

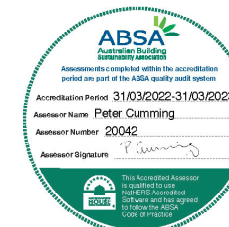
SHEET NO.	DRAWING LIST	DATE	REV
01	TITLE PAGE & DRAWING LIST	12.04.22	A
02	SITE PLAN - OVERALL SITEPLAN	12.04.22	A
03	SITE PLAN - LOTS 1, 2, 3, 4 & 5	12.04.22	A
04	SITE PLAN - LOTS 6, 7, 8, 9 & 10	12.04.22	A
05	SITE PLAN - LOTS 11, 12, 13 & 14	12.04.22	A
06	SITE PLAN - LOTS 15, 16, 17, 18 & 19	12.04.22	A
07	SITE PLAN - LOTS 20, 21, 22, 23 & 24	12.04.22	A
08	SITE PLAN - LOTS 25, 26, 27, 28, 29 & 30	12.04.22	A
09	SITE PLAN - LOTS 31 & 32	12.04.22	A
10	SITE PLAN - LOTS 33, 34 & 35	12.04.22	A
11	SITE PLAN - LOTS 36 & 37	12.04.22	A
12	SITE PLAN - LOTS 38 & 39	12.04.22	A
13	SITE PLAN - LOTS 40 & 41	12.04.22	A
14	SITE PLAN - LOTS 42 & 43	12.04.22	A
15	SITE PLAN - LOTS 44 & 45	12.04.22	A
16	SITE PLAN - LOTS 46 & 47	12.04.22	A
17	SITE PLAN - LOTS 48	12.04.22	A
18	SITE PLAN - LOTS 49, 50, 51, 52, 53 & 54	12.04.22	A
19	SITE PLAN - LOTS 55, 56, 57, 58	12.04.22	A
20	SITE PLAN - LOTS 59, 60 & 61	12.04.22	A
21	SITE PLAN - LOTS 62, 63, 64, 65 & 66	12.04.22	A
22	SITE PLAN - LOTS 67 & 68	12.04.22	A
23	SITE PLAN - LOTS 69, 70 & 71	12.04.22	A
24	SITE PLAN - LOTS 72, 73 & 74	12.04.22	A
25	FLOOR PLAN - LOT 1 (TOILET BLOCK)	12.04.22	A
26	ELEVATIONS - LOT 1 (TOILET BLOCK)	12.04.22	A
27	FLOOR PLAN - LOT 1 (BBQ SHELTER)	12.04.22	A
28	ELEVATIONS - LOT 1 (BBQ SHELTER)	12.04.22	A
29	FLOOR PLAN - LOTS 2, 3 & 4 (TYPICAL FOR LOTS 8, 9, 10, 53, 54 & 55)	12.04.22	A
30	ELEVATIONS - LOTS 2, 3 & 4	12.04.22	A
31	FLOOR PLAN - LOTS 5, 6 & 7 (SCALE 1:125) (TYPICAL FOR LOTS 13, 14, 15, 56, 57, 58, 72, 73 & 74)	12.04.22	A
32	FLOOR PLAN - LOTS 5, 6 & 7 (SCALE 1:100)	12.04.22	A
33	FLOOR PLAN - LOTS 5, 6 & 7 (SCALE 1:100)	12.04.22	A
34	FLOOR PLAN - LOTS 5, 6 & 7 (SCALE 1:100)	12.04.22	A
35	ELEVATIONS - LOTS 5, 6 & 7	12.04.22	A
36	FLOOR PLAN - LOTS 11, 12, 27 & 28 (SCALE 1:125)	12.04.22	A
37	FLOOR PLAN - LOTS 11, 12, 27 & 28 (SCALE 1:100)	12.04.22	A
38	FLOOR PLAN - LOTS 11, 12, 27 & 28 (SCALE 1:100)	12.04.22	A
39	ELEVATIONS - LOTS 11, 12, 27 & 28	12.04.22	A
40	FLOOR PLAN - LOT 16 (TYPICAL FOR LOTS 59, 67 & 68)	12.04.22	A
41	ELEVATIONS - LOT 16	12.04.22	A
42	FLOOR PLAN - LOTS 17 & 18 (TYPICAL FOR LOTS 22, 23, 65, 66, 70, 71)	12.04.22	A
43	ELEVATIONS - LOTS 17 & 18	12.04.22	A
44	FLOOR PLAN - LOT 19	12.04.22	A
45	ELEVATIONS - LOT 19	12.04.22	A
46	FLOOR PLAN - LOT 20	12.04.22	A
47	ELEVATIONS - LOT 20	12.04.22	A
48	FLOOR PLAN - LOT 21	12.04.22	A
49	ELEVATIONS - LOT 21	12.04.22	A
50	FLOOR PLAN - LOTS 24, 25 & 26 (SCALE 1:125) (TYPICAL FOR LOTS 62, 63, 64)	12.04.22	A
51	FLOOR PLAN - LOTS 24, 25 & 26 (SCALE 1:100)	12.04.22	A
52	FLOOR PLAN - LOTS 24, 25 & 26 (SCALE 1:100)	12.04.22	A
53	ELEVATIONS - LOTS 24, 25 & 26	12.04.22	A
54	FLOOR PLAN - LOTS 29 & 30 (TYPICAL FOR LOTS 37 & 38)	12.04.22	A
55	ELEVATIONS - LOTS 29 & 30	12.04.22	A
56	FLOOR PLAN - LOTS 31 & 32 (TYPICAL FOR LOTS 42 & 45)	12.04.22	A
57	ELEVATIONS - LOTS 31 & 32	12.04.22	A
58	FLOOR PLAN - LOT 33	12.04.22	A
59	ELEVATIONS - LOT 33	12.04.22	A
60	FLOOR PLAN - LOT 34 (TYPICAL FOR LOTS 41)	12.04.22	A
61	ELEVATIONS - LOT 34	12.04.22	A
62	FLOOR PLAN - LOT 35 (TYPICAL FOR LOTS 39)	12.04.22	A
63	ELEVATIONS - LOT 35	12.04.22	A
64	FLOOR PLAN - LOT 36 (TYPICAL FOR LOTS 40 & 60)	12.04.22	A
65	ELEVATIONS - LOT 36	12.04.22	A
66	FLOOR PLAN - LOT 43 & 44	12.04.22	A
67	ELEVATIONS - LOT 43 & 44	12.04.22	A
68	FLOOR PLAN - LOT 46 & 48	12.04.22	A
69	ELEVATIONS - LOT 46 & 48	12.04.22	A
70	FLOOR PLAN - LOT 47	12.04.22	A
71	ELEVATIONS - LOT 47	12.04.22	A
72	FLOOR PLAN - LOT 49	12.04.22	A
73	ELEVATIONS - LOT 49	12.04.22	A
74	FLOOR PLAN - LOT 50	12.04.22	A
75	ELEVATIONS - LOT 50	12.04.22	A
76	FLOOR PLAN - LOT 51 & 52 (SCALE 1:125)	12.04.22	A
77	FLOOR PLAN - LOT 51 & 52 (SCALE 1:100)	12.04.22	A
78	FLOOR PLAN - LOT 51 & 52 (SCALE 1:100)	12.04.22	A
79	ELEVATIONS - LOT 51 & 52	12.04.22	A
80	FLOOR PLAN - LOT 61	12.04.22	A
81	ELEVATIONS - LOT 61	12.04.22	A
82	FLOOR PLAN - LOT 69	12.04.22	A
83	ELEVATIONS - LOT 69	12.04.22	A
84	BASIX COMMITMENTS	12.04.22	A
85	BASIX COMMITMENTS	12.04.22	A
86	BASIX COMMITMENTS AND TYP SECTION	12.04.22	A



0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042
Address
 307 Keswick Parkway, Dubbo
 , NSW, 2830

hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:900(A3)

DRAWN:
AW

SHEET:
2 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
SITE PLAN - OVERALL
KESWICK BUNKER GATED ESTATE
LOT 307 KESWICK PARKWAY, DUBBO



**AVALON
DRAFTING**

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042

Address
307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

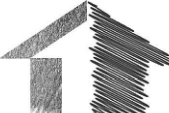
* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN - 1,2,3,4 & 5 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 3 / 86	JOB No: 21279	ISSUE: A	



**AVALON
DRAFTING**
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au



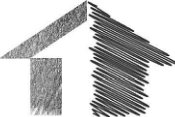
* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN - 6, 7, 8, 9 & 10 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 4 / 86	JOB No: 21279	ISSUE: A	



AVALON DRAFTING
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

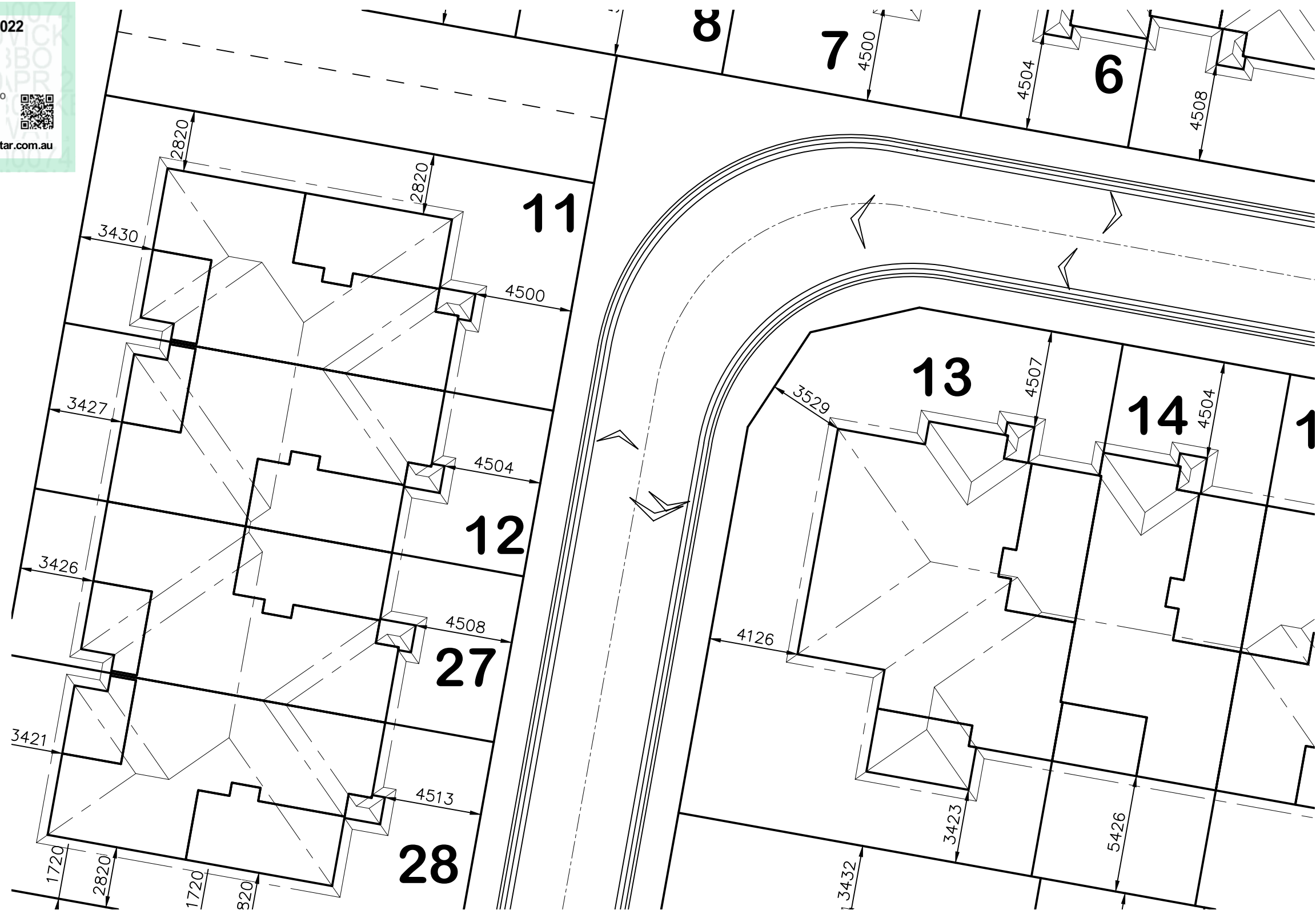




0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
 307 Keswick Parkway, Dubbo
 , NSW, 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
 ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

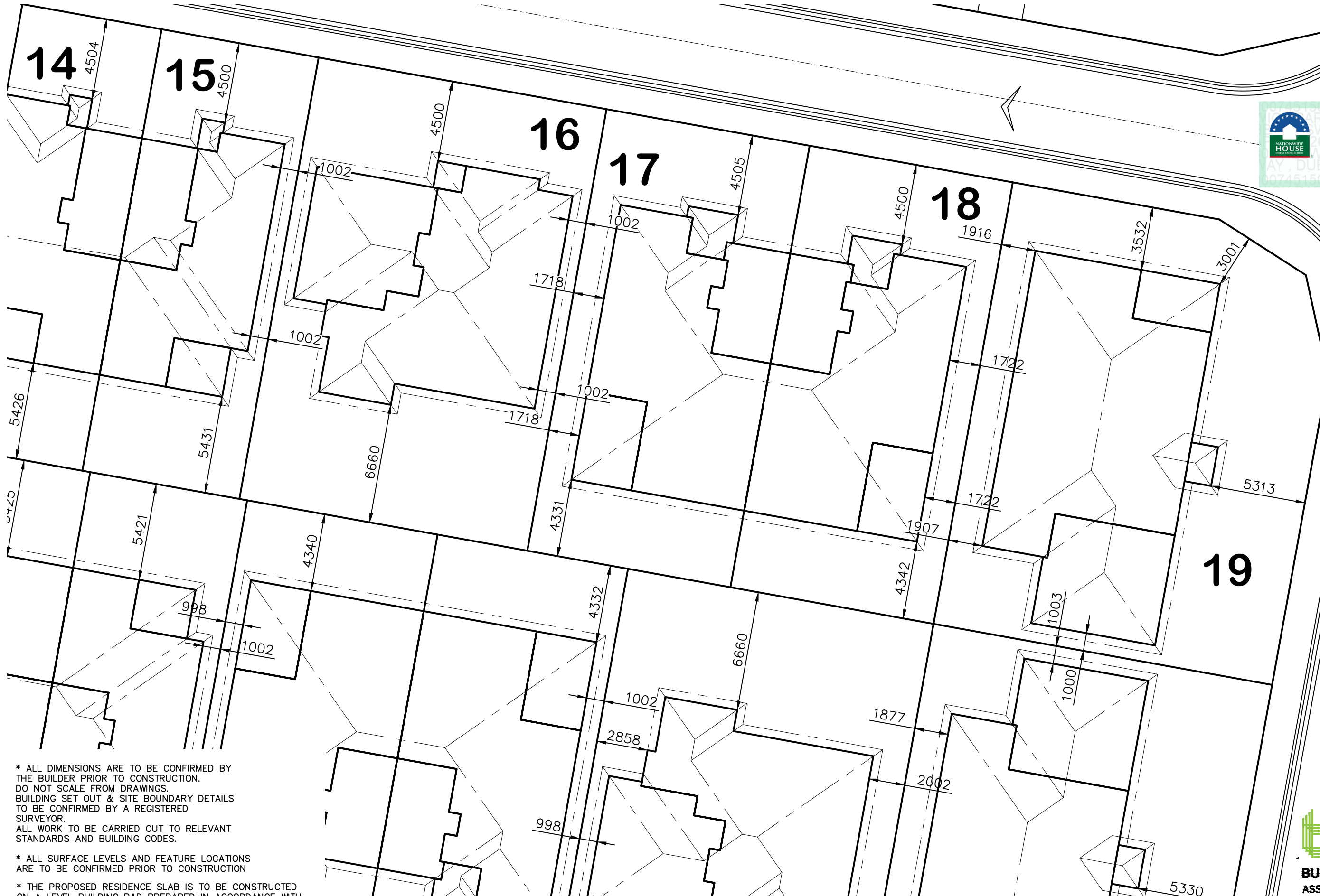
* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN 11,12,13 & 14 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 5 / 86	JOB No: 21279	ISSUE: A	





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

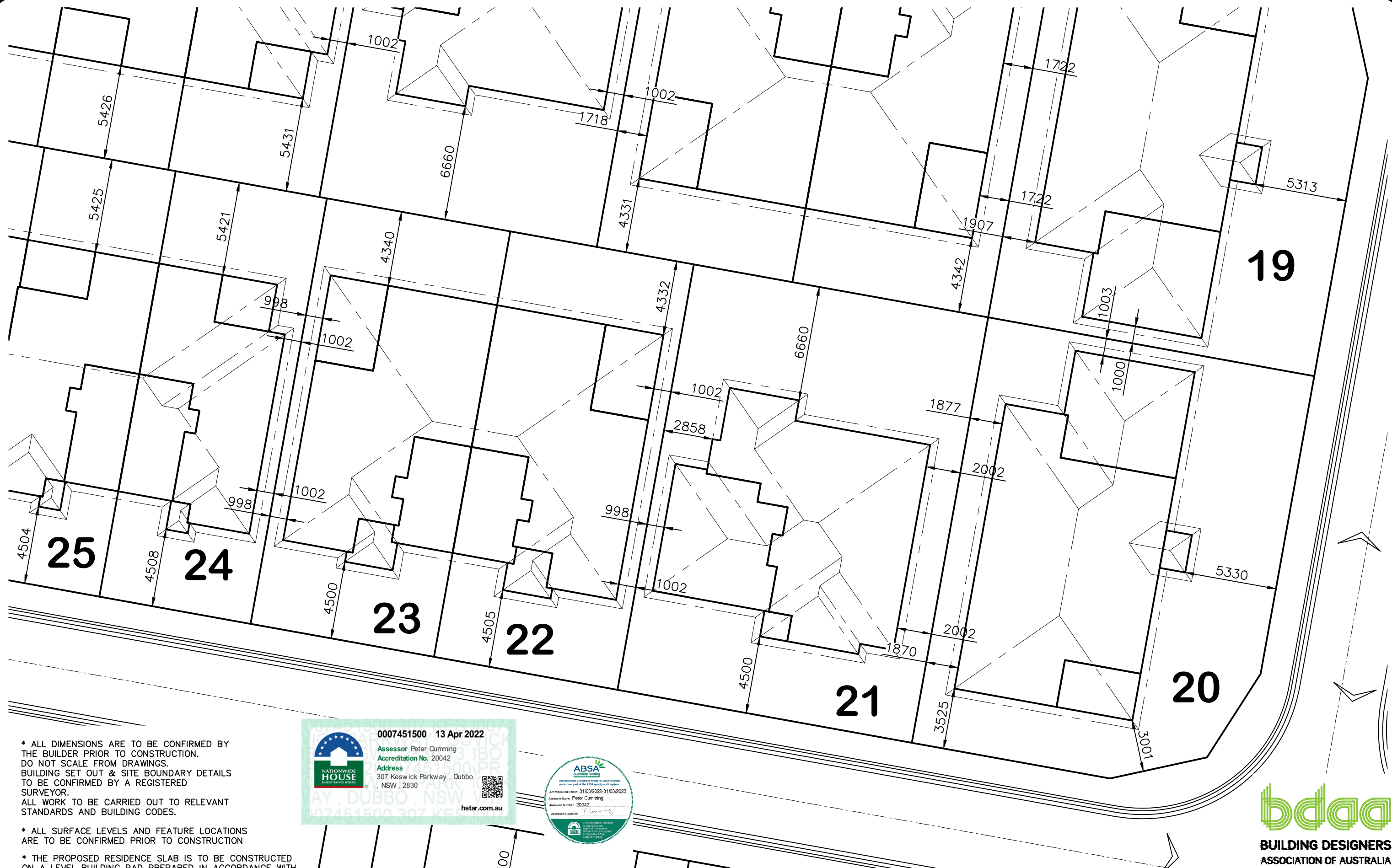
* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW
SHEET: 6 / 86	JOB No: 21279	ISSUE: A

DRAWING:
SITE PLAN - 15,16,17,18 & 19
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

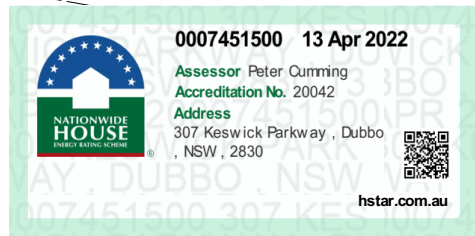




* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:200(A3)

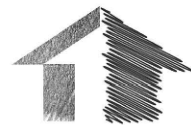
DRAWN:
AW

DRAWING:
SITE PLAN - 20,21,22,23 & 24
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
7 / 86

JOB No:
21279

ISSUE:
A



AVALON
DRAFTING

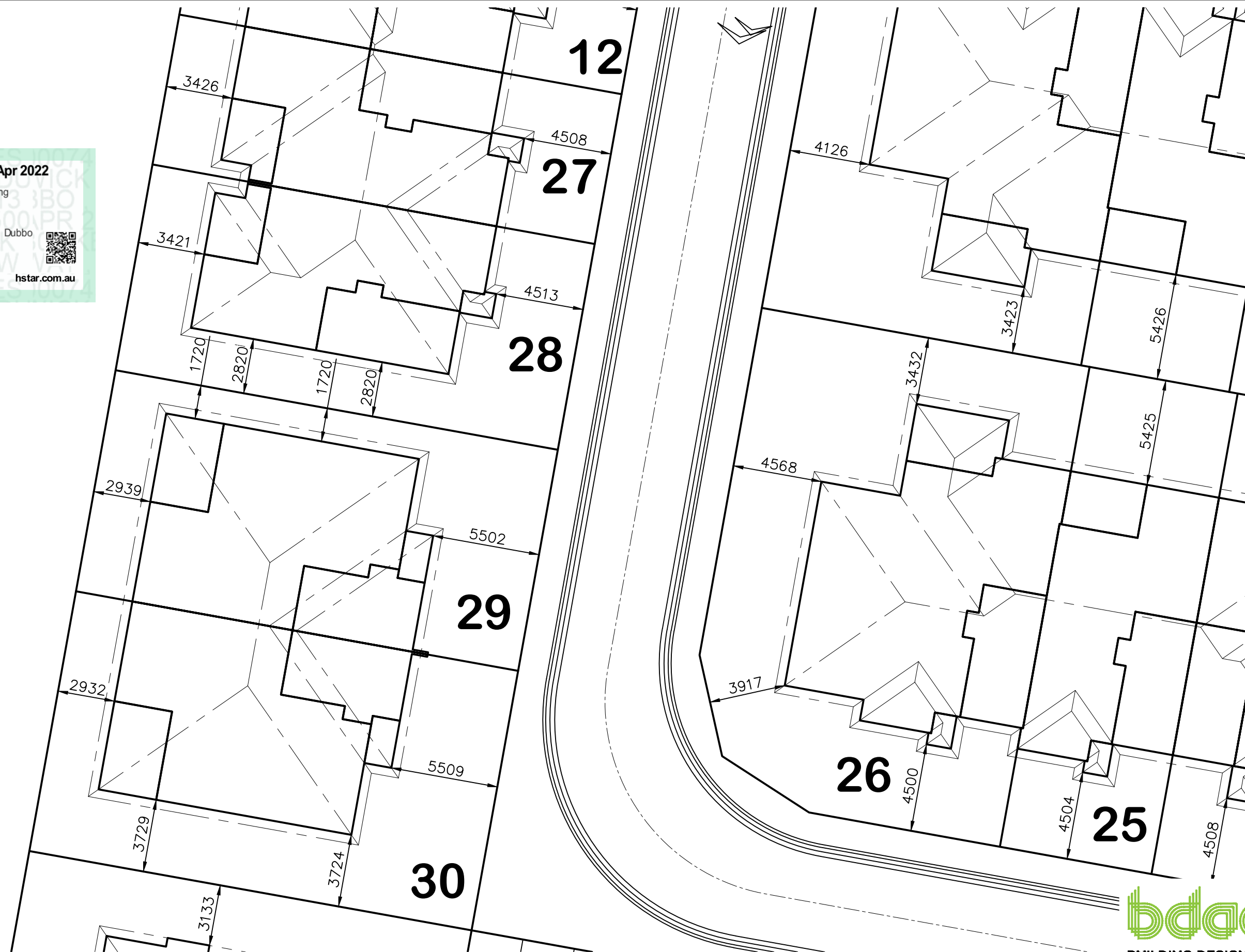
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
 307 Keswick Parkway, Dubbo
 , NSW, 2830



hstar.com.au



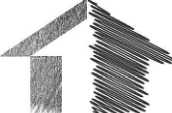
* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
 ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN - 25,26,27,28,29 & 30 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 8 / 86	JOB No: 21279	ISSUE: A	



AVALON DRAFTING
 2/2 Blueridge Drive Dubbo NSW 2830
 Ph: (02) 6885 3594 / Mob: 0408 296 502



0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
 307 Keswick Parkway, Dubbo
 , NSW, 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
 ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN - 31 & 32 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 9 / 86	JOB No: 21279	ISSUE: A	





0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
 307 Keswick Parkway, Dubbo
 , NSW, 2830



hstar.com.au



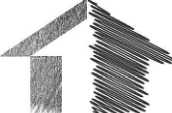
* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN - 33,34 & 35 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 10 / 86	JOB No: 21279	ISSUE: A	



AVALON DRAFTING
 2/2 Blueridge Drive Dubbo NSW 2830
 Ph: (02) 6885 3594 / Mob: 0408 296 502





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:200(A3)

DRAWN:
AW

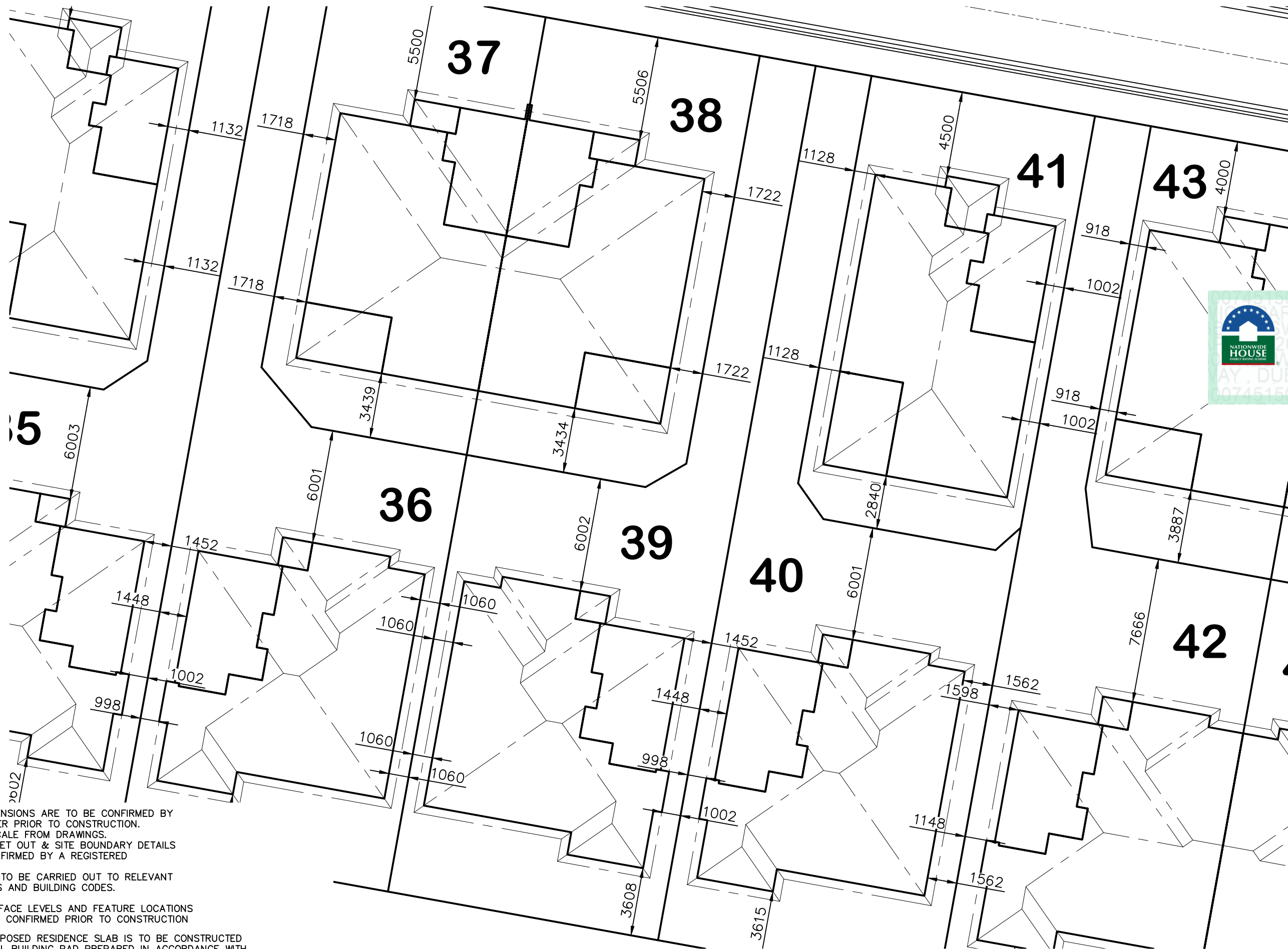
DRAWING:
SITE PLAN - 36 & 37
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
11 / 86

JOB No:
21279

ISSUE:
A





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW
SHEET: 12 / 86	JOB No: 21279	ISSUE: A

DRAWING:
SITE PLAN - 38 & 39
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:200(A3)

DRAWN:
AW

SHEET:
13 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
SITE PLAN - 40 & 41
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

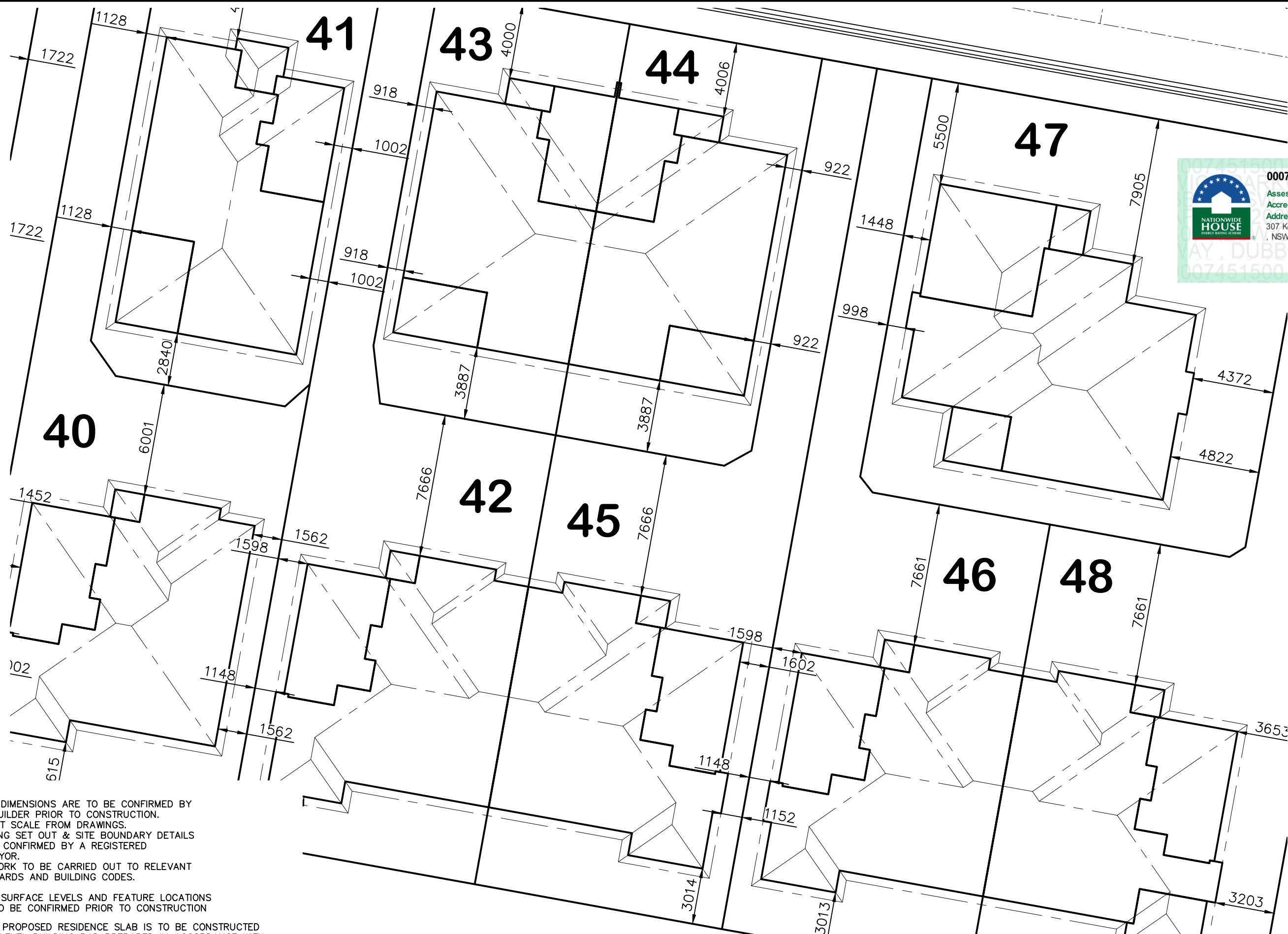
* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN - 42 & 43 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 14 / 86	JOB No: 21279	ISSUE: A	





0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address 307 Keswick Parkway, Dubbo
NSW, 2830
hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.

	DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN - 44 & 45 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
	SHEET: 15 / 86	JOB No: 21279	ISSUE: A	

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



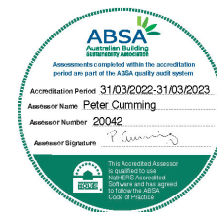
0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042

Address
307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au



bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



DATE:
12.04.22

SCALE:
1:200(A3)

DRAWN:
AW

SHEET:
16 / 86

JOB No:
21279

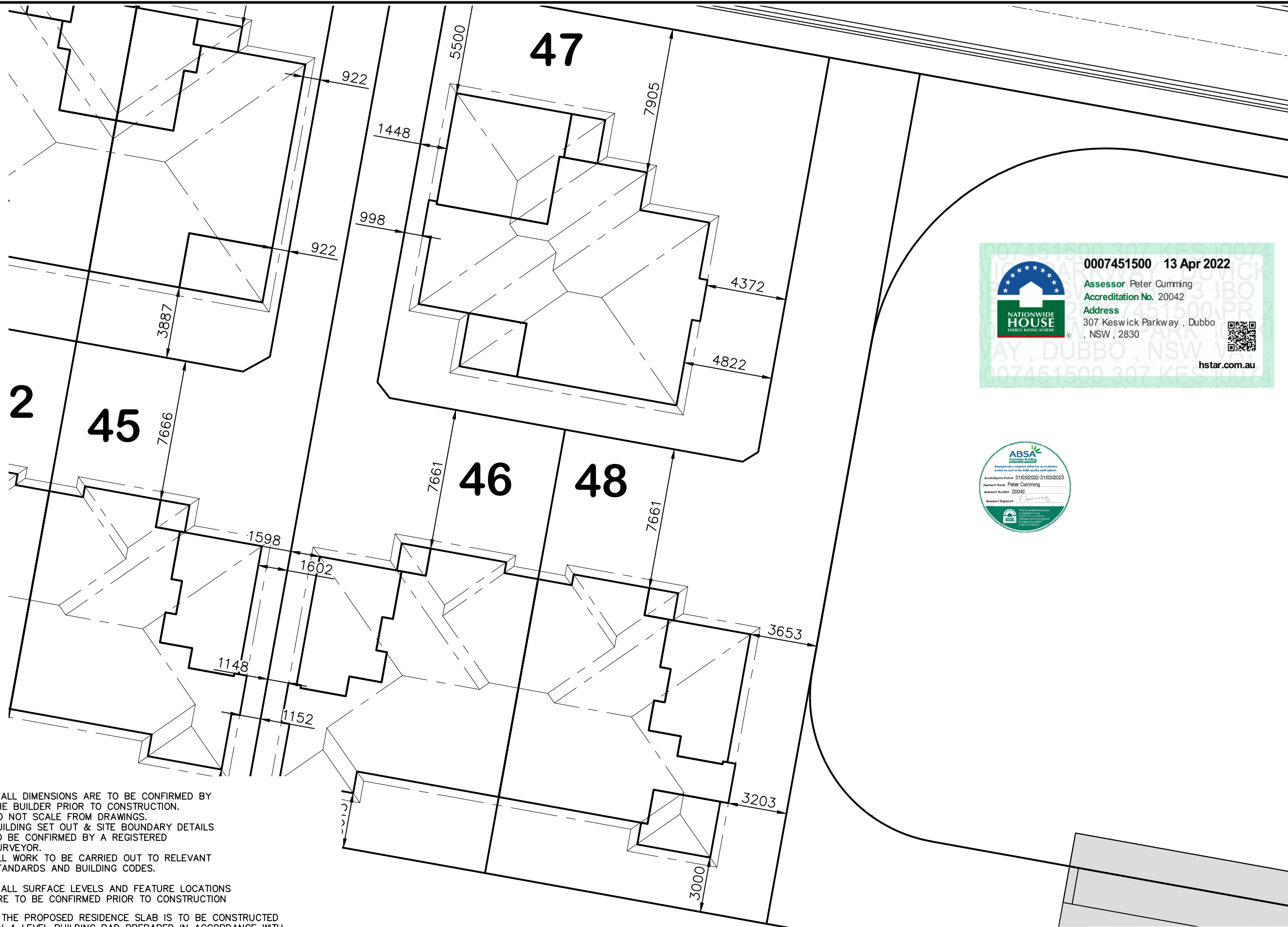
ISSUE:
A

DRAWING:
SITE PLAN - 46 & 47
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



**AVALON
DRAFTING**

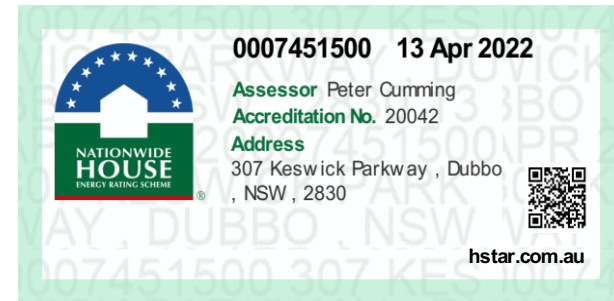
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:200(A3)

DRAWN:
AW

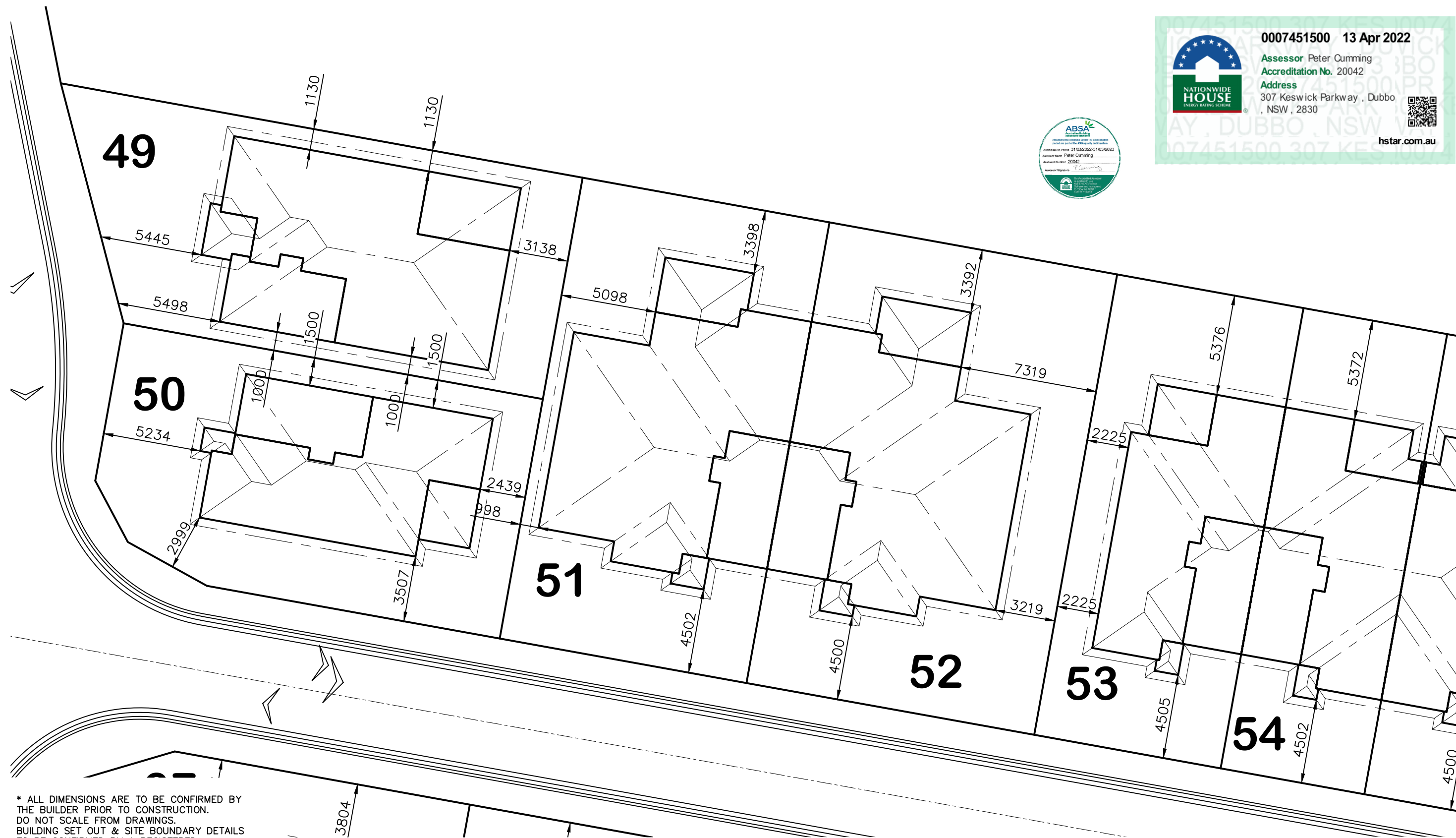
SHEET:
17 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
SITE PLAN - 48
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.





0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway , Dubbo
, NSW , 2830

hstar.com.au



DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW
SHEET: 18 / 86	JOB No: 21279	ISSUE: A

DRAWING:
SITE PLAN - 49,50,51,52,53 & 54
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





0007451500 13 Apr 2022

Assessor Peter Cumming

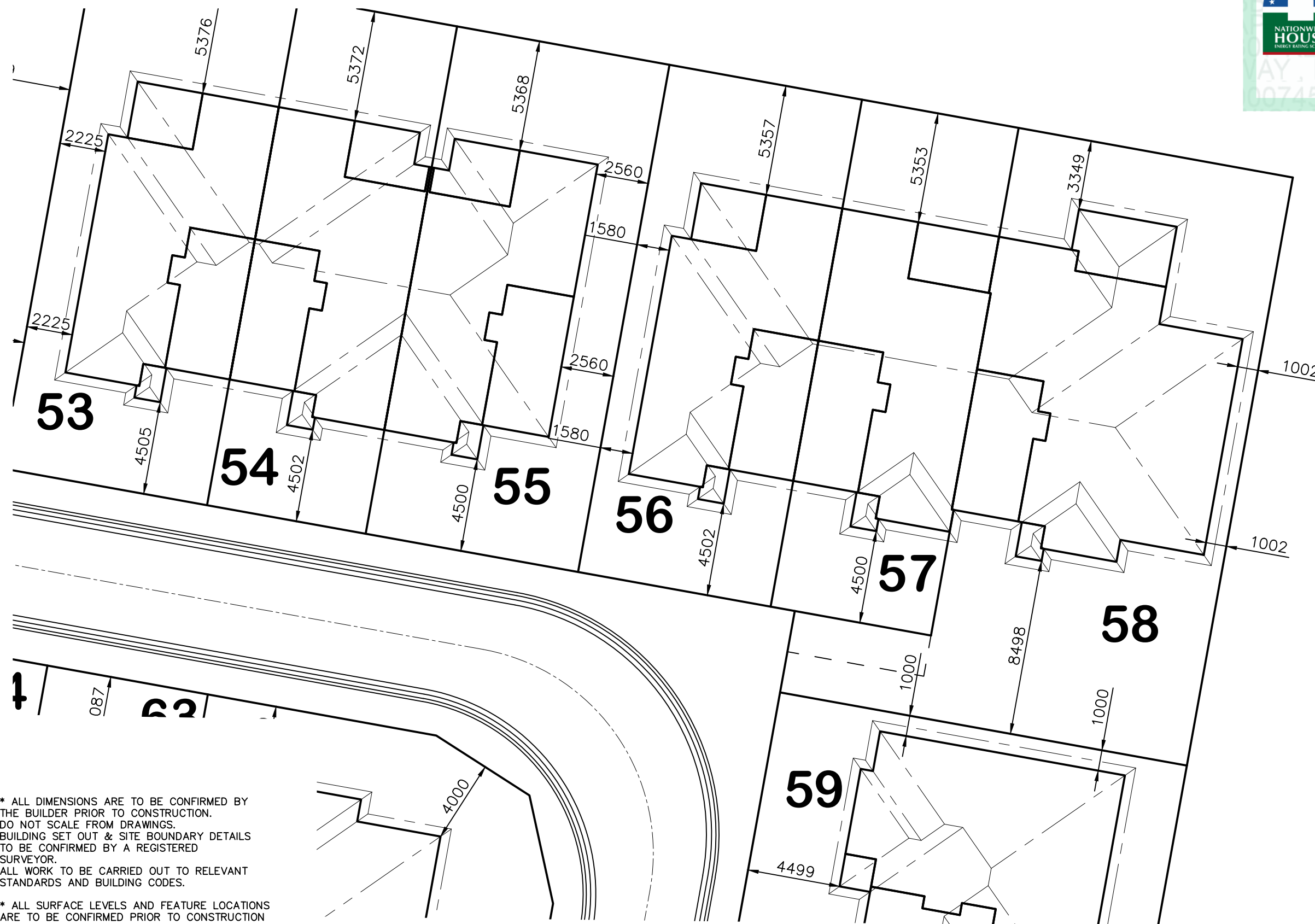
Accreditation No. 20042

Address

307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:200(A3)

DRAWN:
AW

SHEET:
19 / 86

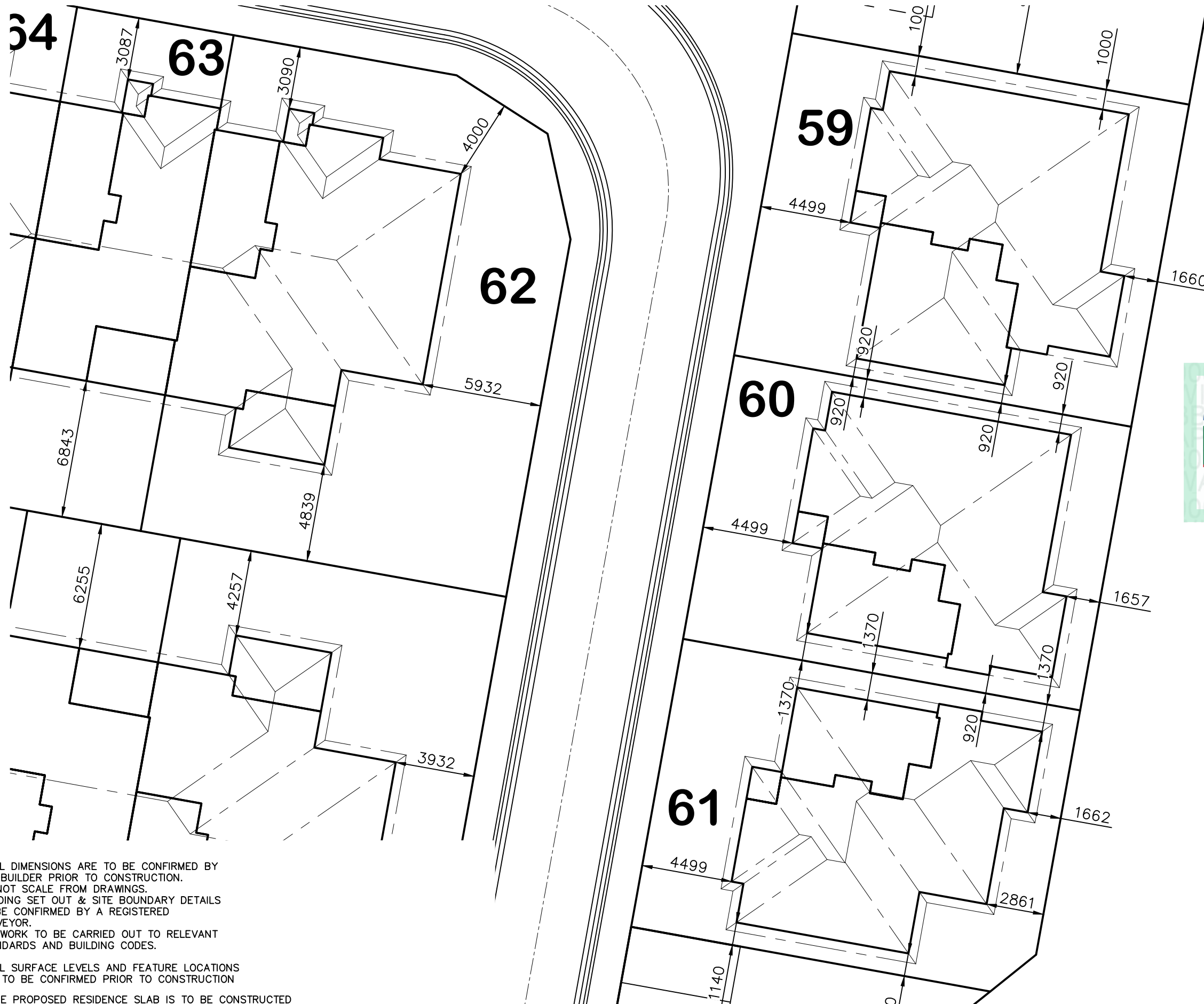
JOB No:
21279

ISSUE:
A

DRAWING:
SITE PLAN - 55,56,57 & 58
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

**AVALON
DRAFTING**
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:200(A3)

DRAWN:
AW

DRAWING:
SITE PLAN - 59,60 & 61
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
20 / 86

JOB No:
21279

ISSUE:
A





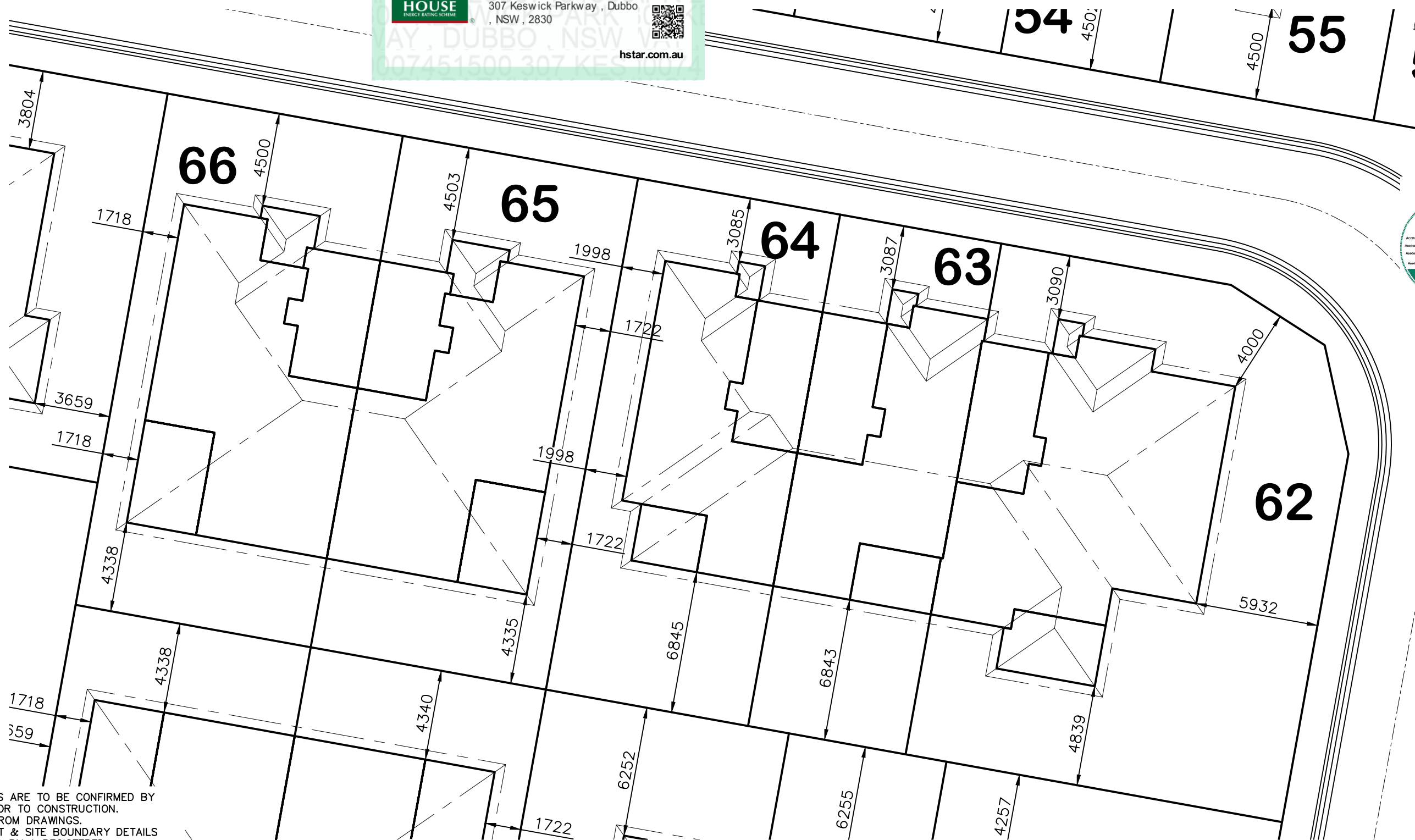
0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042

Address
307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

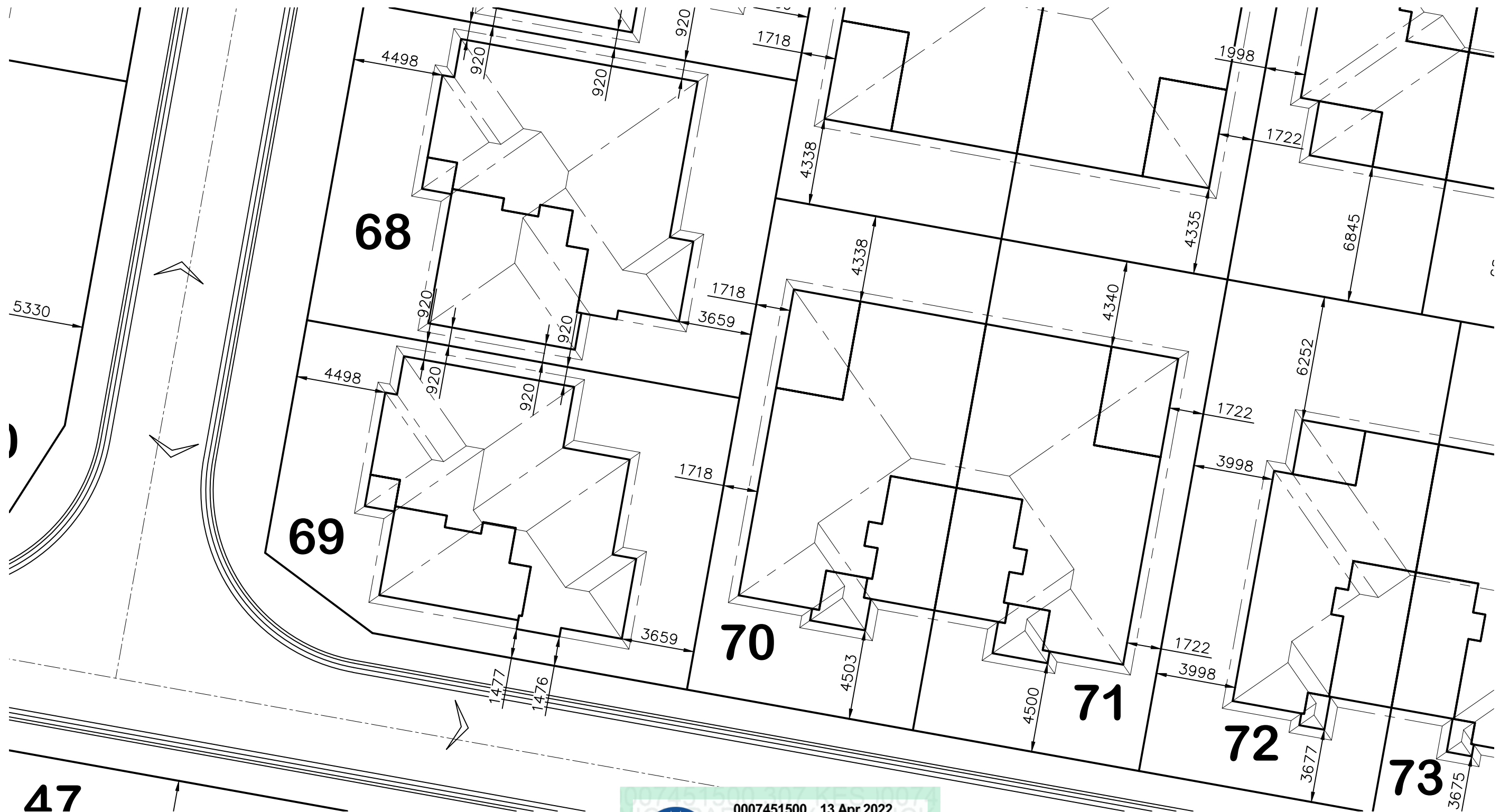


DATE: 12.04.22	SCALE: 1:200(A3)	DRAWN: AW	DRAWING: SITE PLAN - 62,63,64,65 & 66 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 21 / 86	JOB No: 21279	ISSUE: A	



**AVALON
DRAFTING**
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:200(A3)

DRAWN:
AW

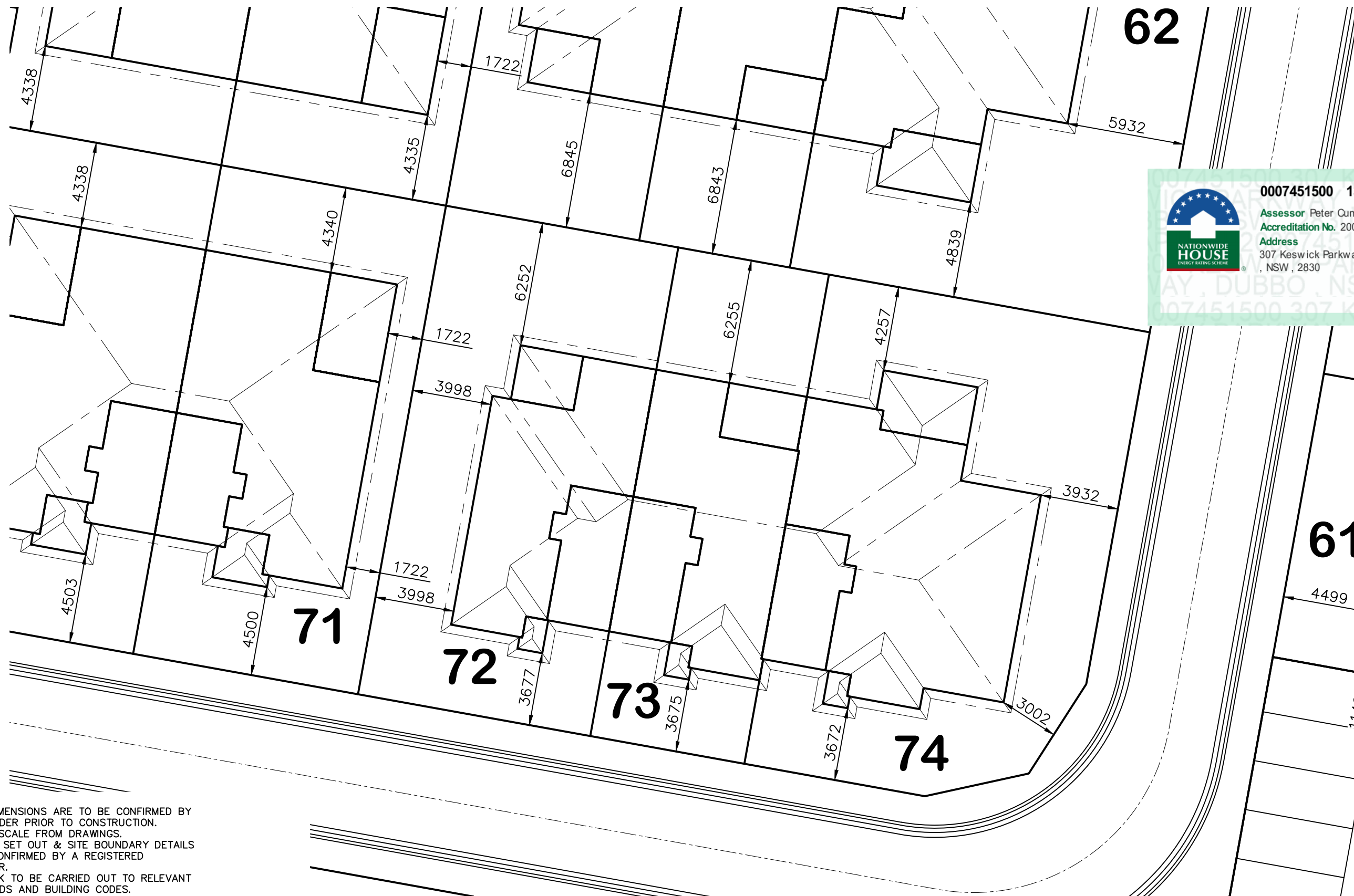
SHEET:
23 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
SITE PLAN - 69,70 & 71
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
NSW, 2830

 
hstar.com.au



bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

* ALL SURFACE LEVELS AND FEATURE LOCATIONS ARE TO BE CONFIRMED PRIOR TO CONSTRUCTION

* THE PROPOSED RESIDENCE SLAB IS TO BE CONSTRUCTED ON A LEVEL BUILDING PAD PREPARED IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S SPECIFICATIONS. THE MAIN FINISHED FLOOR LEVEL IS TO BE SET MINIMUM 300mm ABOVE THE CONSTRUCTION PAD LEVEL. FINISHED SURFACE LEVELS ARE TO GRADE AWAY FROM THE BUILDING PERIMETER TO PREVENT WATER PONDING NEAR EXTERNAL WALLS WITHOUT BEING DETRIMENTAL TO NEIGHBOURING PROPERTIES. THE BUILDER IS TO CONFIRM AVAILABLE FALLS TO SEWER CONNECTION POINTS & STORMWATER DISCHARGE POINTS PRIOR TO ESTABLISHING THE BUILDING FINISHED FLOOR LEVEL.



DATE:
12.04.22

SCALE:
1:200(A3)

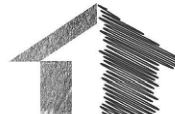
DRAWN:
AW

DRAWING:
SITE PLAN - 72,73 & 74
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
24 / 86

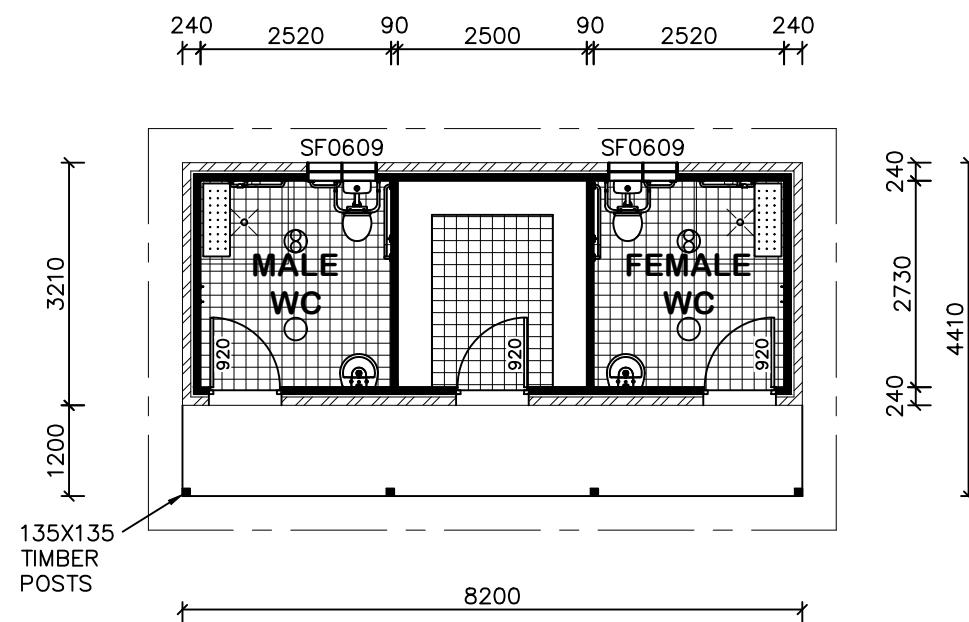
JOB No:
21279

ISSUE:
A

 **AVALON**
DRAFTING
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



FACILITIES	26.32
VERANDAH	9.84
TOTAL	36.16 sq.m. (3.89 sq.)



*** NOTE: EXTERNAL LIGHTING**

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

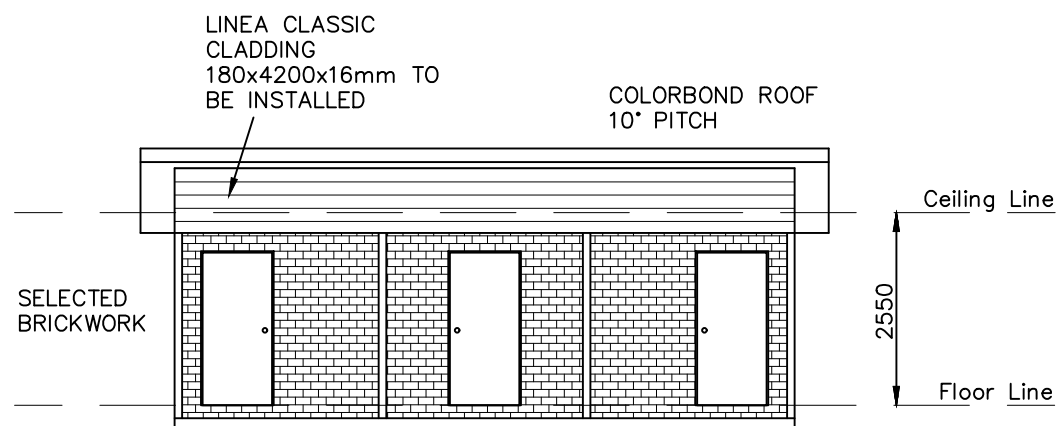
SHEET:
25 / 86

JOB No:
21279

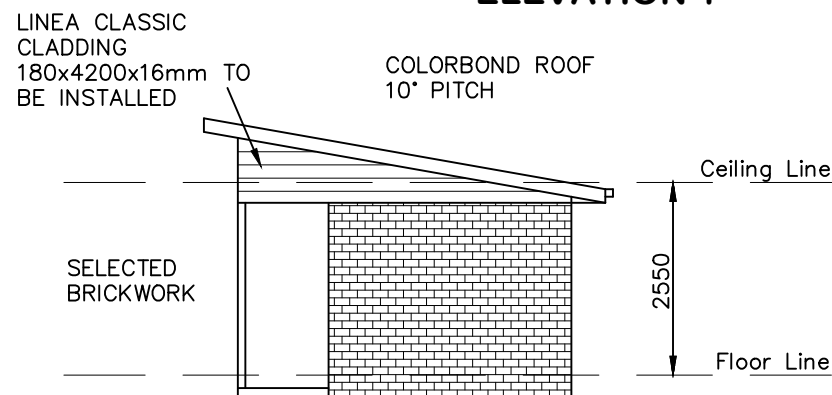
ISSUE:
A

DRAWING:
FLOOR PLAN - LOT 1 (TOILET BLOCK)
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

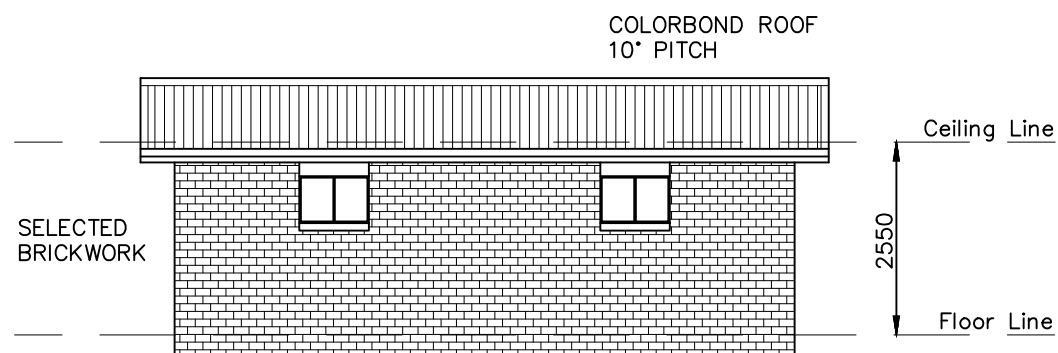




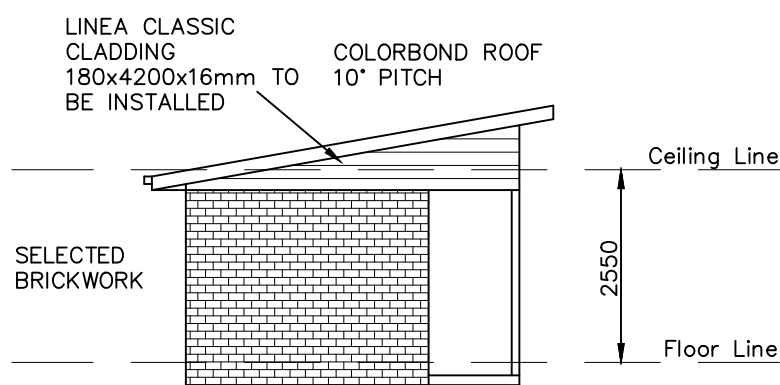
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



DATE:
12.04.22

SCALE:
1:100(A3)

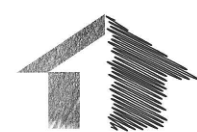
DRAWN:
AW

SHEET:
26 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
ELEVATIONS - LOT 1 (TOILET BLOCK)
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

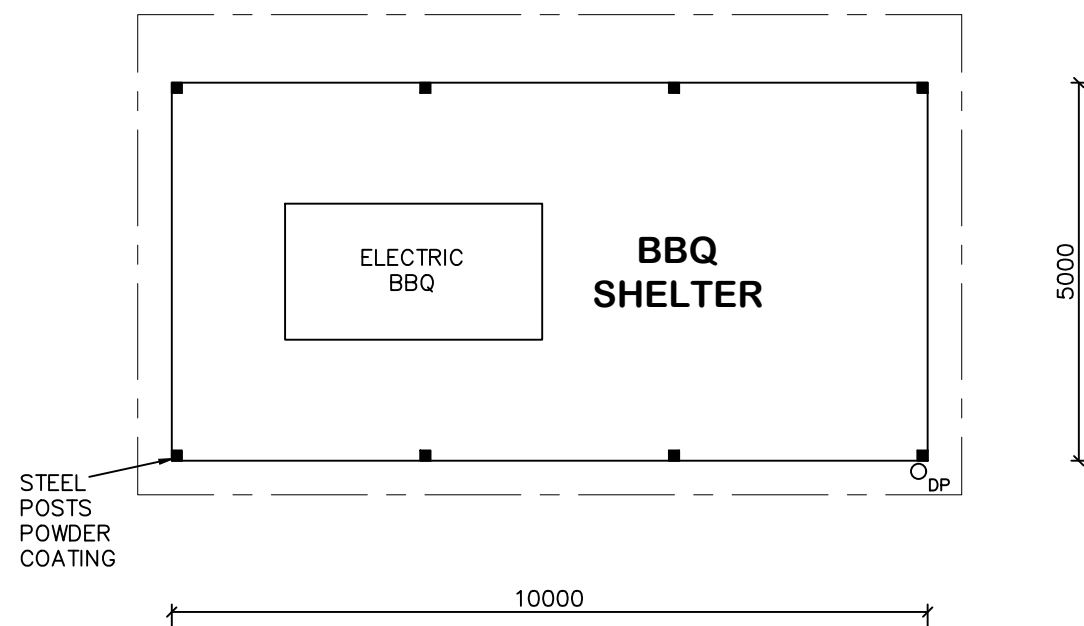


**AVALON
DRAFTING**

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



TOTAL AREA 50.00 sq.m.
(5.38 sq.)



*** NOTE: EXTERNAL LIGHTING**

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

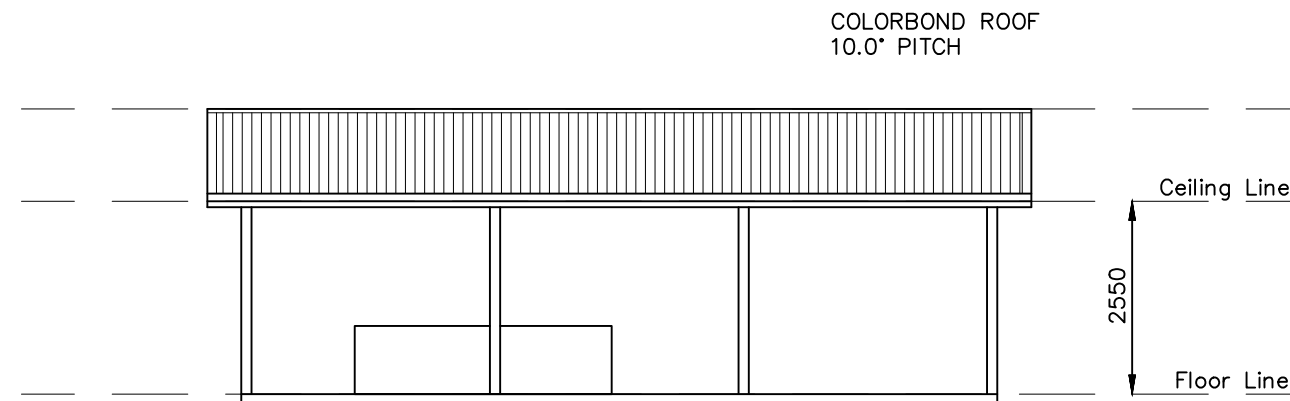
SHEET:
27 / 86

JOB No:
21279

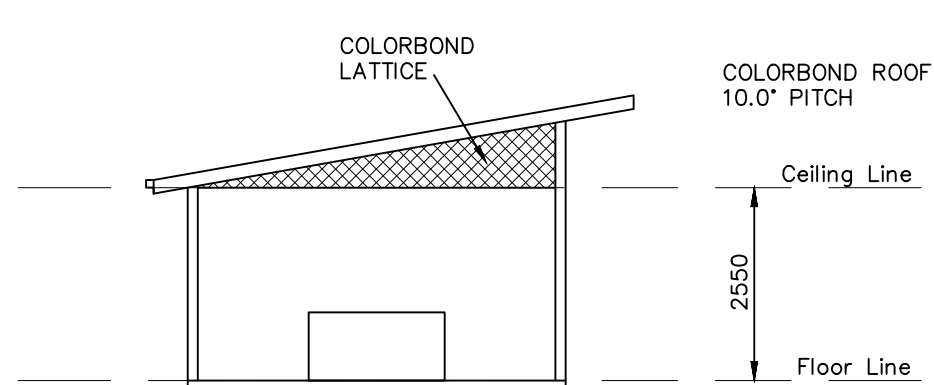
ISSUE:
A

DRAWING:
FLOOR PLAN - LOT 1 (BBQ)
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

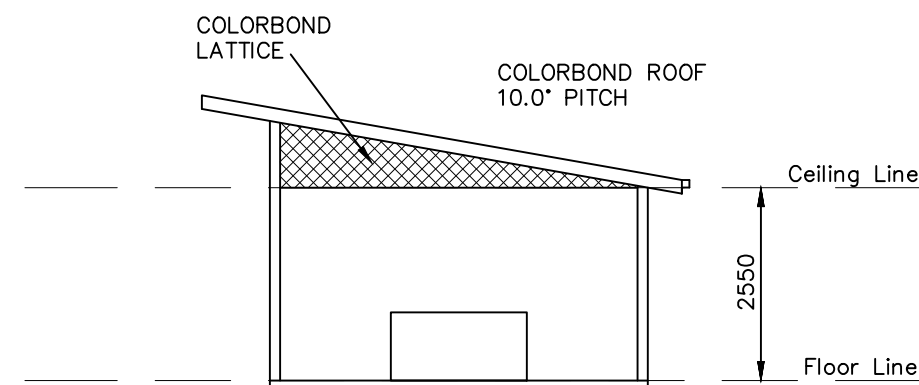




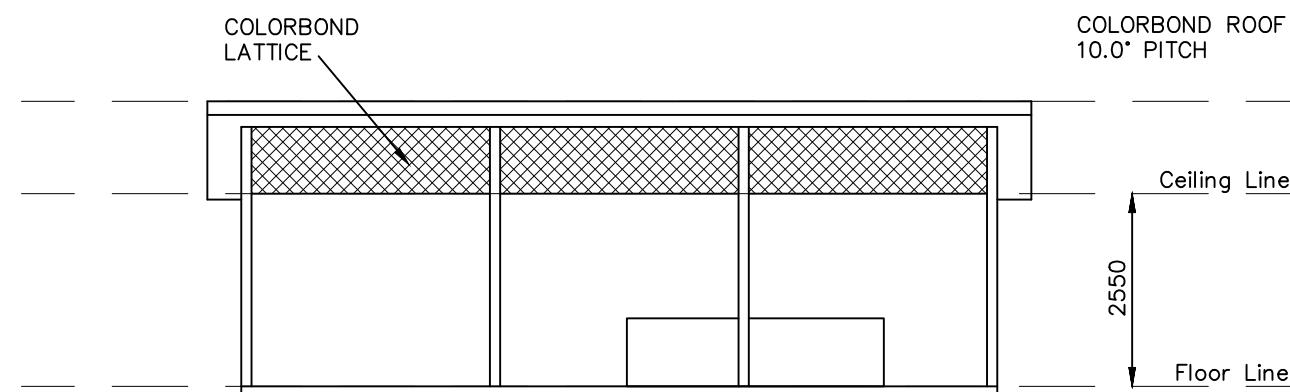
ELEVATION 1



ELEVATION 2



ELEVATION 4

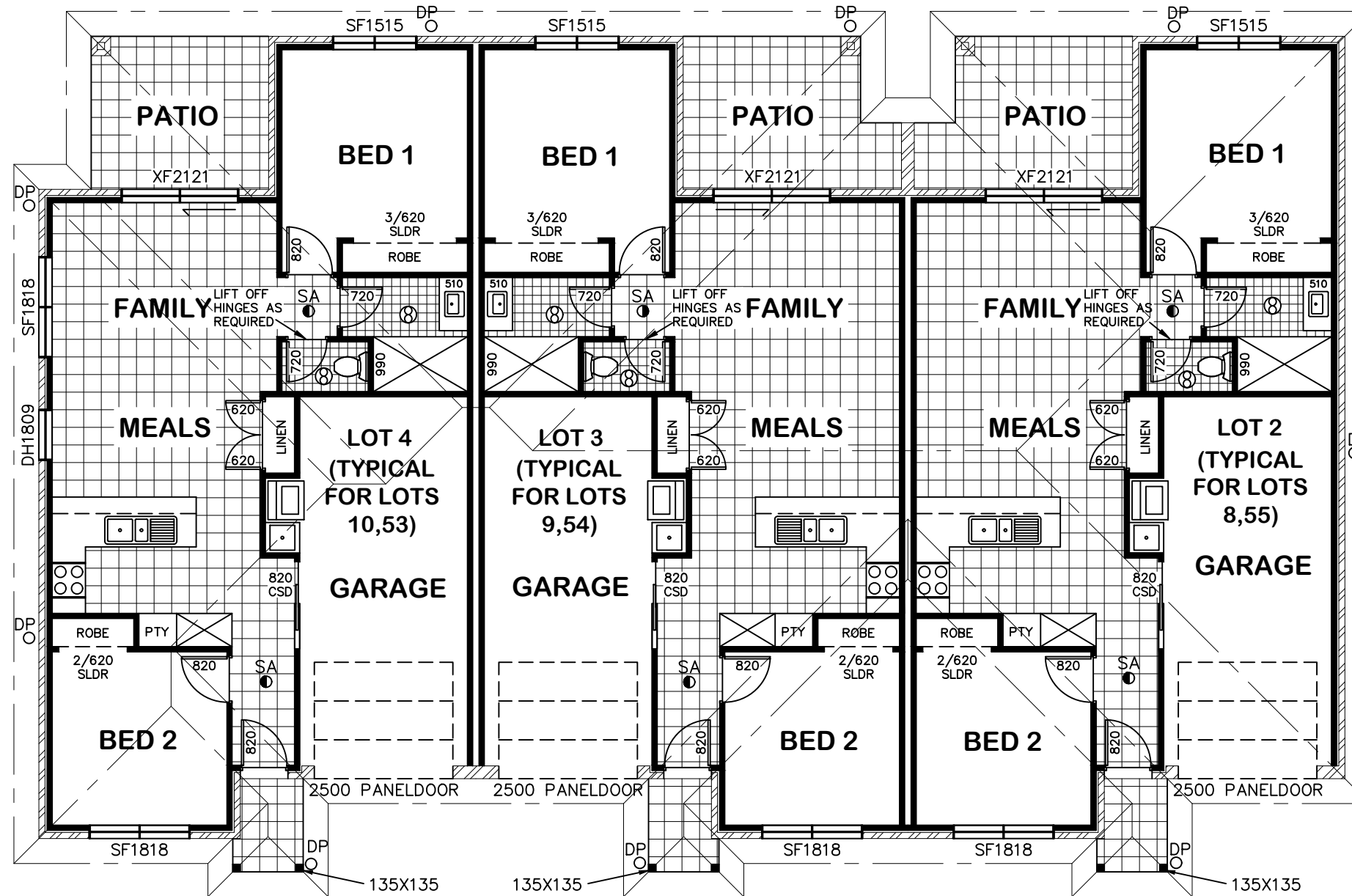


ELEVATION 3

Figure 1 illustrates the construction of a 23565-length code from 8 rows of 240-length codes. The diagram shows the following structure:

- Top Row (Resulting Code):** 23565 (Total Length)
- Row 1 (240-length code):** 945, 3200, 7480, 3200, 740, 740, 3200, 3830
- Row 2 (240-length code):** 945, 3200, 240, 3350, 300, 3350, 240, 3940, 230, 3940, 240, 3350, 240
- Row 3 (240-length code):** 240, 4055, 90, 1000, 90, 2260, 300, 2260, 90, 1000, 90, 4055, 300, 4055, 90, 1000, 90, 2260, 240
- Row 4 (240-length code):** 240, 4055, 90, 1560, 90, 1700, 300, 1700, 90, 1560, 90, 4055, 300, 4055, 90, 1560, 90, 1700, 240
- Row 5 (240-length code):** 240, 3755, 90, 90, 3030, 90, 90, 3030, 90, 90, 3755, 90, 90, 3755, 90, 90, 3030, 240
- Row 6 (240-length code):** 530, 120, 530, 120, 530, 120, 530, 120

The diagram shows how the 8 rows of 240-length codes are combined to form the 23565-length code. The segments are labeled with their respective lengths, and the total length of the resulting code is 23565.

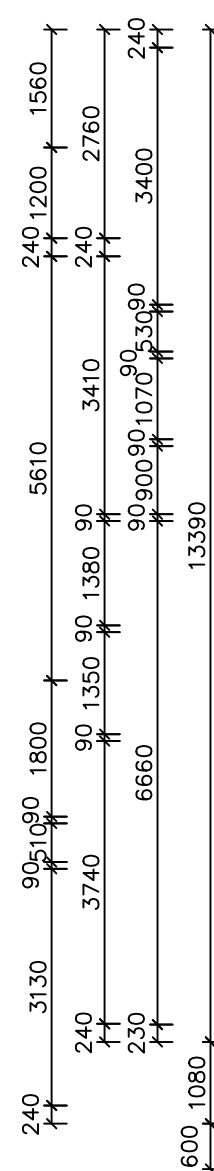
[illegible]

The diagram illustrates the cross-section of a bridge deck with three horizontal layers. The top layer is labeled with dimensions 240, 1475, 90, 1680, 1130, 90, 3030, 300, 3030, 90, 1130, 1680, 90, 1475, 300, 1475, 90, 1680, 1130, 90, 3030, and 240. The middle layer is labeled with dimensions 240, 3155, 240, 8500, 240, 3155, 300, 3155, 240, 4340, and 240. The bottom layer is labeled with dimensions 3500, 135, 1135, 6230, 1135, 135, 6820, 135, 1135, 3205, and 23565. Three 135x135 timber posts are shown, with labels '135X135 TIMBER POSTS' and 'NOTES'.



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**

EXTERNAL DOORS AND
OPENABLE WINDOWS IN
CONDITIONED SPACES
TO BE SEALED TO
RESTRICT AIR
INFILTRATION AS PER
PART 3.12.3 NCC 2019



MAAS
► PROPERTIES

DRAWING:
FLOOR PLAN - LOTS 2, 3 & 4
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



0007451500 13 Apr 2022

Assessor Peter Cumming

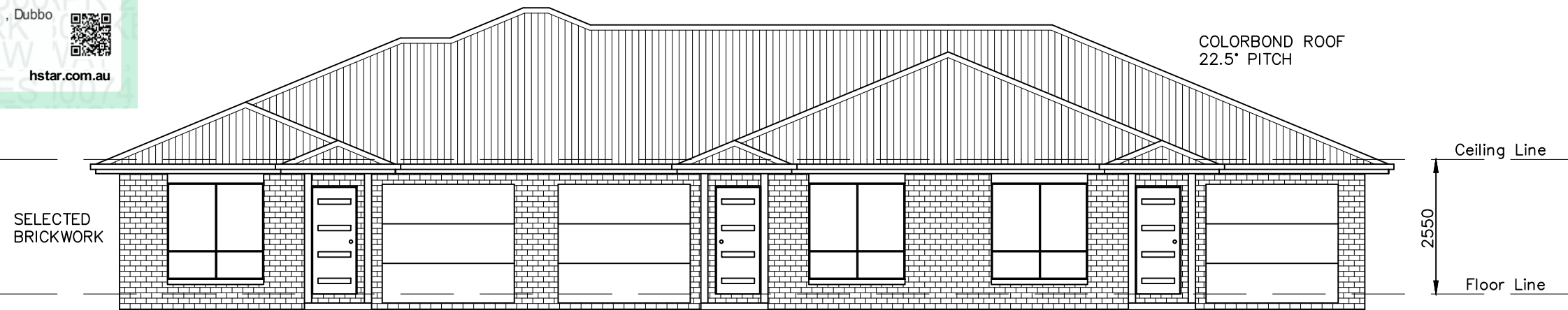
Accreditation No. 20042

Address

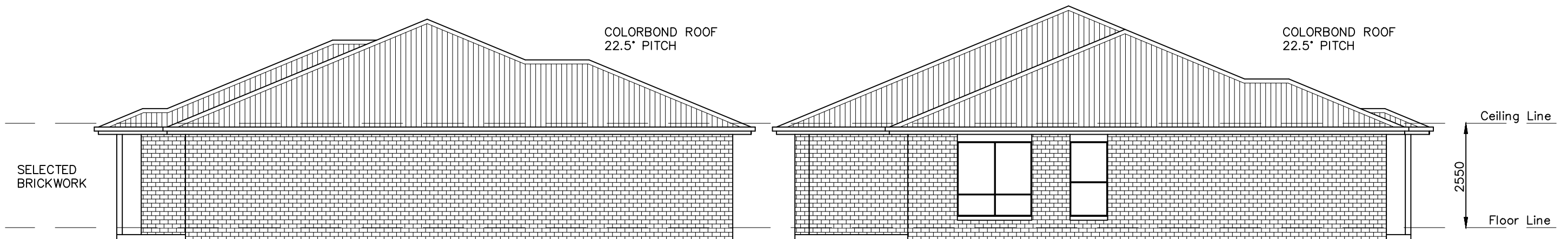
307 Keswick Parkway , Dubbo
, NSW , 2830



hstar.com.au

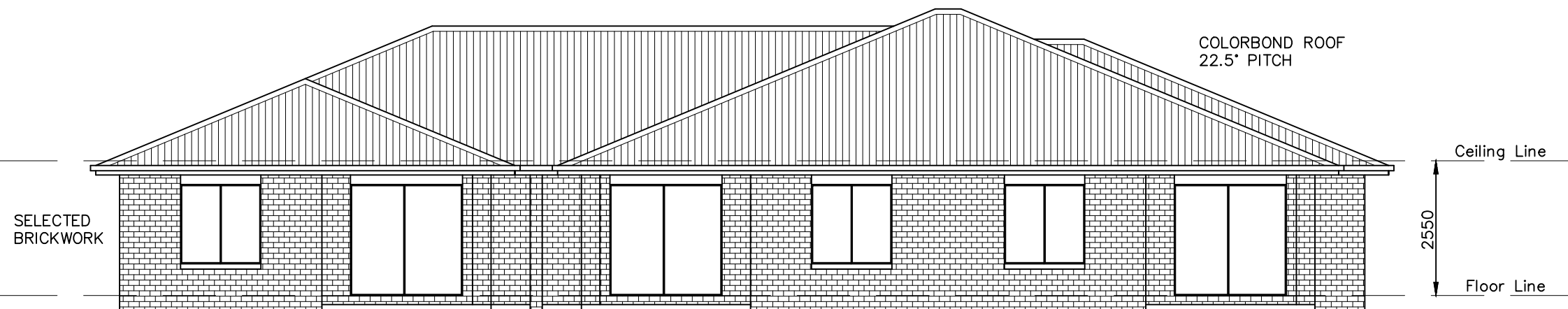


ELEVATION 1



ELEVATION 2

ELEVATION 4



ELEVATION 3



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

DRAWING:
ELEVATIONS - LOTS 2, 3 & 4
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
30 / 86

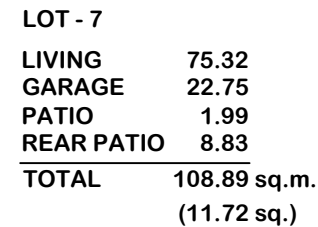
JOB No:
21279

ISSUE:
A



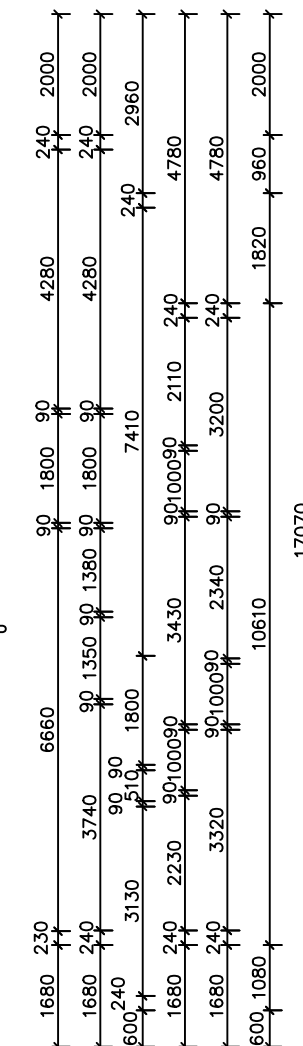
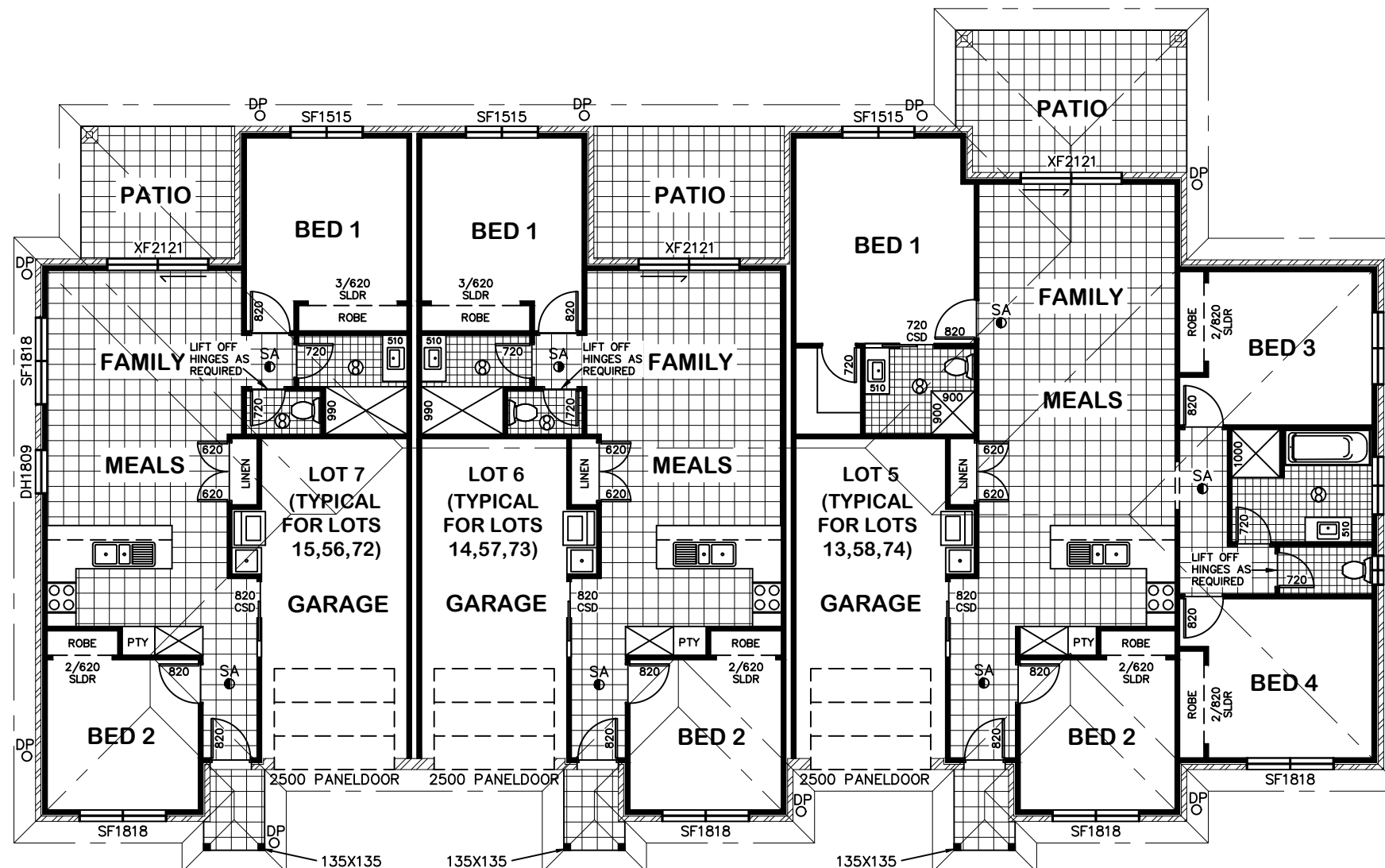
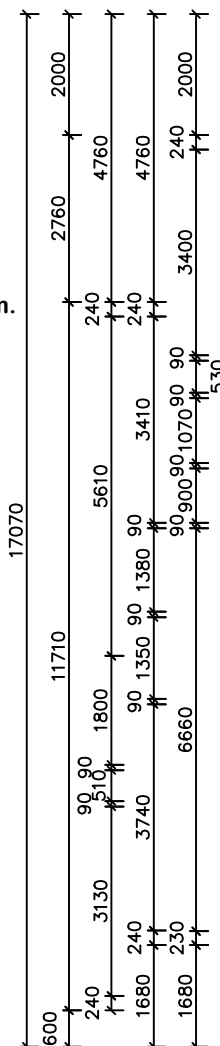
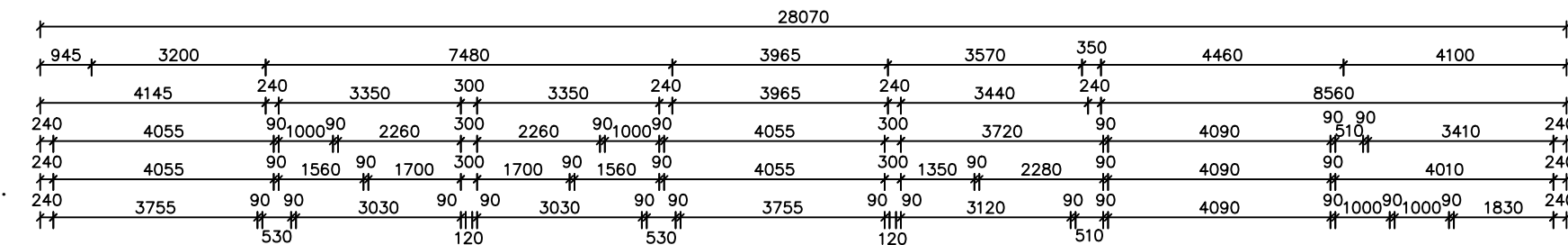
AVALON DRAFTING

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



LOT - 5	
LIVING	131.14
GARAGE	23.34
PATIO	1.99
REAR PATIO	13.90
TOTAL	170.37 sq.m. (18.34 sq.)

LOT - 6	
LIVING	74.36
GARAGE	22.75
PATIO	1.99
REAR PATIO	10.94
TOTAL	110.04 sq.m. (11.84 sq.)



EXHAUST SYSTEMS
INSTALLED (INCLUDING
TASTIC & LIGHT VENT
COMBO) TO HAVE MINIMUM
FLOW RATE IN
ACCORDANCE WITH PART
3.8.7 NCC 2019

EXHAUST SYSTEMS
(INCLUDING TASTIC & LIGHT
VENT COMBO) TO
DISCHARGE TO OUTSIDE AIR
OR VENTILATED ROOF
SPACE AS PER PART 3.8.7
NCC 2019. METHOD CHOSEN
IS TO MATCH COMPLIANCE
WITH THE RELEVANT BASIX
CERTIFICATE.

PLIABLE BUILDING
MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE A
VAPOR PERMEABLE TYPE,
COMPLY WITH AS/NZS
4200.1 AND BE INSTALLED
AS PER AS4200.2

EXTERNAL DOORS AND
OPENABLE WINDOWS IN
CONDITIONED SPACES TO
BE SEALED TO RESTRICT
AIR INFILTRATION AS PER
PART 3.12.3 NCC 2019

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA ① SMOKE ALARM
⑧ EXHAUST FAN

[illegible]

* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

**TYPICAL FOR LOTS
13,14,15,56,57,58,72,73,74**



DATE:
12.04.22

SCALE:
1:125(A3)

DRAWN:
AW

DRAWING:
FLOOR PLAN - LOTS 5, 6 & 7
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
31 / 86

JOB No:
21279

ISSUE:
A



MAAS
► PROPERTIES



0007451500 13 Apr 2022

Assessor Peter Cumming

Accreditation No. 20042

Address

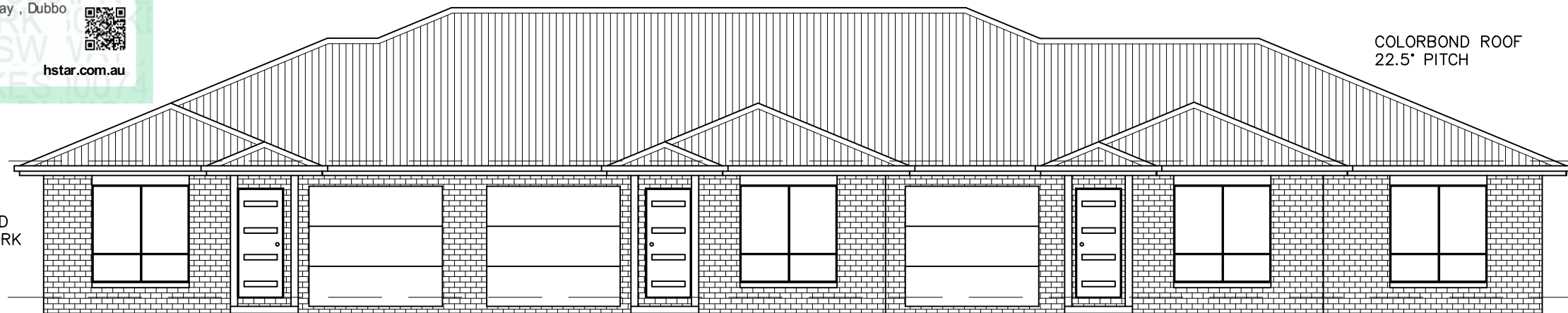
307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au

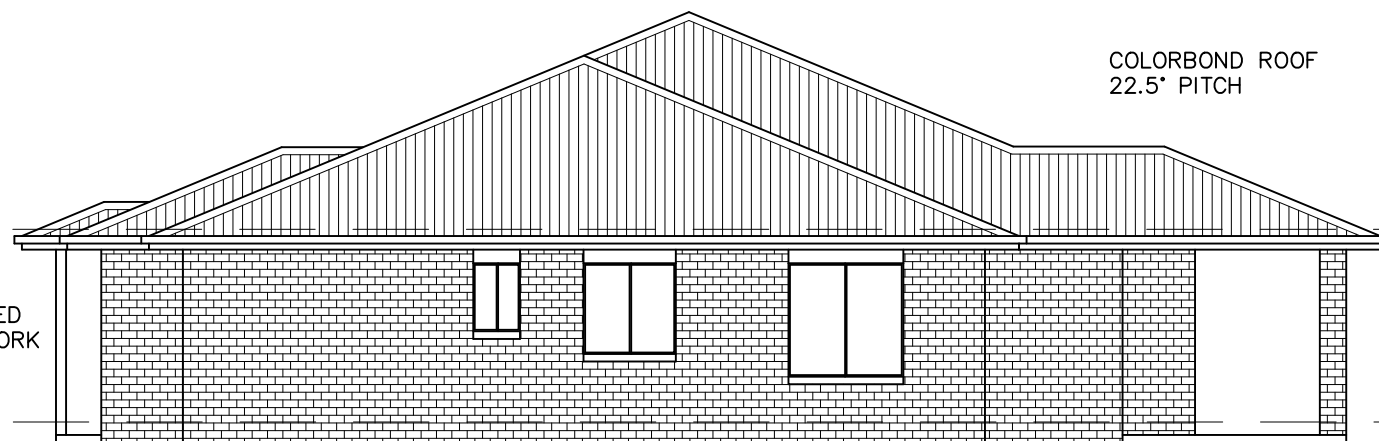


SELECTED
BRICKWORK



ELEVATION 1

SELECTED
BRICKWORK

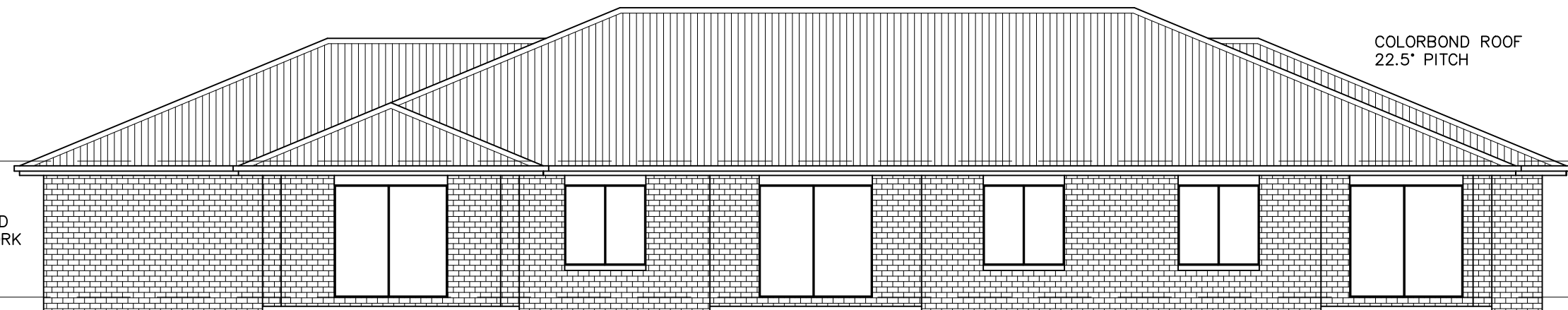


ELEVATION 2



ELEVATION 4

SELECTED
BRICKWORK



ELEVATION 3



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
35 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
ELEVATIONS - LOTS 5, 6 & 7
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



AVALON
DRAFTING

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



**AVALON
DRAFTING**

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502





0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
, NSW, 2830

hstar.com.au

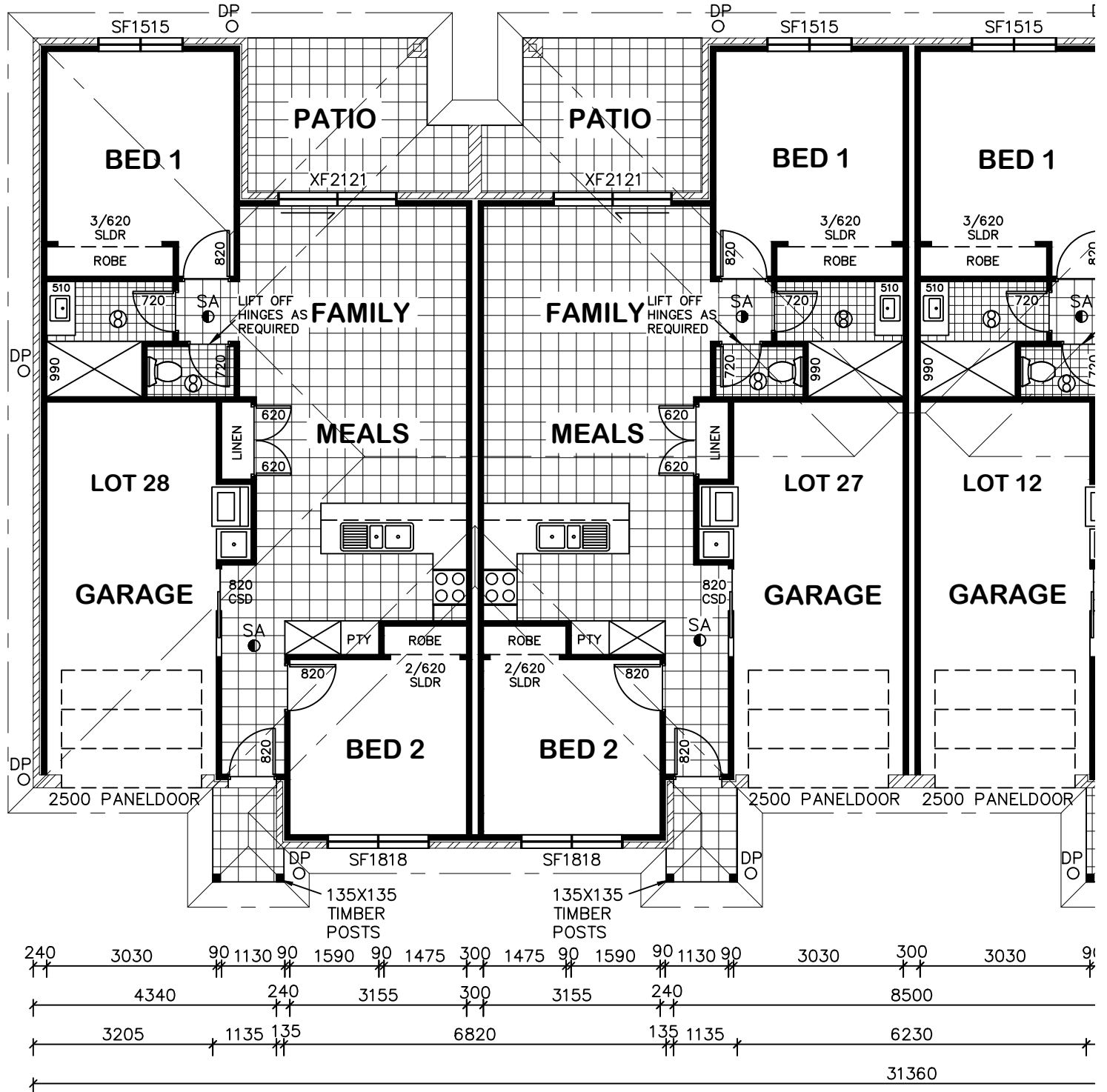
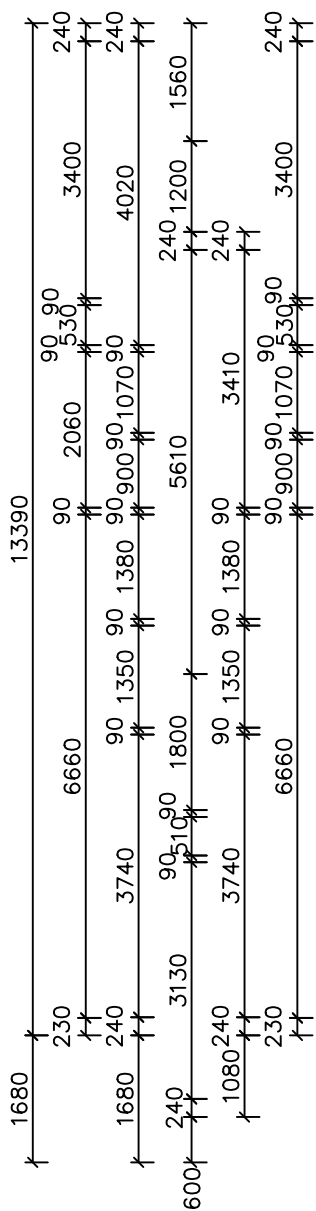
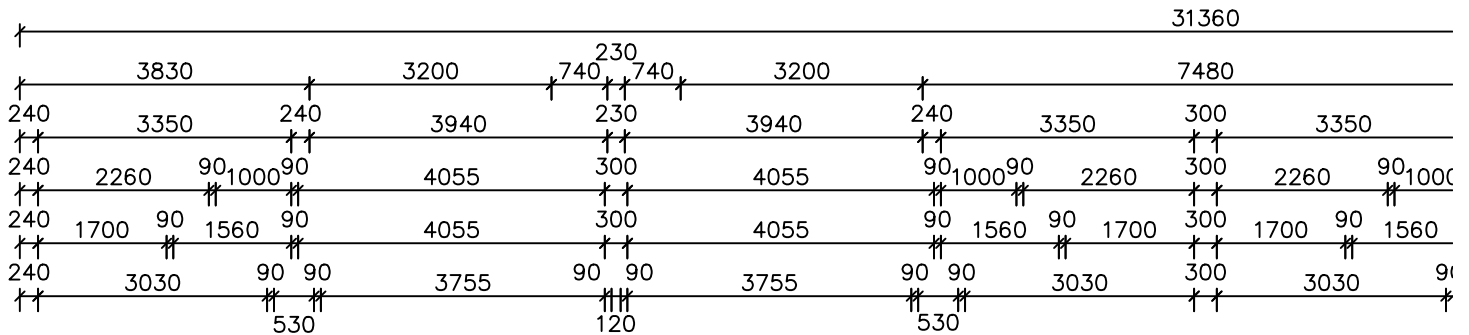


LOT - 27

LIVING	74.40
GARAGE	22.75
PATIO	1.99
REAR PATIO	9.72
TOTAL	108.86 sq.m.
	(11.72 sq.)

LOT - 28

LIVING	74.99
GARAGE	23.37
PATIO	1.99
REAR PATIO	9.72
TOTAL	110.07 sq.m.
	(11.85 sq.)



*** NOTE:** EXTERNAL LIGHTING
ALL EXTERNAL LIGHT FITTINGS ARE TO
BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE
ABOVE THE HORIZONTAL PLANE.

*** ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.**



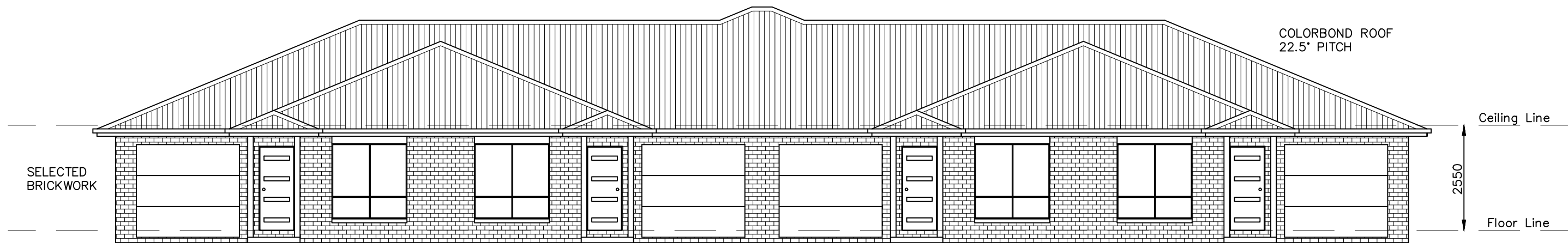
DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 37 / 86	JOB No: 21279	ISSUE: A

DRAWING:
FLOOR PLAN - LOT 11, 12, 27 & 28
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

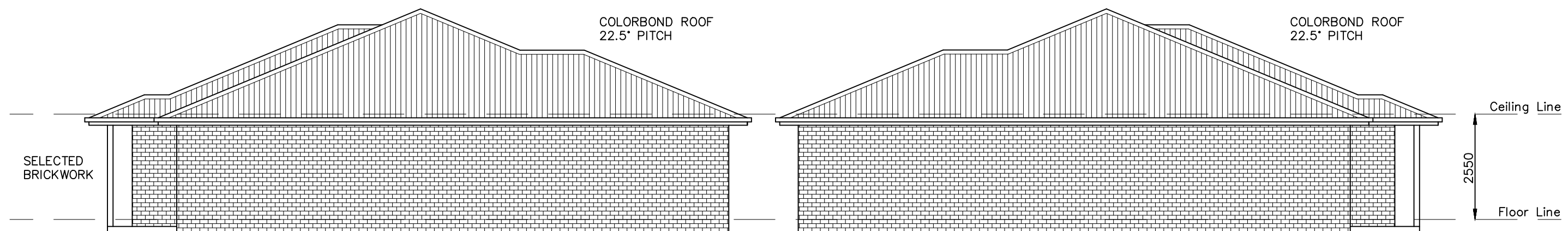




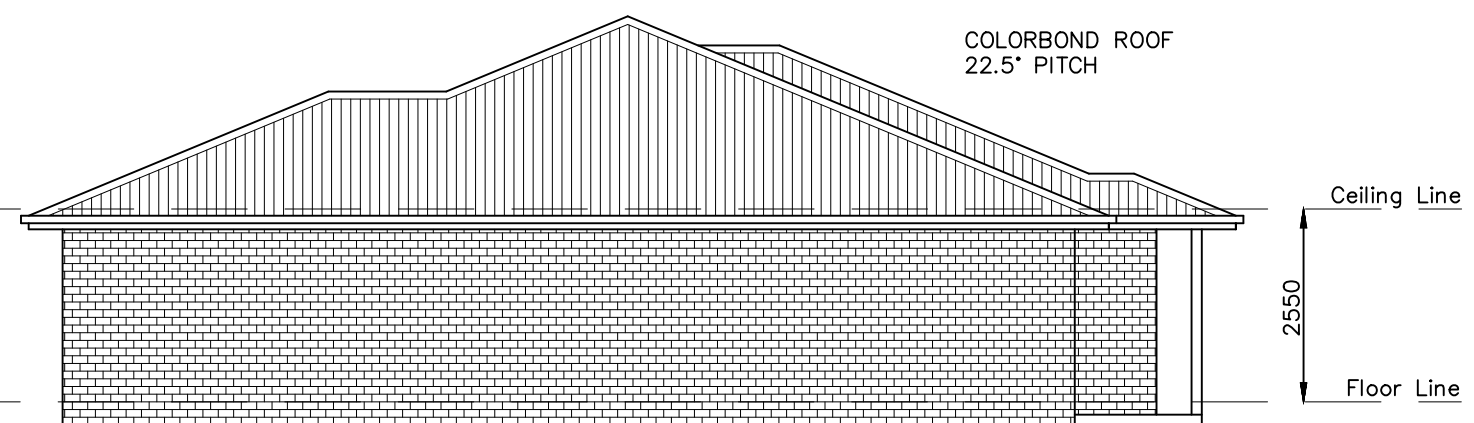
31360									
7480				3200	230	740	740	3200	3830
3350	300	3350	240	3940	230	3940	240	3350	240
90	2260	300	90	1000	300	4055	90	1000	2260
560	90	1700	300	1700	90	1560	90	1560	90
3030	300	3030	90	90	3755	90	90	3755	90
			530			120		530	



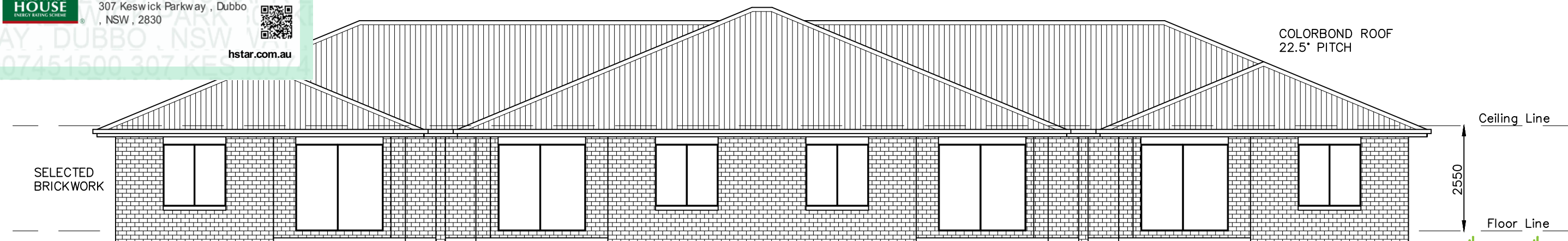
ELEVATION 1



ELEVATION 2



ELEVATION 4



ELEVATION 3



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

DRAWING:
ELEVATIONS - LOTS 11, 12, 27 & 28
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
39 / 86

JOB No:
21279

ISSUE:
A





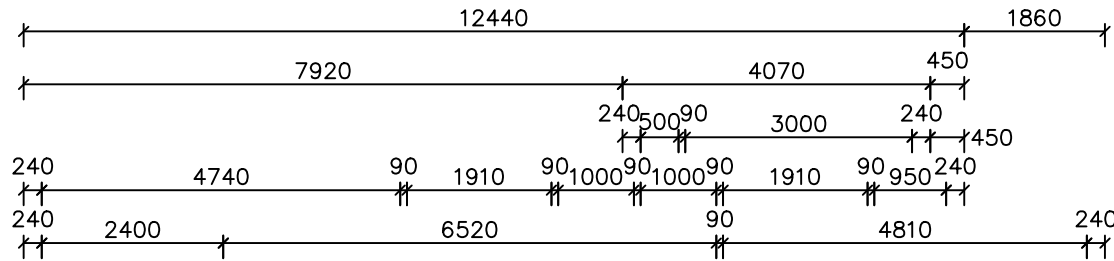
0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042

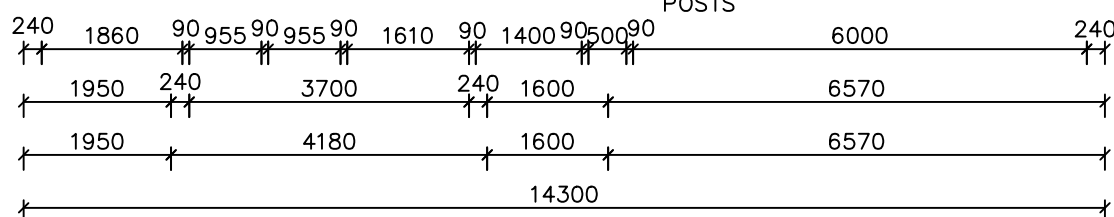
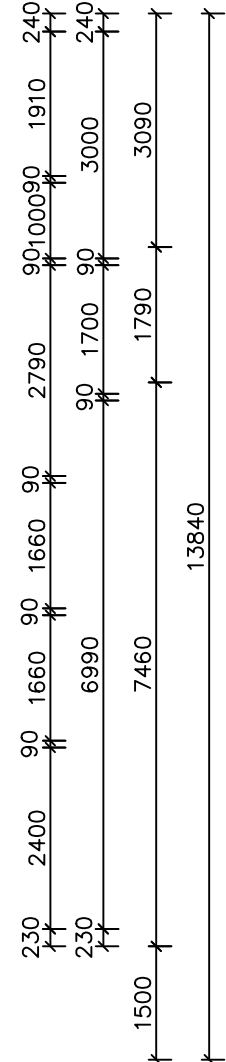
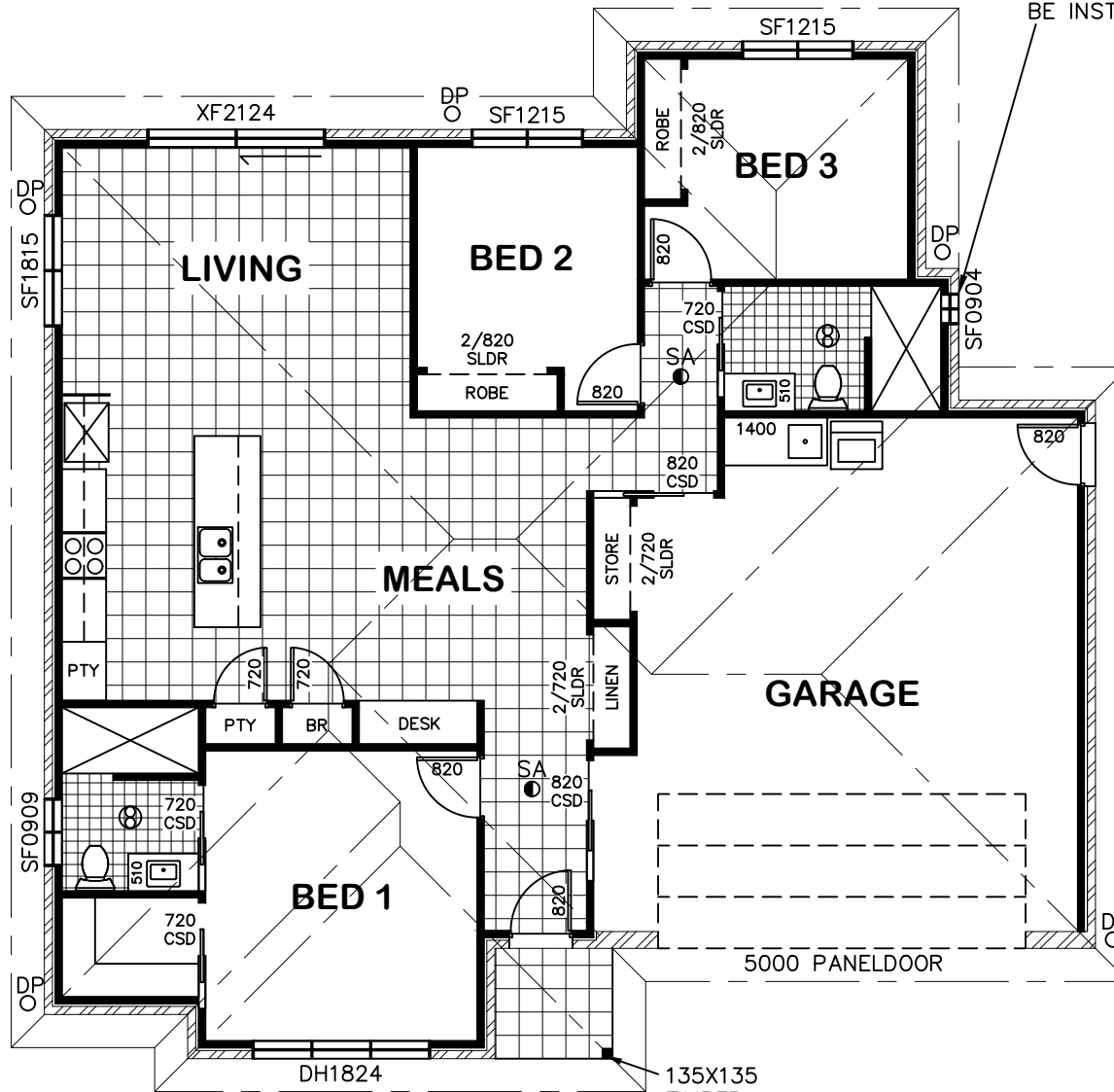
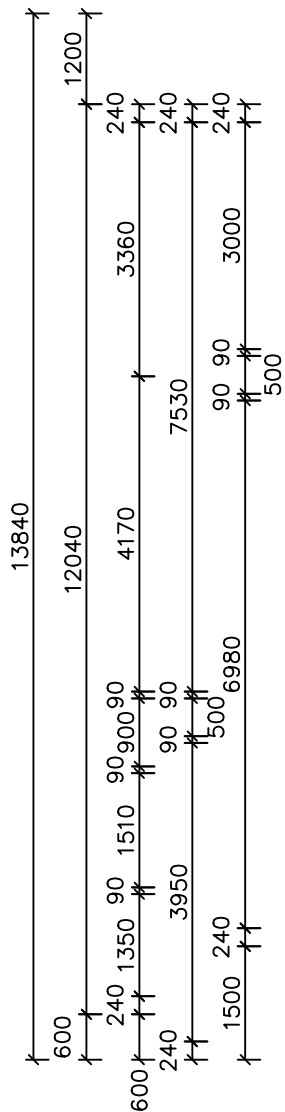
Address
307 Keswick Parkway, Dubbo
, NSW, 2830

hstar.com.au

LIVING	117.78
GARAGE	46.73
PATIO	2.40
TOTAL	166.91 sq.m. (17.97 sq.)



NOTE: WINDOW SILL TO BE
TILED NO ARCHITRAVE TO
BE INSTALLED ON WINDOW



TYPICAL FOR LOTS
59,67,68

EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC
& LIGHT VENT COMBO) TO HAVE MINIMUM FLOW
RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT
VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR
VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC
2019. METHOD CHOSEN IS TO MATCH COMPLIANCE
WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE A VAPOR PERMEABLE
TYPE, COMPLY WITH AS/NZS 4200.1 AND BE
INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN
CONDITIONED SPACES TO BE SEALED TO RESTRICT
AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

* NOTE: EXTERNAL LIGHTING
ALL EXTERNAL LIGHT FITTINGS ARE TO
BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE
ABOVE THE HORIZONTAL PLANE.
* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

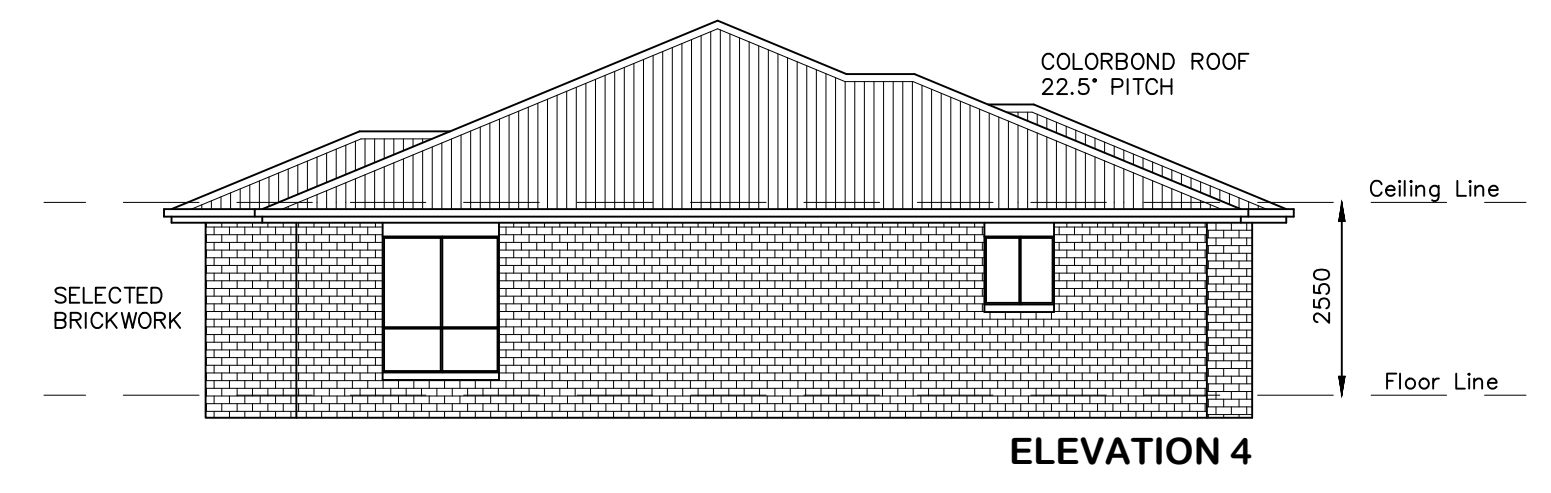
SA ● SMOKE ALARM
⊗ EXHAUST FAN



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 40 / 86	JOB No: 21279	ISSUE: A

DRAWING:
FLOOR PLAN - LOT 16
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





	DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW	DRAWING: ELEVATIONS - LOT 16 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES	 AVALON DRAFTING 2/2 Blueridge Drive Dubbo NSW 2830 Ph: (02) 6885 3594 / Mob: 0408 296 502
	SHEET: 41 / 86	JOB No: 21279	ISSUE: A		



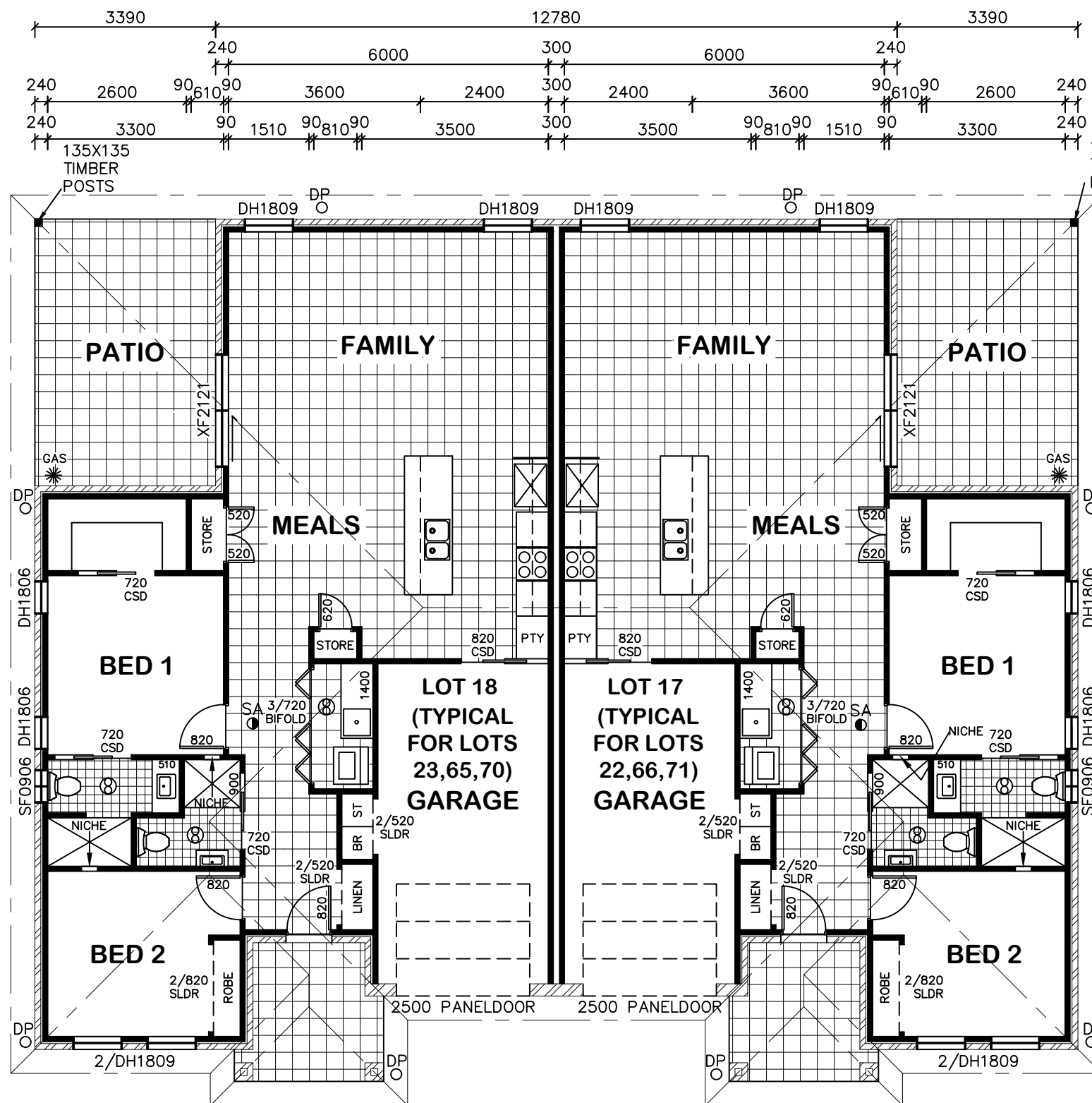
LOT - 18
LIVING 105.50
GARAGE 21.94
PATIO 16.95
REAR PATIO 6.23
TOTAL 150.62 sq.m.
(16.21 sq.)

EXHAUST SYSTEMS INSTALLED
(INCLUDING TASTIC & LIGHT
VENT COMBO) TO HAVE
MINIMUM FLOW RATE IN
ACCORDANCE WITH PART
3.8.7 NCC 2019

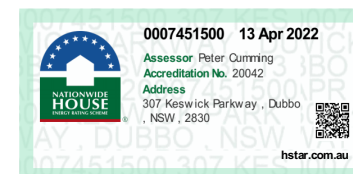
EXHAUST SYSTEMS
(INCLUDING TASTIC & LIGHT
VENT COMBO) TO DISCHARGE
TO OUTSIDE AIR OR
VENTILATED ROOF SPACE AS
PER PART 3.8.7 NCC 2019.
METHOD CHOSEN IS TO
MATCH COMPLIANCE WITH
THE RELEVANT BASIX
CERTIFICATE.

PLIABLE BUILDING MEMBRANE
INSTALLED IN EXTERNAL
WALLS TO BE A VAPOR
PERMEABLE TYPE, COMPLY
WITH AS/NZS 4200.1 AND BE
INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND
OPENABLE WINDOWS IN
CONDITIONED SPACES TO BE
SEALED TO RESTRICT AIR
INFILTRATION AS PER PART
3.12.3 NCC 2019



LOT - 17
LIVING 105.50
GARAGE 21.94
PATIO 16.95
REAR PATIO 6.23
TOTAL 150.62 sq.m.
(16.21 sq.)



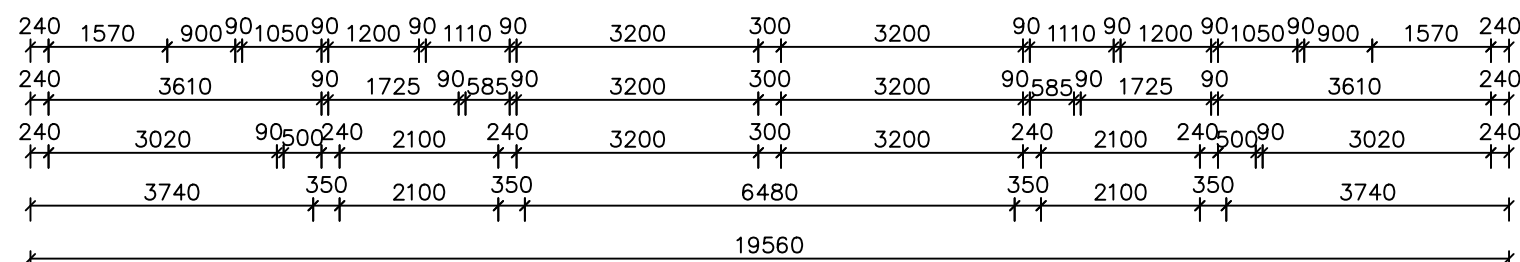
NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA ● SMOKE ALARM
⊗ EXHAUST FAN

* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO
BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE
ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.



TYPICAL FOR LOTS
22,23,65,66,70,71

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

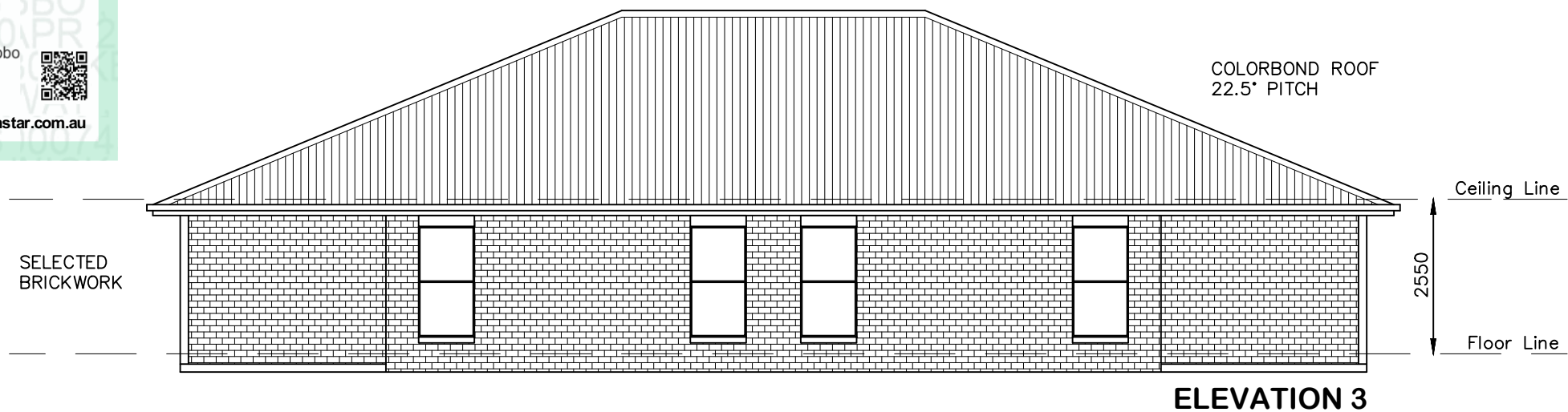
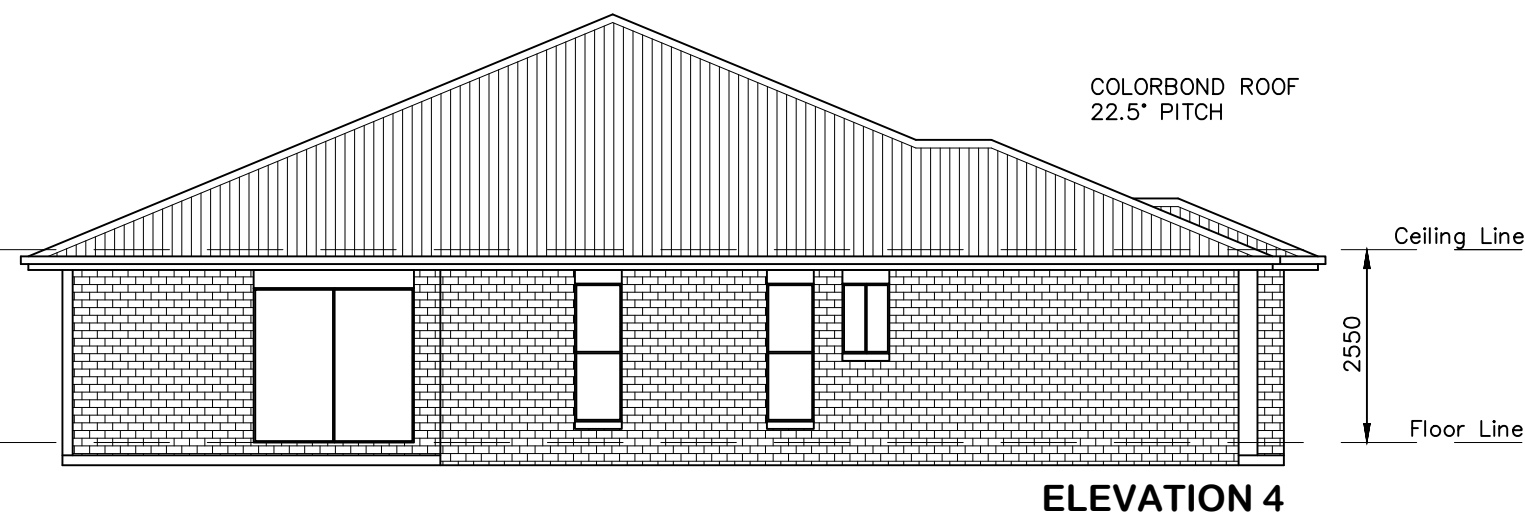
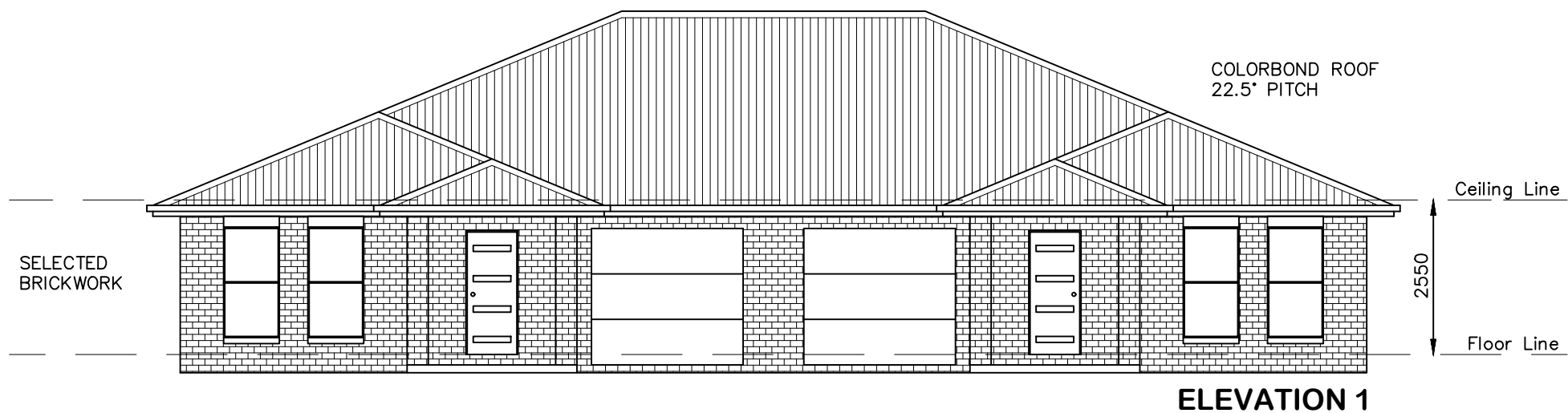
DRAWING:
FLOOR PLAN - LOTS 17 & 18
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
42 / 86

JOB No:
21279

ISSUE:
A





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

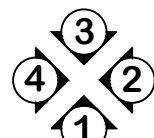
DRAWING:
ELEVATIONS - LOTS 17 & 18
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
43 / 86

JOB No:
21279

ISSUE:
A

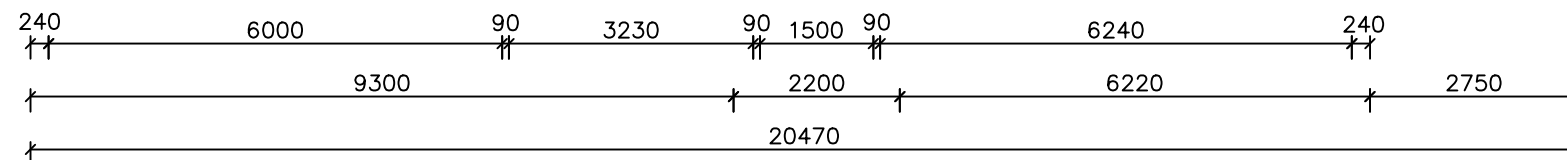
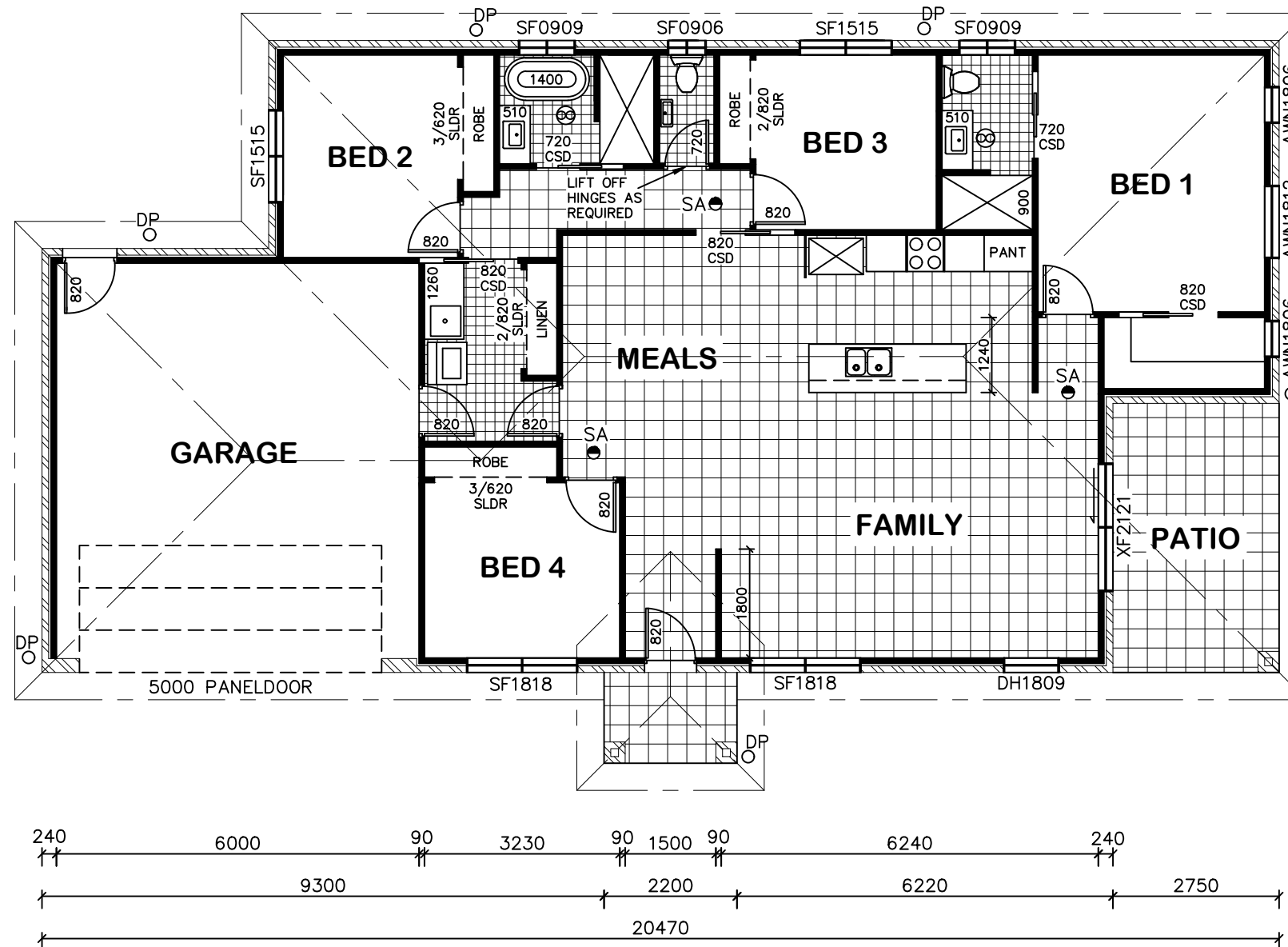
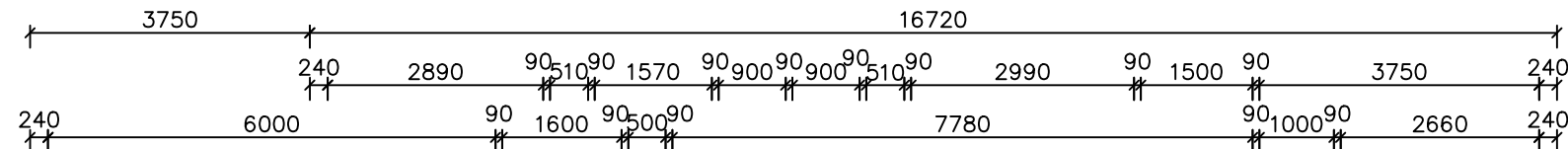
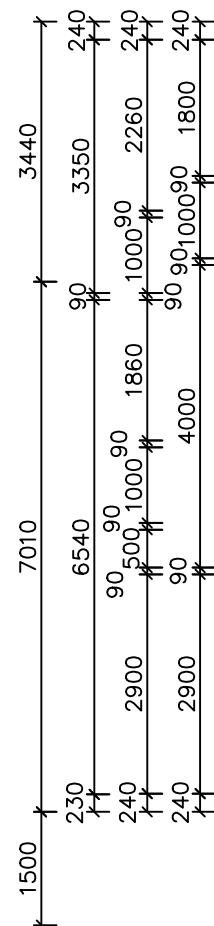




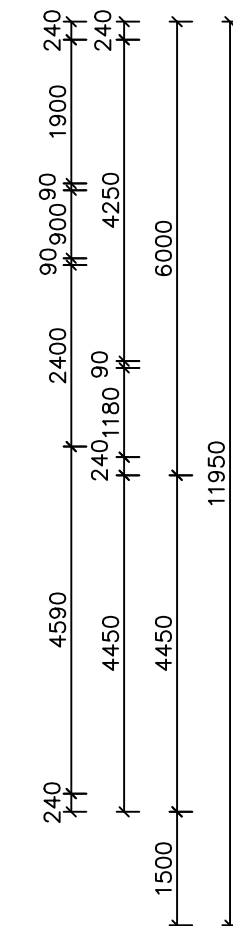
0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042

Address
307 Keswick Parkway, Dubbo
, NSW, 2830



LIVING	145.63
GARAGE	43.14
PATIO	12.24
PORCH	3.30
TOTAL	204.31 sq.m. (21.99 sq.)



NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA ● SMOKE ALARM
⊗ EXHAUST FAN

* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
44 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
FLOOR PLAN - LOT 19
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

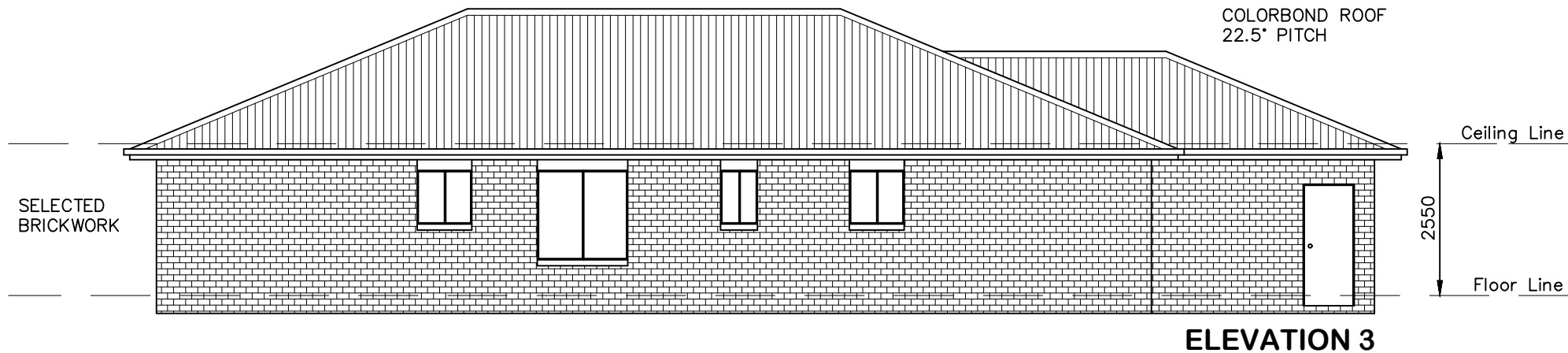
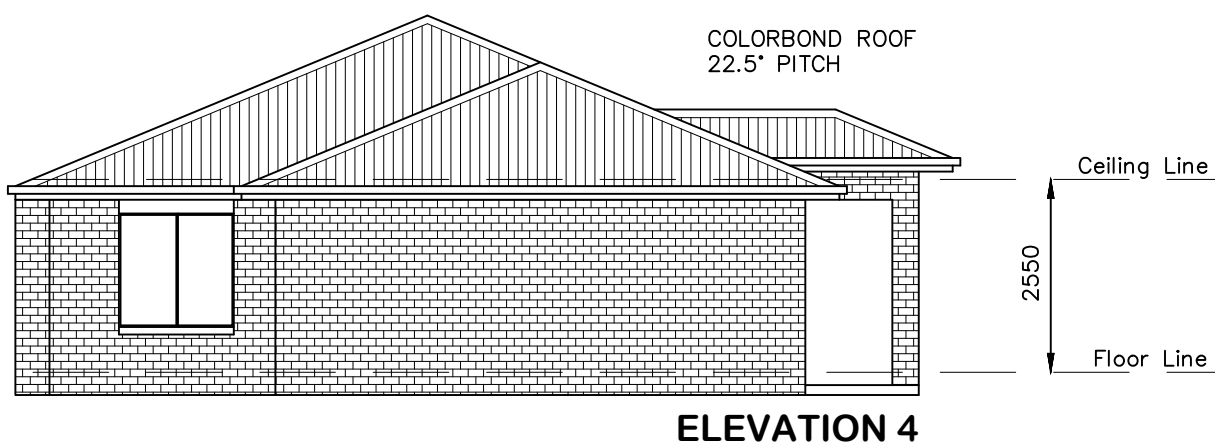
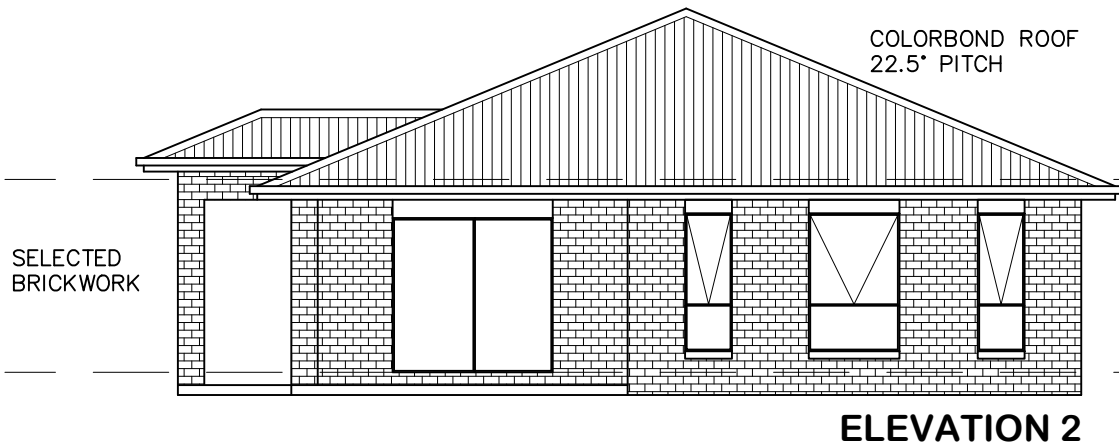




0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
 307 Keswick Parkway , Dubbo
 , NSW , 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
 12.04.22

SCALE:
 1:100(A3)

DRAWN:
 AW

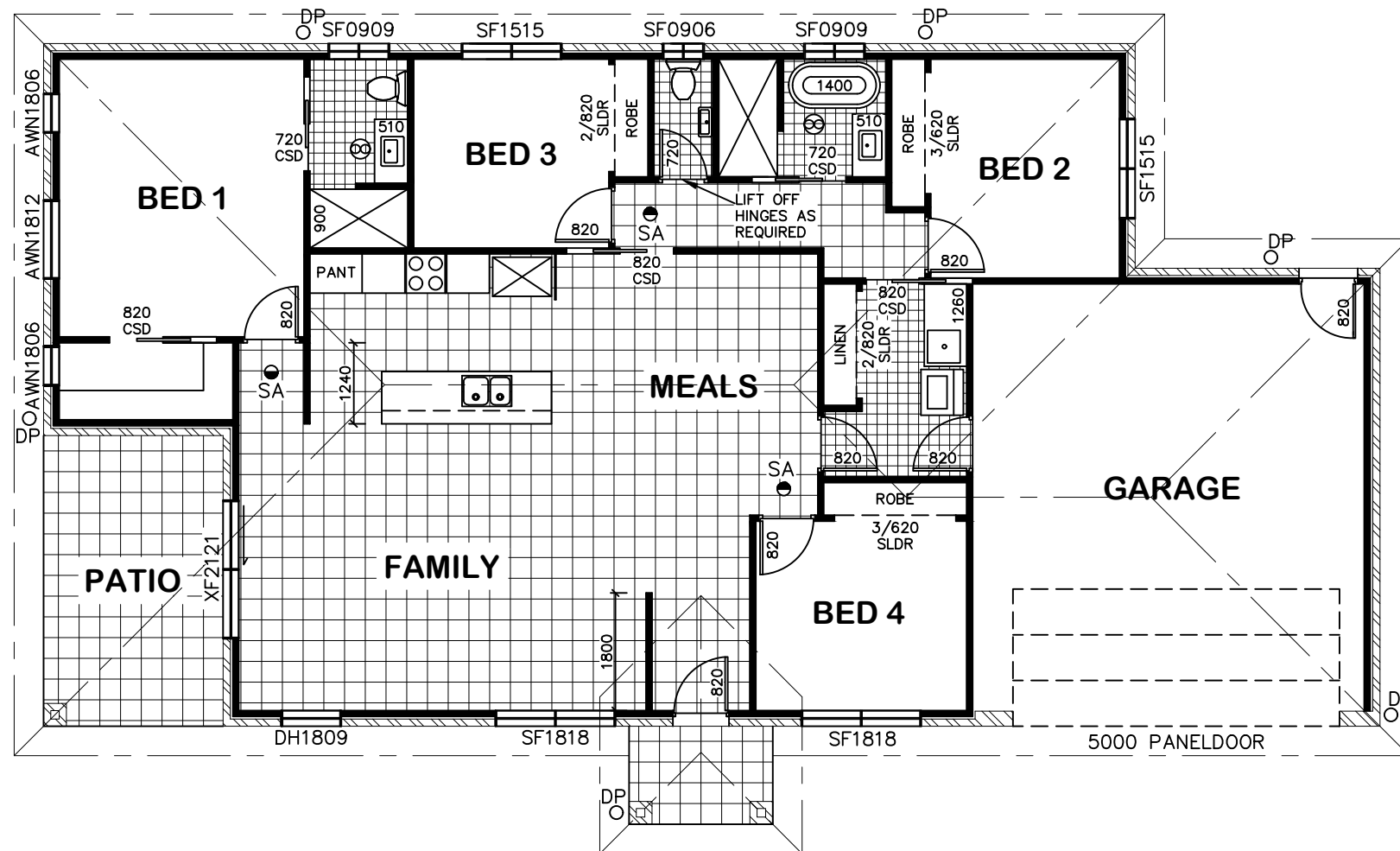
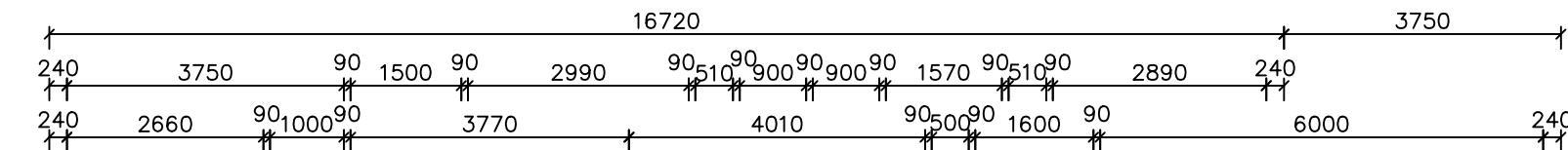
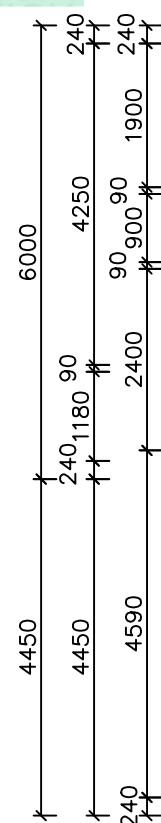
SHEET:
 45 / 86

JOB No:
 21279

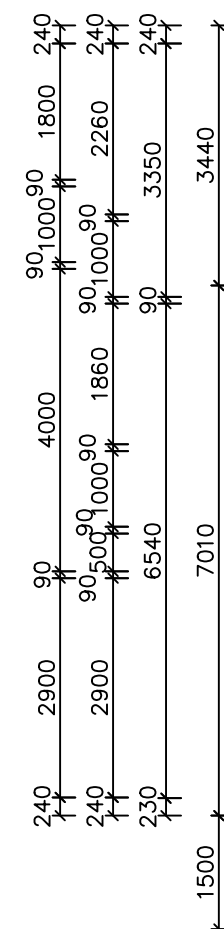
ISSUE:
 A

DRAWING:
 ELEVATIONS - LOT 19
 KESWICK BUNKER GATED ESTATE
 MAAS GROUP PROPERTIES





LIVING	145.63
GARAGE	43.14
PATIO	12.24
PORCH	3.30
TOTAL	204.31 sq.m. (21.99 sq.)



EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA SMOKE ALARM
- ⊗ EXHAUST FAN

* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW	DRAWING: FLOOR PLAN - LOT 20 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES
SHEET: 46 / 86	JOB No: 21279	ISSUE: A	





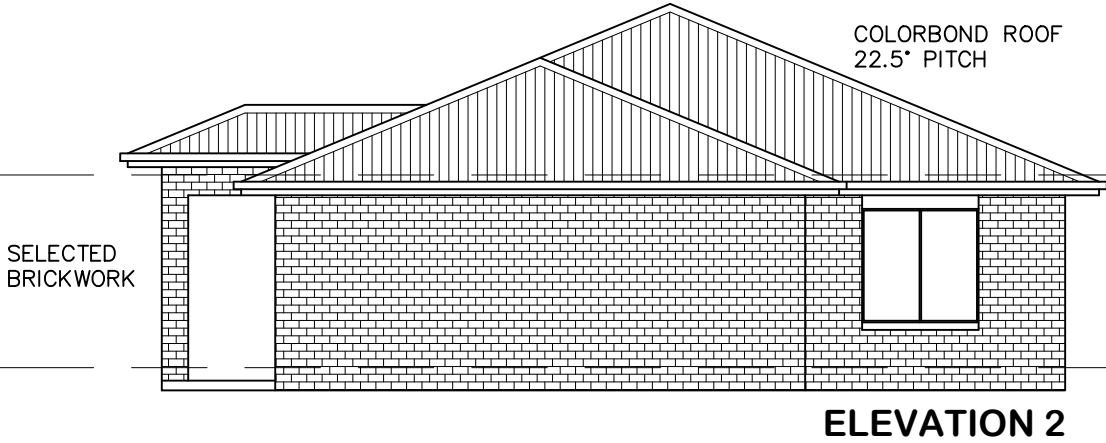
0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042

Address
307 Keswick Parkway , Dubbo
, NSW , 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
47 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
ELEVATIONS - LOT 20
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES







0007451500 13 Apr 2022

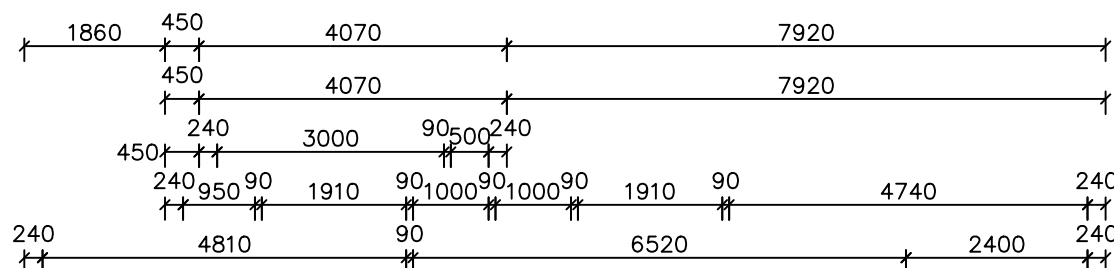
Assessor Peter Cumming
Accreditation No. 20042

Address
307 Keswick Parkway, Dubbo
, NSW, 2830

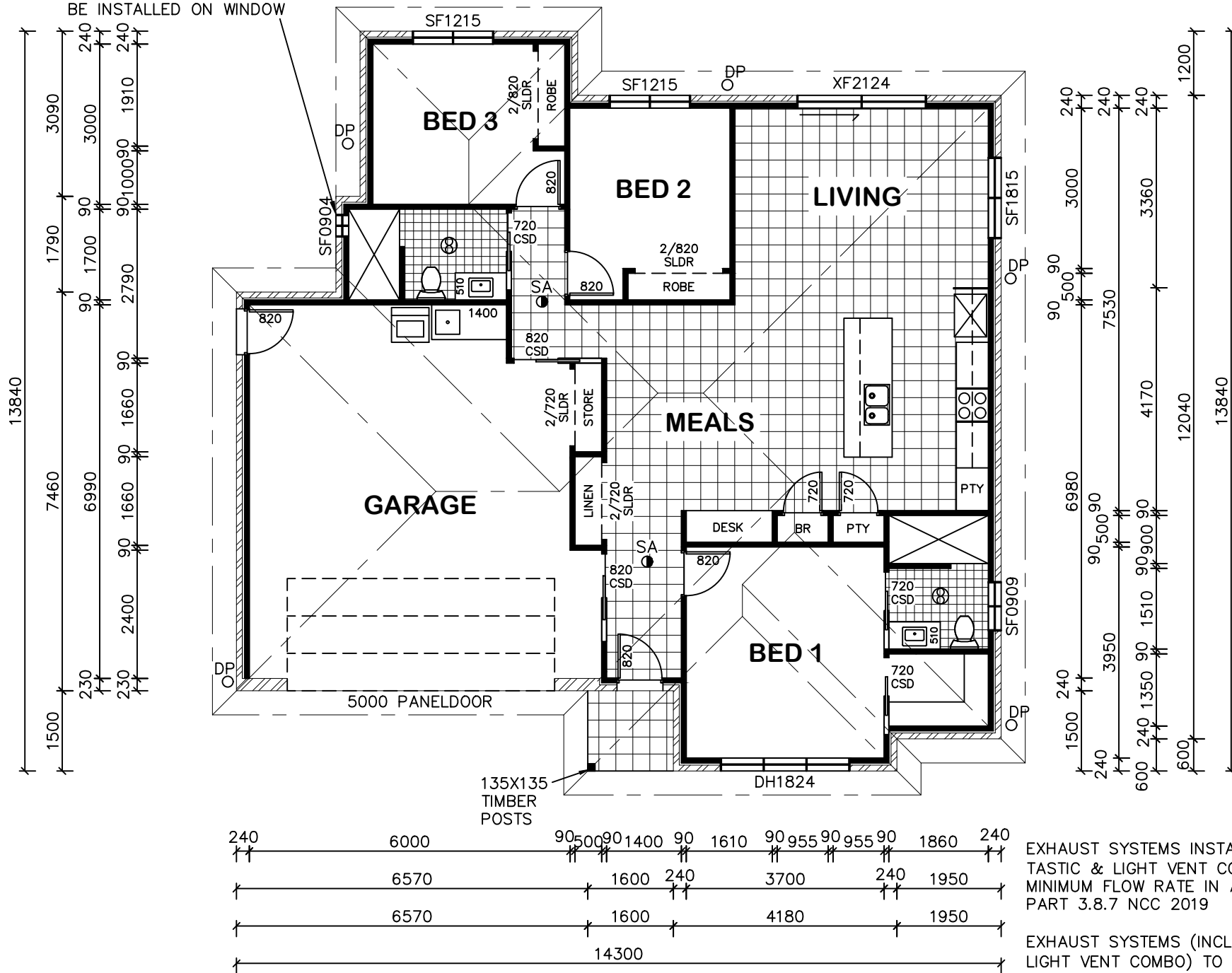


hstar.com.au

LIVING	117.78
GARAGE	46.73
PATIO	2.40
TOTAL	166.91 sq.m. (17.97 sq.)



NOTE: WINDOW SILL TO BE
TILED NO ARCHITRAVE TO
BE INSTALLED ON WINDOW



EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

*** NOTE:** EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA ● SMOKE ALARM
⊗ EXHAUST FAN



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

DRAWING:
FLOOR PLAN - LOT 21
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
48 / 86

JOB No:
21279

ISSUE:
A



**AVALON
DRAFTING**

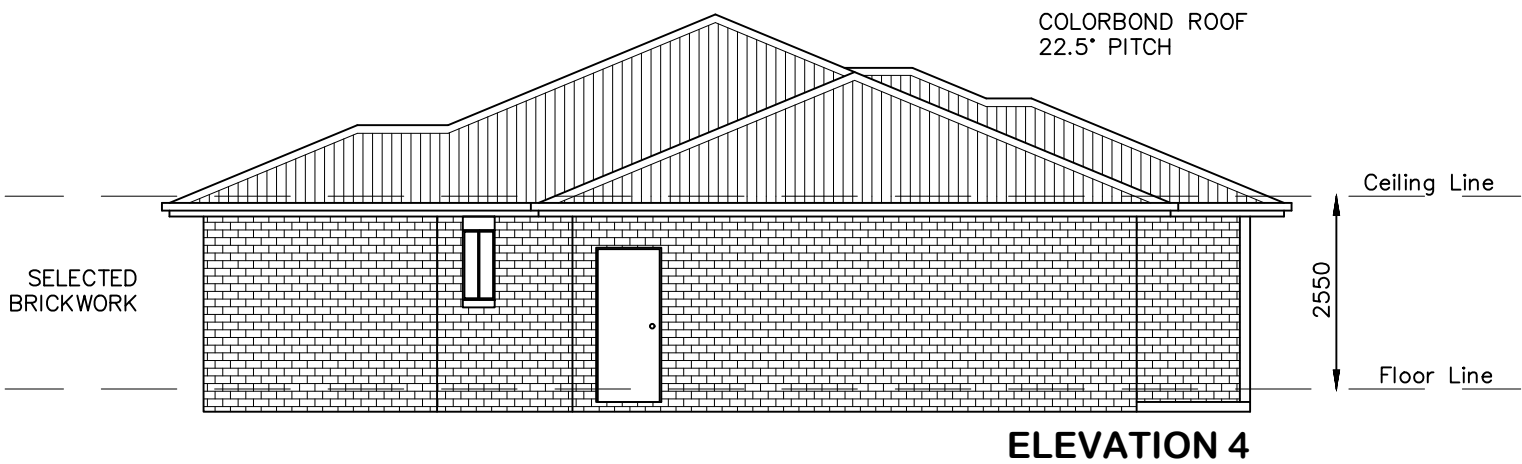
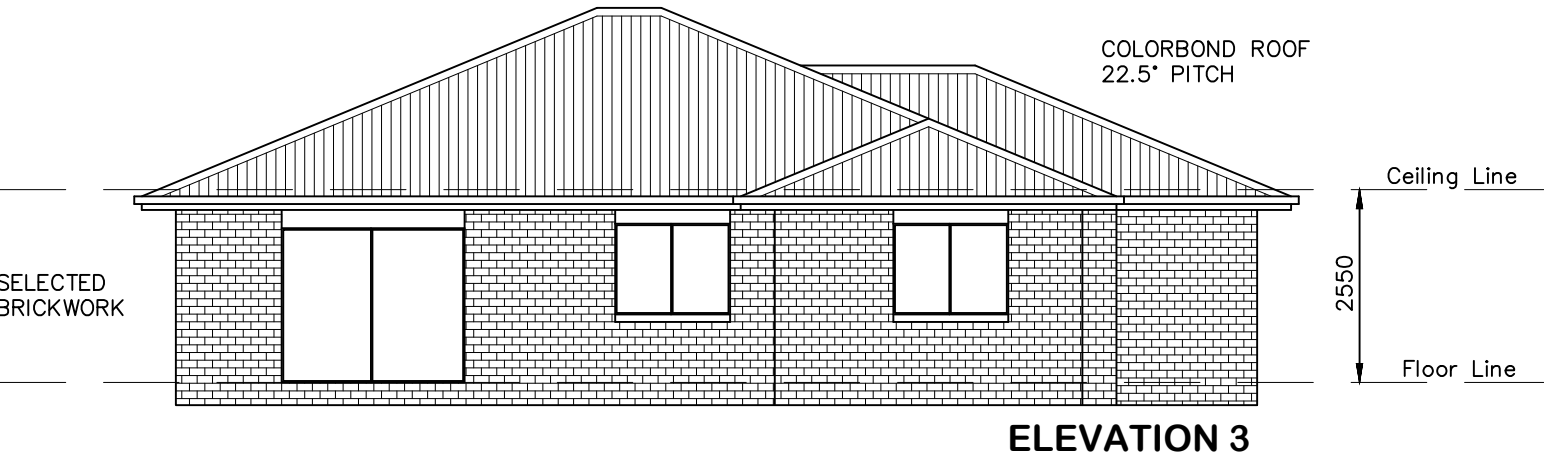
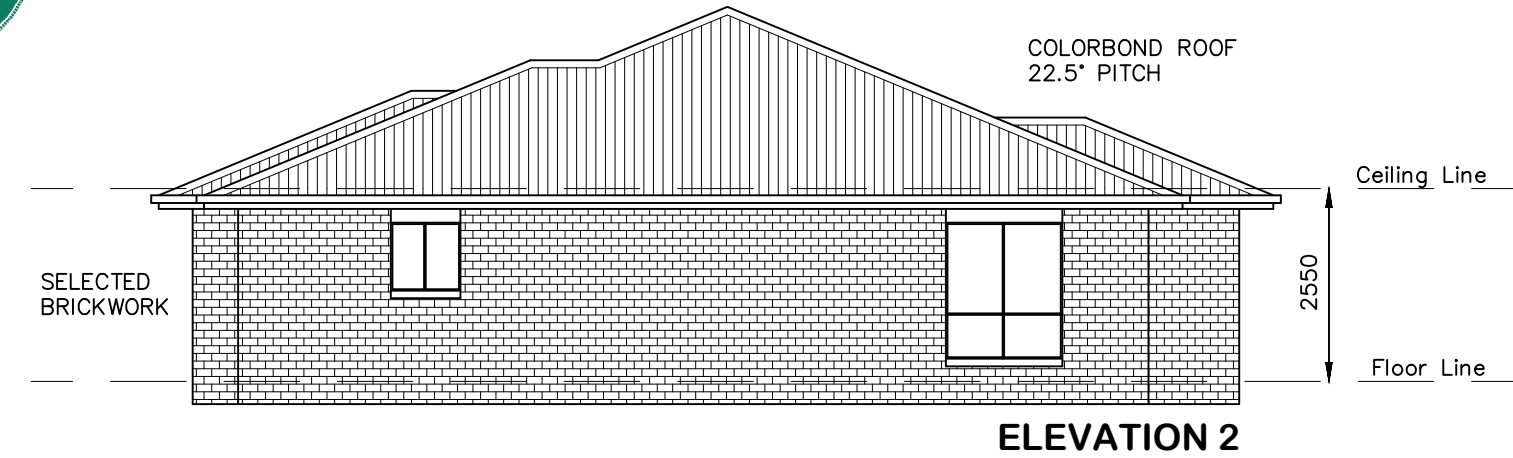
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
 307 Keswick Parkway , Dubbo
 , NSW , 2830



hstar.com.au



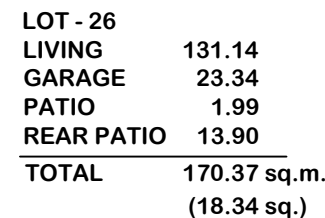
* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 49 / 86	JOB No: 21279	ISSUE: A

DRAWING:
 ELEVATION - LOT 21
 KESWICK BUNKER GATED ESTATE
 MAAS GROUP PROPERTIES





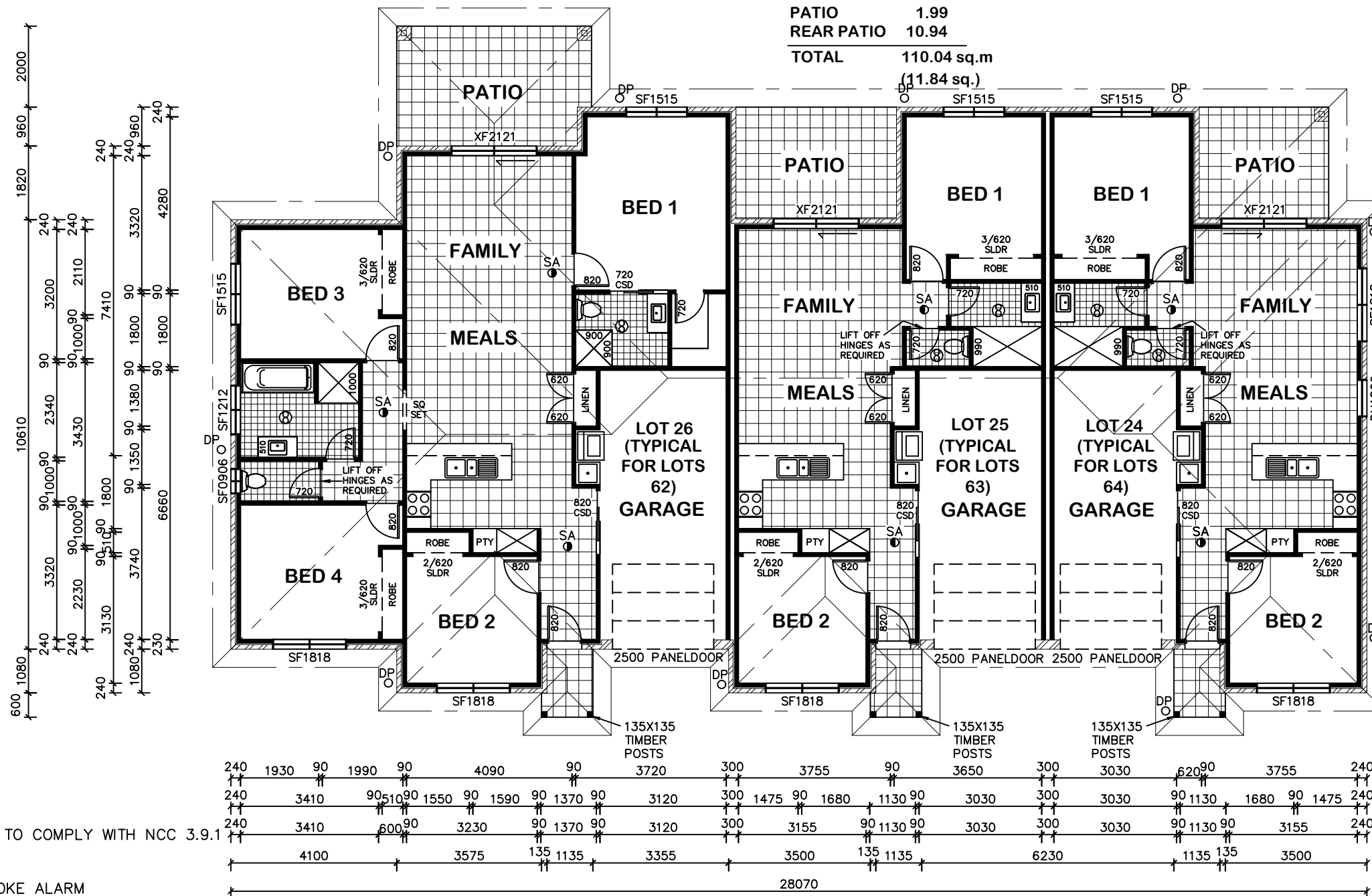
LOT - 24	
LIVING	75.32
GARAGE	22.75
PATIO	1.99
REAR PATIO	8.83
TOTAL	108.89 sq.m. (11.72 sq.)

LOT - 25	
LIVING	74.36
GARAGE	22.75
PATIO	1.99
REAR PATIO	10.94
TOTAL	110.04 sq.m
	(11.84 sq.)

EXHAUST SYSTEMS
(INCLUDING TASTIC &
LIGHT VENT COMBO) TO
DISCHARGE TO OUTSIDE
AIR OR VENTILATED ROOF
SPACE AS PER PART
3.8.7 NCC 2019. METHOD
CHOSEN IS TO MATCH
COMPLIANCE WITH THE
RELEVANT BASIX
CERTIFICATE.

PLIABLE BUILDING
MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE
A VAPOR PERMEABLE
TYPE, COMPLY WITH
AS/NZS 4200.1 AND BE
INSTALLED AS PER
AS4200.2

EXTERNAL DOORS AND
OPENABLE WINDOWS IN
CONDITIONED SPACES TO
BE SEALED TO RESTRICT
AIR INFILTRATION AS PER
PART 3.12.3 NCC 2019



NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA  SMOKE ALARM

 EXHAUST FAN

* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

**TYPICAL FOR LOTS
62.63.64**



DATE:
12.04.22

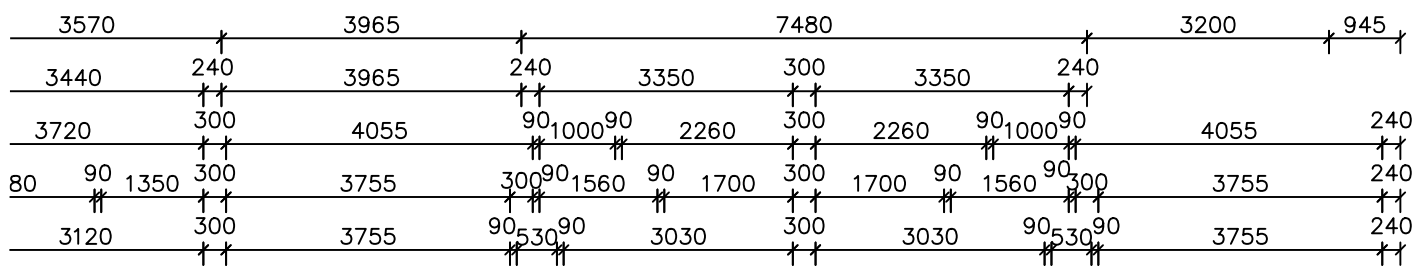
SCALE:
1:125(A3)

DRAWN:
AW

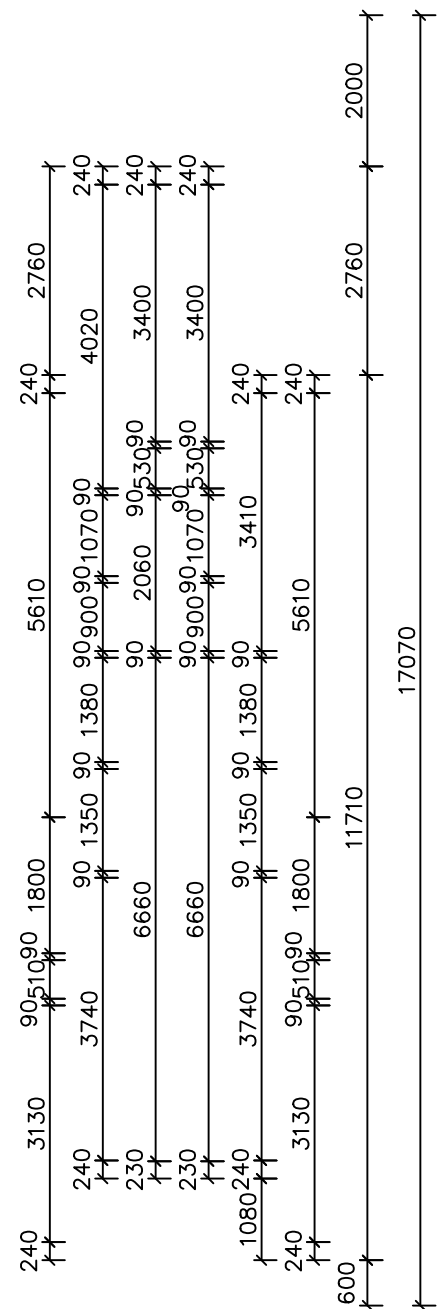
DRAWING:
FLOOR PLAN - LOTS 24,25 & 26
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



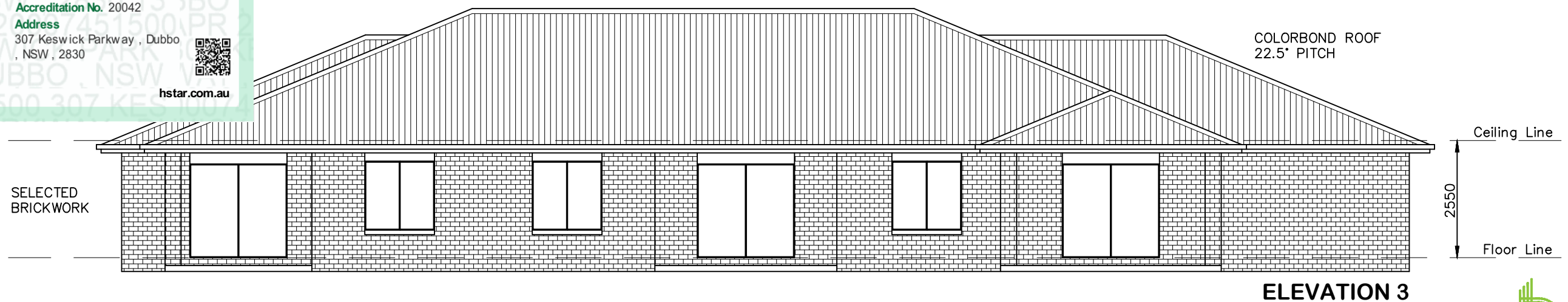
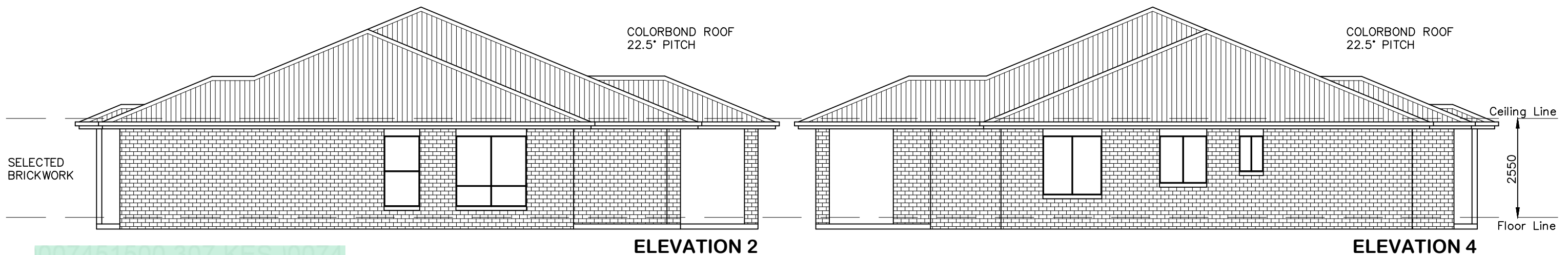
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



LOT - 25	
LIVING	74.36
GARAGE	22.75
PATIO	1.99
REAR PATIO	10.94
TOTAL	110.04 sq.m (11.84 sq.)



2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
53 / 86

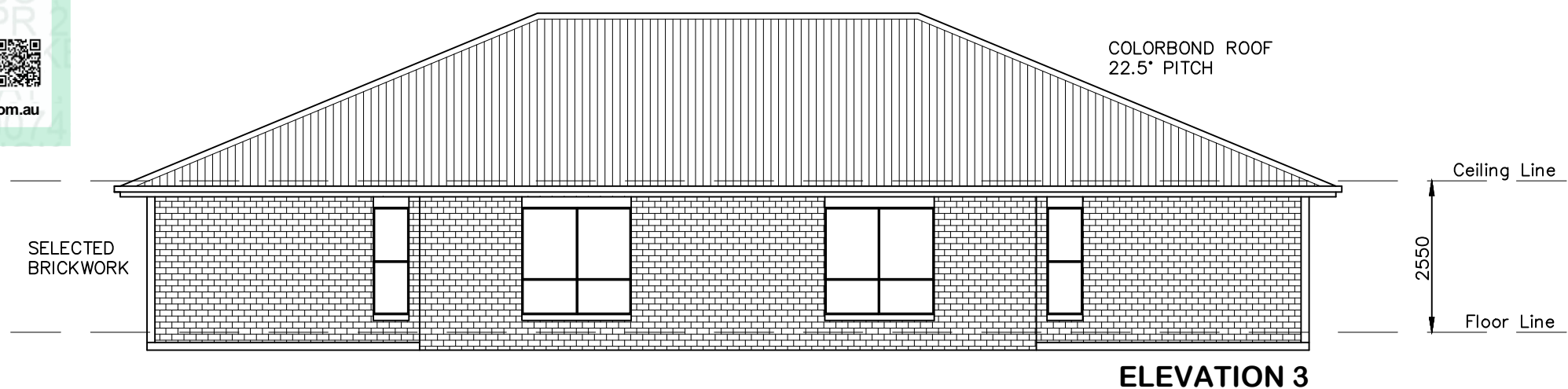
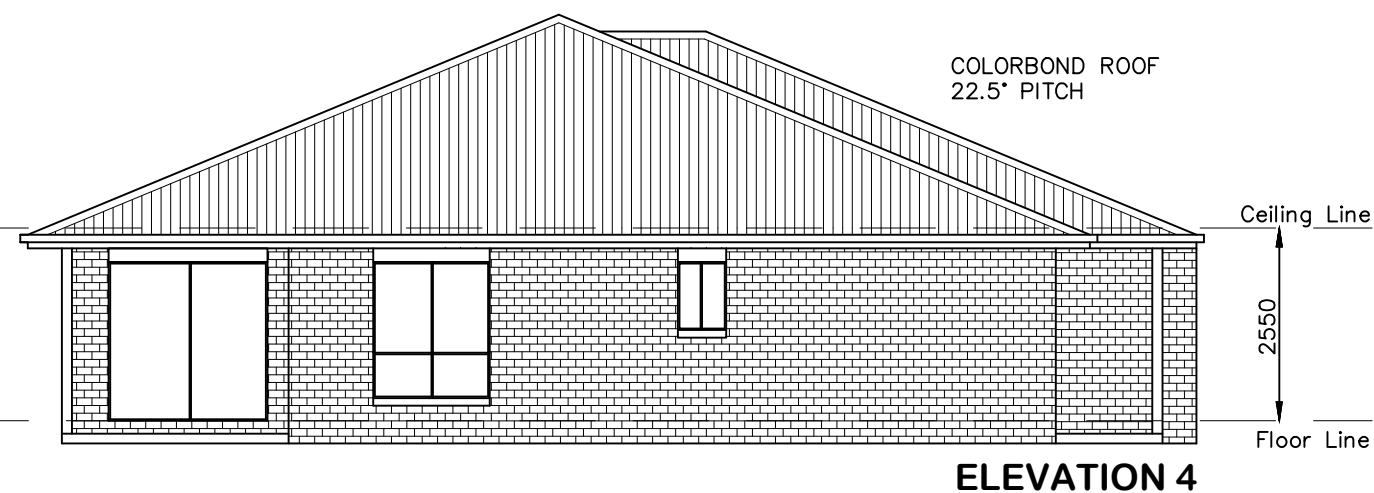
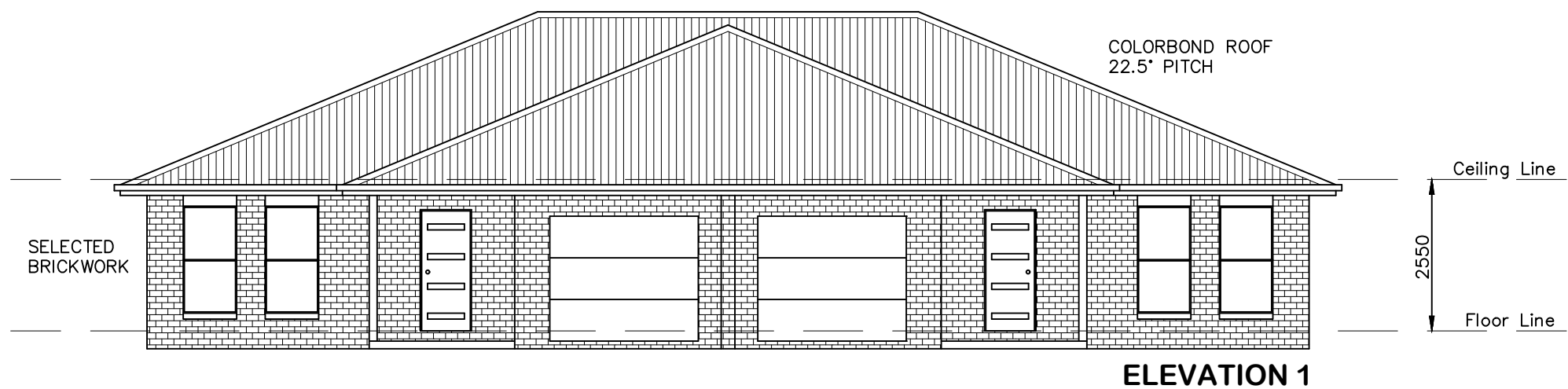
JOB No:
21279

ISSUE:
A

DRAWING:
ELEVATIONS - LOTS 24,25 & 26
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES







* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
55 / 86

JOB No:
21279

ISSUE:
A

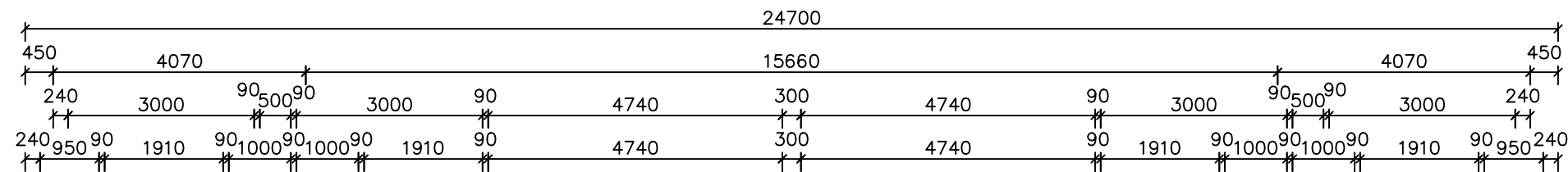
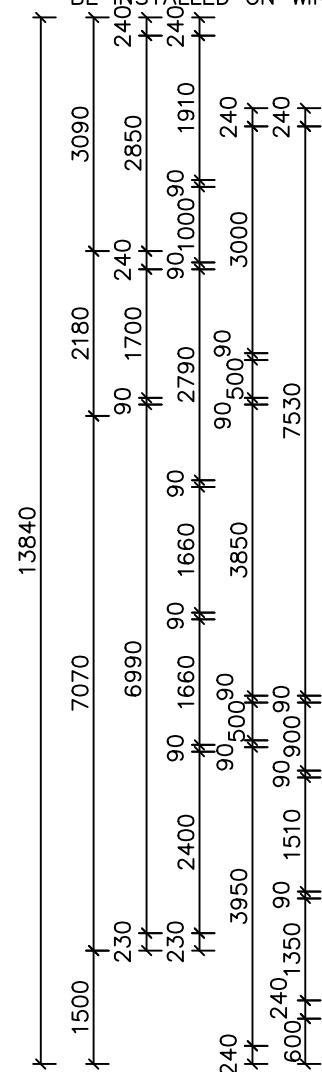
DRAWING:
ELEVATIONS - LOTS 29 & 30
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



LOT - 32
LIVING 116.80
GARAGE 29.57
PATIO 2.40
TOTAL 148.77 sq.m.
(16.01 sq.)

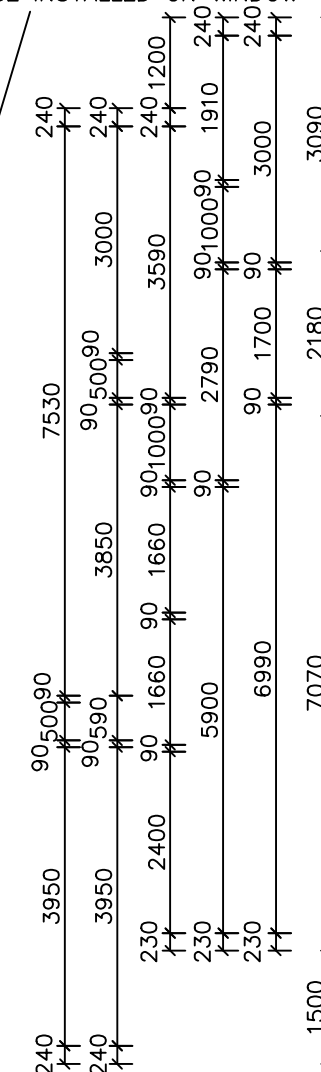


NOTE: WINDOW SILL TO BE
TILED NO ARCHITRAVE TO
BE INSTALLED ON WINDOW



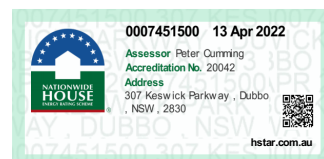
LOT - 31
LIVING 116.80
GARAGE 29.57
PATIO 2.40
TOTAL 148.77 sq.m.
(16.01 sq.)

NOTE: WINDOW SILL TO BE
TILED NO ARCHITRAVE TO
BE INSTALLED ON WINDOW



NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA ● SMOKE ALARM
⊗ EXHAUST FAN



* NOTE: EXTERNAL LIGHTING
ALL EXTERNAL LIGHT FITTINGS ARE TO
BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE
ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.

EXHAUST SYSTEMS (INCLUDING
TASTIC & LIGHT VENT COMBO) TO HAVE
MINIMUM FLOW RATE IN ACCORDANCE WITH
PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC &
LIGHT VENT COMBO) TO DISCHARGE TO
OUTSIDE AIR OR VENTILATED ROOF SPACE AS
PER PART 3.8.7 NCC 2019. METHOD CHOSEN
IS TO MATCH COMPLIANCE WITH THE
RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE A VAPOR
PERMEABLE TYPE, COMPLY WITH AS/NZS
4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN
CONDITIONED SPACES TO BE SEALED TO
RESTRICT AIR INFILTRATION AS PER PART
3.12.3 NCC 2019

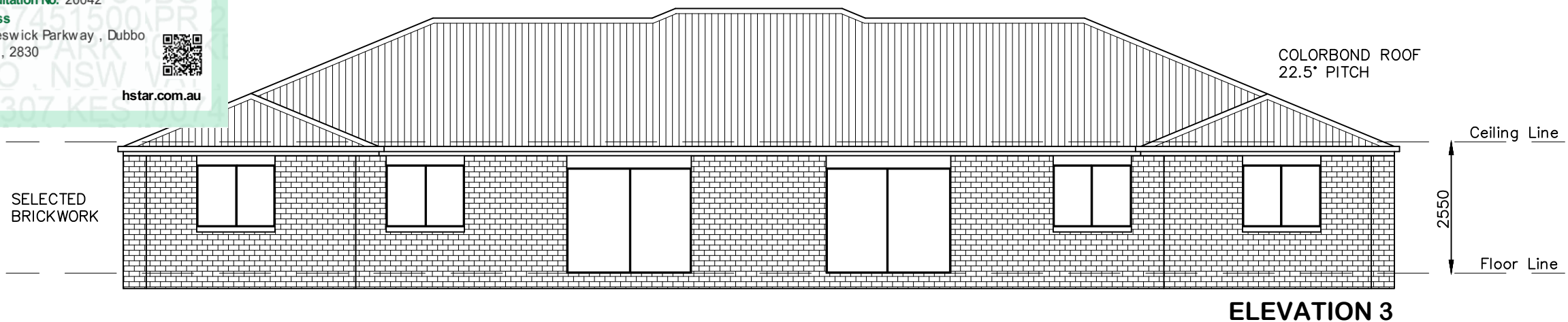
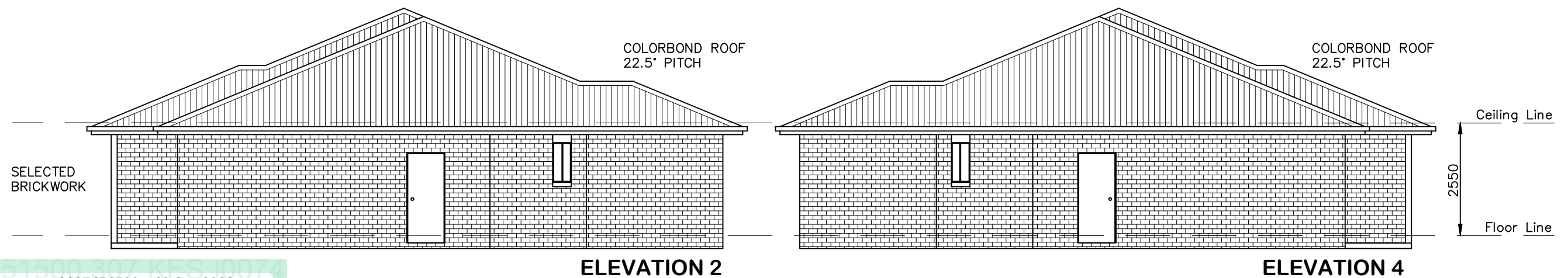
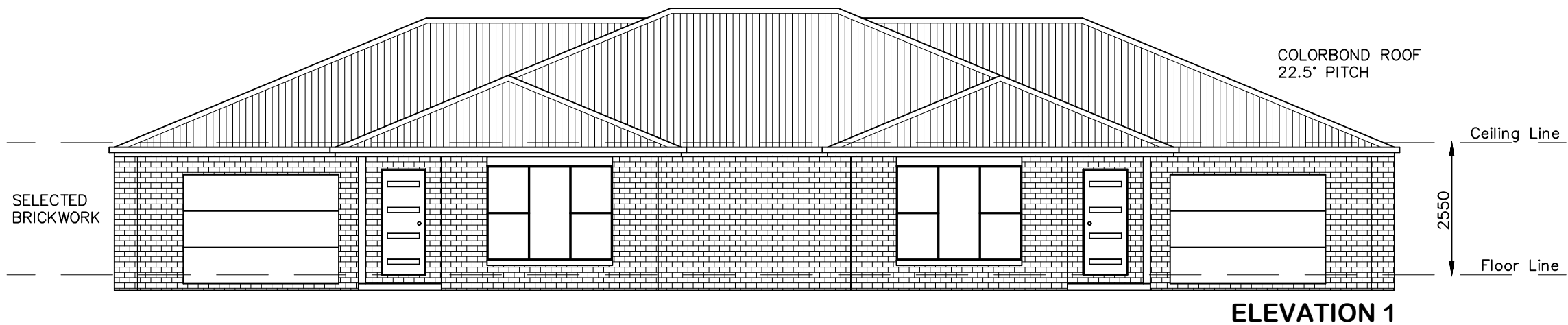
TYPICAL FOR LOTS
42,45



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 56 / 86	JOB No: 21279	ISSUE: A

DRAWING:
FLOOR PLAN - LOTS 31 & 32
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
57 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
ELEVATIONS - LOTS 31 & 32
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



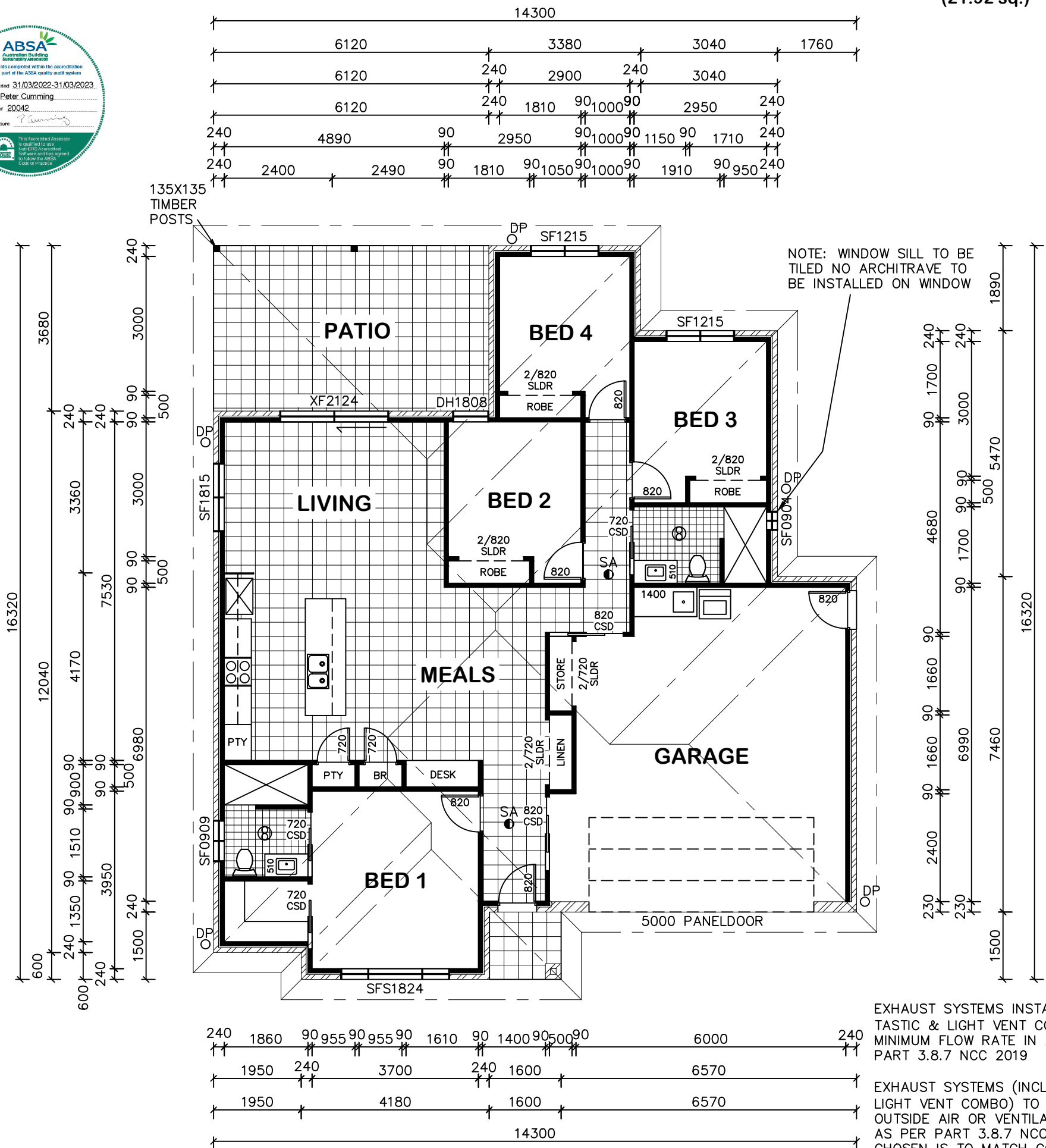




0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
, NSW, 2830

hstar.com.au

LIVING	132.13
GARAGE	46.60
PATIO	22.52
PORCH	2.40
TOTAL	203.65 sq.m. (21.92 sq.)



*** NOTE: EXTERNAL LIGHTING**

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA ● SMOKE ALARM
⊗ EXHAUST FAN

EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
58 / 86

JOB No:
21279

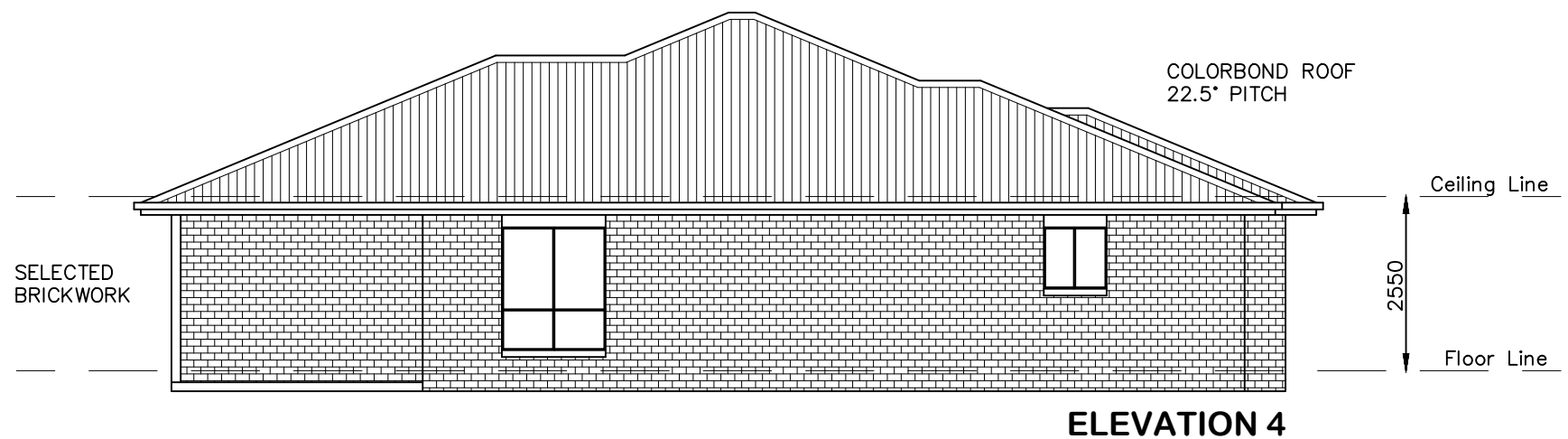
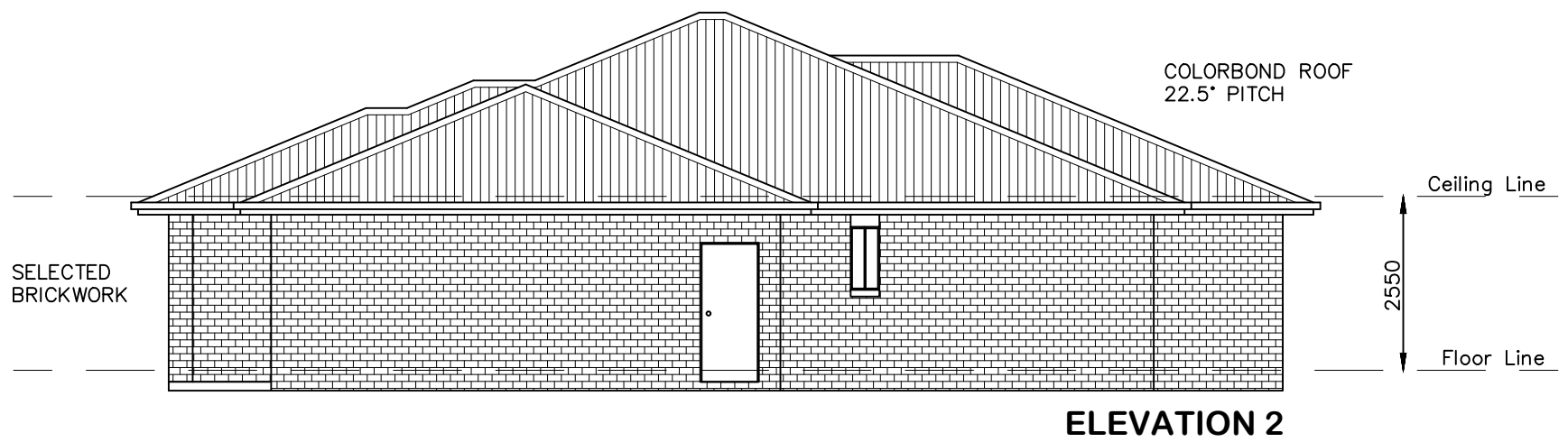
ISSUE:
A

DRAWING:
FLOOR PLAN - LOT 33
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



**AVALON
DRAFTING**

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

DRAWING:
ELEVATIONS - LOT 33
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
59 / 86

JOB No:
21279

ISSUE:
A



2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502





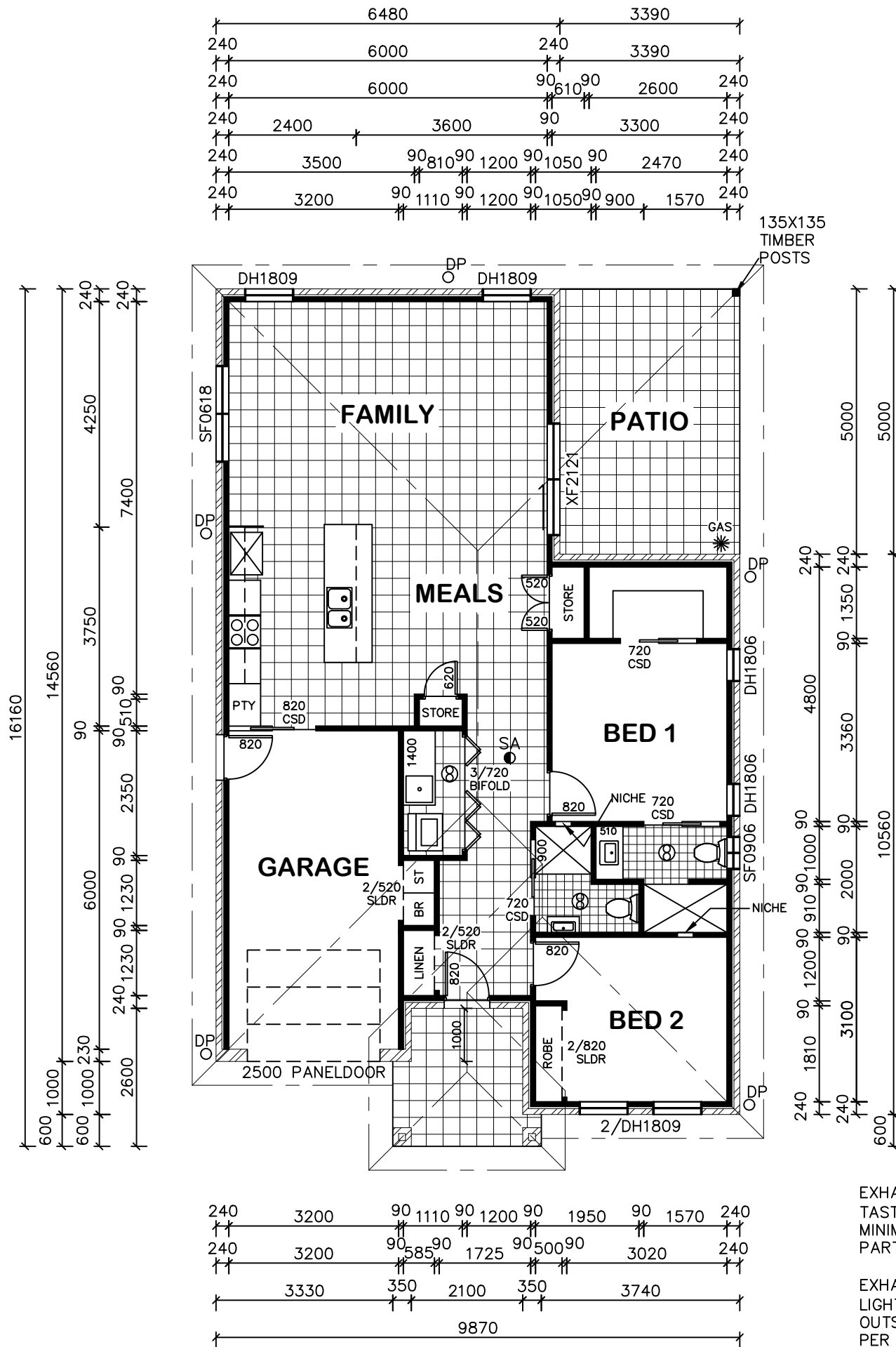
0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au

LIVING	106.25
GARAGE	22.50
PATIO	6.23
REAR PATIO	16.95
TOTAL	151.93 sq.m. (16.35 sq.)



* NOTE: EXTERNAL LIGHTING
ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

TYPICAL FOR LOTS 41

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA ● SMOKE ALARM
⊗ EXHAUST FAN

EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

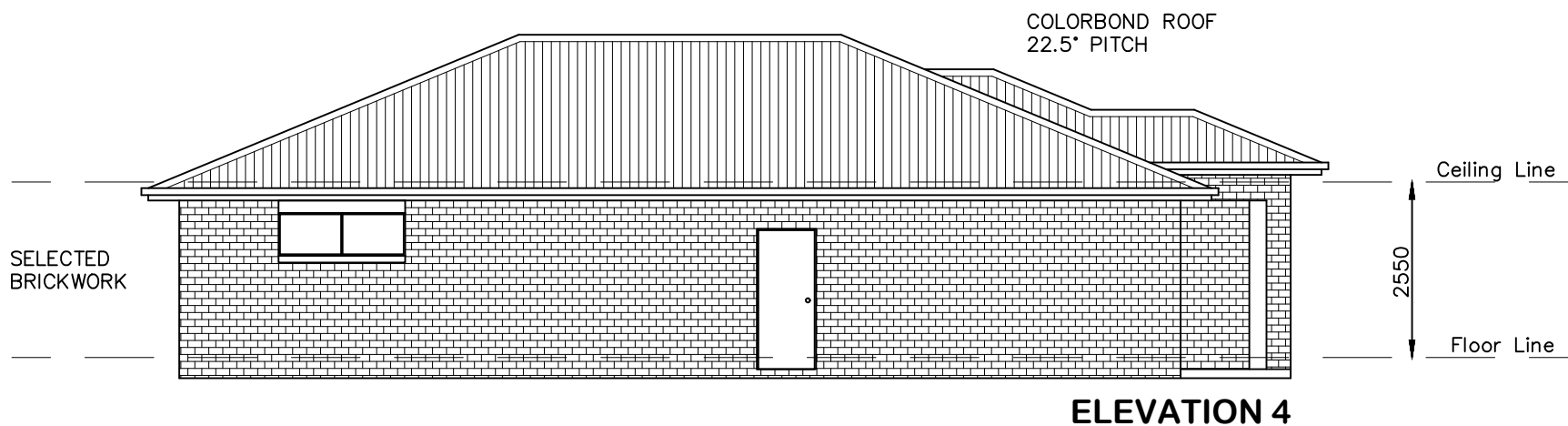
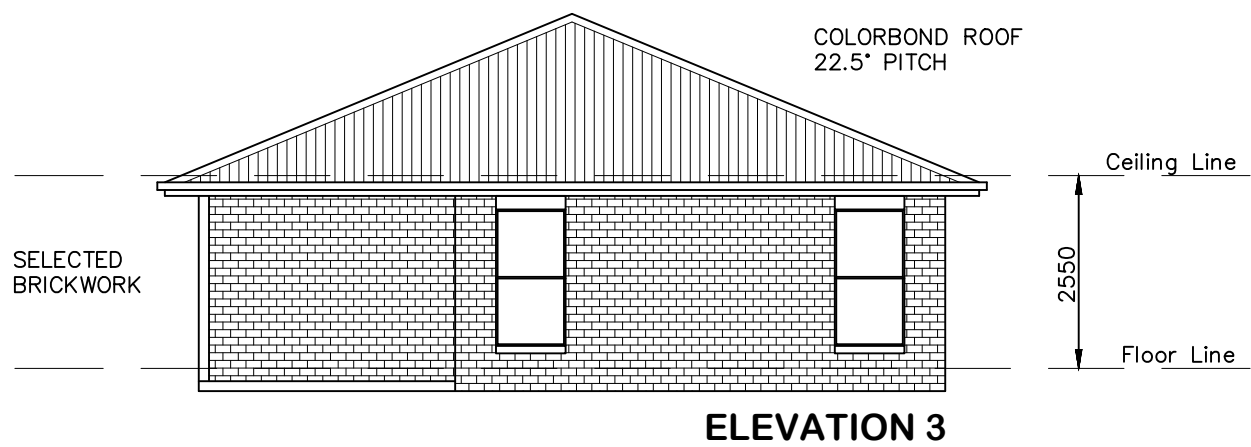
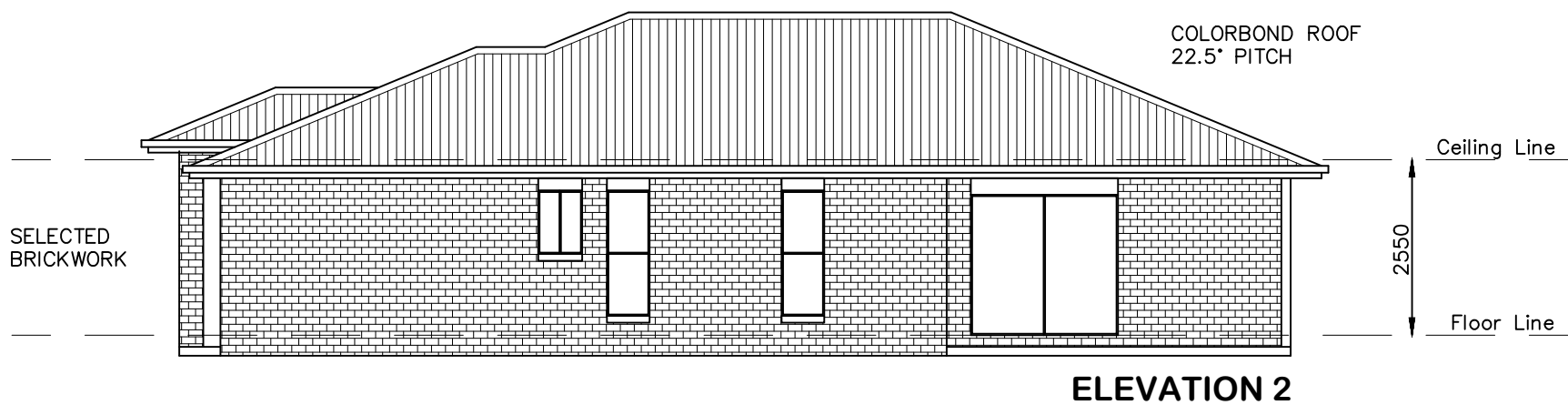
EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 60 / 86	JOB No: 21279	ISSUE: A

DRAWING:
FLOOR PLAN - LOT 34
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

DRAWING:
ELEVATIONS - LOT 34
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
61 / 86

JOB No:
21279

ISSUE:
A



2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502





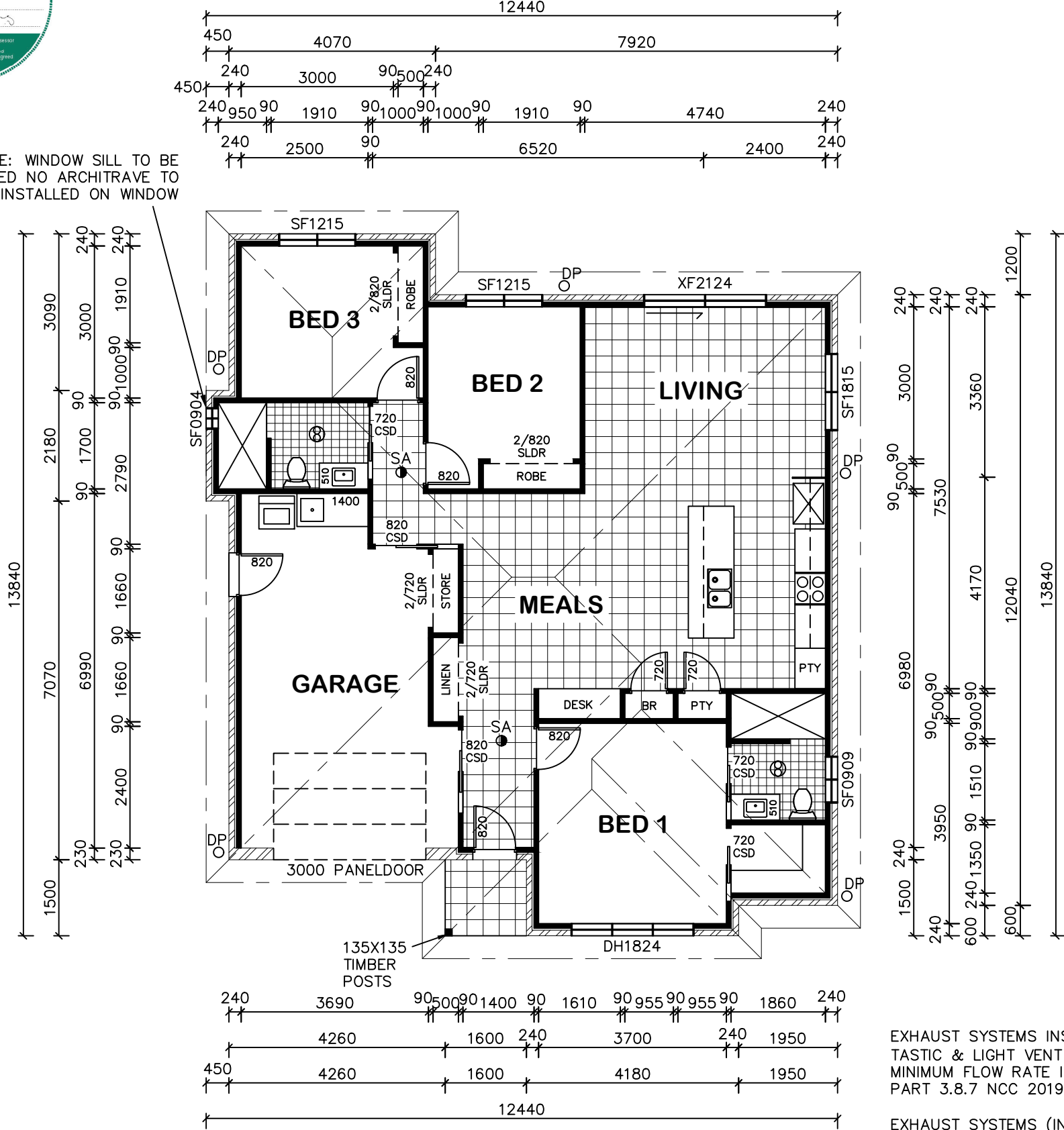
0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
, NSW, 2830

hstar.com.au



LIVING	117.89
GARAGE	29.57
PATIO	2.40
TOTAL	149.86 sq.m. (16.13 sq.)

NOTE: WINDOW SILL TO BE
TILED NO ARCHITRAVE TO
BE INSTALLED ON WINDOW



TYPICAL FOR LOTS
39

* **NOTE:** EXTERNAL LIGHTING
ALL EXTERNAL LIGHT FITTINGS ARE TO
BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE
ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA ● SMOKE ALARM
- ⊗ EXHAUST FAN

EXHAUST SYSTEMS INSTALLED (INCLUDING
TASTIC & LIGHT VENT COMBO) TO HAVE
MINIMUM FLOW RATE IN ACCORDANCE WITH
PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC &
LIGHT VENT COMBO) TO DISCHARGE TO
OUTSIDE AIR OR VENTILATED ROOF SPACE AS
PER PART 3.8.7 NCC 2019. METHOD CHOSEN
IS TO MATCH COMPLIANCE WITH THE
RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE A VAPOR
PERMEABLE TYPE, COMPLY WITH AS/NZS
4200.1 AND BE INSTALLED AS PER AS4200.2

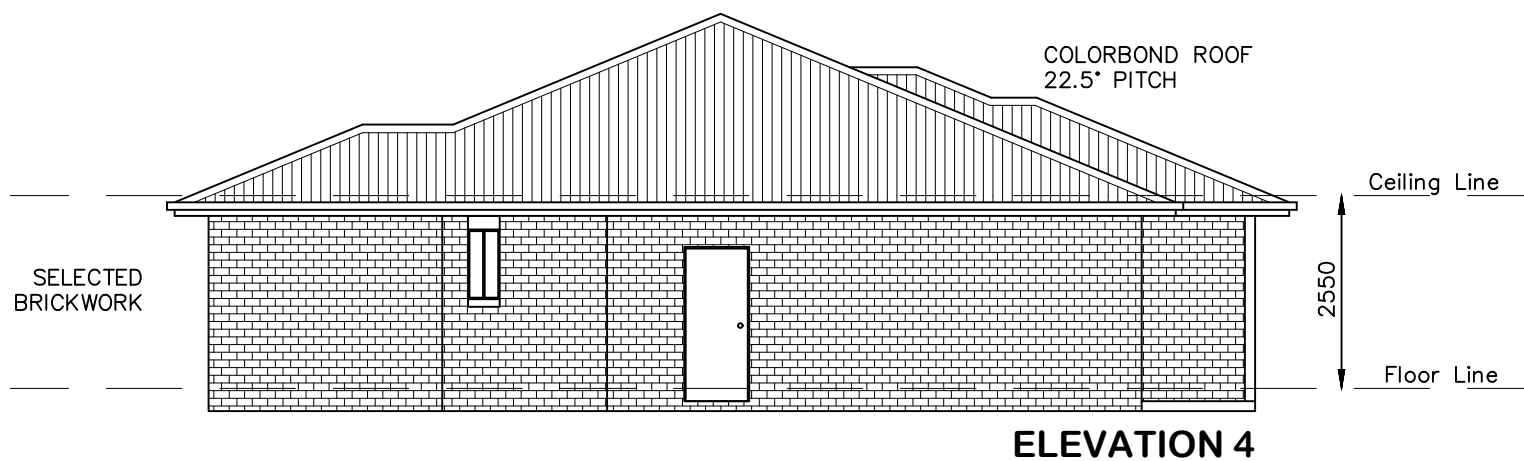
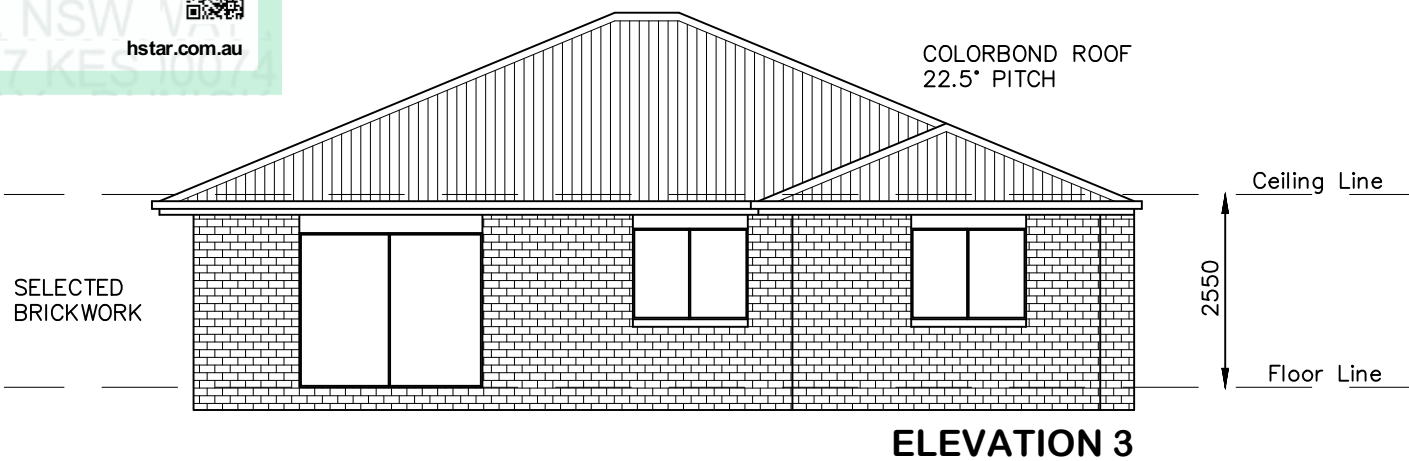
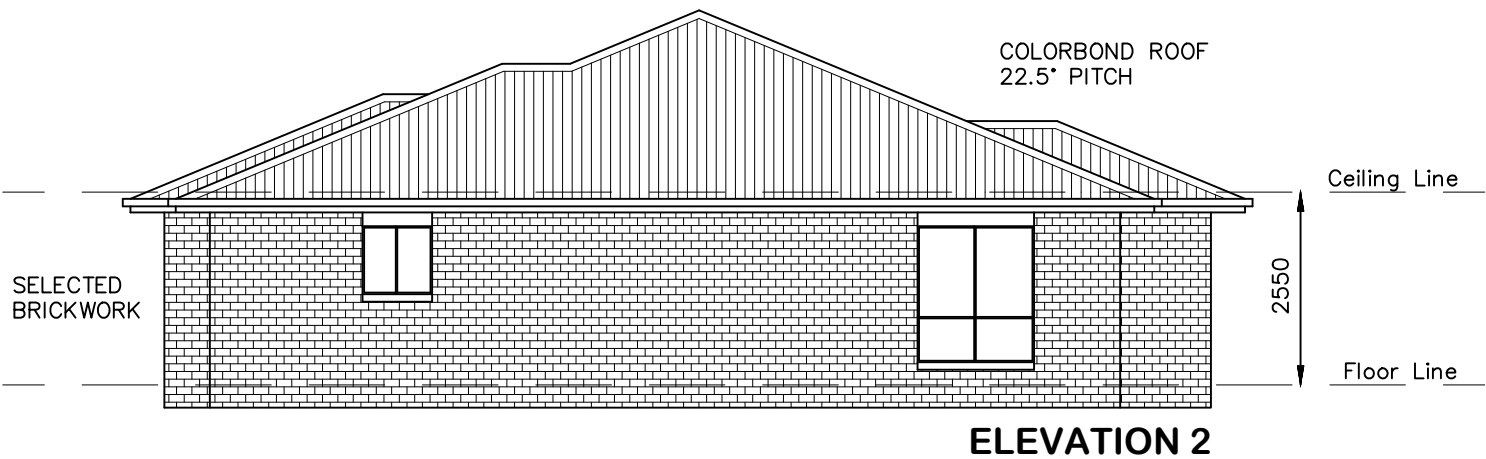
EXTERNAL DOORS AND OPENABLE WINDOWS IN
CONDITIONED SPACES TO BE SEALED TO
RESTRICT AIR INFILTRATION AS PER PART
3.12.3 NCC 2019



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 62 / 86	JOB No: 21279	ISSUE: A

DRAWING:
FLOOR PLAN - LOT 35
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 63 / 86	JOB No: 21279	ISSUE: A

DRAWING:
ELEVATIONS - LOT 35
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



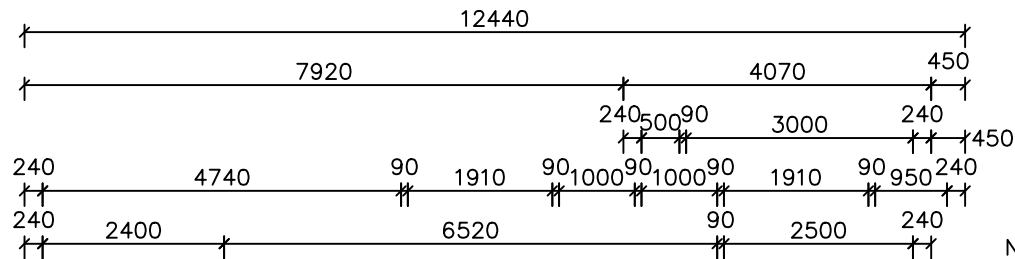
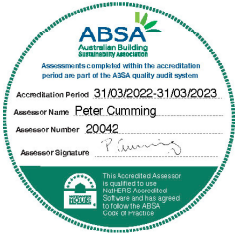


0007451500 13 Apr 2022

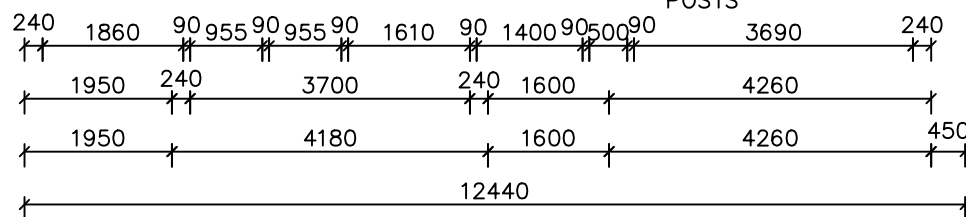
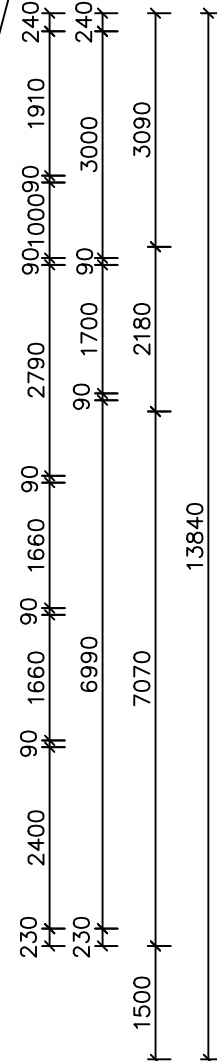
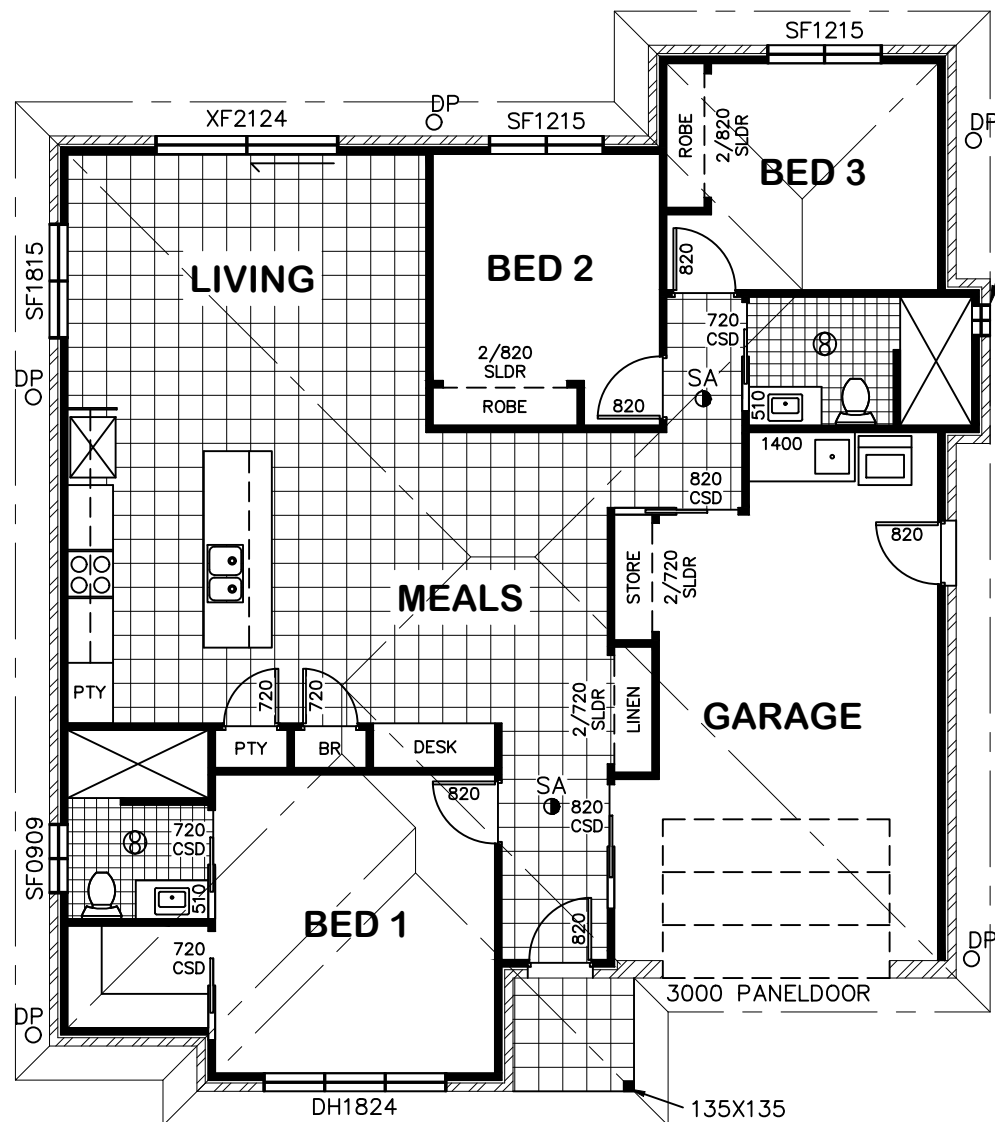
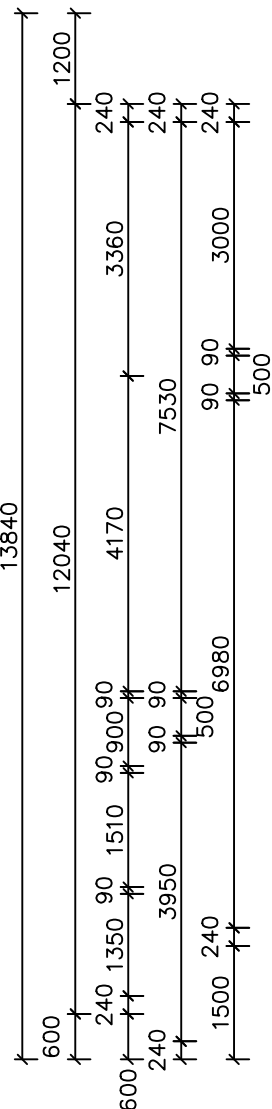
Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
, NSW, 2830

hstar.com.au

LIVING	117.89
GARAGE	29.57
PATIO	2.40
TOTAL	149.86 sq.m. (16.13 sq.)



NOTE: WINDOW SILL TO BE
TILED NO ARCHITRAVE TO
BE INSTALLED ON WINDOW



TYPICAL FOR LOTS
40,60

* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO
BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE
ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA ● SMOKE ALARM
⊗ EXHAUST FAN

EXHAUST SYSTEMS INSTALLED (INCLUDING
TASTIC & LIGHT VENT COMBO) TO HAVE
MINIMUM FLOW RATE IN ACCORDANCE WITH
PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC &
LIGHT VENT COMBO) TO DISCHARGE TO
OUTSIDE AIR OR VENTILATED ROOF SPACE AS
PER PART 3.8.7 NCC 2019. METHOD CHOSEN
IS TO MATCH COMPLIANCE WITH THE
RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE A VAPOR
PERMEABLE TYPE, COMPLY WITH AS/NZS
4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN
CONDITIONED SPACES TO BE SEALED TO
RESTRICT AIR INFILTRATION AS PER PART
3.12.3 NCC 2019



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



DATE:
12.04.22
SHEET:
64 / 86

SCALE:
1:100(A3)
JOB No:
21279

DRAWN:
AW
ISSUE:
A

DRAWING:
FLOOR PLAN - LOT 36
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



AVALON
DRAFTING

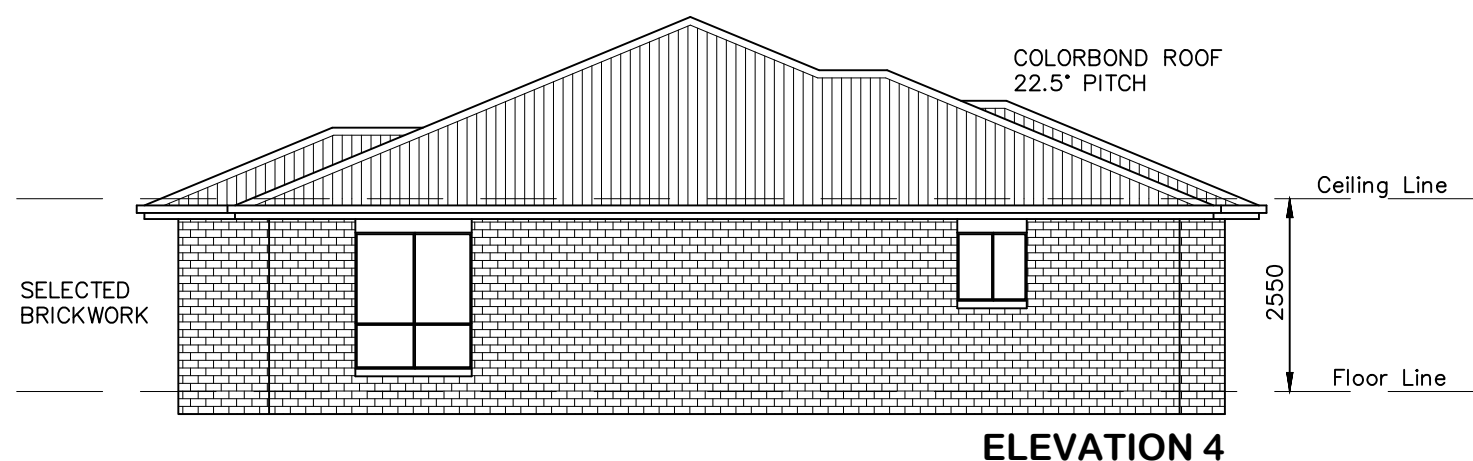
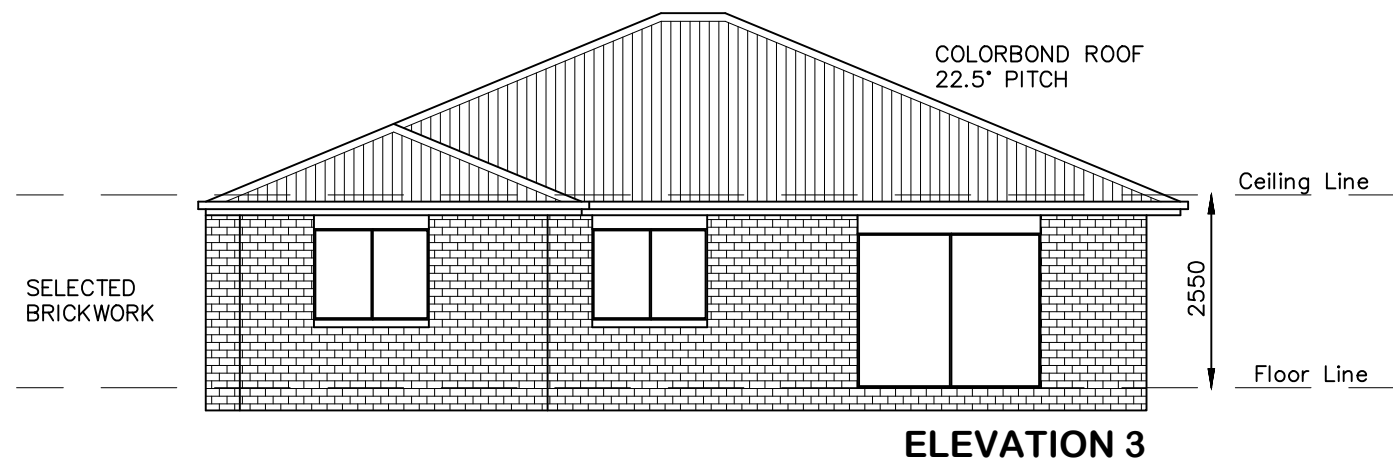
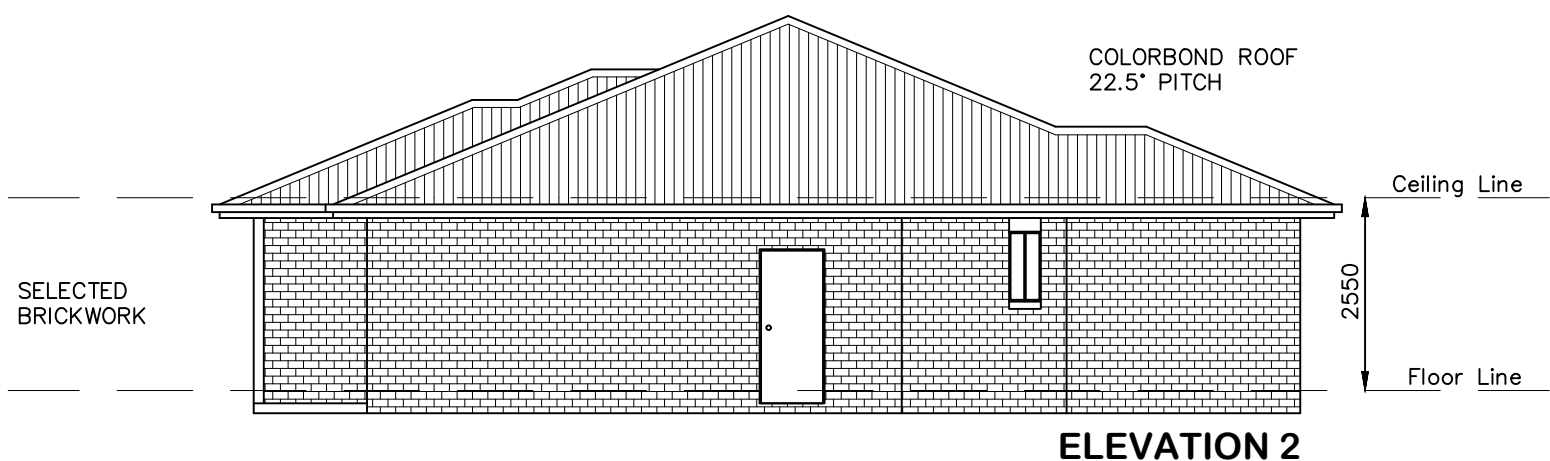
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway , Dubbo
, NSW , 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



	DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW	DRAWING: ELEVATIONS - LOT 36 KESWICK BUNKER GATED ESTATE MAAS GROUP PROPERTIES	 AVALON DRAFTING 2/2 Blueridge Drive Dubbo NSW 2830 Ph: (02) 6885 3594 / Mob: 0408 296 502
	SHEET: 65 / 86	JOB No: 21279	ISSUE: A		



LOT - 43	
LIVING	96.02
GARAGE	21.02
PATIO	3.45
REAR PATIO	13.77
TOTAL	134.26 sq.m. (14.45 sq.)

EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

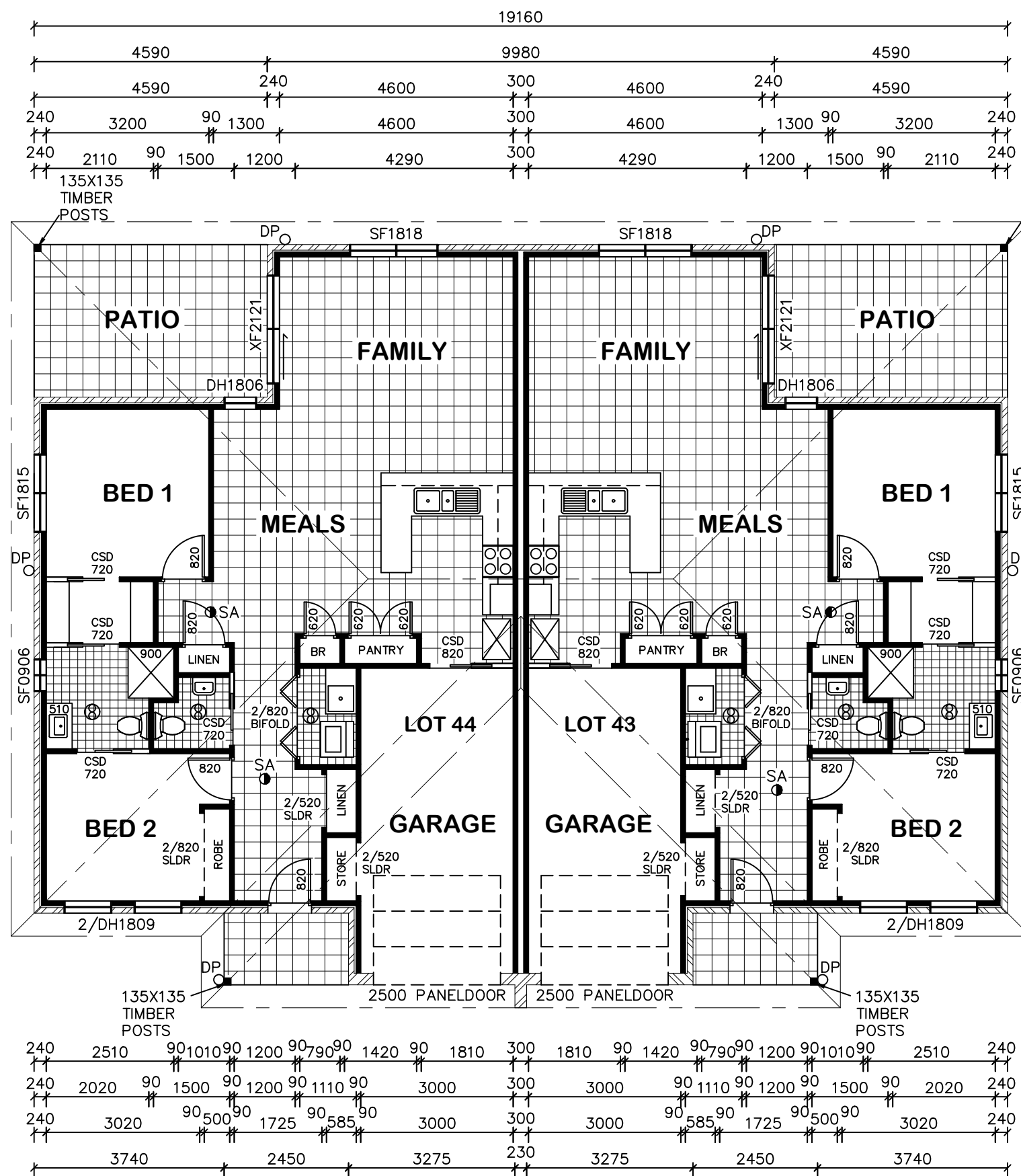
NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA ● SMOKE ALARM
⊗ EXHAUST FAN

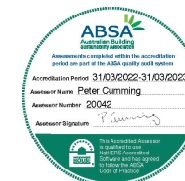
* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



LOT - 44	
LIVING	96.02
GARAGE	21.02
PATIO	3.45
REAR PATIO	13.77
TOTAL	134.26 sq.m. (14.45 sq.)



bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

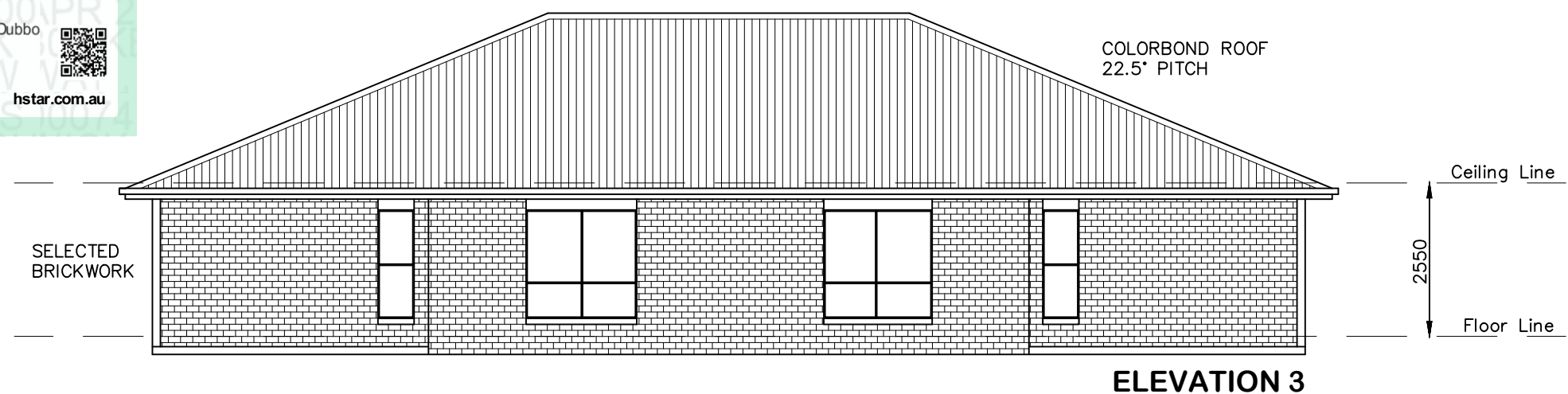
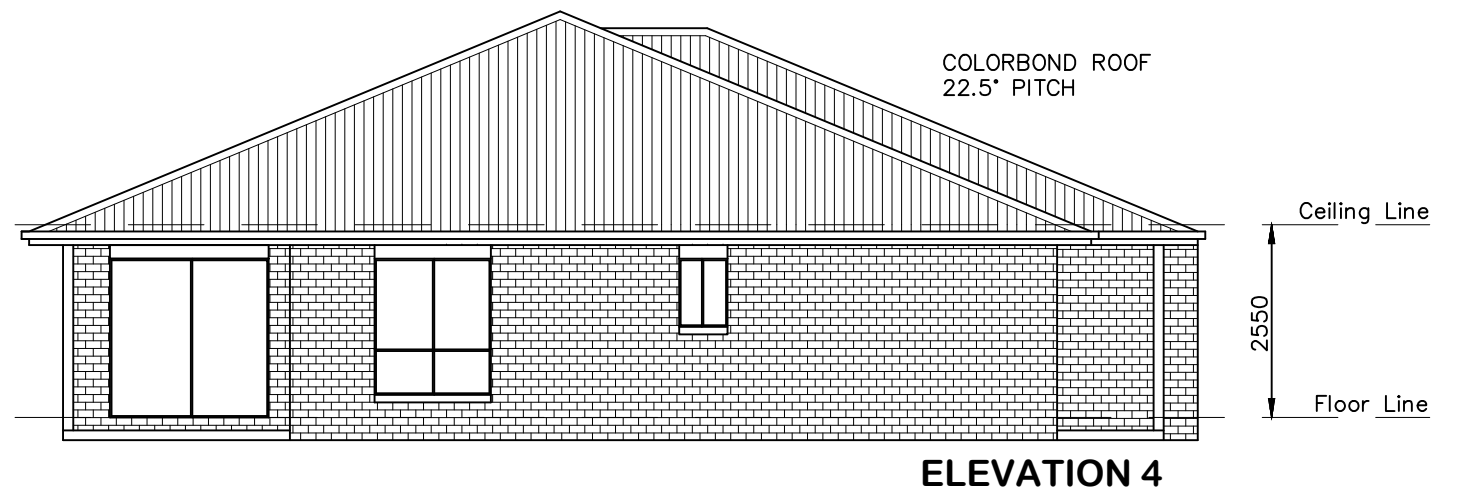
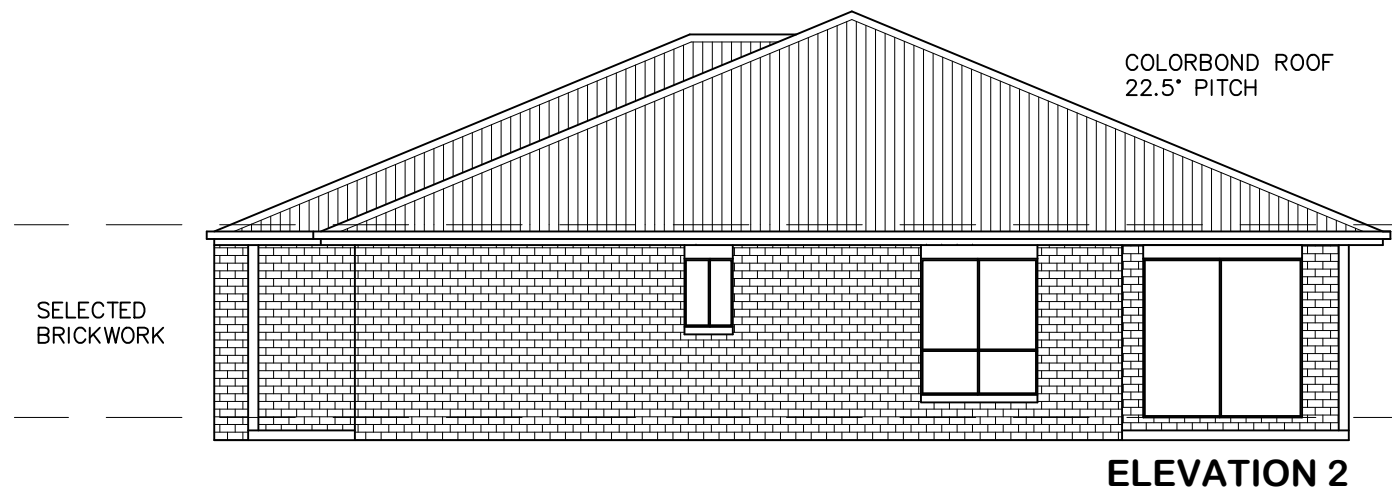
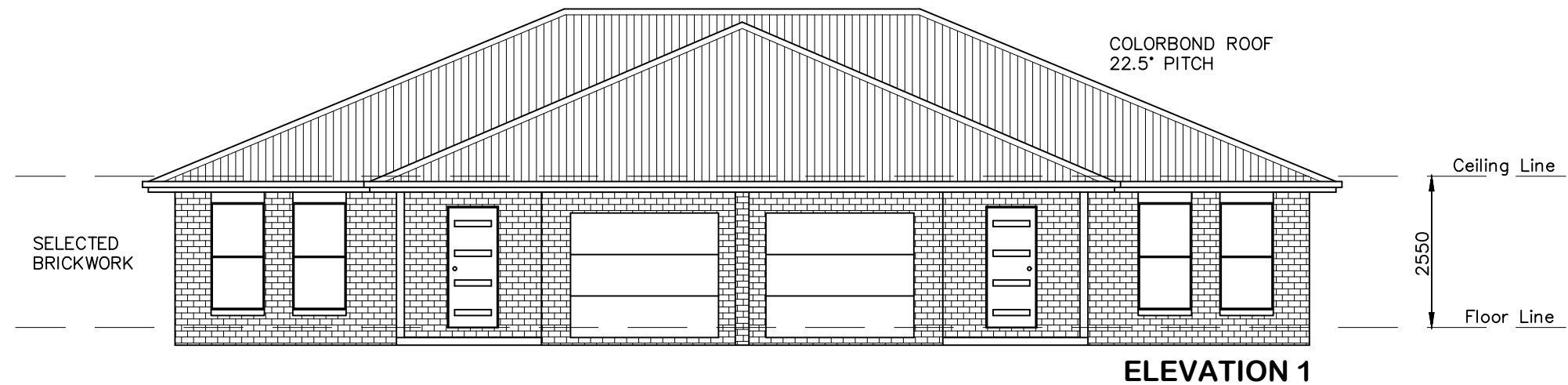
SHEET:
66 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
FLOOR PLAN - LOTS 43 & 44
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

**AVALON
DRAFTING**
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
67 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
ELEVATIONS - LOTS 43 & 44
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

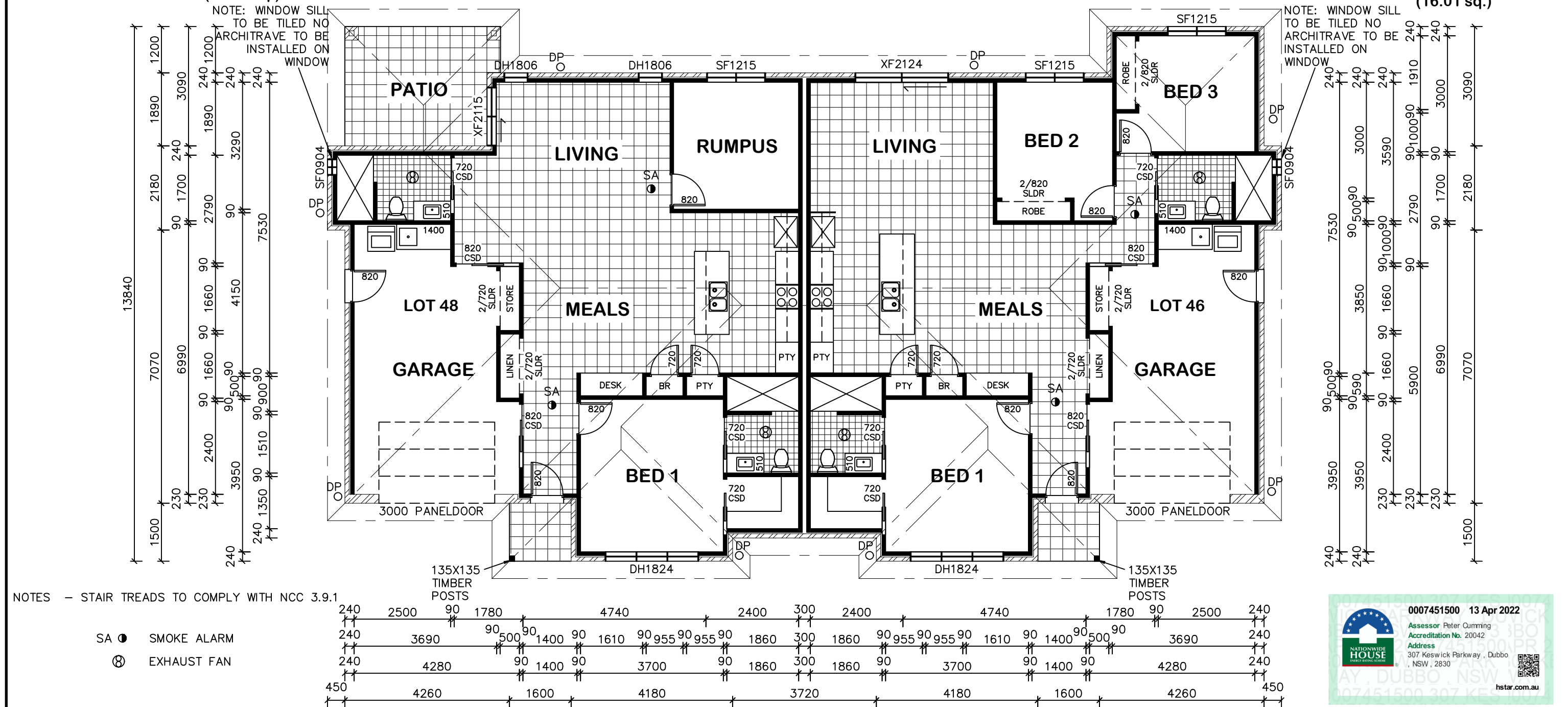


LOT - 48
 LIVING 104.96
 GARAGE 29.57
 REAR PATIO 11.79
 PATIO 2.40
 TOTAL 148.72 sq.m.
 (16.01 sq.)

LOT - 46
 LIVING 116.80
 GARAGE 29.57
 PATIO 2.40
 TOTAL 148.77 sq.m.
 (16.01 sq.)

NOTE: WINDOW SILL
 TO BE TILED NO
 ARCHITRAVE TO BE
 INSTALLED ON
 WINDOW

NOTE: WINDOW SILL
 TO BE TILED NO
 ARCHITRAVE TO BE
 INSTALLED ON
 WINDOW



* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
 I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
68 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
FLOOR PLAN - LOTS 46 & 48
 KESWICK BUNKER GATED ESTATE
 MAAS GROUP PROPERTIES



bdad
 BUILDING DESIGNERS
 ASSOCIATION OF AUSTRALIA

AVALON DRAFTING
 2/2 Blueridge Drive Dubbo NSW 2830
 Ph: (02) 6885 3594 / Mob: 0408 296 502



0007451500 13 Apr 2022

Assessor Peter Cumming

Accreditation No. 20042

Address

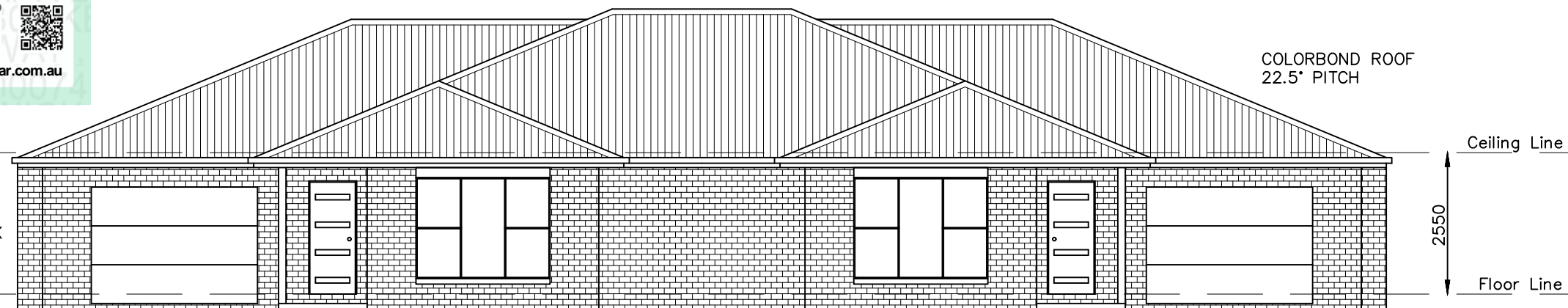
307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au

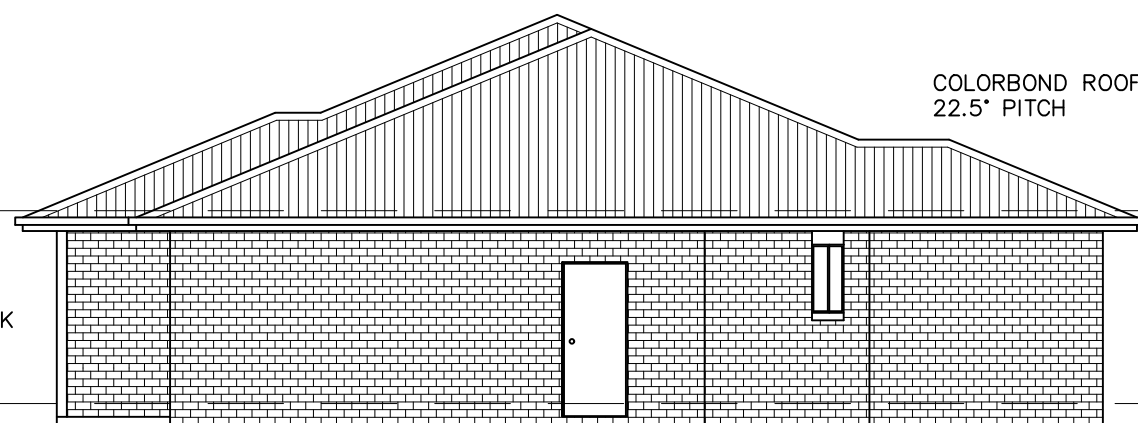


SELECTED
BRICKWORK



ELEVATION 1

SELECTED
BRICKWORK

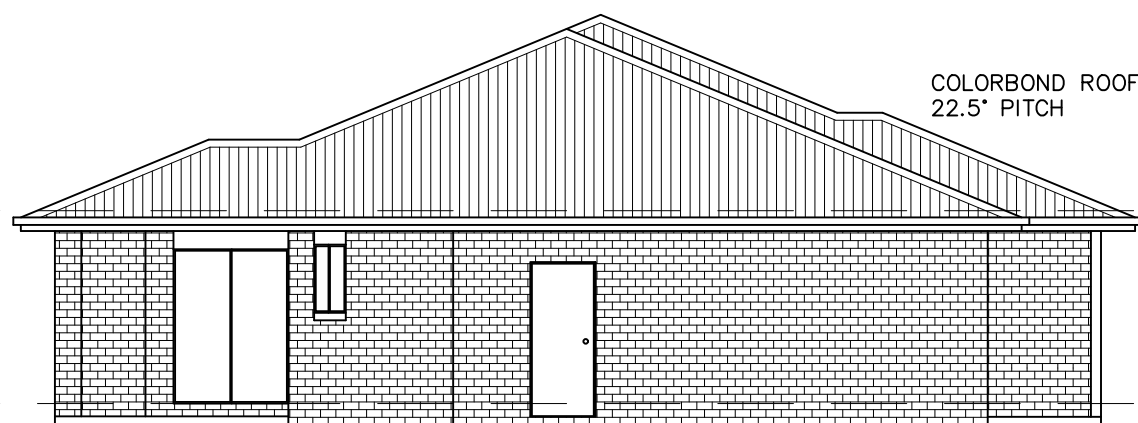


ELEVATION 2

Ceiling Line

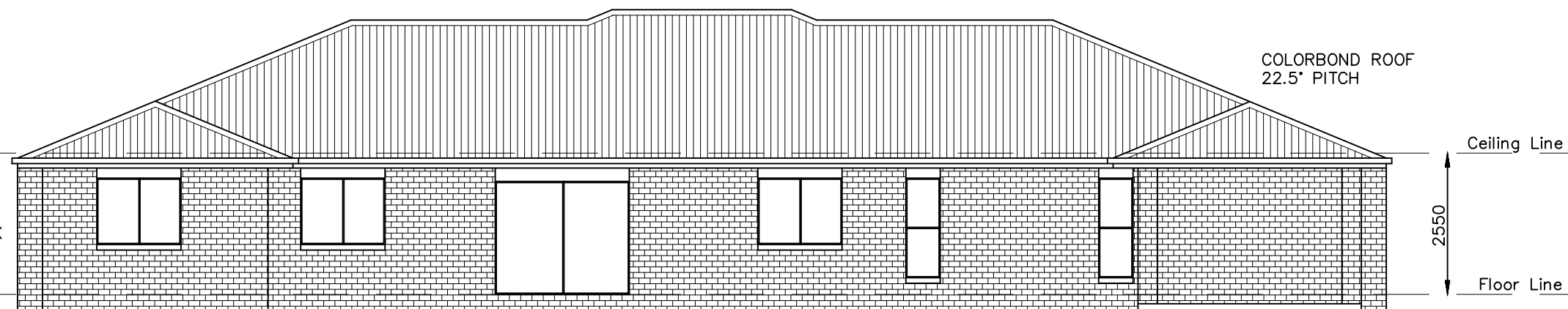
2550

Floor Line



ELEVATION 4

SELECTED
BRICKWORK



ELEVATION 3



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

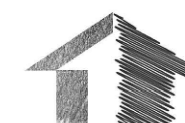
DRAWN:
AW

SHEET:
69 / 86

JOB No:
21279

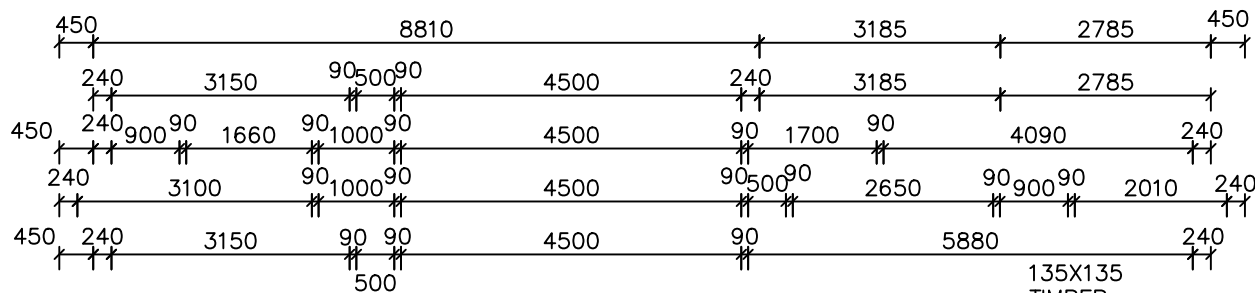
ISSUE:
A

DRAWING:
ELEVATIONS - LOTS 46 & 48
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

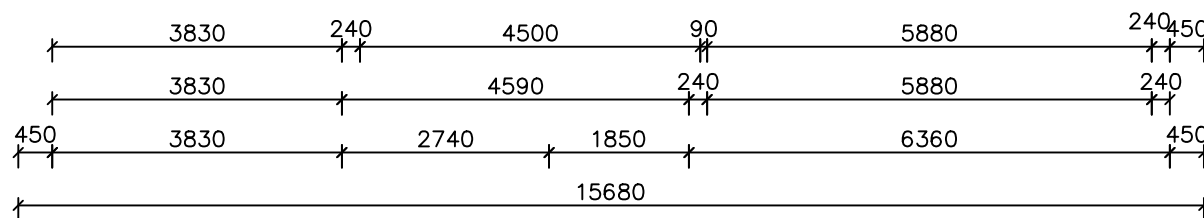
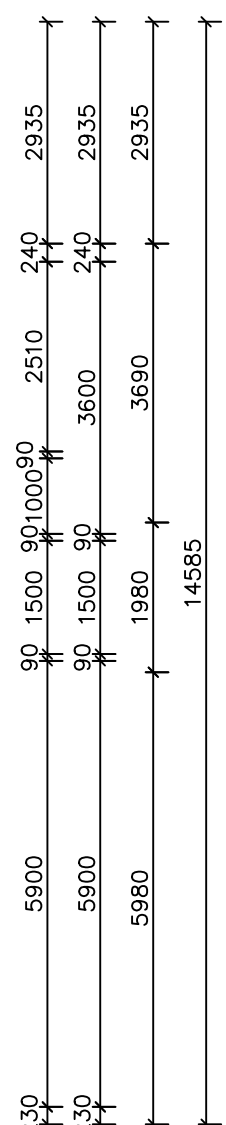
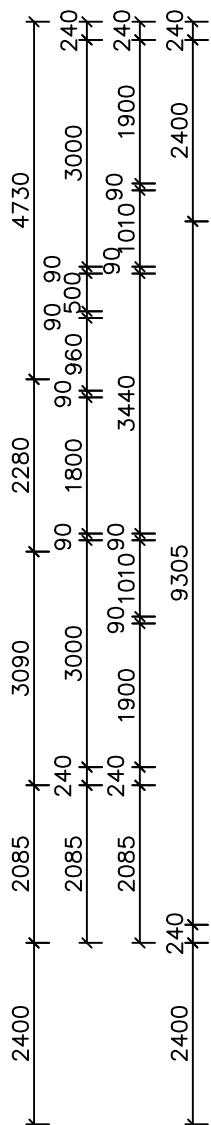


AVALON
DRAFTING

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



LIVING	133.71
GARAGE	38.05
REAR PATIO	9.35
PATIO	4.44
TOTAL	185.55 sq.m.
	(19.97 sq.)



*** NOTE:** EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA ● SMOKE ALARM
⊗ EXHAUST FAN

EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

DRAWING:
FLOOR PLAN - LOT 47
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
70 / 86

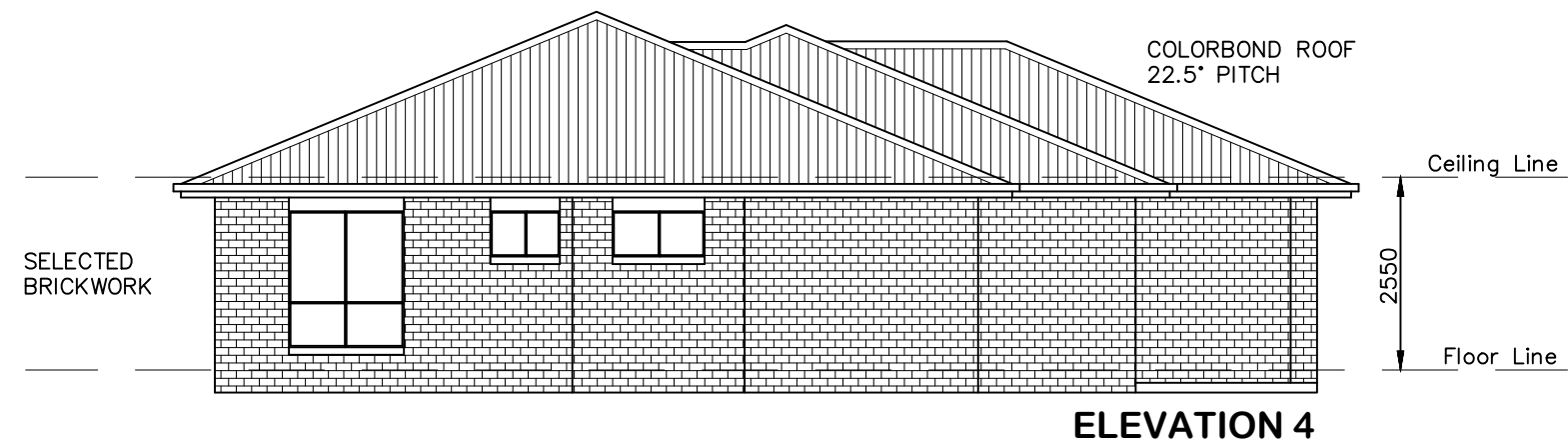
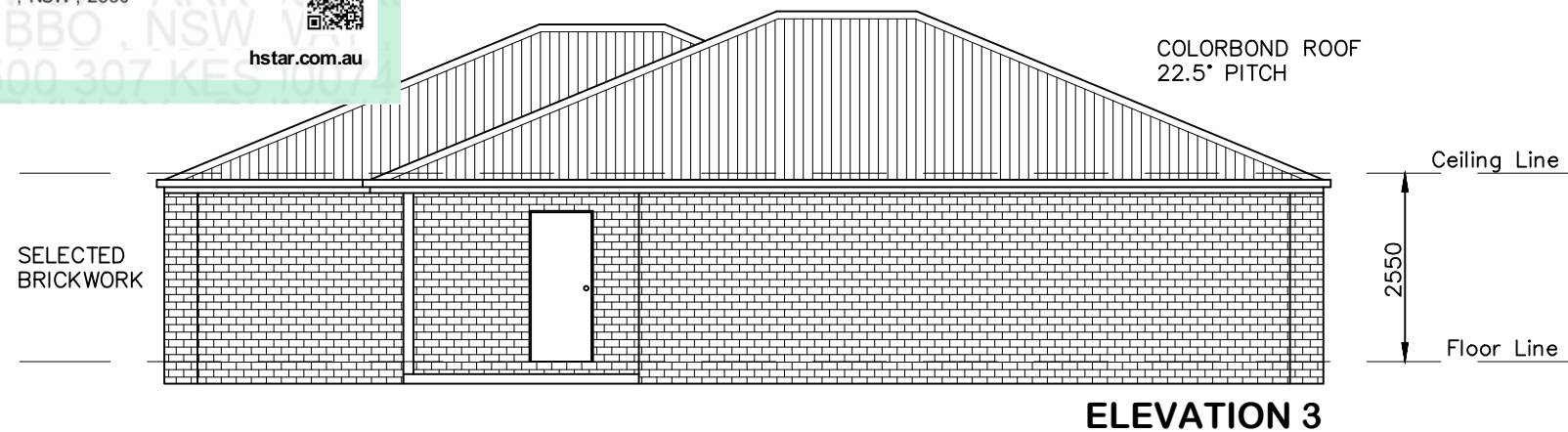
JOB No:
21279

ISSUE:
A



AVALON
DRAFTING

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



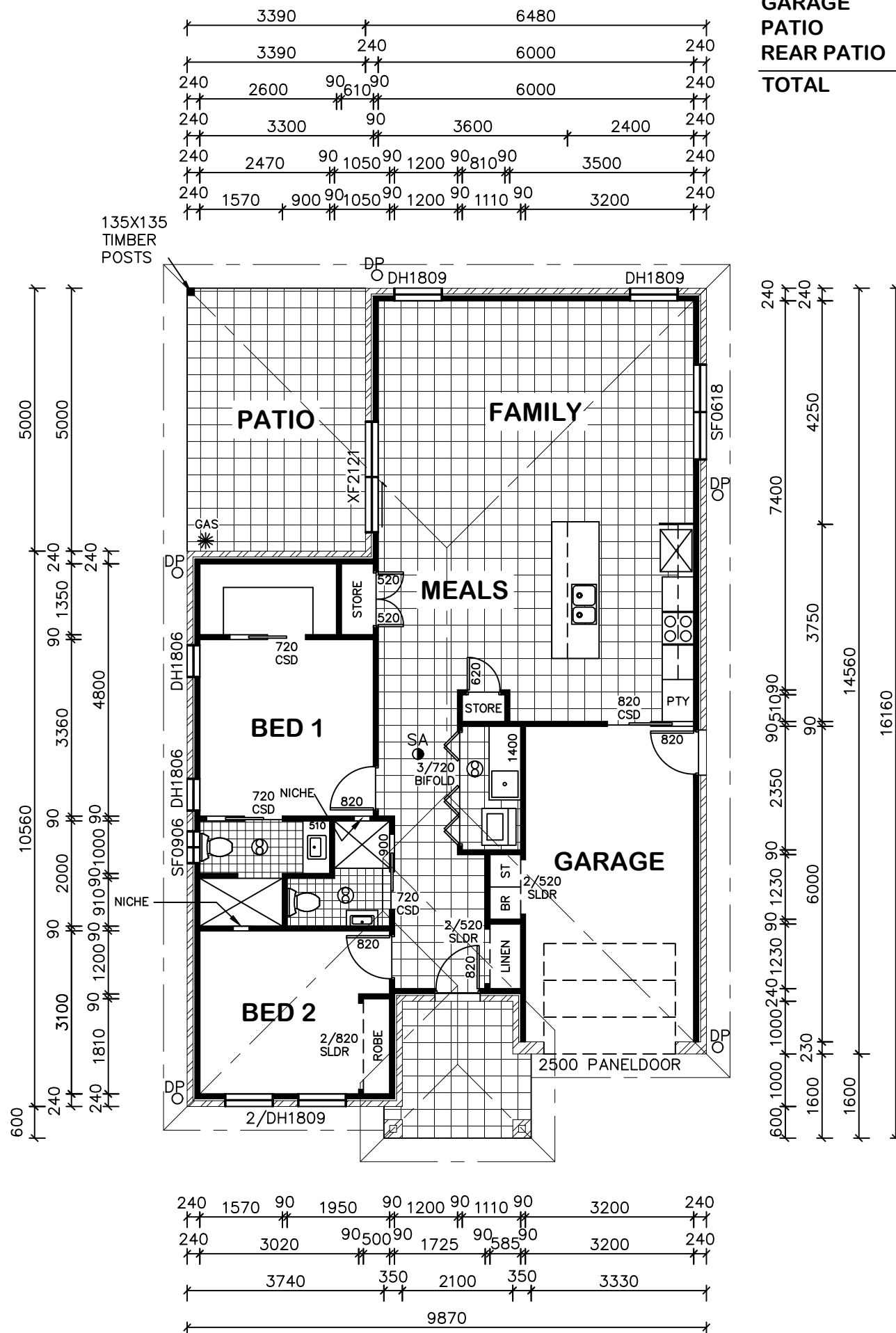
DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 71 / 86	JOB No: 21279	ISSUE: A

DRAWING:
ELEVATIONS - LOT 47
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





LIVING	106.25
GARAGE	22.50
PATIO	6.23
REAR PATIO	16.95
TOTAL	151.93 sq.m. (16.35 sq.)



NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



- SA ● SMOKE ALARM
⊗ EXHAUST FAN

EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019



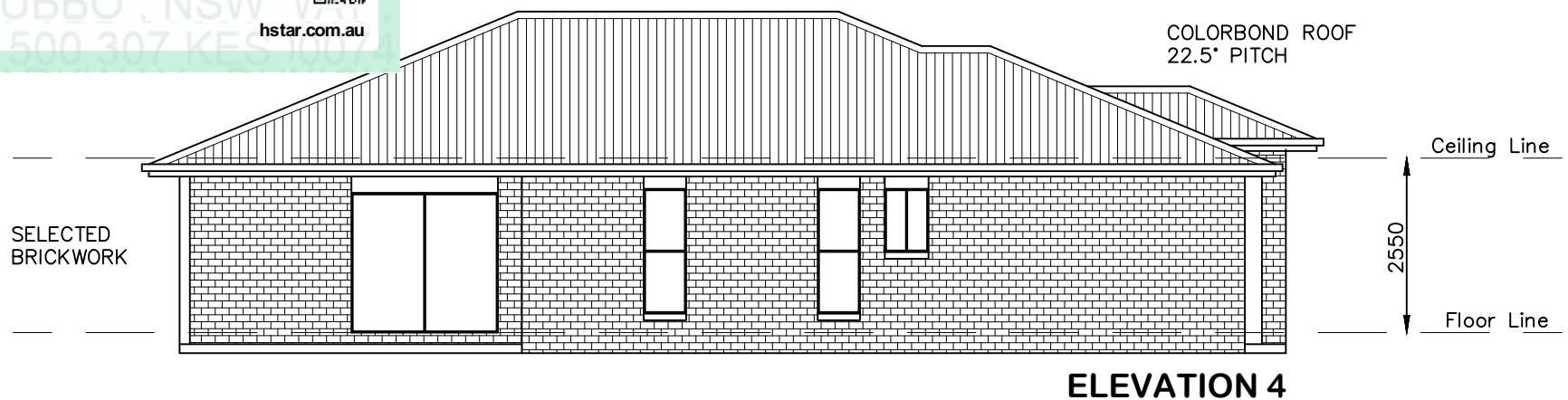
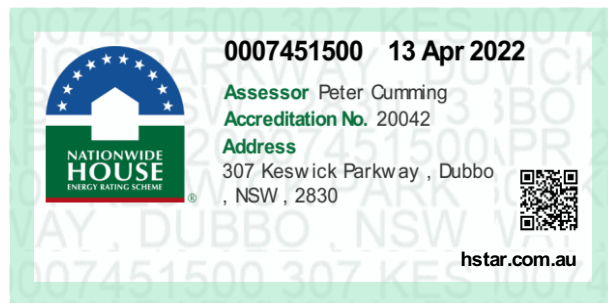
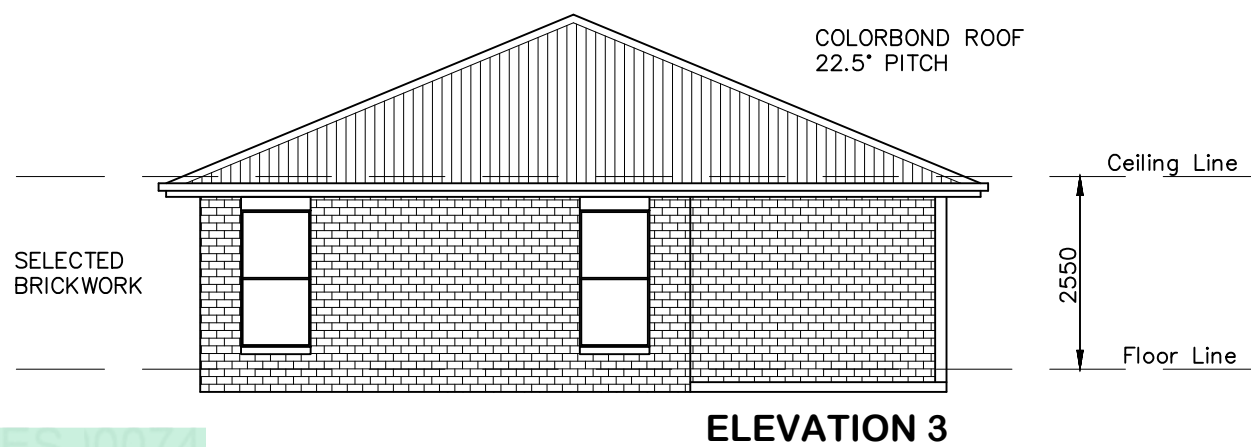
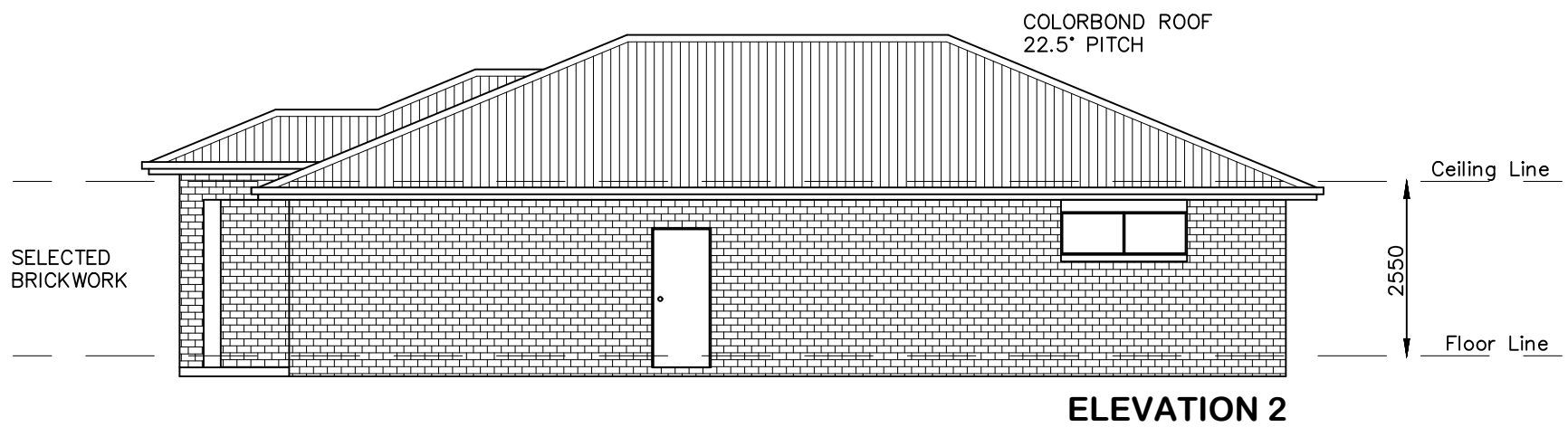
DATE:
12.04.22
SHEET:
72 / 86

SCALE:
1:100(A3)
JOB No:
21279

DRAWN:
AW
ISSUE:
A

DRAWING:
FLOOR PLAN - LOT 49
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SHEET:
73 / 86

SCALE:
1:100(A3)

JOB No:
21279

DRAWN:
AW

ISSUE:
A

DRAWING:
ELEVATIONS - LOT 49
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





0007451500 13 Apr 2022

Assessor Peter Cumming

Accreditation No. 20042

Address

307 Keswick Parkway , Dubbo

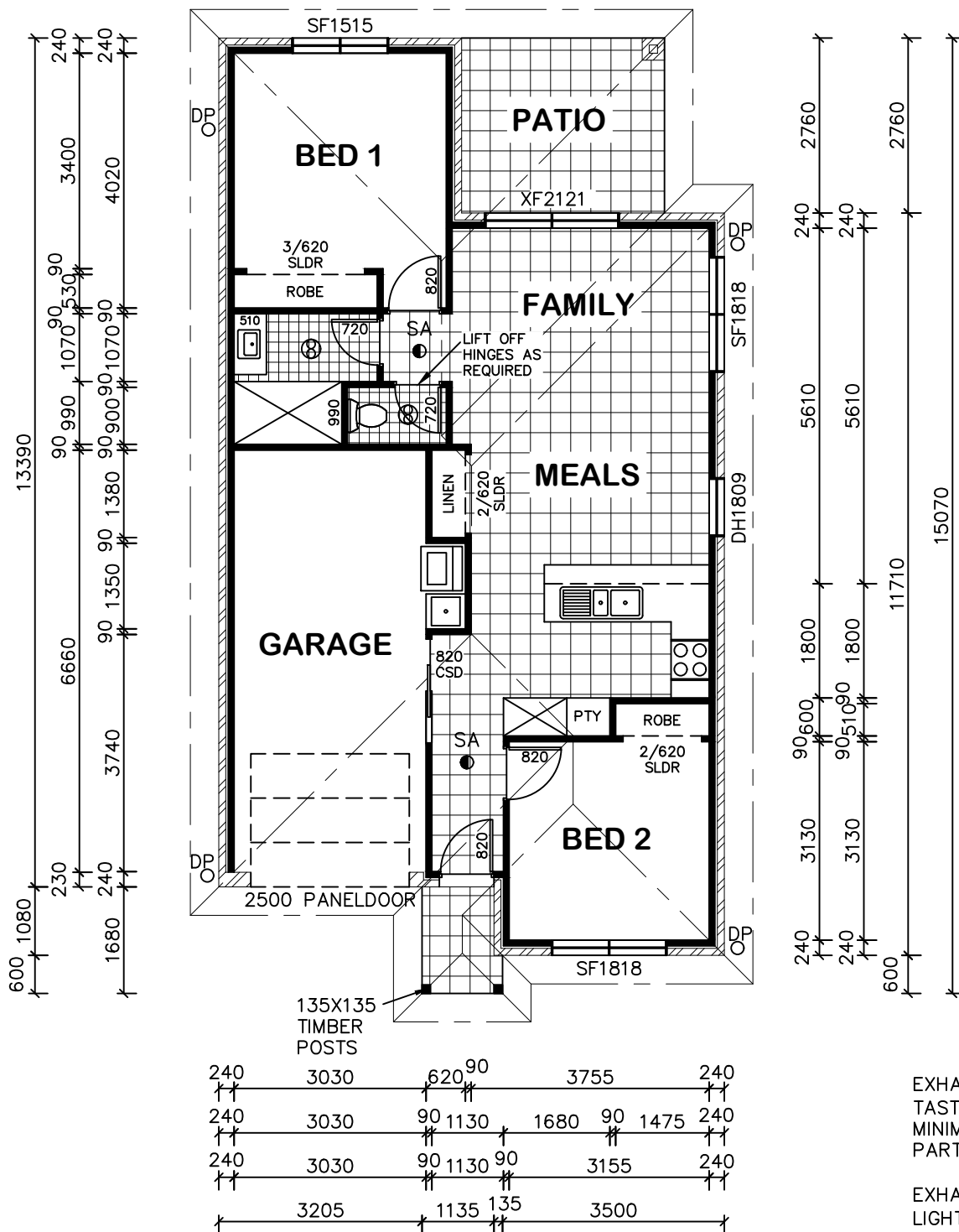
, NSW , 2830

hstar.com.au



7975					
3830		3200		945	
240	3350	240	3200	945	
240	2260	90	1000	90	4055
240	1700	90	1560	90	300
240	3030	90	530	90	3755
240					240

LIVING	75.90
GARAGE	23.37
REAR PATIO	8.83
PATIO	1.99
TOTAL	110.09 sq.m.
	(11.85 sq.)



EXHAUST SYSTEMS INSTALLED (INCLUDING TASTIC & LIGHT VENT COMBO) TO HAVE MINIMUM FLOW RATE IN ACCORDANCE WITH PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC & LIGHT VENT COMBO) TO DISCHARGE TO OUTSIDE AIR OR VENTILATED ROOF SPACE AS PER PART 3.8.7 NCC 2019. METHOD CHOSEN IS TO MATCH COMPLIANCE WITH THE RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN EXTERNAL WALLS TO BE A VAPOR PERMEABLE TYPE, COMPLY WITH AS/NZS 4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN CONDITIONED SPACES TO BE SEALED TO RESTRICT AIR INFILTRATION AS PER PART 3.12.3 NCC 2019

*** NOTE:** EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

- SA 1 SMOKE ALARM
8 EXHAUST FAN



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 74 / 86	JOB No: 21279	ISSUE: A

DRAWING:
FLOOR PLAN - LOT 50
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





0007451500 13 Apr 2022

Assessor Peter Cumming

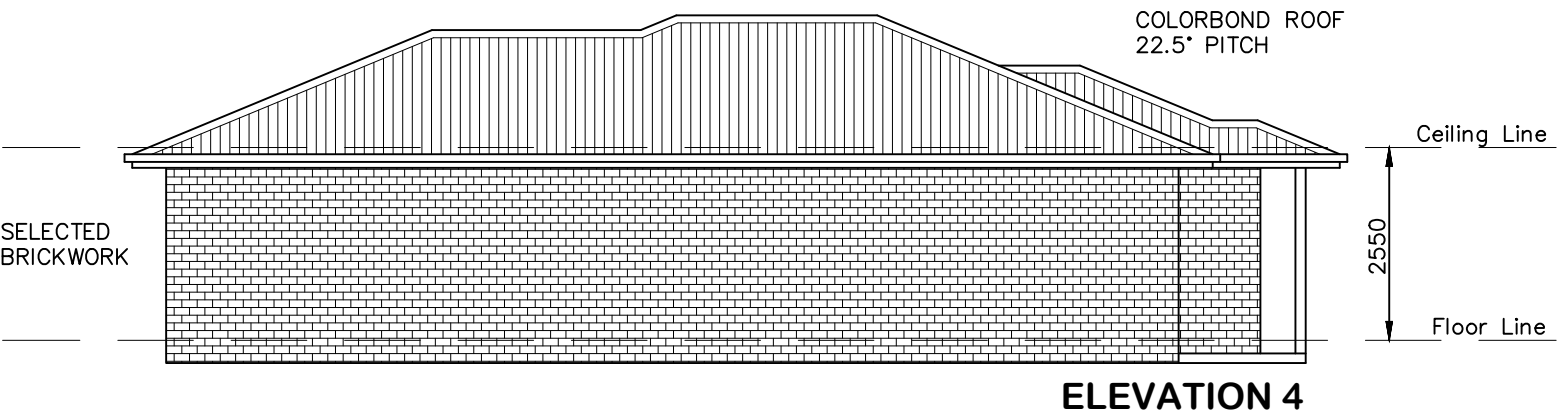
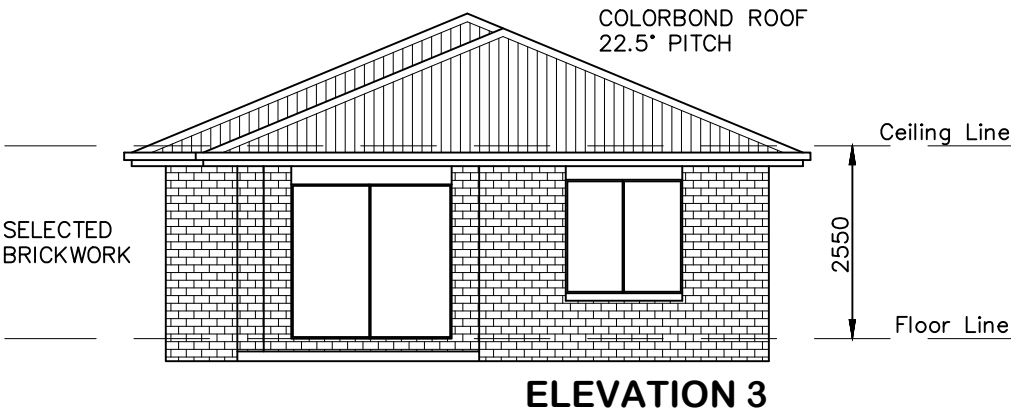
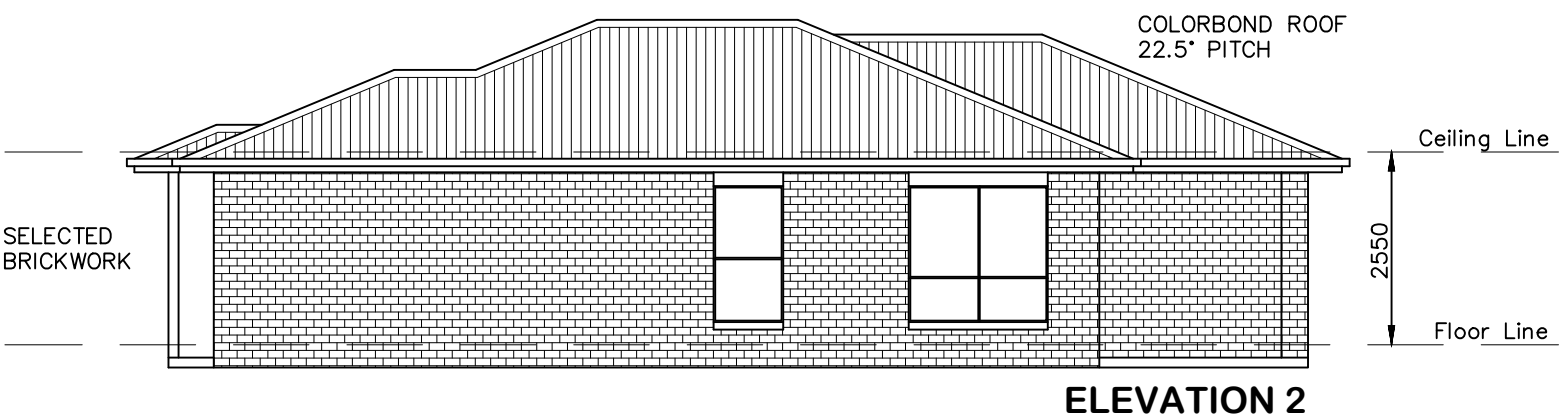
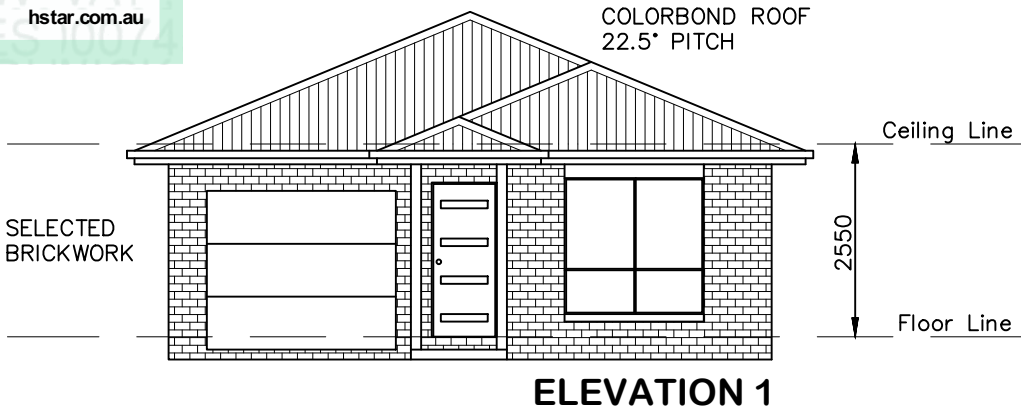
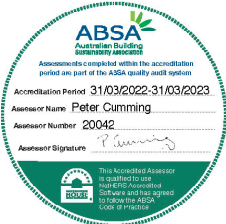
Accreditation No. 20042

Address

307 Keswick Parkway, Dubbo
, NSW, 2830



hstar.com.au



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



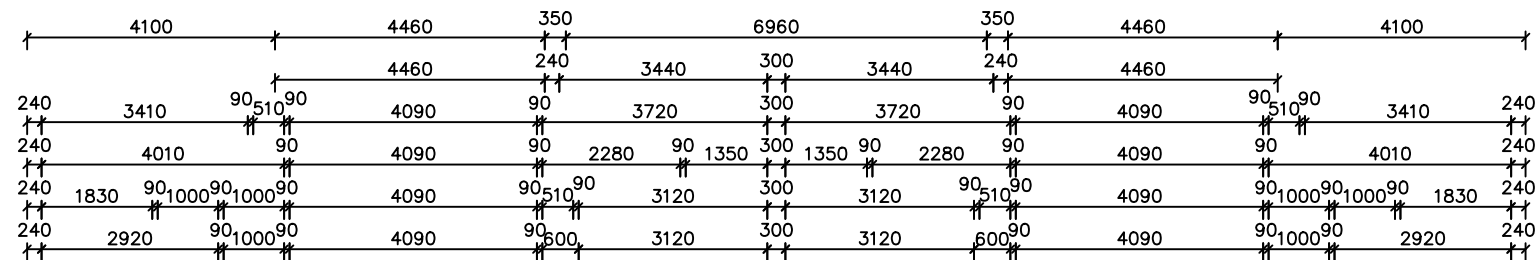
DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 75 / 86	JOB No: 21279	ISSUE: A

DRAWING:
ELEVATIONS - LOT 50
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

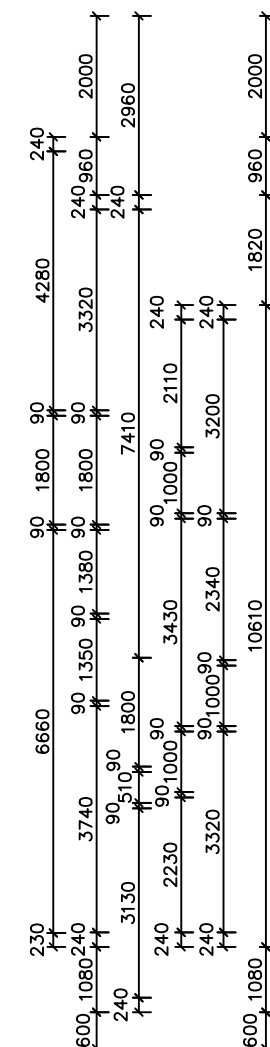
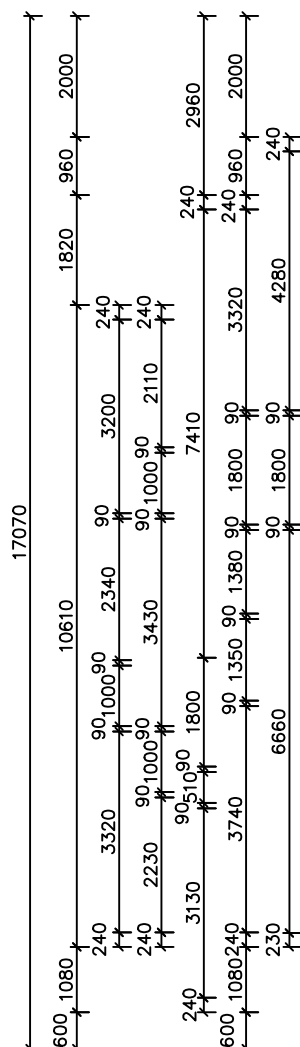
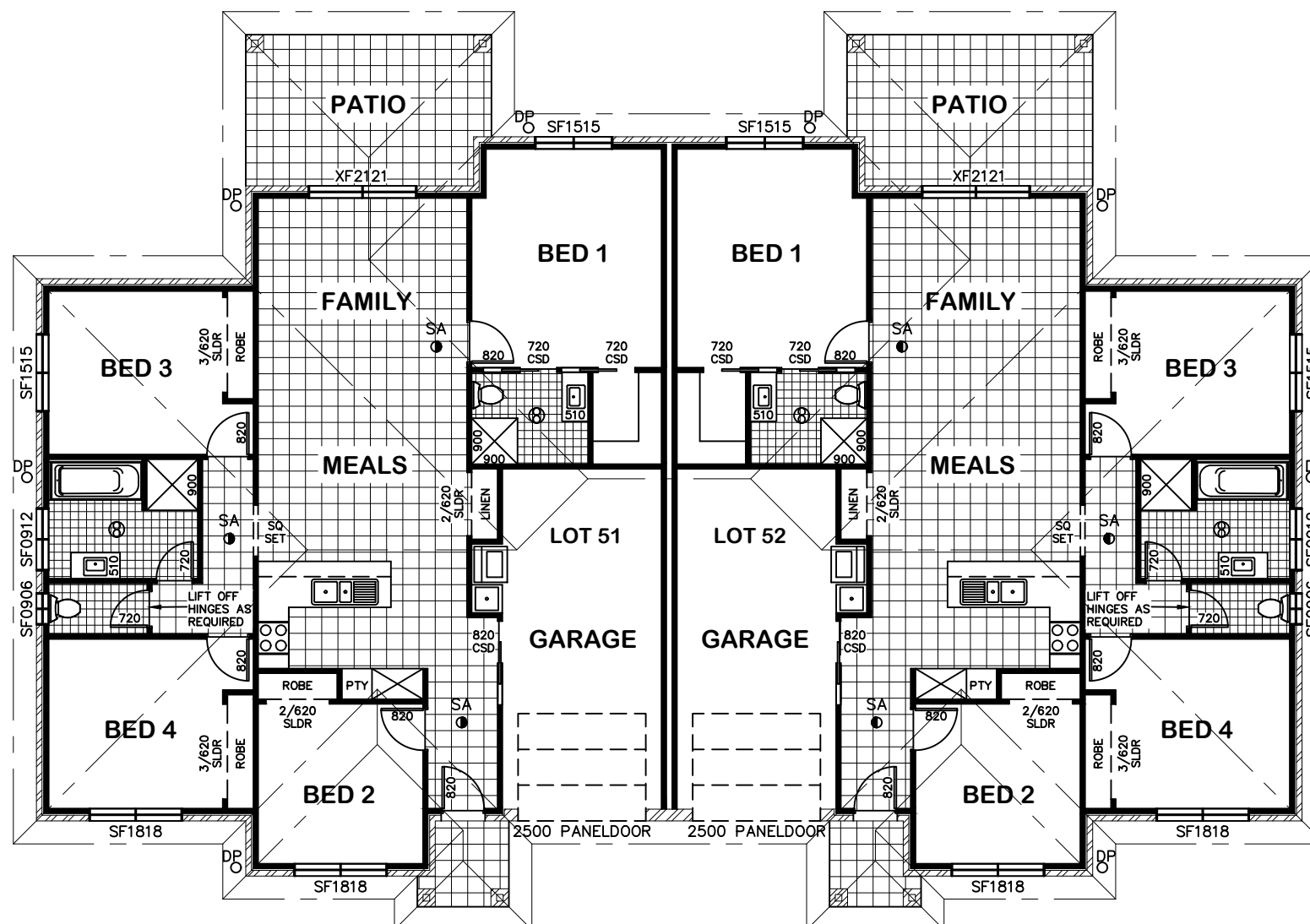




LOT - 51
LIVING 130.89
GARAGE 23.34
REAR PATIO 13.90
PATIO 2.63
TOTAL 170.76 sq.m.
(18.38 sq.)

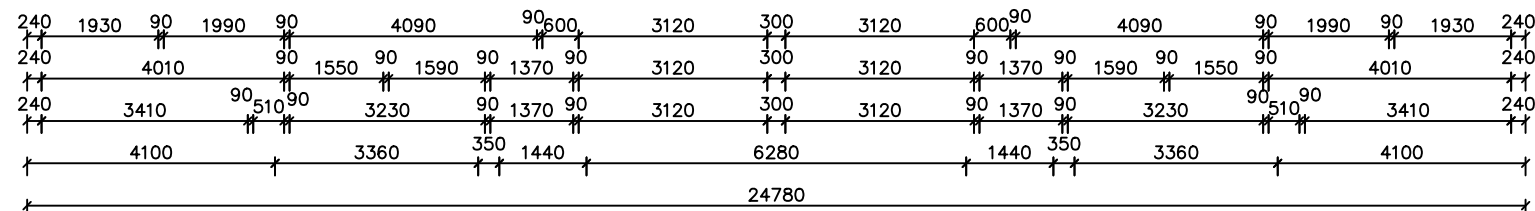


LOT - 52
LIVING 130.89
GARAGE 23.34
REAR PATIO 13.90
PATIO 2.63
TOTAL 170.76 sq.m.
(18.38 sq.)



NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA ● SMOKE ALARM
⊗ EXHAUST FAN



* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.

MAAS
PROPERTIES

DATE:
12.04.22

SCALE:
1:125(A3)

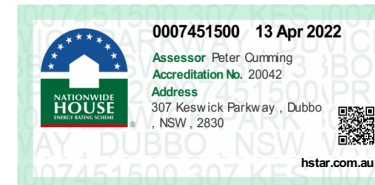
DRAWN:
AW

SHEET:
76 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
FLOOR PLAN - LOTS 51 & 52
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



EXHAUST SYSTEMS
INSTALLED (INCLUDING
TASTIC & LIGHT VENT
COMBO) TO HAVE MINIMUM
FLOW RATE IN
ACCORDANCE WITH PART
3.8.7 NCC 2019

EXHAUST SYSTEMS
(INCLUDING TASTIC & LIGHT
VENT COMBO) TO
DISCHARGE TO OUTSIDE AIR
OR VENTILATED ROOF
SPACE AS PER PART 3.8.7
NCC 2019. METHOD CHOSEN
IS TO MATCH COMPLIANCE
WITH THE RELEVANT BASIX
CERTIFICATE.

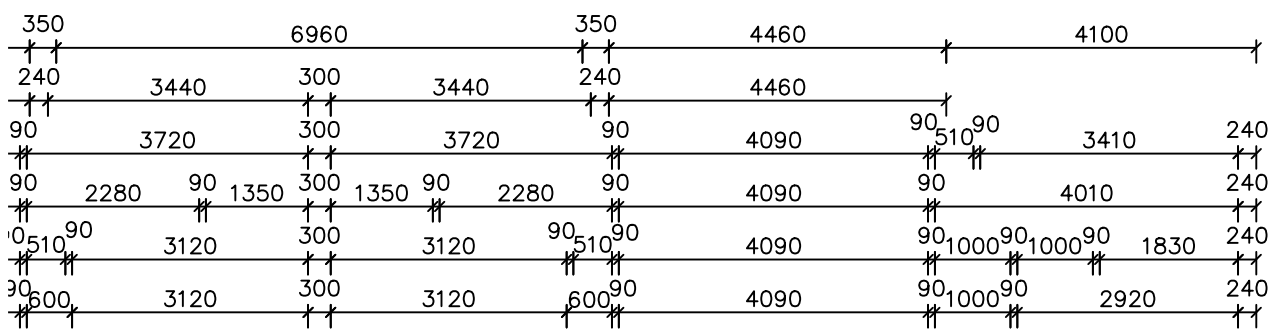
PLIABLE BUILDING
MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE A
VAPOR PERMEABLE TYPE,
COMPLY WITH AS/NZS
4200.1 AND BE INSTALLED
AS PER AS4200.2

EXTERNAL DOORS AND
OPENABLE WINDOWS IN
CONDITIONED SPACES TO
BE SEALED TO RESTRICT
AIR INFILTRATION AS PER
PART 3.12.3 NCC 2019

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

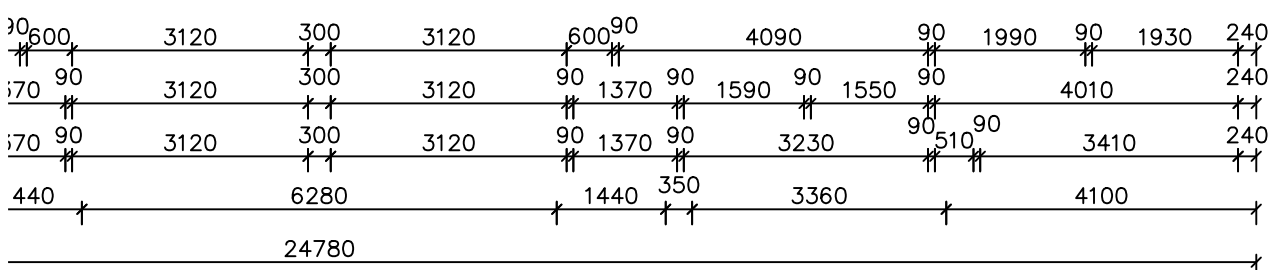
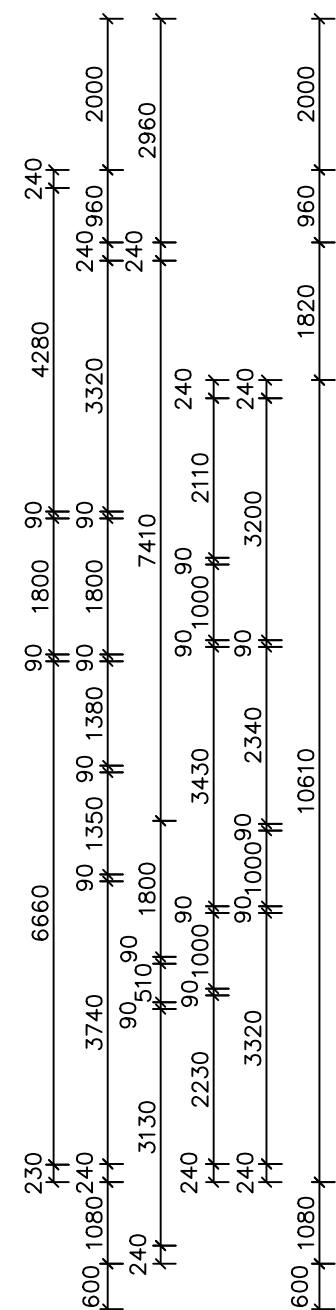
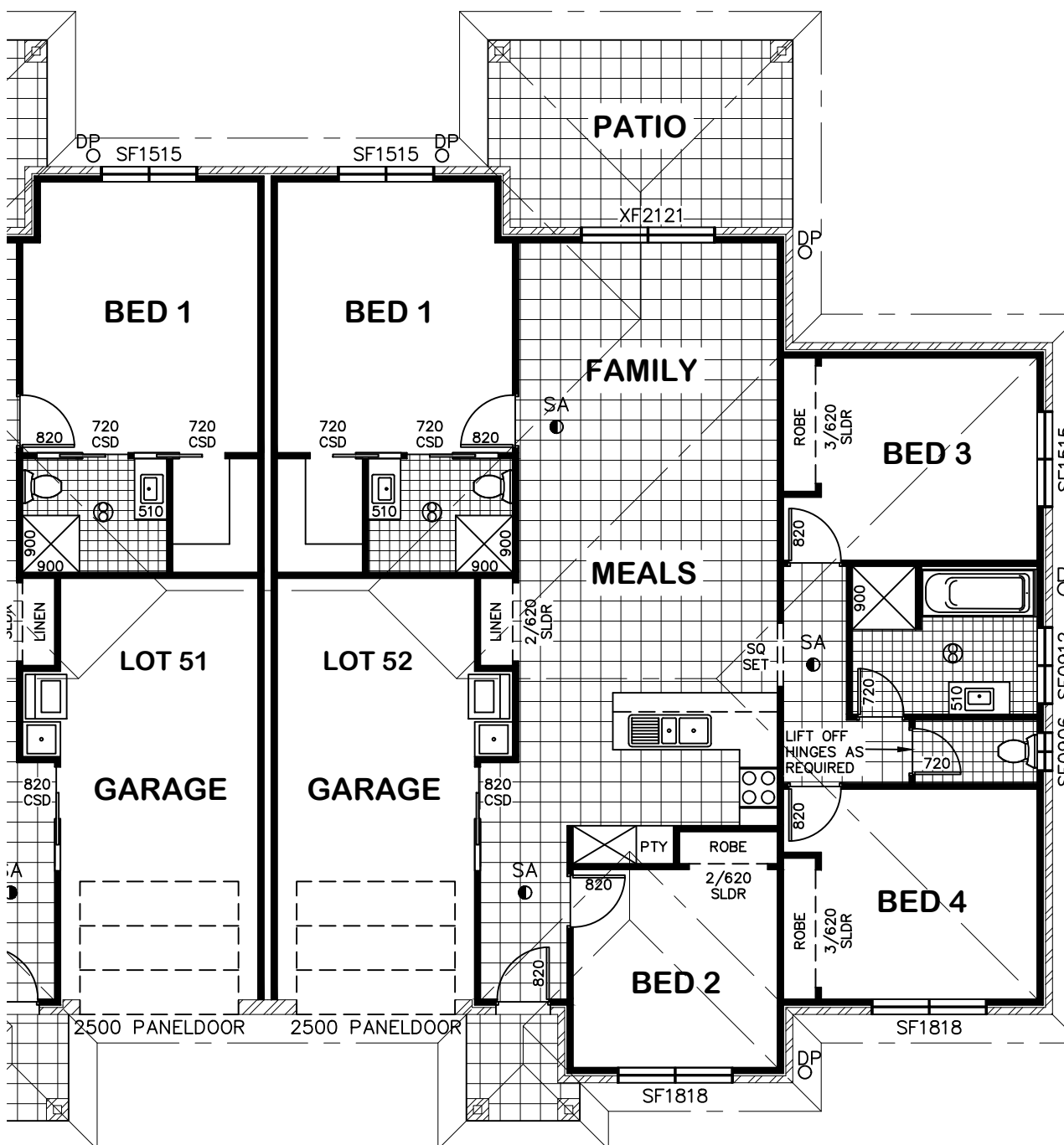
AVALON
DRAFTING
2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



LOT - 52

LIVING	130.89
GARAGE	23.34
REAR PATIO	13.90
PATIO	2.63
TOTAL	170.76 sq.m. (18.38 sq.)



* NOTE: EXTERNAL LIGHTING

ALL EXTERNAL LIGHT FITTINGS ARE TO BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE ABOVE THE HORIZONTAL PLANE.

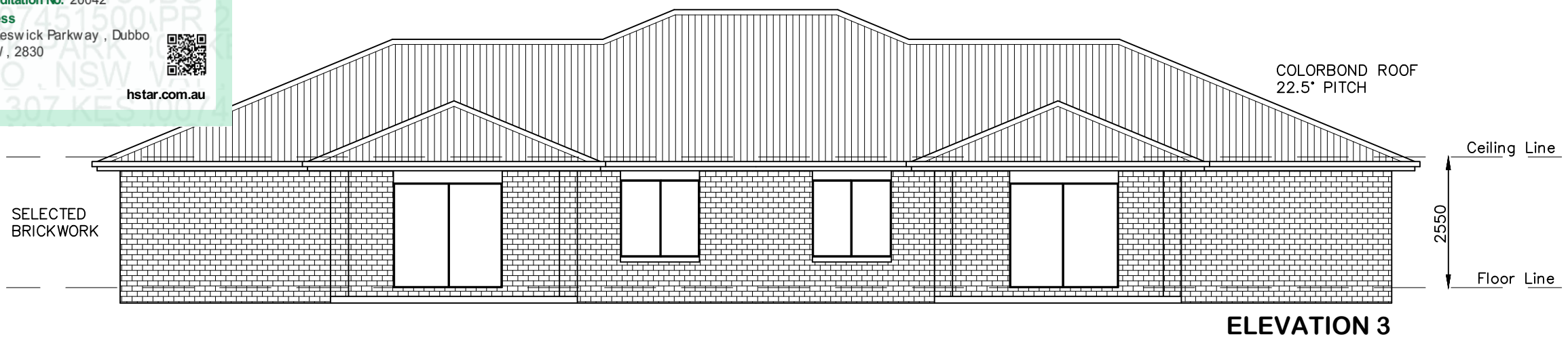
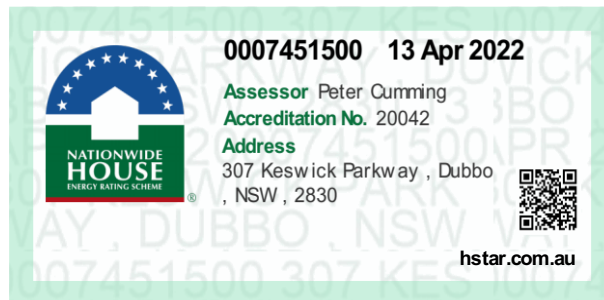
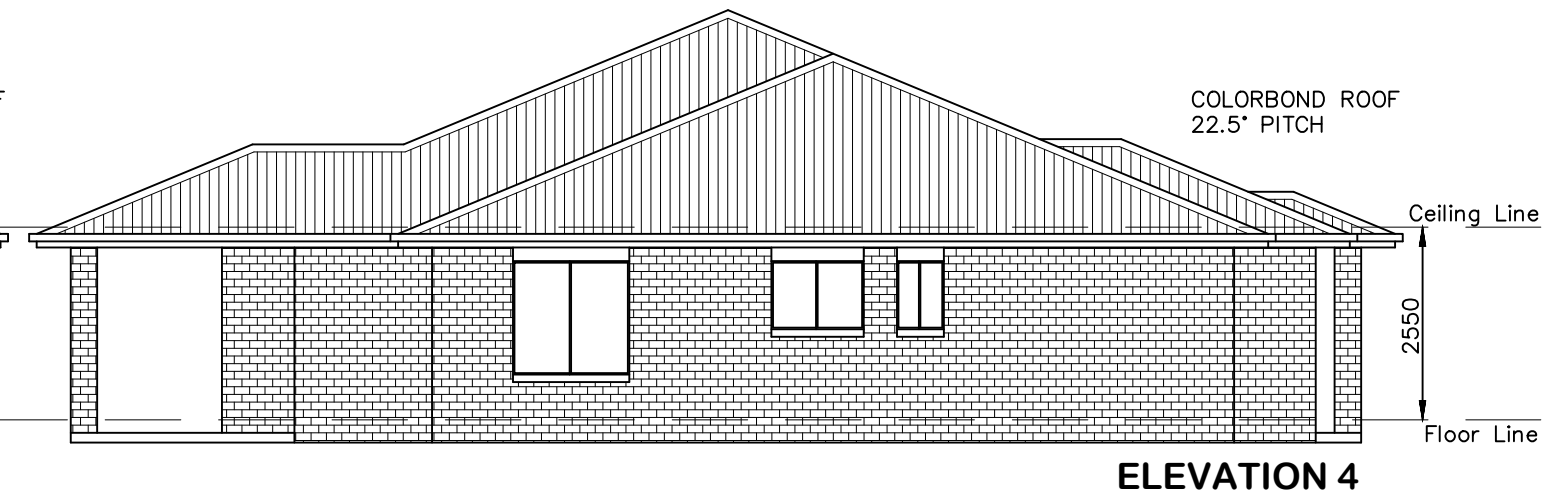
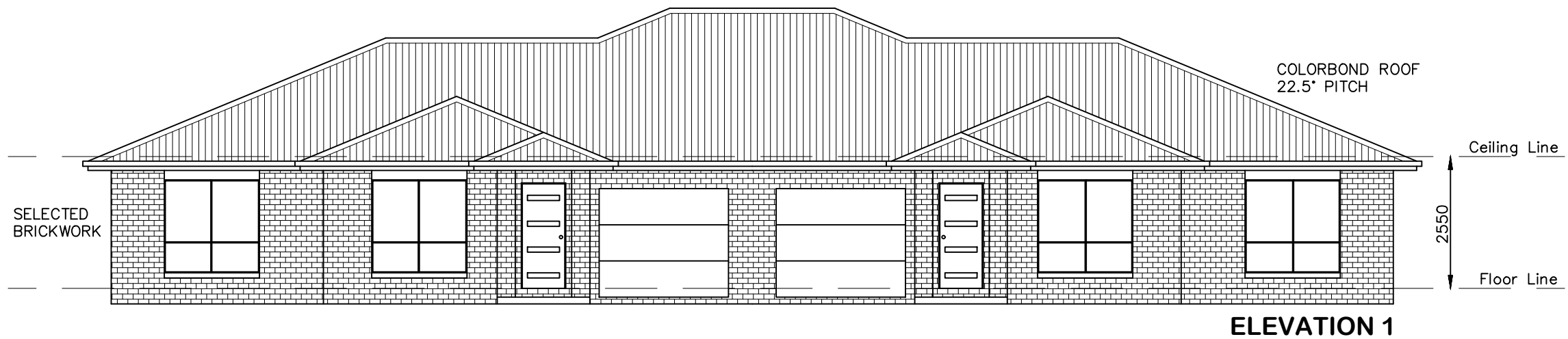
* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 78 / 86	JOB No: 21279	ISSUE: A

DRAWING:
FLOOR PLAN - LOT 51 & 52
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
79 / 86

JOB No:
21279

ISSUE:
A

DRAWING:
ELEVATIONS - LOTS 51 & 52
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES







0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
, NSW, 2830

hstar.com.au

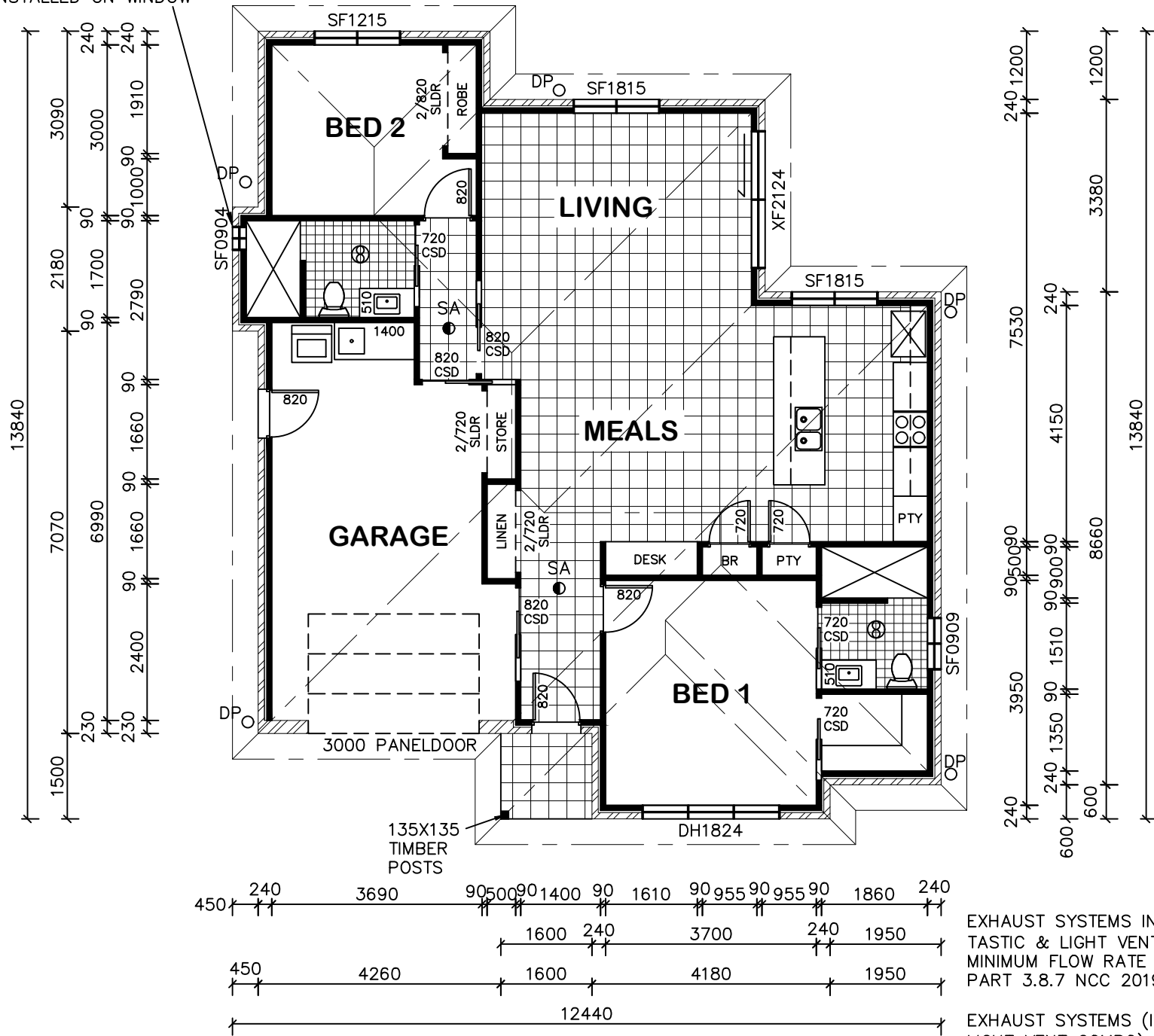


	450	4070	4830	3090	
	240	3000	90	500	90
450	240	3000	90	500	90
240	950	1910	90	5830	240
240	950	1910	90	5830	240
240	2500	90	6520	2400	240
450	240	2500	90	6520	2400

LIVING
GARAGE
PATIO
TOTAL

107.44
29.57
2.40
139.41 sq.m.
(15.01 sq.)

NOTE: WINDOW SILL TO BE
TILED NO ARCHITRAVE TO
BE INSTALLED ON WINDOW



*** NOTE: EXTERNAL LIGHTING**

ALL EXTERNAL LIGHT FITTINGS ARE TO
BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE
ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA ● SMOKE ALARM
⊗ EXHAUST FAN

EXHAUST SYSTEMS INSTALLED (INCLUDING
TASTIC & LIGHT VENT COMBO) TO HAVE
MINIMUM FLOW RATE IN ACCORDANCE WITH
PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC &
LIGHT VENT COMBO) TO DISCHARGE TO
OUTSIDE AIR OR VENTILATED ROOF SPACE AS
PER PART 3.8.7 NCC 2019. METHOD CHOSEN
IS TO MATCH COMPLIANCE WITH THE
RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE A VAPOR
PERMEABLE TYPE, COMPLY WITH AS/NZS
4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN
CONDITIONED SPACES TO BE SEALED TO
RESTRICT AIR INFILTRATION AS PER PART
3.12.3 NCC 2019



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

SHEET:
80 / 86

JOB No:
21279

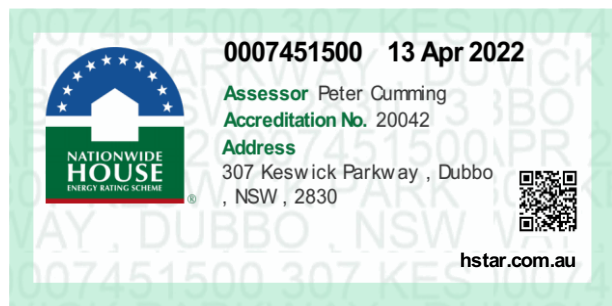
ISSUE:
A

DRAWING:
FLOOR PLAN - LOT 61
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES



**AVALON
DRAFTING**

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE: 12.04.22	SCALE: 1:100(A3)	DRAWN: AW
SHEET: 81 / 86	JOB No: 21279	ISSUE: A

DRAWING:
ELEVATIONS - LOT 61
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES





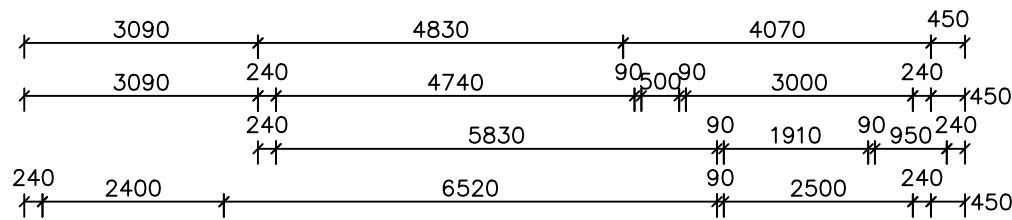


0007451500 13 Apr 2022
Assessor Peter Cumming
Accreditation No. 20042
Address
307 Keswick Parkway, Dubbo
, NSW, 2830

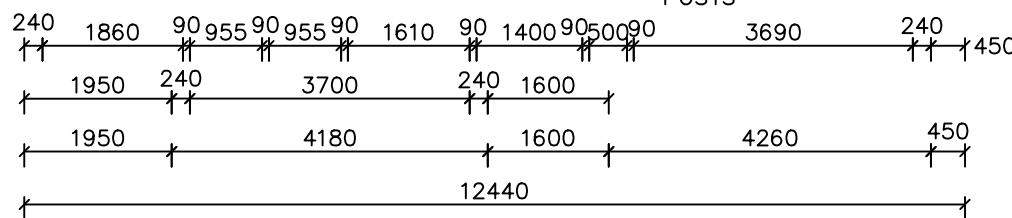
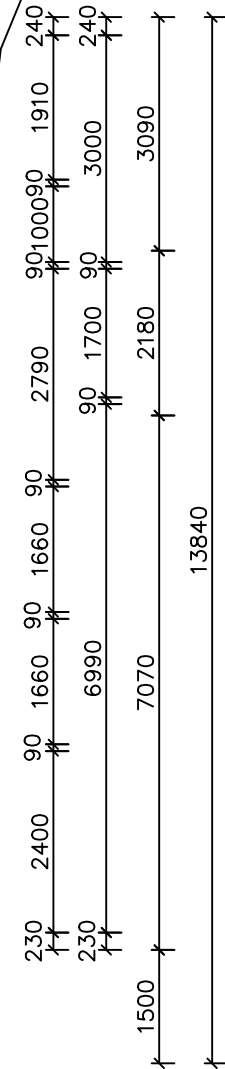
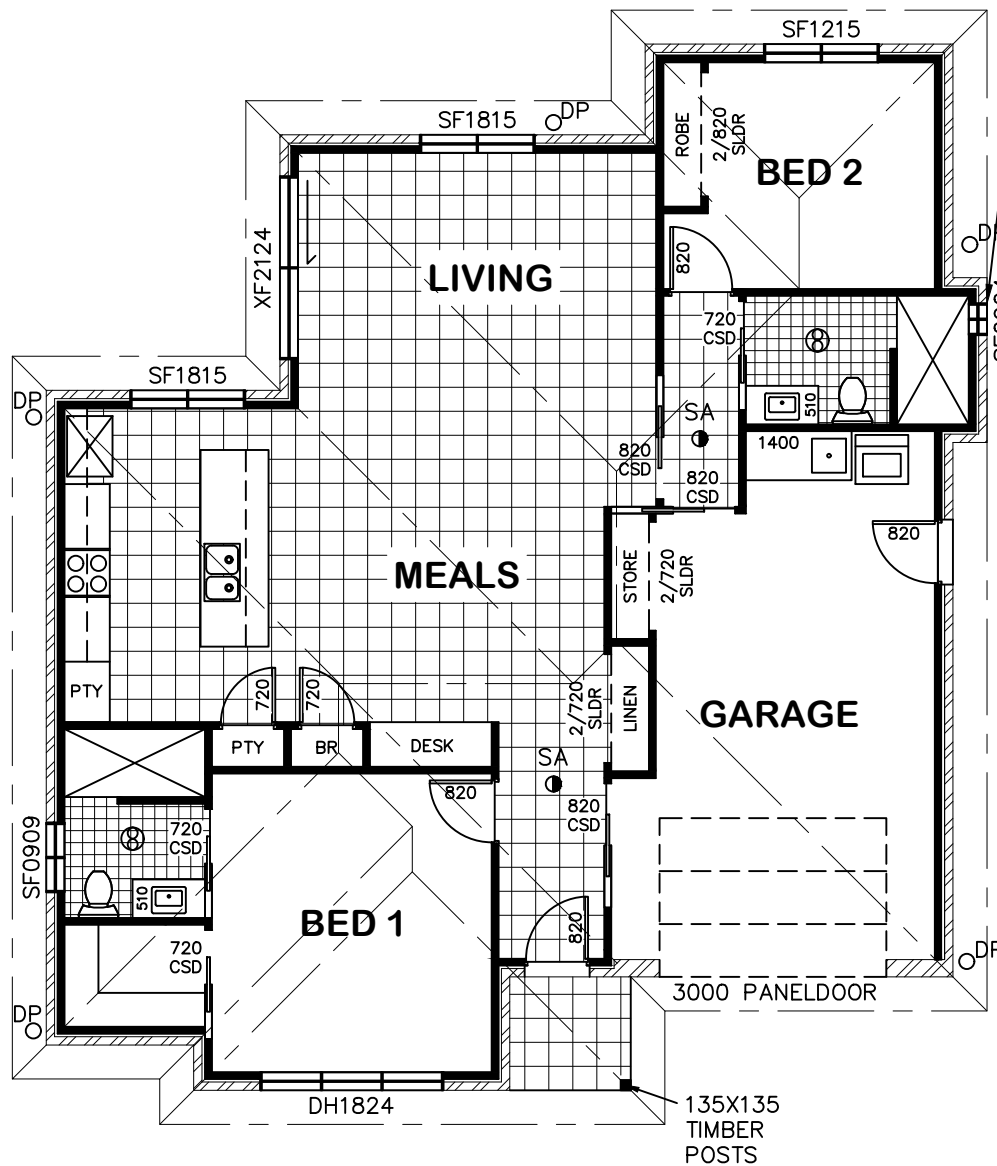
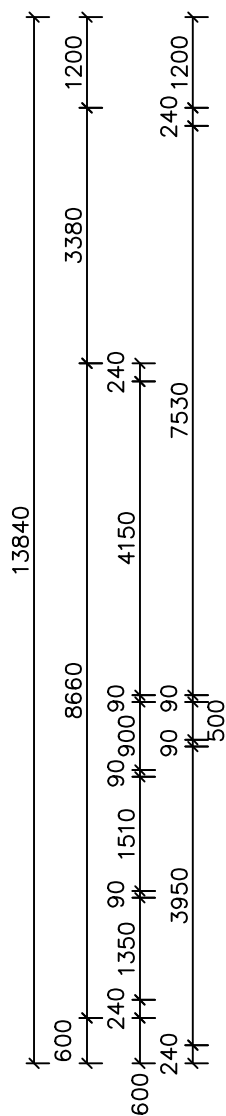
hstar.com.au



LIVING	107.44
GARAGE	29.57
PATIO	2.40
TOTAL	139.41 sq.m. (15.01 sq.)



NOTE: WINDOW SILL TO BE
TILED NO ARCHITRAVE TO
BE INSTALLED ON WINDOW



EXHAUST SYSTEMS INSTALLED (INCLUDING
TASTIC & LIGHT VENT COMBO) TO HAVE
MINIMUM FLOW RATE IN ACCORDANCE WITH
PART 3.8.7 NCC 2019

EXHAUST SYSTEMS (INCLUDING TASTIC &
LIGHT VENT COMBO) TO DISCHARGE TO
OUTSIDE AIR OR VENTILATED ROOF SPACE AS
PER PART 3.8.7 NCC 2019. METHOD CHOSEN
IS TO MATCH COMPLIANCE WITH THE
RELEVANT BASIX CERTIFICATE.

PLIABLE BUILDING MEMBRANE INSTALLED IN
EXTERNAL WALLS TO BE A VAPOR
PERMEABLE TYPE, COMPLY WITH AS/NZS
4200.1 AND BE INSTALLED AS PER AS4200.2

EXTERNAL DOORS AND OPENABLE WINDOWS IN
CONDITIONED SPACES TO BE SEALED TO
RESTRICT AIR INFILTRATION AS PER PART
3.12.3 NCC 2019

*** NOTE: EXTERNAL LIGHTING**

ALL EXTERNAL LIGHT FITTINGS ARE TO
BE SHIELDED.
I.E. DOES NOT PERMIT LIGHT TO SHINE
ABOVE THE HORIZONTAL PLANE.

* ALL DIMENSIONS ARE TO BE CONFIRMED BY
THE BUILDER PRIOR TO CONSTRUCTION.
DO NOT SCALE FROM DRAWINGS.
BUILDING SET OUT & SITE BOUNDARY DETAILS
TO BE CONFIRMED BY A REGISTERED
SURVEYOR.
ALL WORK TO BE CARRIED OUT TO RELEVANT
STANDARDS AND BUILDING CODES.

NOTES - STAIR TREADS TO COMPLY WITH NCC 3.9.1

SA ● SMOKE ALARM
⊗ EXHAUST FAN



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

DRAWING:
FLOOR PLAN - LOT 69
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
82 / 86

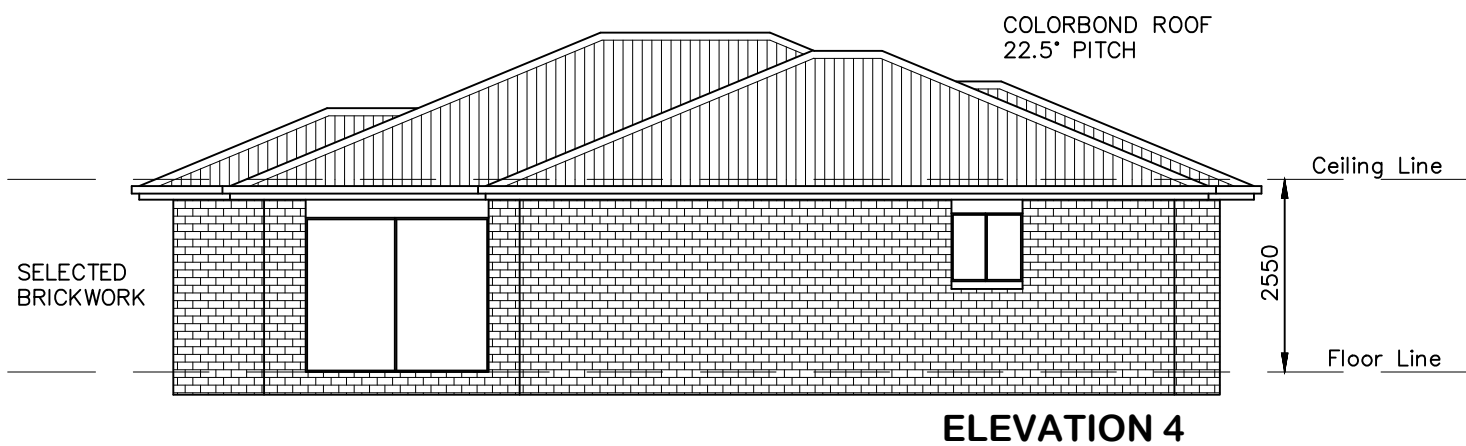
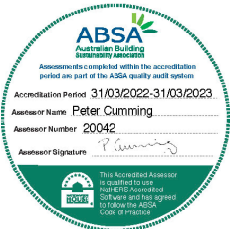
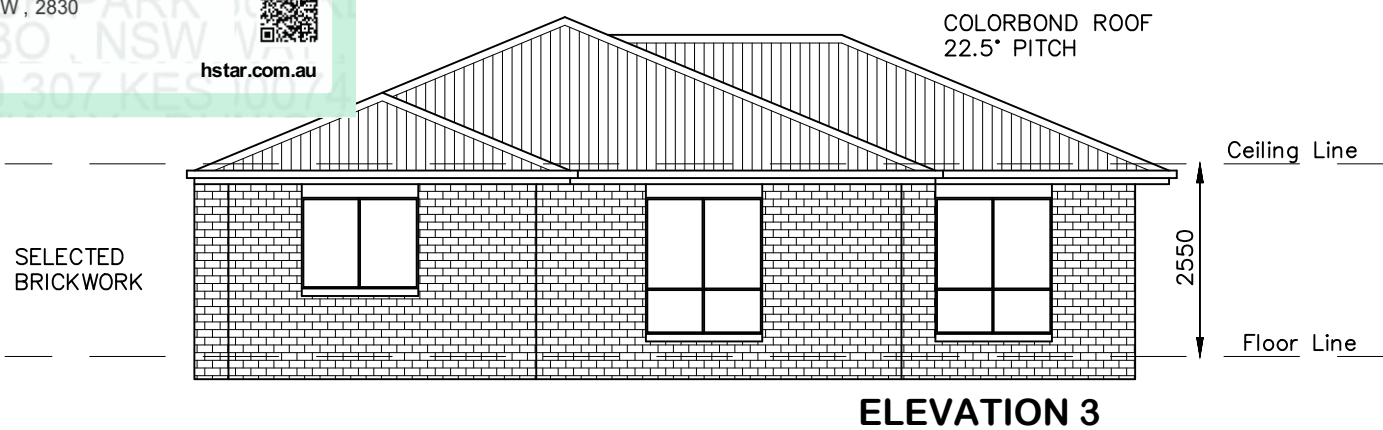
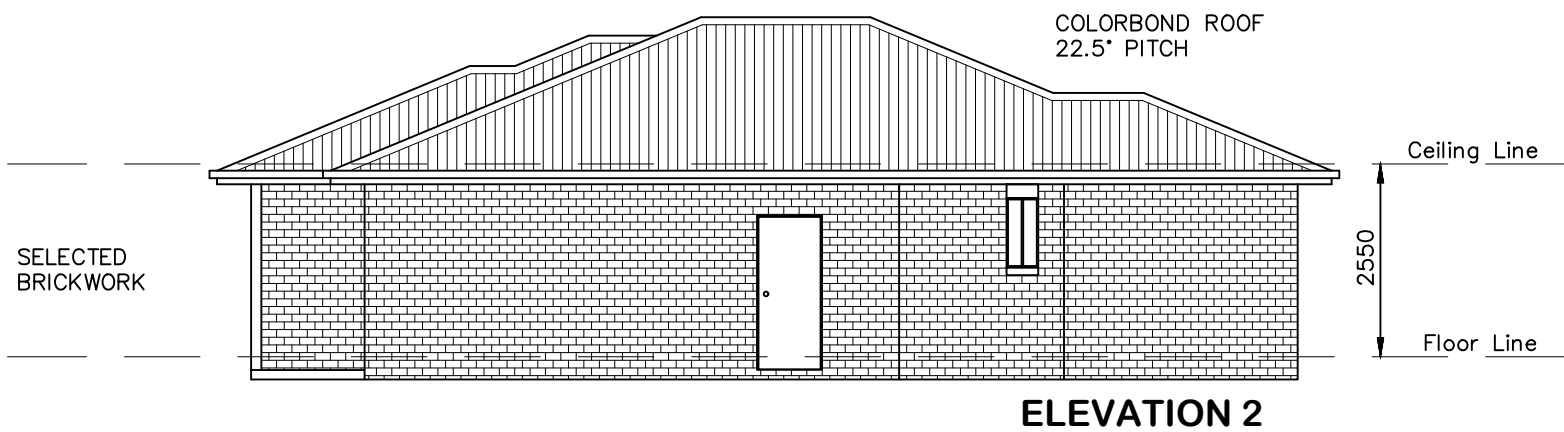
JOB No:
21279

ISSUE:
A



**AVALON
DRAFTING**

2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502



* ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO CONSTRUCTION. DO NOT SCALE FROM DRAWINGS. BUILDING SET OUT & SITE BOUNDARY DETAILS TO BE CONFIRMED BY A REGISTERED SURVEYOR. ALL WORK TO BE CARRIED OUT TO RELEVANT STANDARDS AND BUILDING CODES.



DATE:
12.04.22

SCALE:
1:100(A3)

DRAWN:
AW

DRAWING:
ELEVATIONS - LOT 69
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
83 / 86

JOB No:
21279

ISSUE:
A



2/2 Blueridge Drive Dubbo NSW 2830
Ph: (02) 6885 3594 / Mob: 0408 296 502

BASIX COMMITMENTS – ALL DWELLINGS	
<u>COMMON AREAS</u> TOILET BLOCK	FLOOR AREA 26.0m ²
<u>WATER COMMITMENTS – ALL DWELLINGS</u> FIXTURES SHOWER HEAD RATING TOILET FLUSHING SYSTEM RATING KITCHEN TAPS BATHROOM TAPS HOT WATER RECIRCULATION OR DIVERSION	MIN RATING 4 STAR (>6 BUT <= 7.5 L/min.) 4 STAR 4 STAR 4 STAR NO
<u>ALTERNATIVE WATER – ALL DWELLINGS</u> SOURCE ALTERNATIVE SOURCE	REQUIREMENT INDIVIDUAL WATER TANK (no. 1) – MINIMUM 1500 LITRES – TO COLLECT RUN OFF FROM AT LEAST: 80.0 SQUARE METRES OF ROOF AREA – LANDSCAPE CONNECTION – TOILET CONNECTION

0007451500 13 Apr 2022

Assessor Peter Cumming
Accreditation No. 20042
Address
 307 Keswick Parkway, Dubbo
 , NSW , 2830

hstar.com.au

MULTI DWELLING HOUSES – LANDSCAPING

NOTE: 4+ DENOTED 4 OR MORE BEDROOMS.

ENERGY COMMITMENTS - ALL DWELLINGS

BUILDING DESIGN
ASSOCIATION OF



THERMAL LOADS		
LOT No.	AREA ADJUSTED HEATING LOAD (IN MJ/M ² /YR)	AREA ADJUSTED COOLING LOAD (IN MJ/M ² /YR)
4	74.9	17.8
7	74.1	18.4
10	72.1	19.2
11	64.4	11.5
12	63.9	12.1
13	51.7	7.0
14	62.3	5.5
15	80.1	11.5
16	71.3	5.6
17	68.3	4.7
18	70.6	3.9
19	59.7	10.9
20	68.1	9.8
21	54.6	5.7
22	61.2	4.2
23	62.6	4.1
24	75.1	12.4
25	64.9	5.2
26	58.6	6.3
27	58.8	10.9
28	76.8	12.2
29	56.5	8.5
30	77.9	9.5
31	47.1	12.8
32	47.4	13.7
33	75.5	9.6
34	78.8	5.7
35	66.1	7.5
36	70.0	5.4
37	68.8	8.4
38	71.5	7.0
39	70.8	6.1
40	69	5.6
41	78.6	5.8
42	55.8	3.9
43	74.4	6.5
44	76.9	5.3
45	56.2	3.9
46	57.9	3.7
47	57.2	10.7
48	62.8	3.3
49	74.6	9.2
50	86.4	17.5
51	60.3	5.2
52	62.3	4.9
53	74.1	18.1
55	68.6	4.8
56	76.3	16.4
59	57.0	13.0
60	58.3	12.3
61	78.5	16.3
62	53.9	4.8
63	60.5	5.5
64	75.0	19.8
65	71.1	3.9
66	67.3	5.0
67	51.3	13.6
68	58.8	12.6
69	53.0	20.0
70	58.7	5.1
71	58.7	4.6
72	73.6	18.7
74	61.8	5.2
2,8	68.5	4.8
5,58	62.7	5.0
3,9,54	61.1	5.7
All other dwelling	65.6	5.6

CONSTRUCTION OF FLOORS AND WALLS		
LOT No.	CONCRETE SLAB ON GROUND (M ²)	PRIMARILY RAMMED EARTH OR MUDBRICK WALLS
33	111	NO
47	106	NO
48	87	NO
19,20	122	NO
43,44	84	NO
61,69	88	NO
29,30,37,38	86	NO
31,32,42,45,46	98	NO
5,13,26,51,52,58,62,74	107	NO
16,21,35,36,39 40,59,60,67,68	99	NO
17,18,22,23,34 41,49,65,66,70,71	92	NO
ALL OTHER DWELLINGS	64	NO

COMMON AREA	
ALL COMMON AREA	
SHOWER HEAD RATING	NO COMMON FACILITY
TOILET RATING	4 STAR
TAPS RATING	4 STAR
CLOTHES WASHERS RATING	NO COMMON LAUNDRY FACILITY
TOILET BLOCK	
VENTILATION SYSTEM TYPE	VENTILATION EXHAUST ONLY
VENTILATION EFFICIENCY MEASURE	TIME CLOCK OR BMS CONTROLLED
PRIMARY TYPE OF ARTIFICIAL LIGHTING	LIGHT- EMITTING DIODE
LIGHTING EFFICIENCY MEASURE	DAYLIGHT SENSOR AND MOTION SENSOR
LIGHTING CONTROL SYSTEM/BMS	YES



DATE:
12.04.22

SCALE:
N/A

DRAWN:
AW

DRAWING:
BASIX COMMITMENTS
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

SHEET:
85 / 86

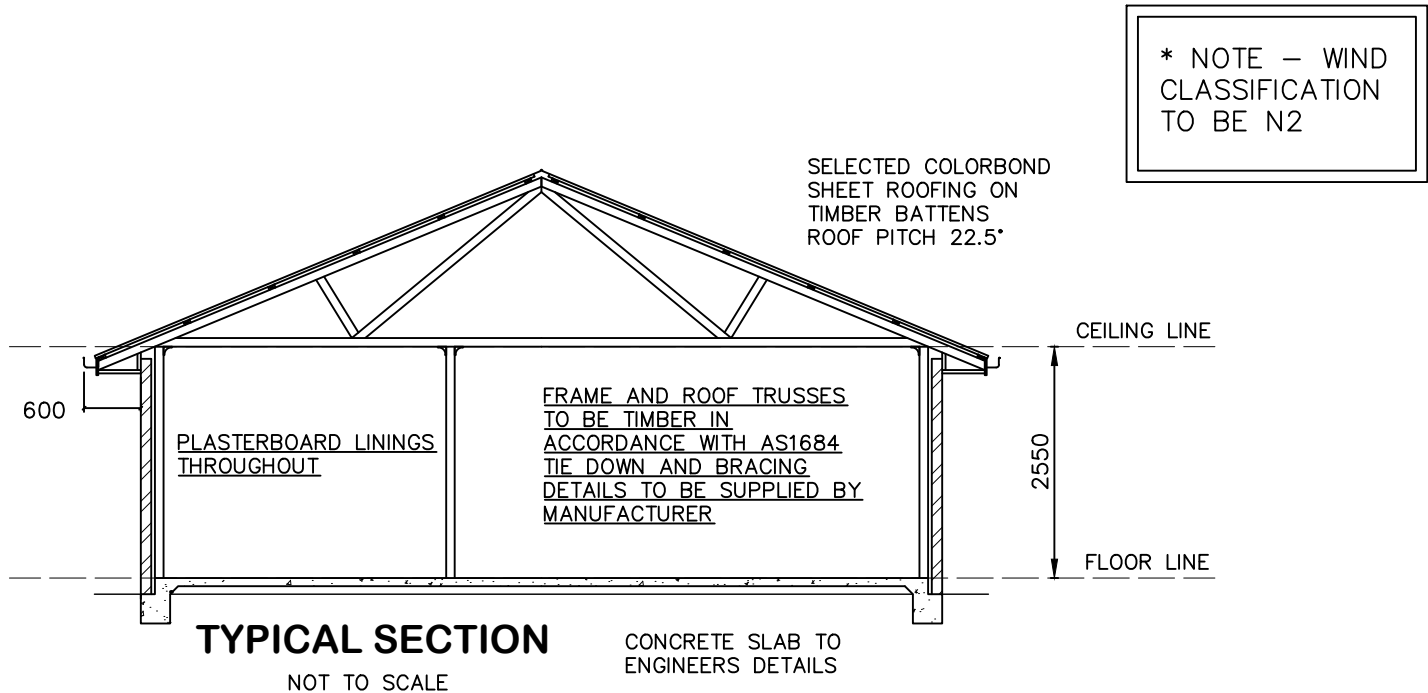
JOB No:
21279

ISSUE:
A



THERMAL PERFORMANCE REQUIREMENTS – ALL DWELLINGS

- Metal roof (dark colour) with reflective sarking
- R4.0 insulation to all ceilings of lot 50 (including above patio/entry)
- R3.5 insulation to all ceilings of all other lots (including above patio/entry)
- All floors 300mm waffle pod on 85mm concrete slab
- All external walls brick veneer with sarking + R1.5 insulation (except garage)
- R2.0 insulation to all internal walls adjacent to garage
- plasterboard on stud internal walls
- Internal walls between dwellings Knauff Separating wall system
- All windows/glass doors of Lot 50 aluminium framed/SG/low e U=5.4 SHGC=0.58 (+/-10%)
- All windows/glass doors of all other lots aluminium framed/SG/clear U=6.7 SHGC=0.7 (+/-10%)
- All windows/doors are weather sealed
- All exhaust fans sealed
- All recessed downlights sealed LEDs



DATE: 12.04.22	SCALE: N/A	DRAWN: AW
SHEET: 86 / 86	JOB No: 21279	ISSUE: A

DRAWING:
BASIX COMMITMENTS AND TYP SECTION
KESWICK BUNKER GATED ESTATE
MAAS GROUP PROPERTIES

