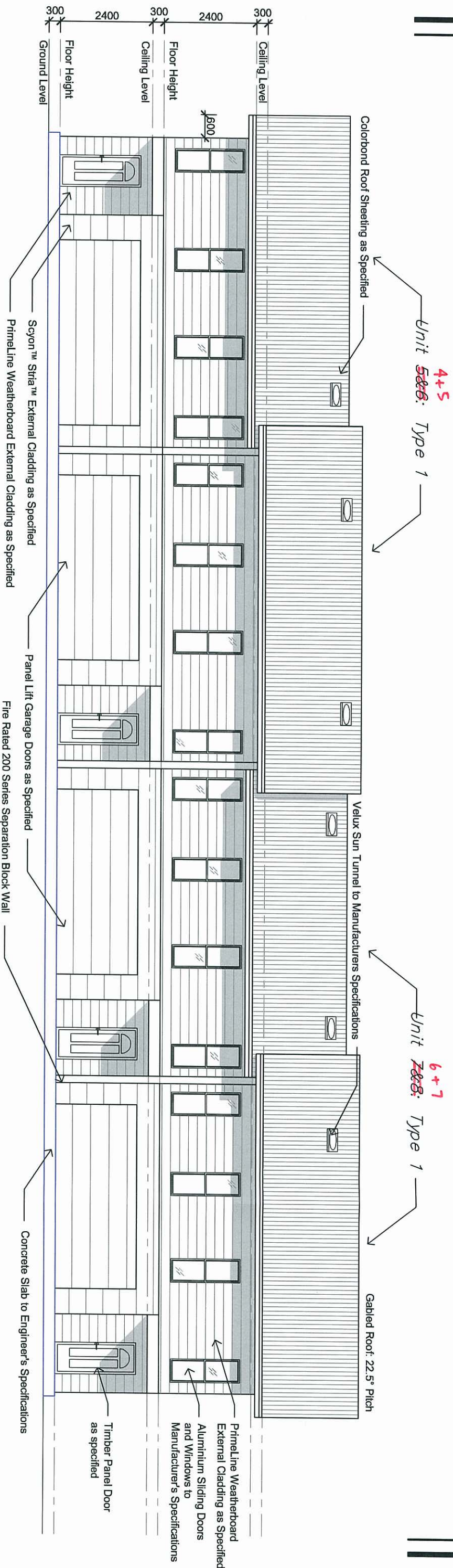
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Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
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Drawn By: Mahli Craven
Checked By: Krage Knabe
Ref. No: 100287-05a



South Elevation of Units 4-7

AMENDED IN RED
17 JUL 2012

By: BRIANNA FIFFE (name)
of the ULDA

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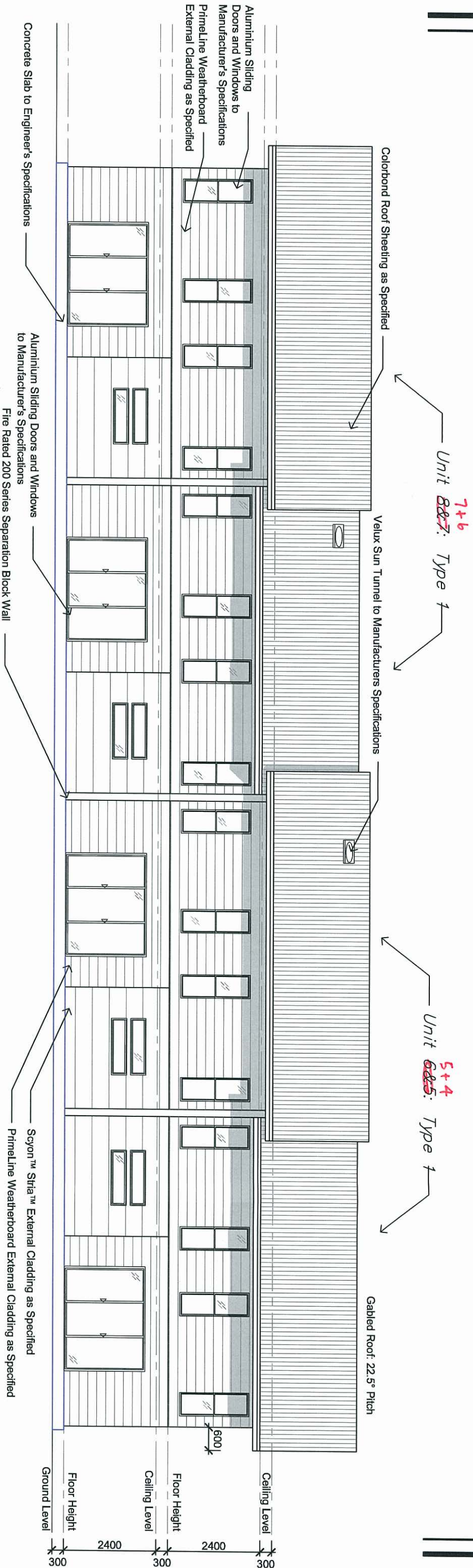
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Sheet No. 11 / 35
Scale: 1:100
Date: 26 / 06 / 2012
Client: Ring Group Pty Ltd
Address: Lot 16 Bauman Way
Blackwater
Drawn By: Mahli Craven
Checked By: Kragg Knabe
Ref. No: 100287-03a



North Elevation of Units 4-7

AMENDED IN RED
17 JUL 2012

By: BRIANNA FYFFE (name)
of the ULDA

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