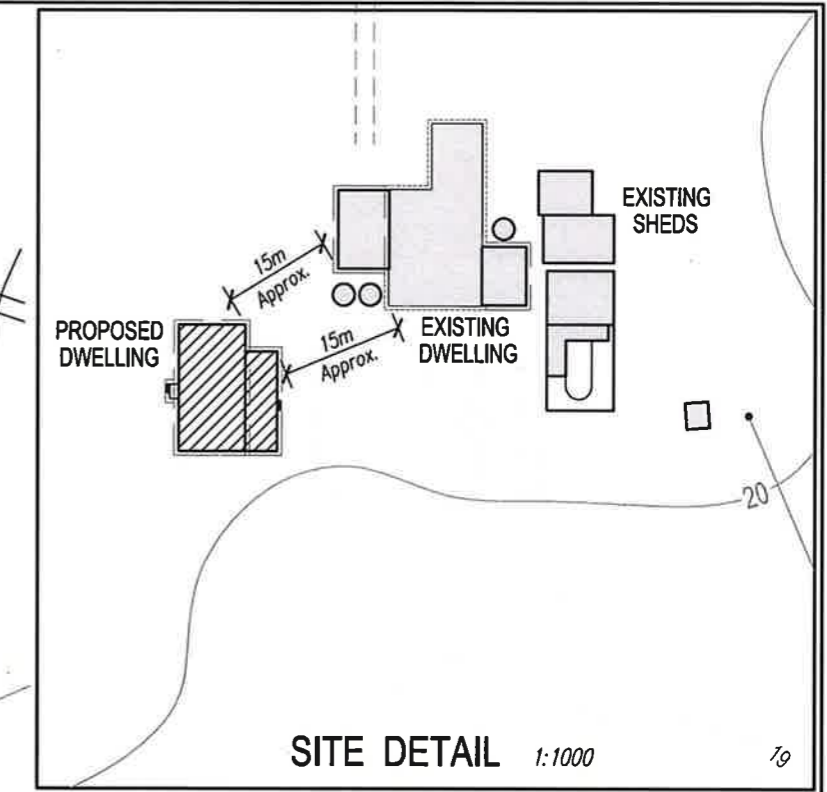
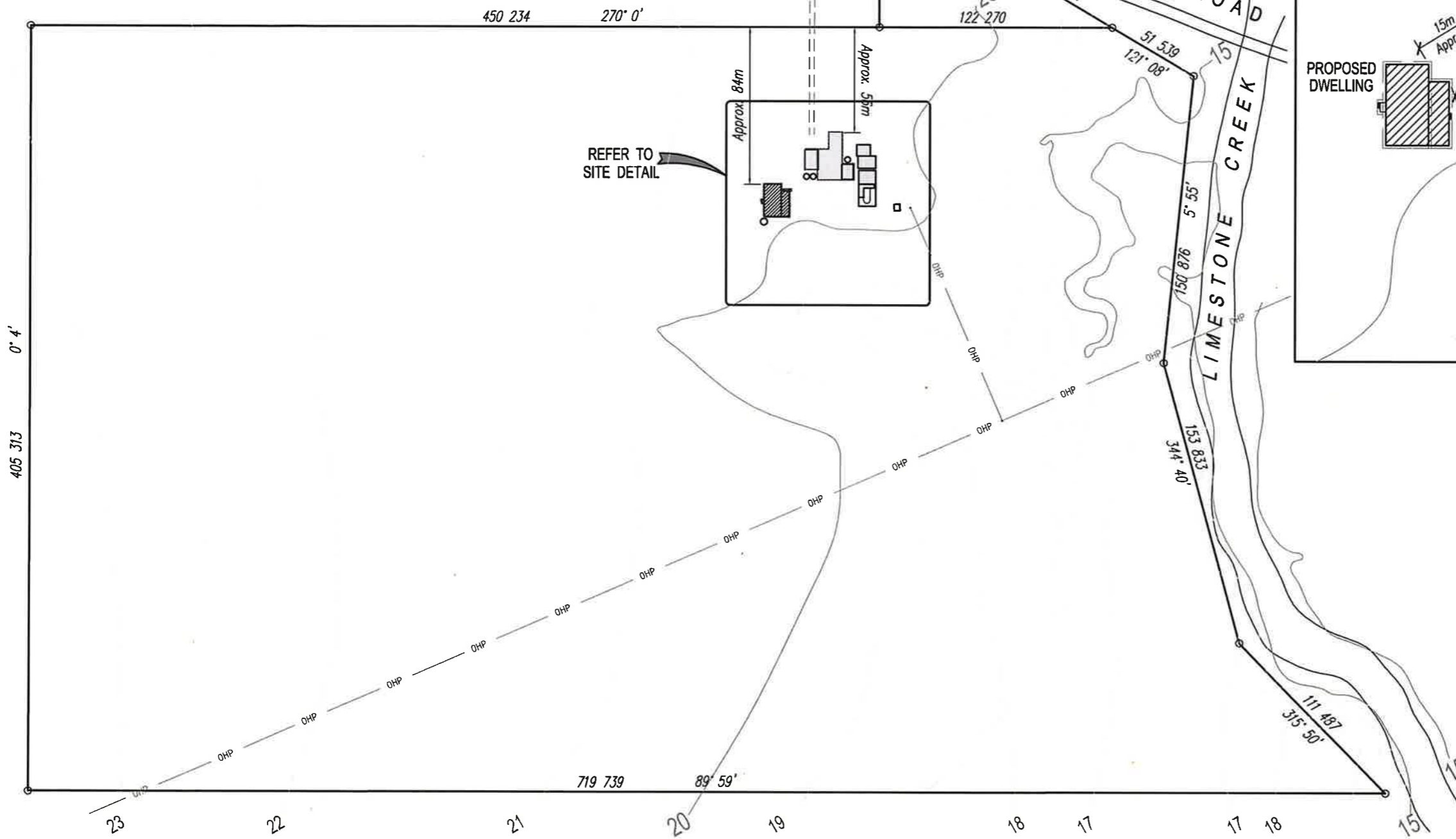


**REAL PROPERTY DESCRIPTION**

Lot 3 on Ln633  
Area 25.95 ha



**SITE PLAN 1:2500**

Contours shown are taken from Rockhampton Regional Council Interactive Mapping GIS data with the vertical datum based on AHD levels.

**ROCKHAMPTON REGIONAL COUNCIL**  
**APPROVED PLANS**  
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**Dated: 17 June 2024**

| Rev. | Description                             | Date   |
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**GILL KERR**  
Plan & Drafting Service  
A.B.N. 63681481976  
Mobile 0488 110262  
email: g.k.drafting@gmail.com  
15 Samson Crescent,  
Yepoon Qld 4703  
Licenced under QBCC Act 1991  
Licence No. 1082209

**PROPOSED NEW DWELLING AT  
1949 (Lot 5) RIDGELANDS ROAD  
RIDGELANDS  
FOR WILLIAM OSBORNE**

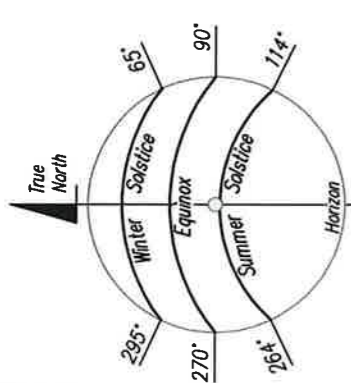
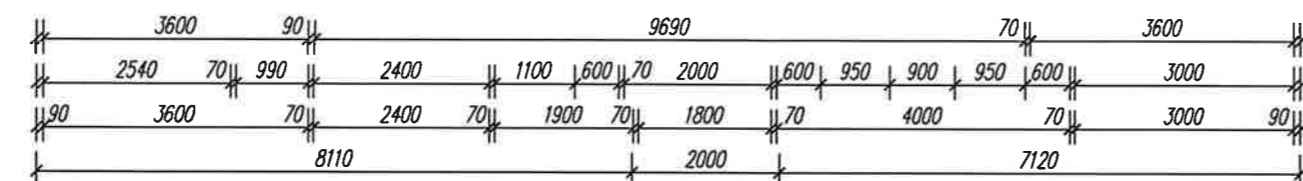
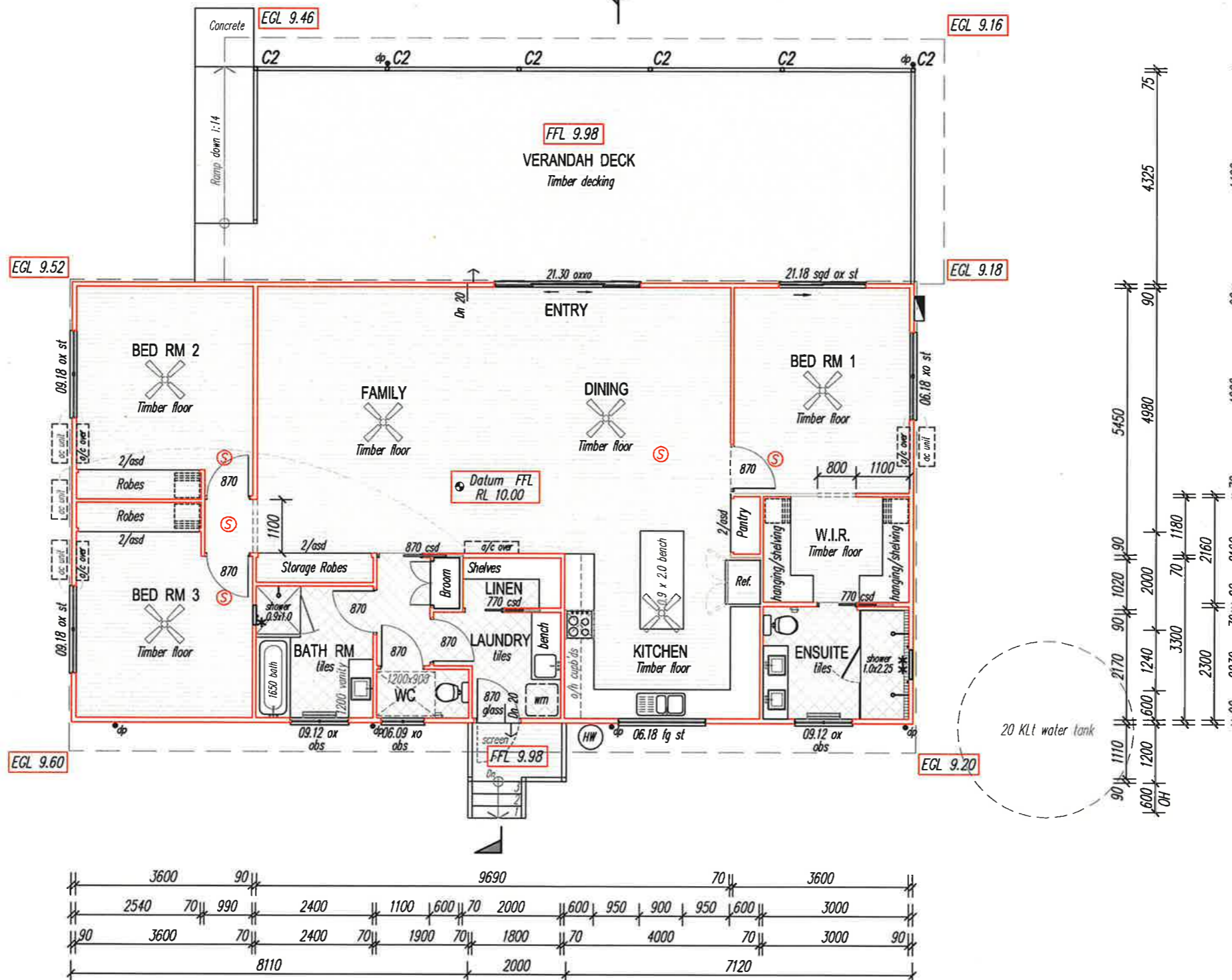
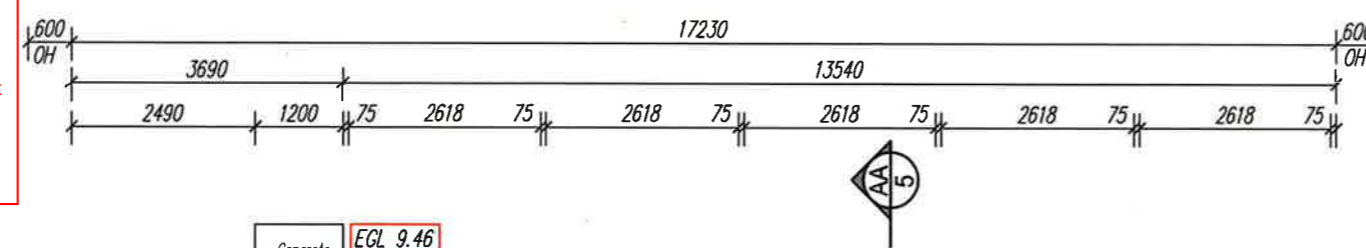
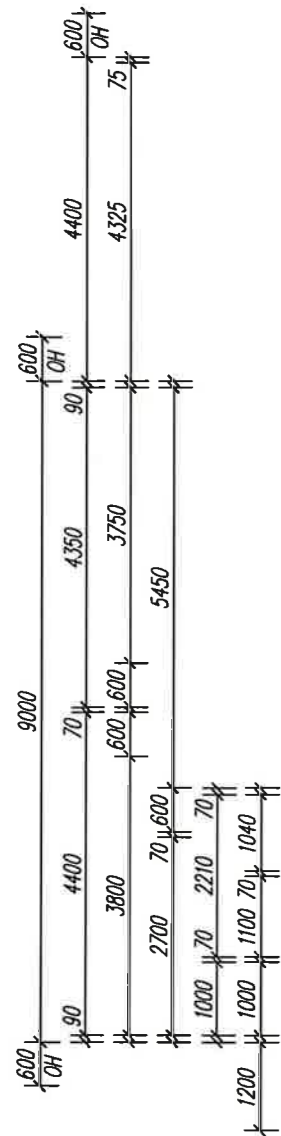
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| Scale: 1:2500 1:1000           | Date: April 2024 |        |  |
| Sheet: Sheet 3 of 13           | Dwg No: 24_1032  | Rev: 0 |  |

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Septic Tank  
9.44



**FLOOR PLAN**

**LEGEND & NOTES:**

- Windows:  
 12.18 - 1200 high x 1800 wide  
 A - Awning window  
 D - Double hung window  
 st - Solar tint finish (or equal)  
 obs - Obscure glazing  
 fg - Fixed glass  
 sgd - Sliding glass door  
 xo denotes sliding/fixed viewed from outside
- Sliding glass doors & windows supplier shall adapt the sizes noted on the floor plan to their standard stock sizes.
- Ⓢ 5/Permanently wired photoelectric interconnected smoke alarms fitted to ceiling to comply with AS 3786 (2014) and AS 1670.6 (1997), and with NCC Part 3.7.2
- C2 75x75 steel SHS column (full height)
- ⊗ Min. 900ø ceiling fan
- φ Min. 90mmø PVC downpipe
- csd Cavity sliding door
- asd Aluminium framed sliding door to robe
- s/d Sliding door
- Ⓜ ac unit Air-conditioner internal head unit
- Ⓜ ac unit Air-conditioner external motor unit
- Layout of all robes and shelving as per directions from the Owners
- ☐ Denotes drawers
- Kitchen and all other cabinetry layout details per Owners and Cabinetmaker consultation.
- ⚡ Electrical distribution board
- Ⓜ HW Hot water system (315 lt electric) (Confirm with Owners)
- Bath Room/Ensuite details:  
 \* 400w x 400d niche, 1200 above FFL  
 \*\* 600w x 400d niche, 1200 above FFL
- ☪ Shower head
- Towel rail
- ▬ S/S grated drain

**FLOOR AREAS:**

|                            |                           |
|----------------------------|---------------------------|
| Habitable                  | 155.0m <sup>2</sup>       |
| Verandah                   | 59.6m <sup>2</sup>        |
| <b>TOTAL BUILDING AREA</b> | <b>214.6m<sup>2</sup></b> |
| ROOFING AREA               | 240.2m <sup>2</sup>       |

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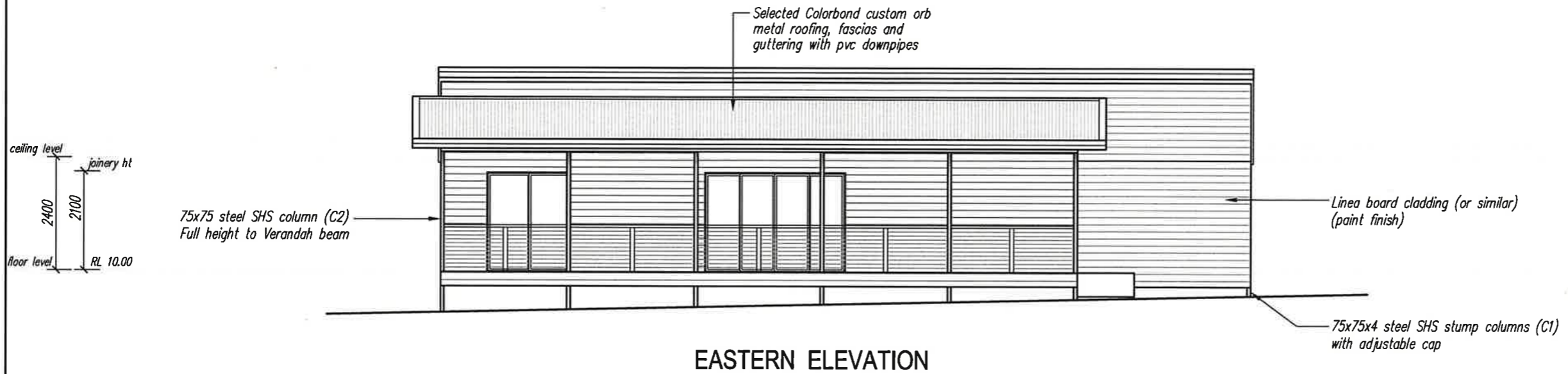
A.B.N. 63681481976  
 Mobile 0488 110262  
 Email: gkdrafting@gmail.com  
 15 Samson Crescent,  
 Yepoon Qld 4703

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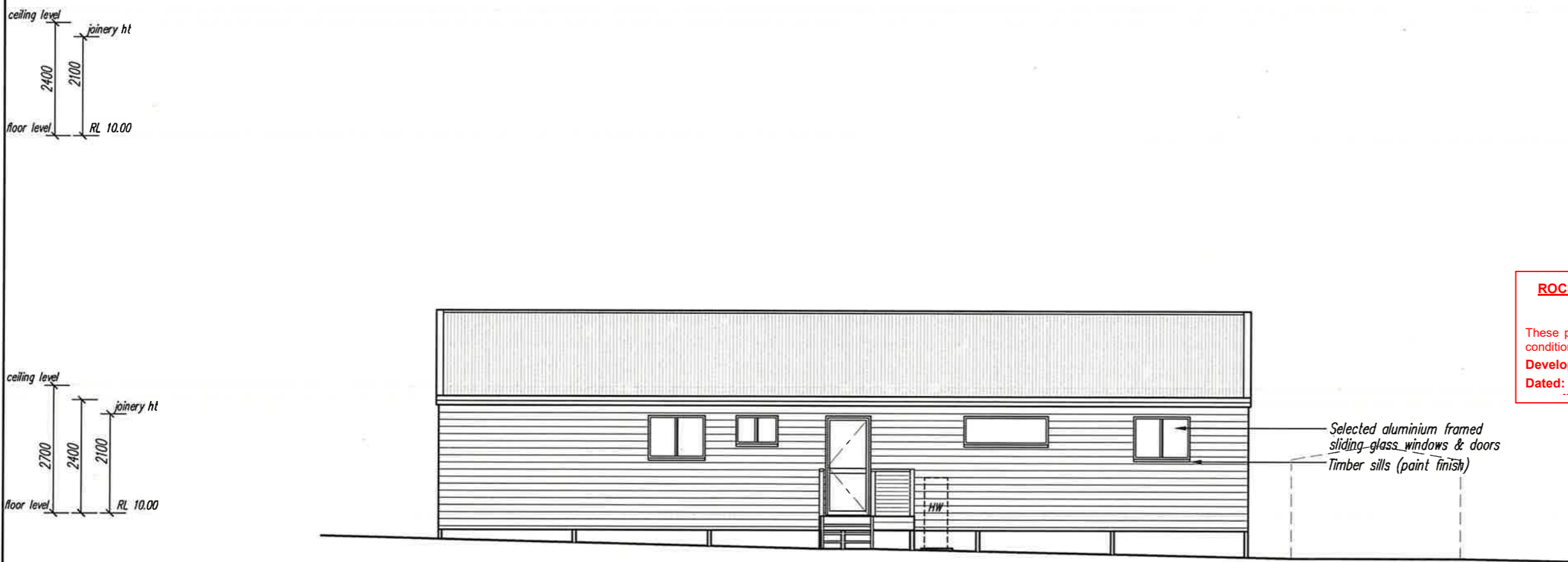
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Scale: 1:100  
 Date: April 2024  
 Sheet: Sheet 4 of 13  
 Dwg No: 24\_1032

A3  
 Drawn: GJK  
 Rev: 0



EASTERN ELEVATION



WESTERN ELEVATION

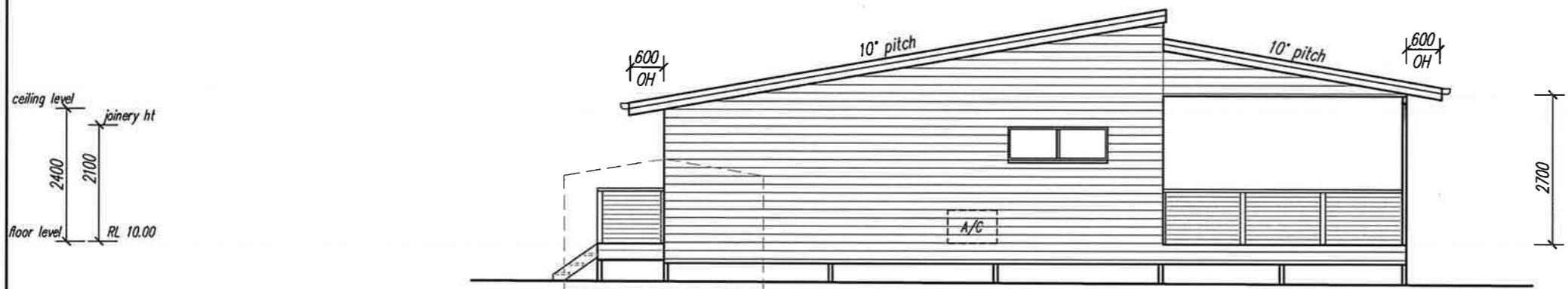
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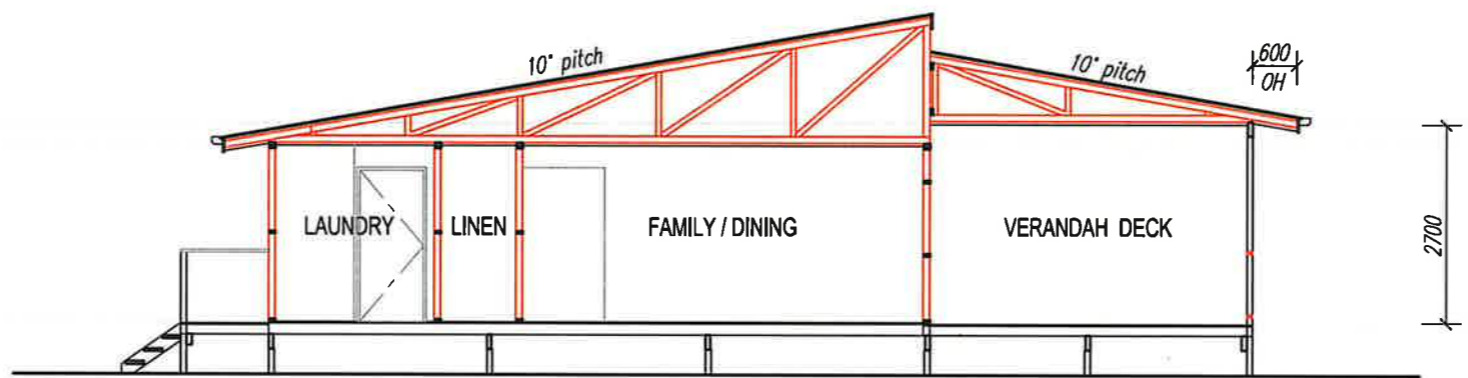
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|                      |            |
|----------------------|------------|
| Title: ELEVATIONS    |            |
| Scale: 1:100         | A3         |
| Date: April 2024     | Drawn: GJK |
| Sheet: Sheet 5 of 13 | Rev: 0     |
| Dwg No: 24_1032      |            |



SOUTHERN ELEVATION



CROSS SECTION AA



NORTHERN ELEVATION

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A.B.N. 63681481976  
 Mobile 0488 110262  
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 15 Samson Crescent,  
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|                                   |            |
|-----------------------------------|------------|
| Title: ELEVATIONS & CROSS SECTION |            |
| Scale: 1:100                      | A3         |
| Date: April 2024                  | Drawn: GJK |
| Sheet: Sheet 6 of 13              | Rev: 0     |
| Dwg No: 24_1032                   |            |