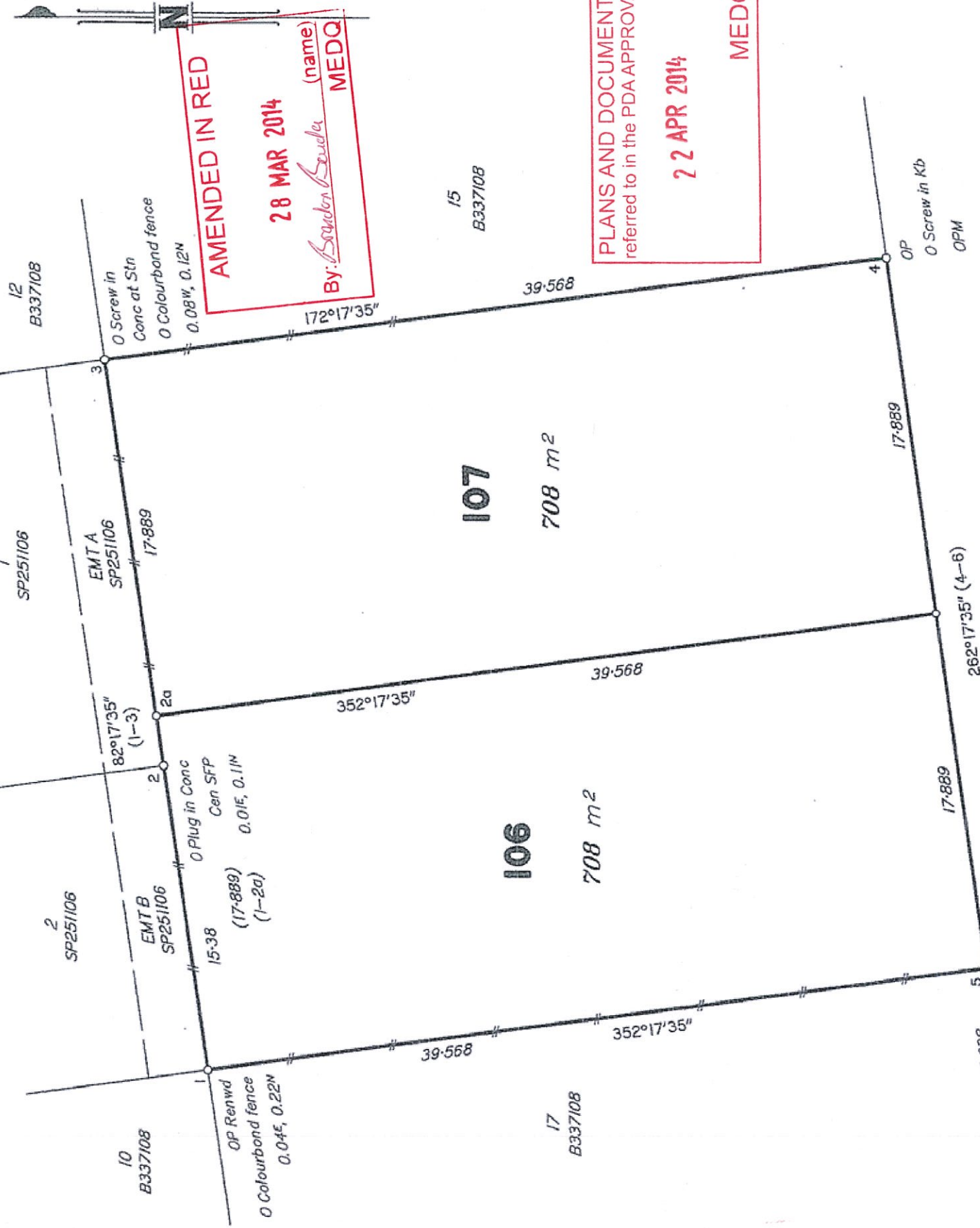


Proposed SURVEY PLAN

Sheet
1
of
1



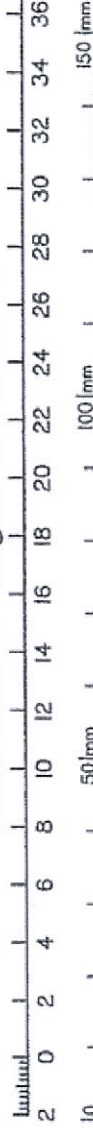
STN	TO	ORIGIN	BEARING	DIST
3	Screw in Conc	IS214540	177°16'40"	2.035
4	O Screw in Kb	IS214540	177°59'	5.822
5	O Screw in Kb	IS214540	165°17'	5.772
7	Screw in Conc Fd	IS214540	93°02'30"	3.615
7	O Screw in Kb	IS214540	352°32'	3.803
7	OIP Not Fd	B337108	173°54'	1.0

Peg placed at all new corners
unless otherwise stated.

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
4-OPM	IS216684	82°17'35"	96.555	66525
5-OPM	SP248579	254°46'05"	284.11	182787 New Conn.

Scale 1:250 - Lengths are in Metres.



I, Sunil Kumar GOVIND, hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 17-01-2014.

[Signature]
Cadastral Surveyor
Date 20-1-14

Plan of:
Lots 106 & 107
Cancelling Lot 16 on plan B337108

Scale:
1:250

Format:
STANDARD

LOCAL GOVERNMENT: REGIONAL COUNCIL LOCALITY: **BLACKWATER**

Meridian: *vide plan B337108*

Survey Records: No

SP262822

PLANS AND DOCUMENTS
referred to in the PDA APPROVAL

22 APR 2014

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NOTES:

1. Location of sewer is to be identified prior to commencement of construction.
2. Min 5000L rainwater tank required. Location is indicative only and may vary according to owners or builders specifications. Refer to rainwater tank installation notes.
3. All gutter and downpipe works to AS/NS3500 and NCC volume 2 section 3.5.2.
4. 125mm Quad gutter max 40m² of roof contributing to DP in each direction.
5. 150mm Quad gutter max 60m² of roof contributing to DP in each direction.
6. Downpipes (DP) to be 90mm Dia UPVC.
7. Downpipes (DP) AE to be max 12m Lineal apart.
8. **STORMWATER PIPE SELECTION GUIDE**

DP	SLOPE	MAX ROOF AREA CONT.
90	1:100	80sq.m
100	1:100	100sq.m
100	1:80	130sq.m
100	1:60	160sq.m
100	1:50	180sq.m
100	1:40	200sq.m
150	1:100	346sq.m
9. Stormwater must be connected to legal point of discharge -
 - Stormwater kerb adapters to street (2 max)
 - Roofwater pipe at rear of block
 - Rainwater tank overflow must connect to stormwater system
10. All construction methods and materials to be in accordance with the 'National Construction Code' and the 'QLD Development Code and Building Regulations' and 'Australian Standards'.
11. Any required earthworks including cut, fill, batters and retaining must comply with NCC 2011 volume 2 Section 3.1.1. and AS3798 & AS4200.
12. Fall of land unknown and is to be confirmed on site before commencement of construction.

	u/g Telecommunications Line		Telstra Pit
	u/g Water Line		Electricity Pit
	u/g Electricity Line		Water Meter
	Sewerage Line		
	Sewer Manhole		



SITE PLAN

CONTRACTOR MUST VERIFY ALL DIMENSIONS
AND LEVELS AT THE JOB PRIOR TO COMMENCING
ANY WORK OR MAKING ANY SHOP DRAWINGS.

DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

PROPOSED RESIDENCE

CLIENT: Ring Group Builders

AT: Proposed Lots 106 & 107 on SP262822
Bauman Way Blackwater, Qld

PH:

REVISION:	DESCRIPTION:	INITIAL:	DATE:	DRAWN:	DESIGN TYPE:
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				14/03/2014 12:57:39 AM	
				SCALE: 1 : 200	REV:
					RG020214

Kascol Design Studios

PH: 0401 644 810
email: kascol@y7mail.com

SHEET NO.

A101

ALL DIMENSIONS AND DETAILS TO BE CONFIRMED BEFORE COMMENCEMENT OF CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES.

WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.

GROUND LINES SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.

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 R of AS/NZ3500.4 or clause 3.38 of AS/NZ S 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 5 star rating.

8. Toilet cisterns to have a dual flush function and have a minimum 5 star water efficiency labeling and standard ratings.

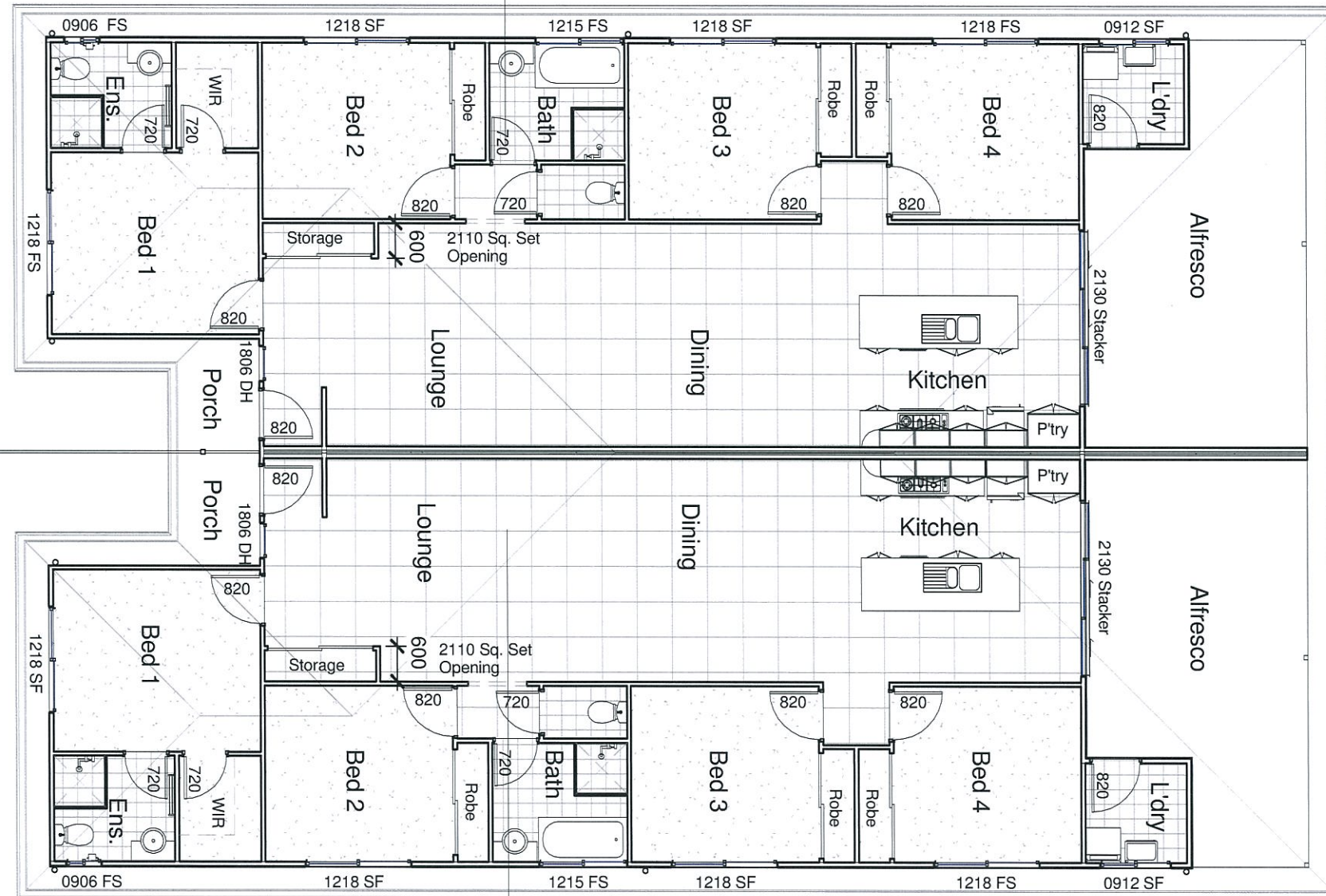
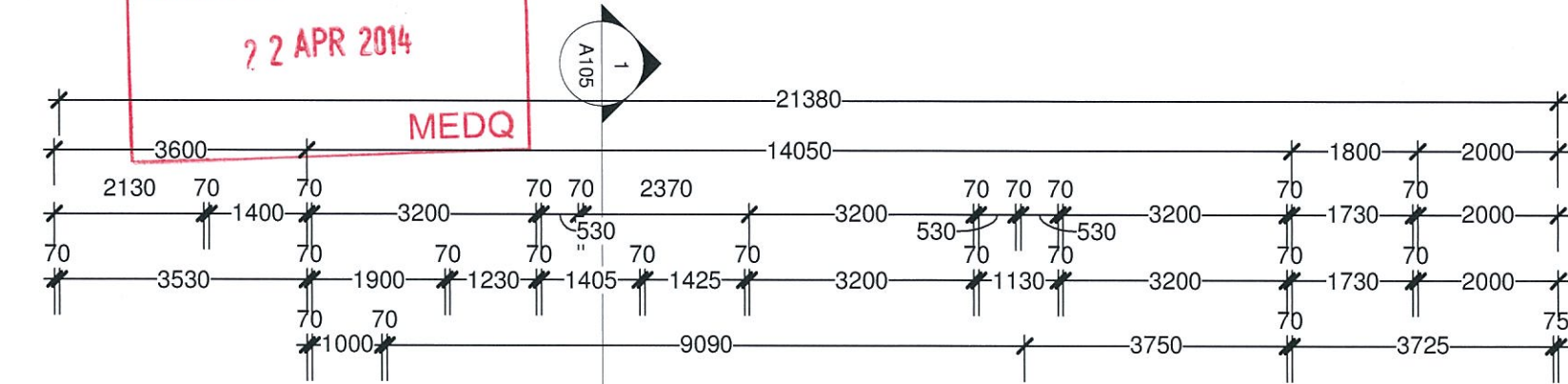
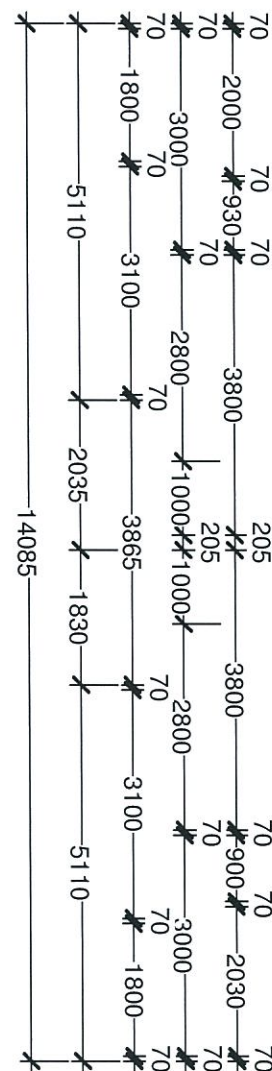
9. Tapware in laundries, kitchen sinks and basins are to be a minimum of a 5 star rating.

10. Exhaust fans must be provided with a flap that can be closed when in conditioned spaces.

PLANS AND DOCUMENTS
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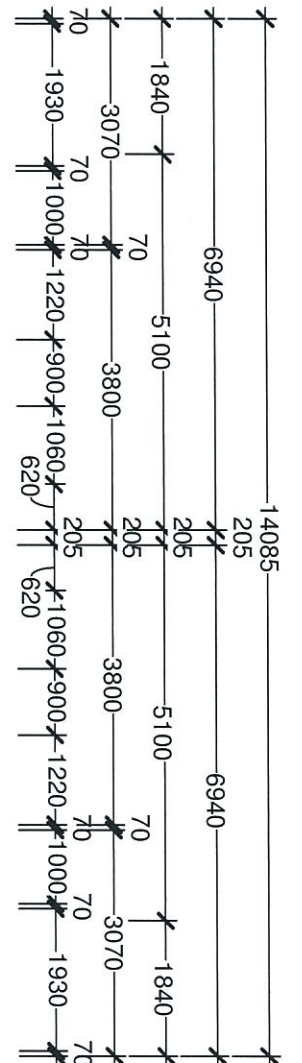
MEDQ



Unit 1 Residence.....120.65m²
Unit 1 Carport.....16.50m²
Unit 1 Alfresco.....23.45m²

Unit 2 Residence.....120.65m²
Unit 2 Carport.....16.50m²
Unit 2 Alfresco.....23.45m²

Total Area.....321.20m²
Site Coverage.....45.36%



FLOOR PLAN



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PROPOSED RESIDENCE

CLIENT: Ring Group Builders

AT: Proposed Lots 106 & 107 on SP262822
Bauman Way Blackwater, Qld

PH:

REVISION:

DESCRIPTION:

INITIAL:

DATE:

DRAWN:

Kragg Knabe

17/02/2014 10:33:30 AM

SCALE: 1 : 100

DESIGN TYPE:

DRAWING No:
RG020214

Kascol Design Studios

PH: 0401 644 810
email: kascol@y7mail.com

SHEET NO.

A102

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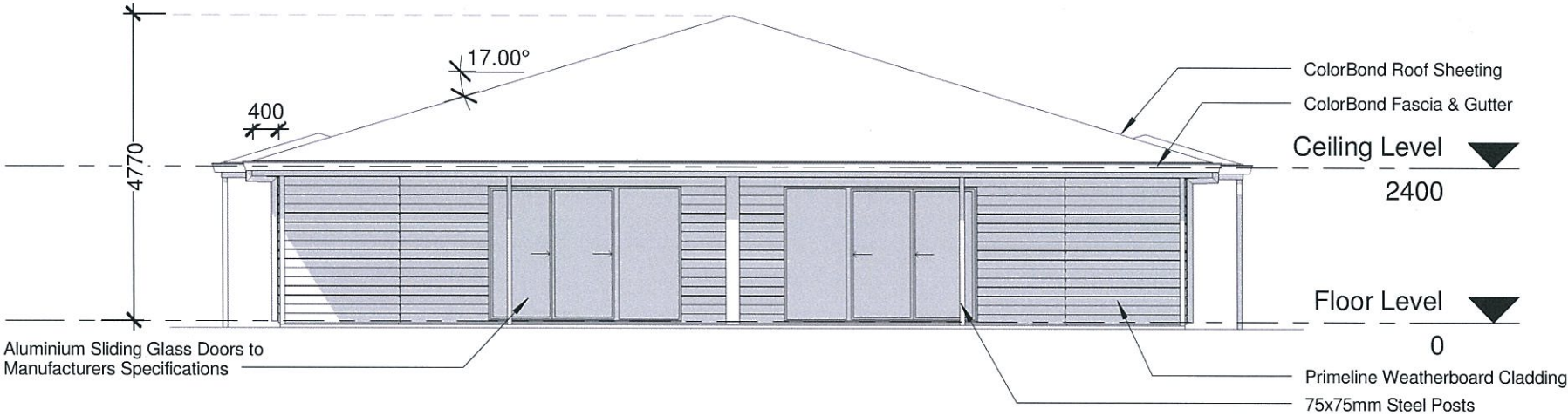
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NORTH ELEVATION



SOUTH ELEVATION

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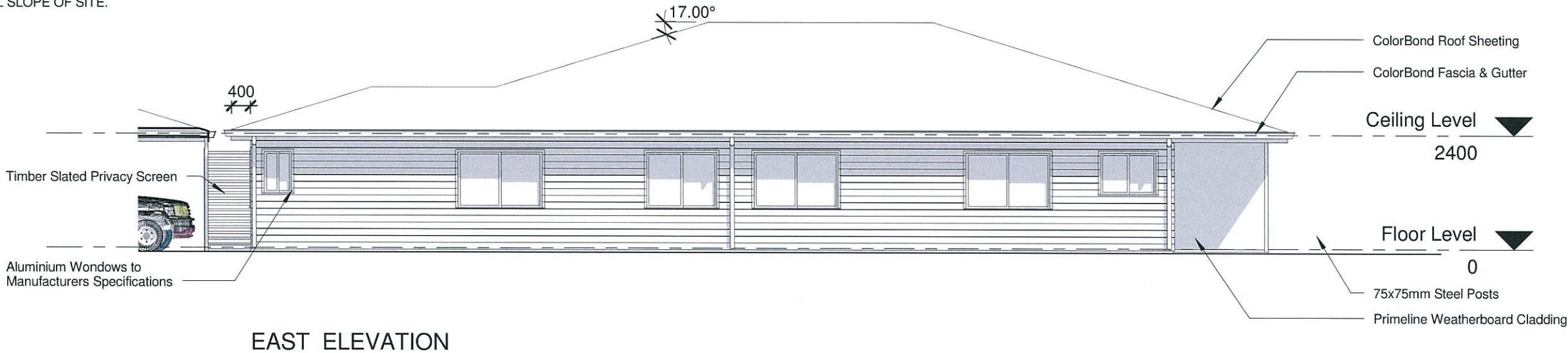
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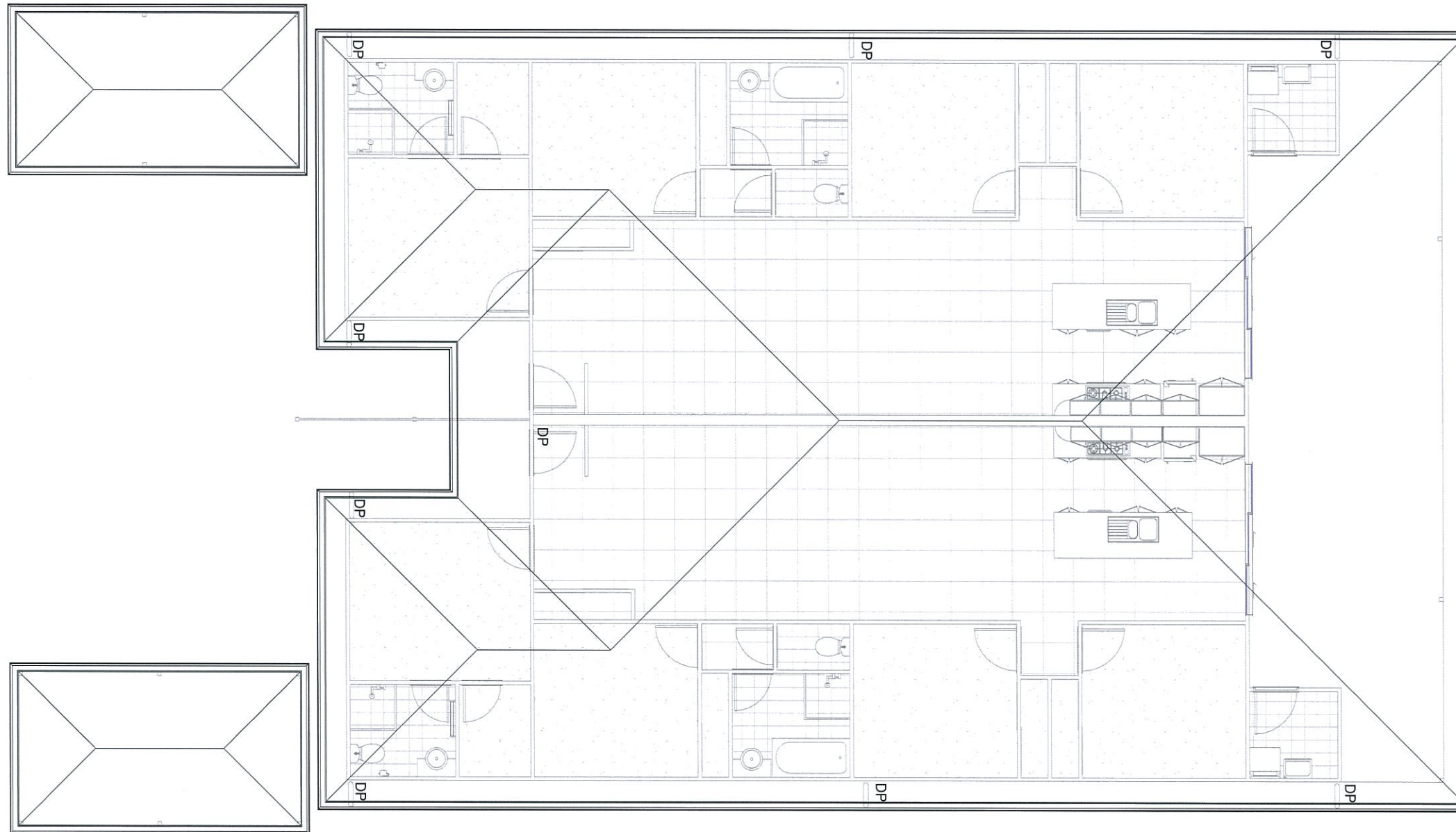
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CLIENT: Ring Group Builders
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PH:

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ROOF PLAN

PLANS AND DOCUMENTS
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Total Roof Area:348.13m2

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

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Bauman Way Blackwater, Qld

PH:

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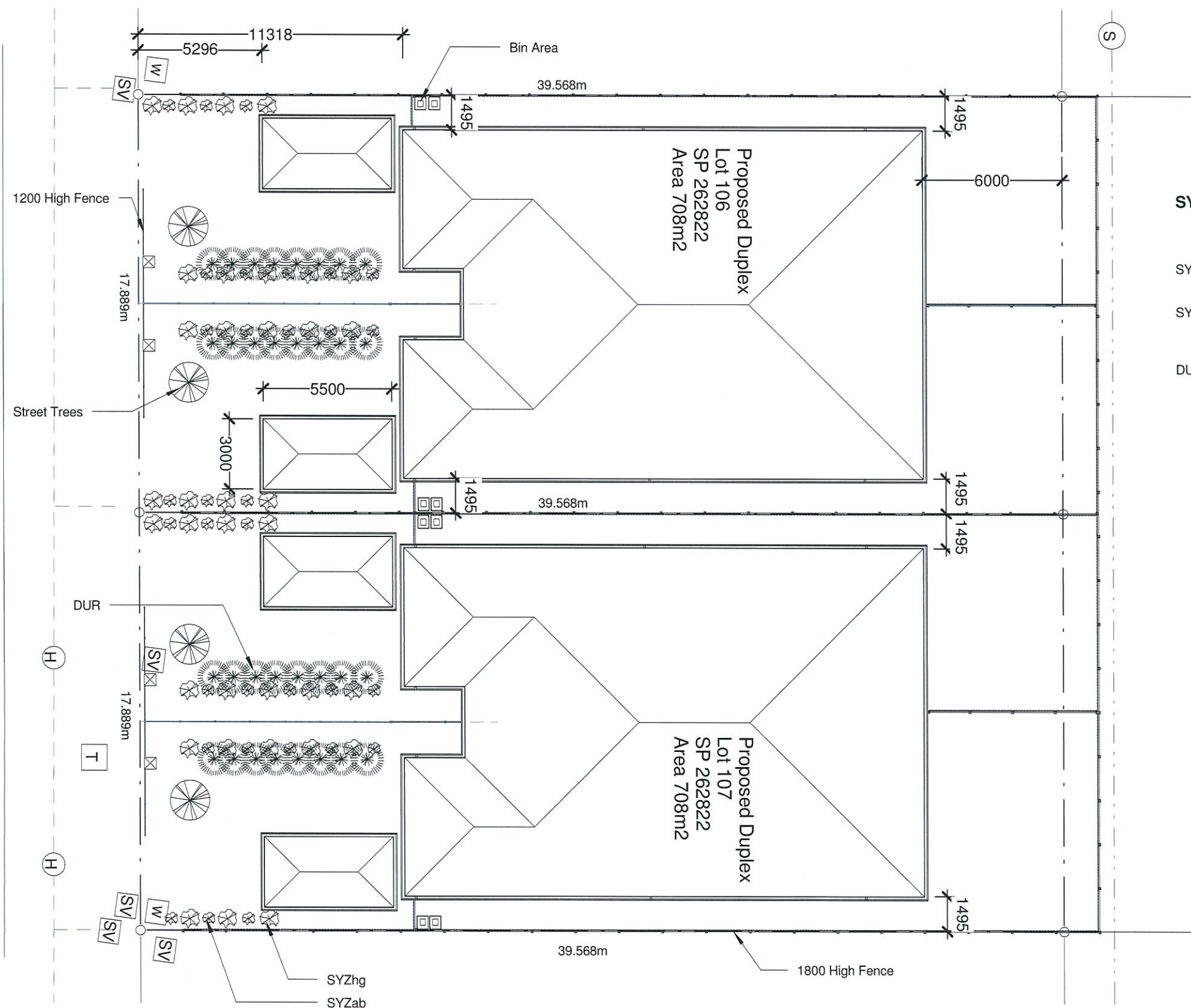
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email: kascol@y7mail.com



SHEET NO.

A112

BAUMAN WAY



Plant Schedule: Lot 106 & 107 on SP262822

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY
SYZab	Syzygium Aussie Boomer	Aussie Boomer	32
SYZhg	Syzygium Hinterland Gold	Hinterland Gold	35
DUR	Durantas	Eureka Gold	50

PLANS AND DOCUMENTS
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