

LEGEND

- 2/1 - Pit No. 2/Drainline No. 1
- 12.000* - As constructed surface levels.
- 12.000* - As constructed surface level.
- RP boundary.
- Top of batter.
- Toe of batter.
- Invert of creek/drain.
- Stormwater drain line.
- Subsoil drainage.
- Webforge safety barrier.
- Stormwater drain line.
- Subsoil drainage.
- Overhead power line.
- Telstra conduit.

Q50 STORMWATER LEVELS

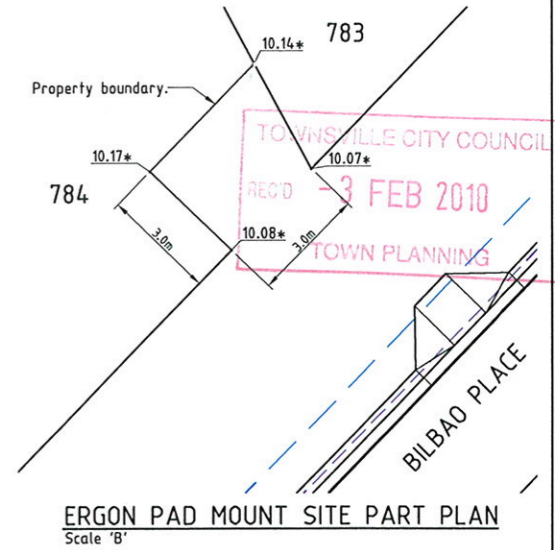
Road Name	Chainage	Description	Q50 Level
Bilbao Place	40.050		10.393
	51.488	Pit 3/1	10.326
	106.628	Pit 2/1	9.988
	110.424	Pit 1/1	9.929
	143.796	Pits 1/3 & 2/3	10.030
	166.989	Pit 3/3	10.150
Pincer Court	173.717	Pit 4/3	10.280
	201.155	Pits 5/3 & 1/5	10.906
	19.364	Pits 1/4 & 2/4	10.220
	62.303	Pits 3/4 & 1/12	11.340
	98.531	Pit 5/4	12.460
	143.884	Pits 7/4 & 1/13	13.870

APPROVED

AS CONSTRUCTED

I John James Rowlands of ROWLANDS SURVEYS Pty. Ltd. hereby certify that this drawing accurately describes and records the nature and the location of the works depicted hereon as they have been constructed for the purposes of the development.

John James Rowlands Date: 12-1-10
 Director/Registered Surveyor



REAL PROPERTY DESCRIPTION

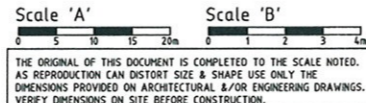
Lot 501 & 502 on SP 162413
 Parish of BOHLE
 County of ELPHINSTONE
 Bilbao Place - Bushland Beach

In Association with:-

ROWLANDS SURVEYS PTY LTD
 22 GORDEN STREET
 GARBUTT. 4814
 Ph. (07)47755077

SUNLAND GROUP

LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
 Bolt & washer in manhole top.
 LYNWOOD AVENUE



* - Indicates As Constructed information.
 All work is carried out in accordance with the former THURINGOWA CITY COUNCIL standard details. REFER TO DRAWING SUN84/8 FOR ROAD TYPICAL SECTIONS.

NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
 50 Punari Street, Currajong 4812
 Phone: 07 4725 5550 Fax: 07 4725 5850
 Email: rml@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

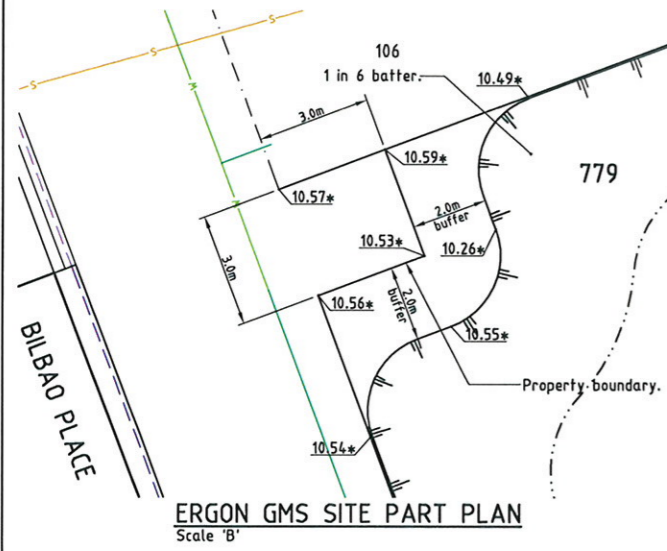
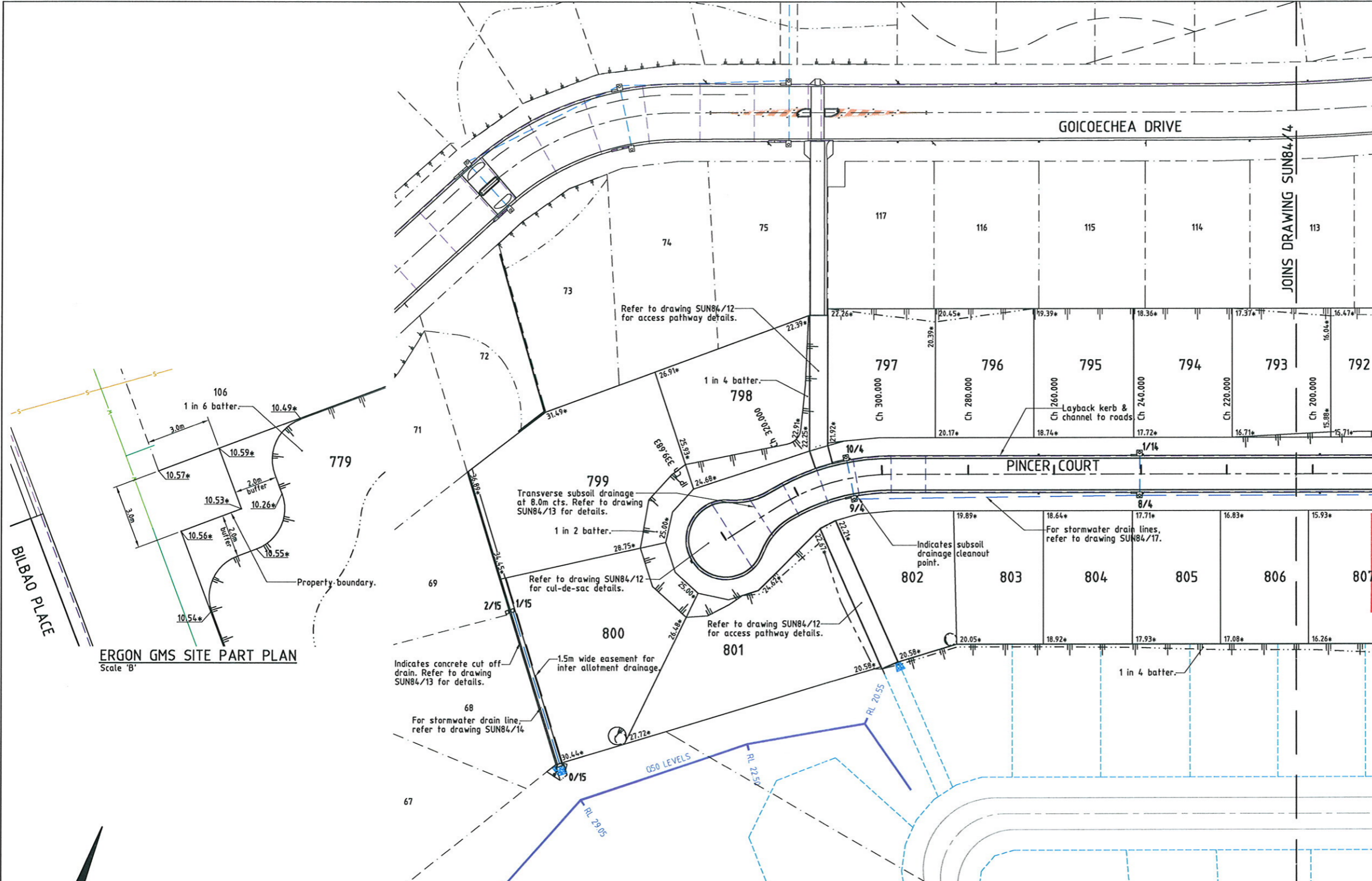
Issue	Description	Date
B	AMENDED TO AS CONSTRUCTED.	11/01/2010
A	ISSUED FOR CONSTRUCTION.	16/07/2008
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.	13/12/2007
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	12/10/2007

Drawn CN	In Association with SUNLAND GROUP LIMITED	LAYOUT PLAN, ROADWORKS & STORMWATER
Date 12/10/2007	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	
Checked [Signature]	Drawing Number SUN84/4	Issue B
Approved [Signature]		
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- LEGEND**
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 - 12.000* - As constructed surface levels.
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 - RP boundary.
 - Top of batter.
 - Toe of batter.
 - Invert of creek/drain.
 - Stormwater drain line.
 - Subsoil drainage.
 - Stormwater drain line.
 - Subsoil drainage.

Q50 STORMWATER LEVELS

Road Name	Chainage	Description	Q50 Level
Pincer Court	240.504	Pits 8/4 & 1/14	17.480
	307.474	Pits 9/4 & 10/4	21.420
	339.700	-	24.249



APPROVED

TOWNSVILLE CITY COUNCIL
 REC'D - 3 FEB 2010
 TOWN PLANNING

LAYOUT PLAN
 Scale 'A'

AS CONSTRUCTED

I John James Rowlands of ROWLANDS SURVEYS Pty. Ltd. hereby certify that this drawing accurately describes and records the nature and the location of the works depicted hereon as they have been constructed for the purposes of the development.

John James Rowlands 12.01.10
 John James Rowlands
 Director/Registered Surveyor

REAL PROPERTY DESCRIPTION

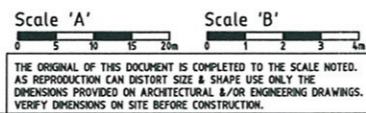
Lot 501 & 502 on SP 162413
 Parish of BOHLE
 County of ELPHINSTONE
 Bilbao Place - Bushland Beach

In Association with:-

ROWLANDS SURVEYS PTY LTD
 22 GORDEN STREET
 CARBUTT. 4814
 Ph. (07)47755077



LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
 Bolt & washer in manhole top.
 LYNWOOD AVENUE



"*" - Indicates As Constructed information.
 All work is carried out in accordance with the former THURINGOWA CITY COUNCIL standard details. REFER TO DRAWING SUN84/8 FOR ROAD TYPICAL SECTIONS.

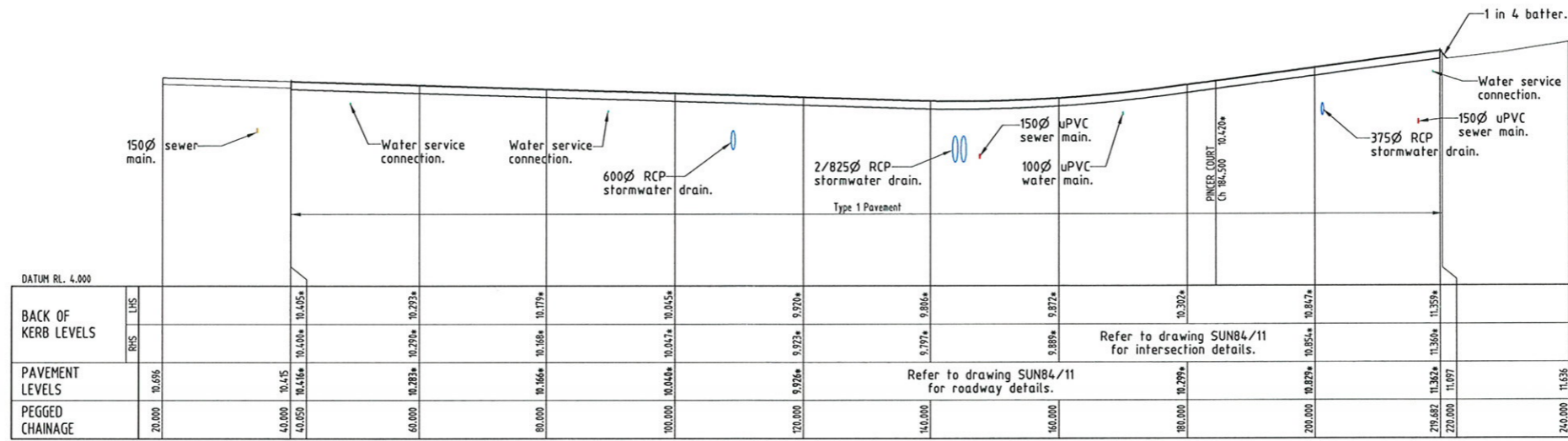
NORTHERN CONSULTING engineers
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 50 Punari Street, Currerong 4812
 Phone: 07 4725 5550 Fax: 07 4725 5850
 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

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P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	12/10/2007

Drawn CN	In Association with SUNLAND GROUP LIMITED	LAYOUT PLAN, ROADWORKS & STORMWATER
Date 12/10/2007	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked [Signature]	BILBAO PLACE	Drawing Number SUN84/5
Approved [Signature]	BUSHLAND BEACH	Issue B

PAVEMENT TABLE

PAVEMENT TYPE	PAVEMENT DESCRIPTION
TYPE 1	25mm asphalt wearing course. 100mm 2.1 base gravel. 125mm 2.3 sub-base gravel.



BILBAO PLACE
(Regulatory Speed Zone 50 km/h)

LONGITUDINAL SECTION

Scale 'A' - Horizontal
Scale 'B' - Vertical

APPROVED

ROCKSWORTH CITY COUNCIL
3 FEB 2010
TOWN PLANNING

AS CONSTRUCTED

I John James Rowlands of ROWLANDS SURVEYS Pty. Ltd. hereby certify that this drawing accurately describes and records the nature and the location of the works depicted hereon as they have been constructed for the purposes of the development.

John James Rowlands
John James Rowlands
Director/Registered Surveyor
Date: 12.01.10

REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 162413
Parish of BOHLE
County of ELPHINSTONE
Bilbao Place - Bushland Beach

In Association with:-



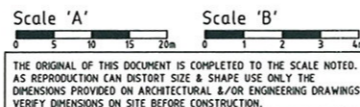
ROWLANDS SURVEYS PTY LTD

22 GORDEN STREET
GARbutt. 4814
Ph. (07)47755077



SUNLAND GROUP

LEVEL DATUM A.H.D.
Horizontal Datum GDA' 94 Zone 55
Refer P.M. 138403 RL. 8.545
Bolt & washer in manhole top.
LYNWOOD AVENUE



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REFER TO DRAWING SUN84/8 FOR ROAD TYPICAL SECTIONS.



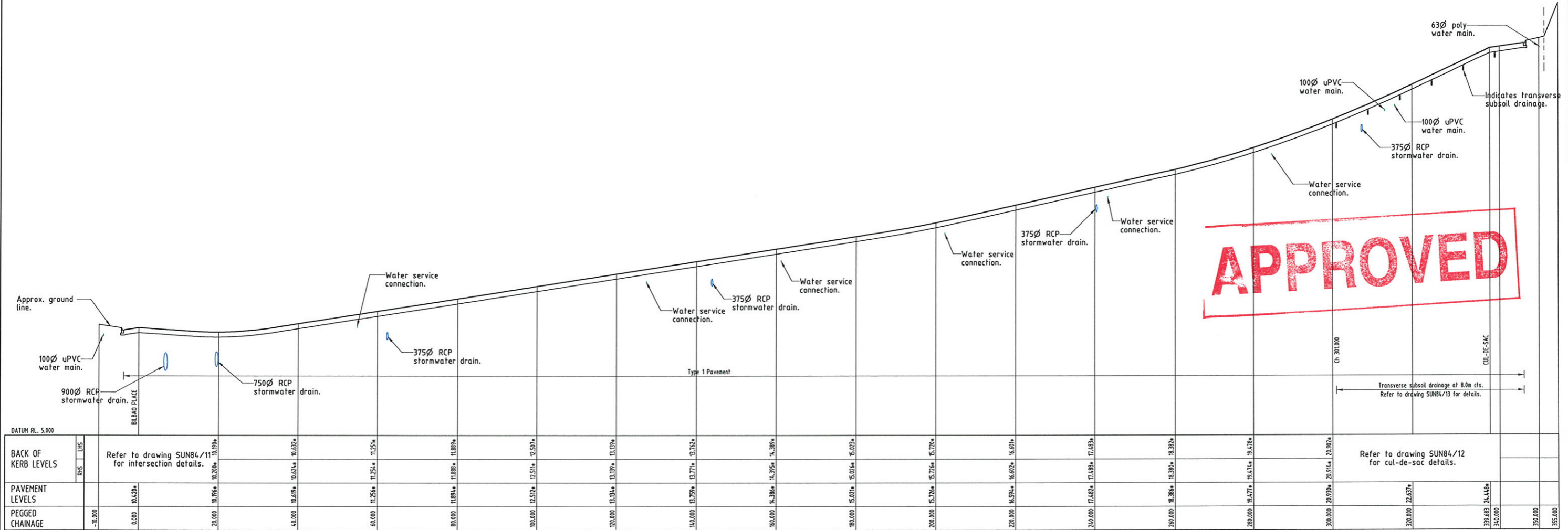
Civil & Structural Engineers
50 Punari Street, Currabung 4812
Phone: 07 4725 5550 Fax: 07 4725 5850
Email: mail@nceng.com.au
Milton Messer & Associates Pty. Ltd.
ACN 100 817 356

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P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	12/10/2007

Drawn	In Association with	ROAD LONGITUDINAL SECTION
CN	SUNLAND GROUP LIMITED	
Date		
12/10/2007		
Checked	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved	BILBAO PLACE BUSHLAND BEACH	
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Drawing Number	Issue
SUN84/6	B

PAVEMENT TABLE	
PAVEMENT TYPE	PAVEMENT DESCRIPTION
TYPE 1	25mm asphalt wearing course. 100mm 2.1 base gravel. 125mm 2.3 sub-base gravel.



DATUM RL. 5.000		CH 301.000	CUL-DE-SAC
BACK OF KERB LEVELS	Refer to drawing SUN84/11 for intersection details.	10.200*	Refer to drawing SUN84/12 for cul-de-sac details.
PAVEMENT LEVELS		10.420*	
PEGGED CHAINAGE		-0.000	
		0.000	
		20.000	
		40.000	
		60.000	
		80.000	
		100.000	
		120.000	
		140.000	
		160.000	
		180.000	
		200.000	
		220.000	
		240.000	
		260.000	
		280.000	
		300.000	
		320.000	
		339.683	
		340.000	
		350.000	
		355.000	

PINCER COURT
(Regulatory Speed Zone 50 km/h)

LONGITUDINAL SECTION

Scale 'A' - Horizontal
Scale 'B' - Vertical

AS CONSTRUCTED

I John James Rowlands of ROWLANDS SURVEYS Pty. Ltd. hereby certify that this drawing accurately describes and records the nature and the location of the works depicted hereon as they have been constructed for the purposes of the development.

J. Rowlands 12.01.10
John James Rowlands
Director/Registered Surveyor

TOWNSVILLE CITY COUNCIL
REC'D - 3 FEB 2010
TOWN PLANNING

REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 162413
Parish of BOHLE
County of ELPHINSTONE
Bilbao Place - Bushland Beach

In Association with:-

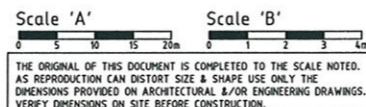


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22 GORDEN STREET
GARBUTT. 4814
Ph. (07)47755077



SUNLAND GROUP

LEVEL DATUM A.H.D.
Horizontal Datum GDA' 94 Zone 55
Refer P.M. 1384.03 RL. 8.545
Bolt & washer in manhole top.
LYNWOOD AVENUE



* - Indicates As Constructed information.

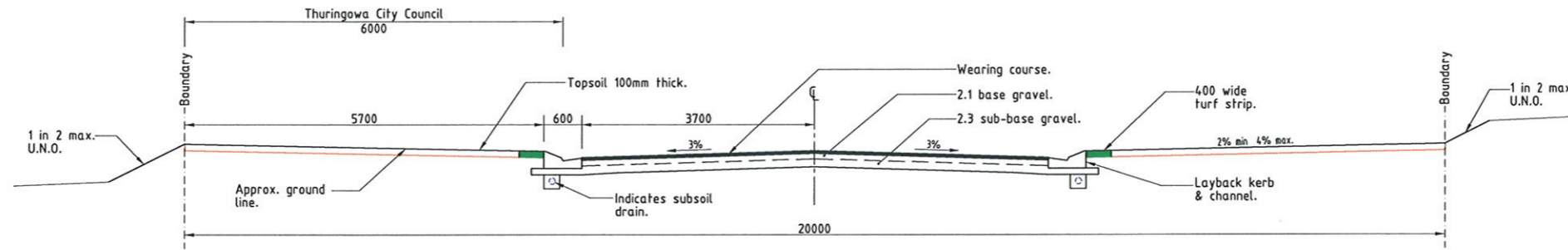
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REFER TO DRAWING SUN84/B FOR ROAD TYPICAL SECTIONS.

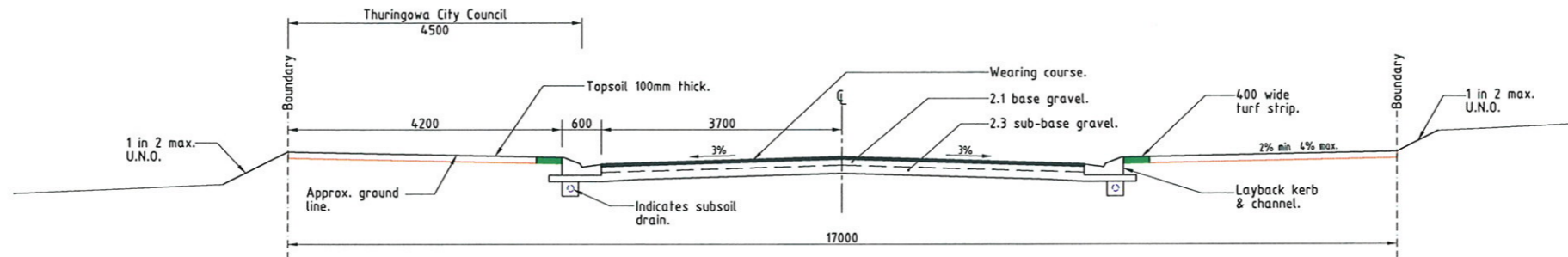
NORTHERN CONSULTING
engineers
Civil & Structural Engineers
50 Punari Street, Currajong 4812
Phone: 07 4725 5550 Fax: 07 4725 5850
Email: mail@nceng.com.au
Milton Messer & Associates Pty. Ltd.
ACN 100 817 956

Issue	Description	Date
B	AMENDED TO AS CONSTRUCTED.	11/01/2010
A	ISSUED FOR CONSTRUCTION.	16/07/2008
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.	13/12/2007
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	12/10/2007

Drawn CN Date 12/10/2007 Checked [Signature] Approved [Signature]	In Association with SUNLAND GROUP LIMITED STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	ROAD LONGITUDINAL SECTION Drawing Number SUN84/7 Issue B
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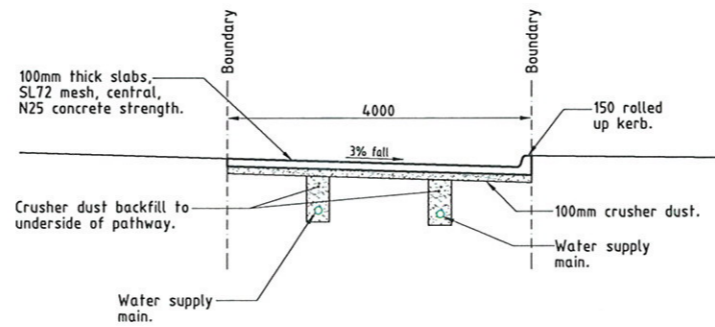


TYPICAL SECTION - BILBAO PLACE

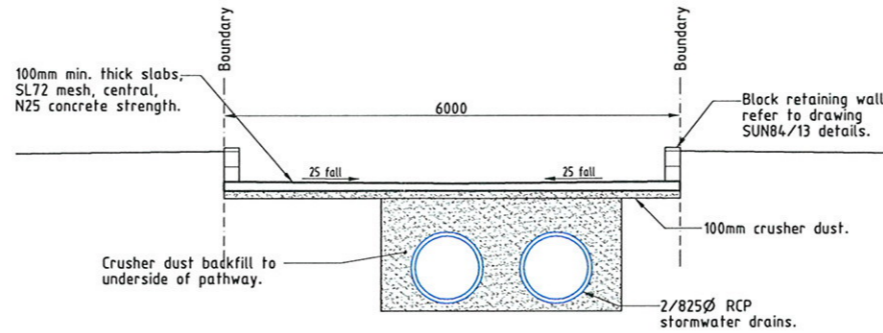


TYPICAL SECTION - PINCER COURT

APPROVED



TYPICAL SECTION - ACCESS PATHWAY



TYPICAL SECTION - STORMWATER SURCHARGE RESERVE

TOWNSVILLE CITY COUNCIL
REC'D - 3 FEB 2010
TOWN PLANNING

AS CONSTRUCTED
Northern Consulting Engineers hereby certify that the works detailed on this drawing have been constructed to the dimensions and levels detailed.

[Signature]
Derek Robert Conley Saw Date: 10-1-10

REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 1624/13
Parish of BOHLE
County of ELPHINSTONE
Bilbao Place - Bushland Beach

In Association with:-



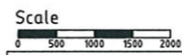
ROWLANDS SURVEYS PTY LTD

22 GORDEN STREET
CARBUTT. 4814
Ph. (07)47755077



SUNLAND GROUP

LEVEL DATUM A.H.D.
Horizontal Datum GDA' 94 Zone 55
Refer P.M. 138403 RL. 8.545
Bolt & washer in manhole top.
LYNWOOD AVENUE



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All work is carried out in accordance with the former THURINGOWA CITY COUNCIL standard details.

FOR KERB DETAILS REFER TO DRAWING SUN84/13.

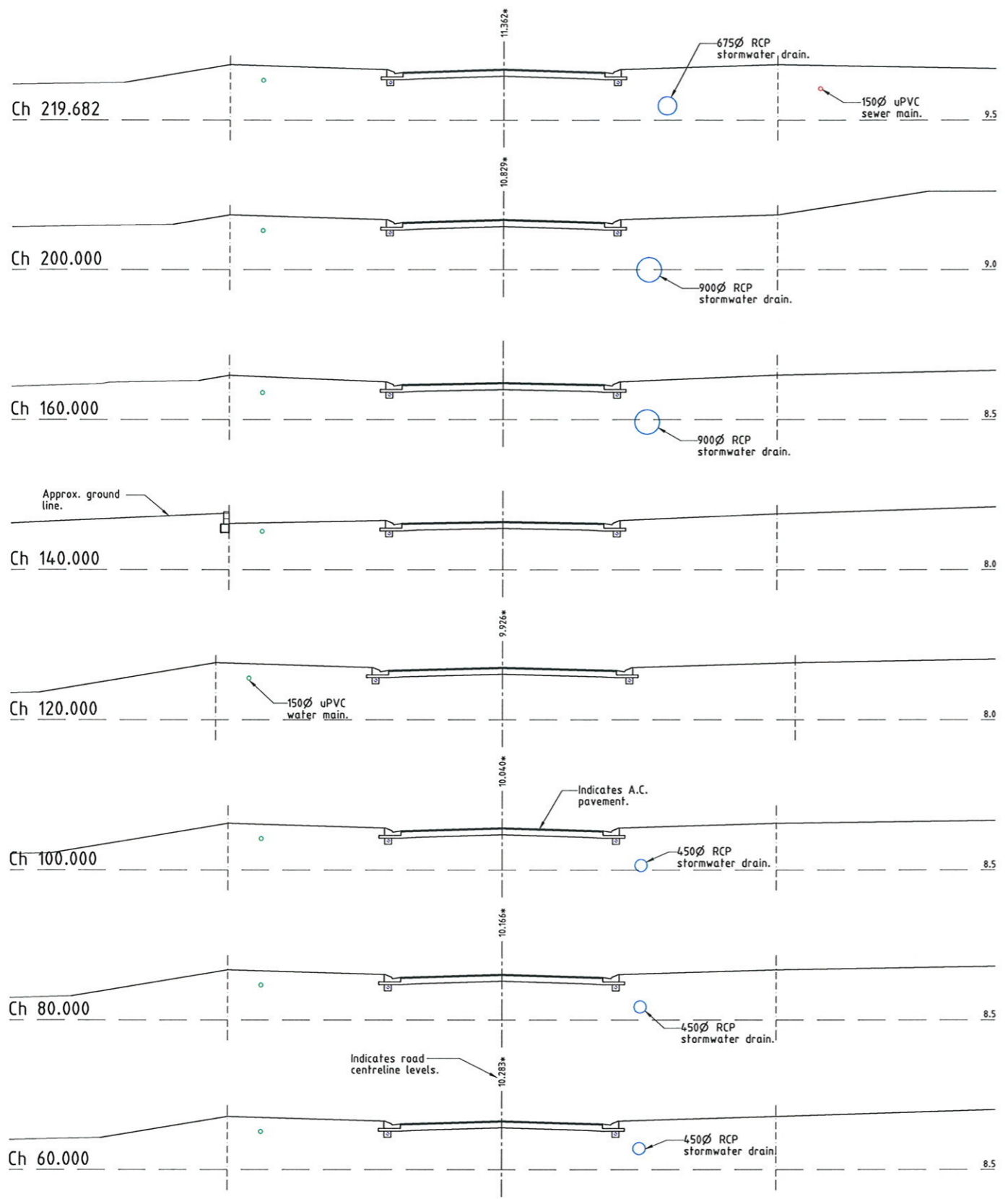


NORTHERN CONSULTING
engineers

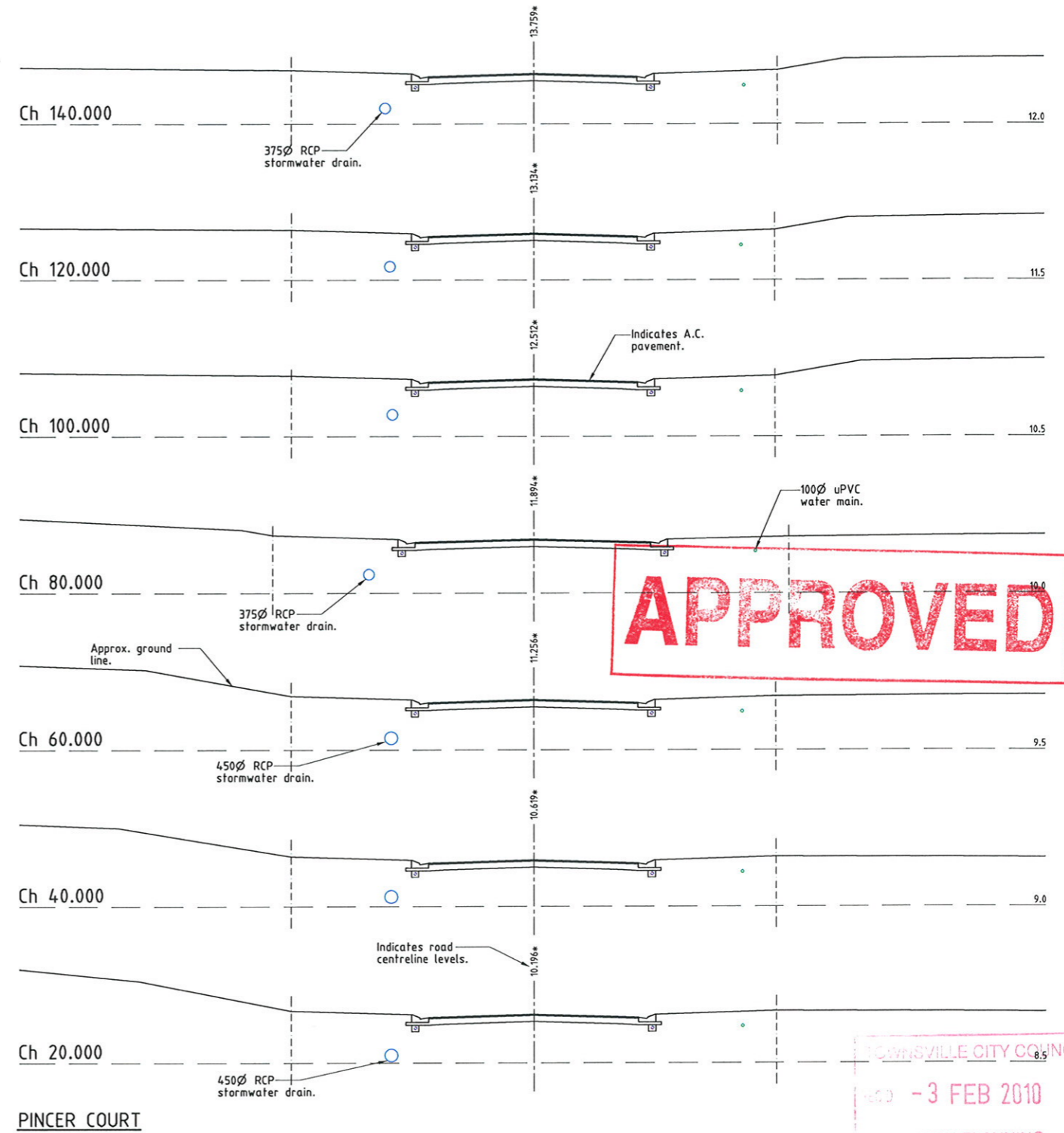
Civil & Structural Engineers
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Phone: 07 4725 5550 Fax: 07 4725 5850
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ACN 100 817 356

B	AMENDED TO AS CONSTRUCTED.	11/01/2010
A	ISSUED FOR CONSTRUCTION.	15/07/2008
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.	13/12/2007
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	12/10/2007
Issue	Description	Date

Drawn CN	In Association with SUNLAND GROUP LIMITED	ROAD TYPICAL SECTIONS
Date 12/10/2007	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked <i>[Signature]</i>	BILBAO PLACE	Drawing Number
Approved <i>[Signature]</i>	BUSHLAND BEACH	SUN84/8
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BILBAO PLACE



PINCER COURT

APPROVED

TOWNSVILLE CITY COUNCIL
 12 FEB 2010
 TOWN PLANNING

AS CONSTRUCTED

I John James Rowlands of ROWLANDS SURVEYS Pty. Ltd. hereby certify that this drawing accurately describes and records the nature and the location of the works depicted hereon as they have been constructed for the purposes of the development.

John James Rowlands 12.01.10
 John James Rowlands
 Director/Registered Surveyor

CROSS SECTIONS

REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 162413
 Parish of BOHLE
 County of ELPHINSTONE
 Bilbao Place - Bushland Beach

In Association with:-

ROWLANDS SURVEYS PTY LTD
 22 GORDEN STREET
 GARBUTT. 4814
 Ph. (07)47755077



LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
 Bolt & washer in manhole top.
 LYNWOOD AVENUE

Scale
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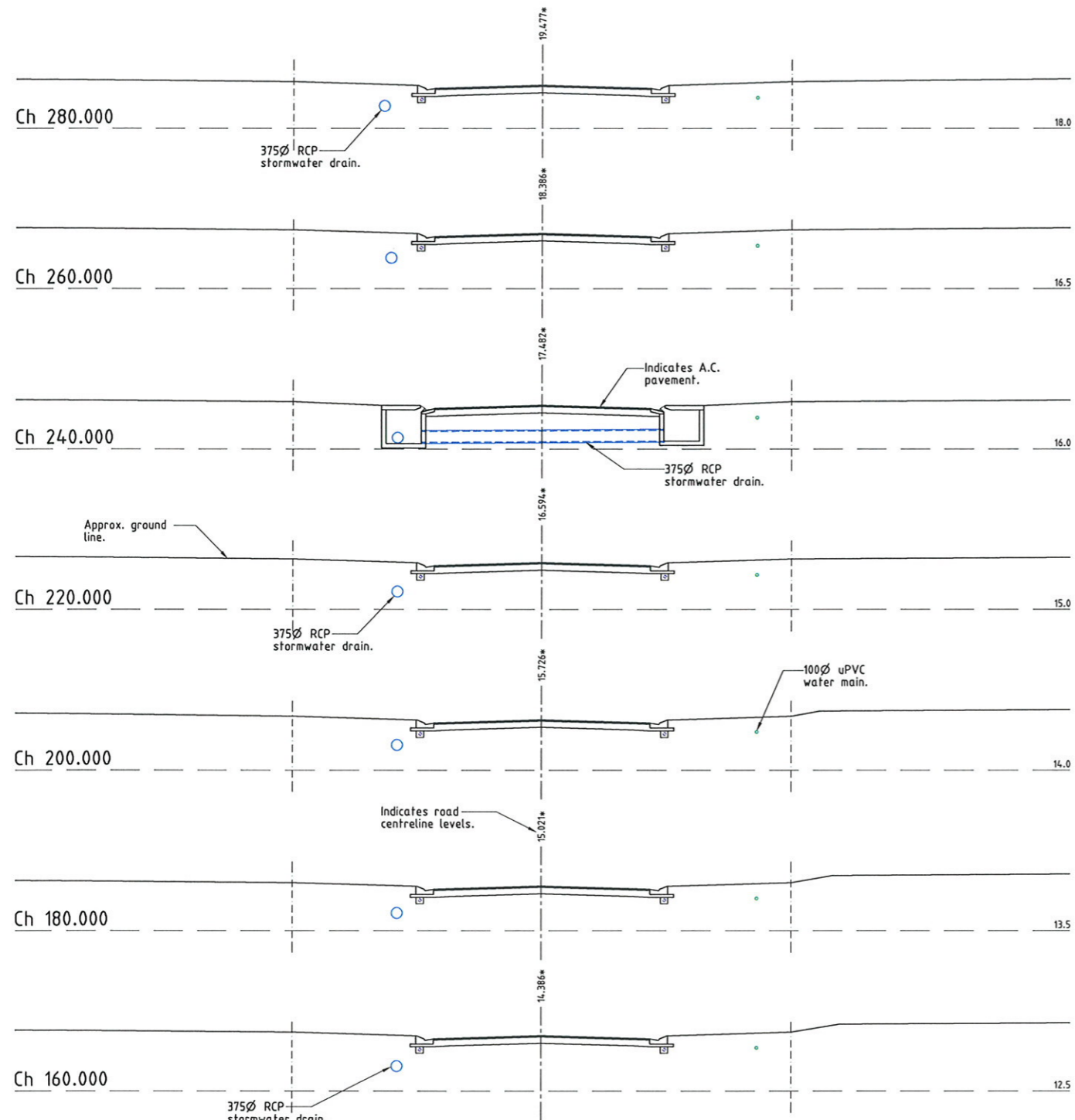
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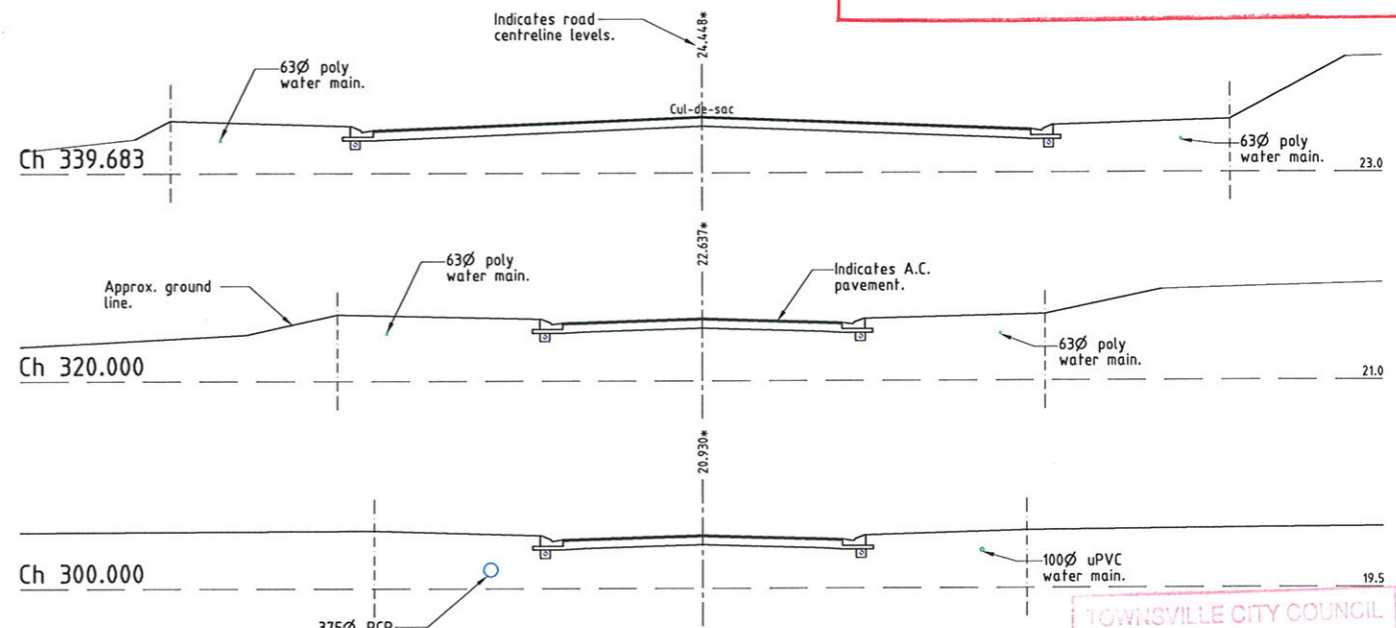
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 engineers
 Civil & Structural Engineers
 50 Punari Street, Currajong 4812
 Phone: 07 4725 5550 Fax: 07 4725 5850
 Email: rmail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

Issue	Description	Date
B A P1	AMENDED TO AS CONSTRUCTED. ISSUED FOR CONSTRUCTION. PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	11/01/2010 16/07/2008 12/10/2007

Drawn CN Date 12/10/2007 Checked <i>[Signature]</i> Approved <i>[Signature]</i> COPYRIGHT ©	In Association with SUNLAND GROUP LIMITED STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	ROAD CROSS SECTIONS Drawing Number SUN84/9 Issue B
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PINCER COURT cont.



PINCER COURT cont.

CROSS SECTIONS

APPROVED

TOWNSVILLE CITY COUNCIL
 REC'D - 3 FEB 2010
 TOWN PLANNING

AS CONSTRUCTED

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John James Rowlands Date: 12.01.10
 John James Rowlands
 Director/Registered Surveyor

REAL PROPERTY DESCRIPTION

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 Parish of BOHLE
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 22 GORDEN STREET
 GARBUTT. 4814
 Ph. (07)47755077

SUNLAND GROUP

LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
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 LYNWOOD AVENUE

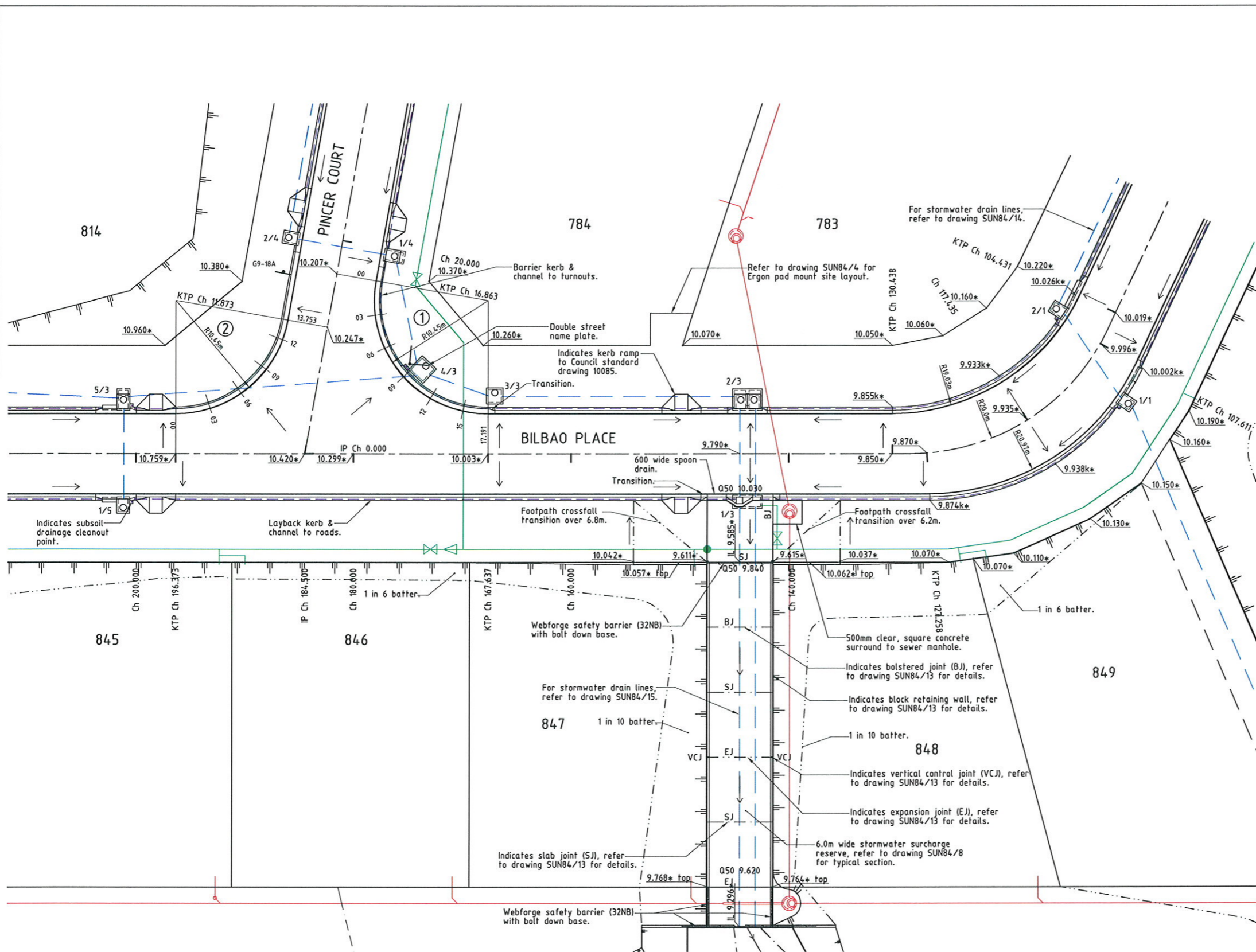
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REFER TO DRAWING SUN84/8 FOR ROAD TYPICAL SECTIONS.

NORTHERN CONSULTING
 engineers
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 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

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Issue	Description	Date
Drawn CN	In Association with SUNLAND GROUP LIMITED	ROAD CROSS SECTIONS
Date 12/10/2007	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked <i>[Signature]</i>	BILBAO PLACE	Drawing Number
Approved <i>[Signature]</i>	BUSHLAND BEACH	SUN84/10
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- LEGEND**
GENERAL:-
- 12.000* - As constructed surface level.
 - 12.000k* - As constructed top of kerb level.
 - - Direction of fall.
 - - Top of batter.
 - - Toe of batter.
 - - Invert of creek/drain.
 - - Stormwater drain line.
 - - Subsoil drainage.
 - - Webforge safety barrier.
 - - Sewer main.
 - - Sewer manhole.
 - - Water main.

SIGNAGE:-

CODE	EXAMPLE	DESCRIPTION
G9-18A		No Through Road

APPROVED

No.	TURNOUT 1	TURNOUT 2
CHGE.	KERB TOP LEVEL	KERB TOP LEVEL
00	10.215*	10.729*
03	10.220*	10.632*
06	10.203*	10.512*
09	10.164*	10.388*
12	10.107*	10.302*
13.753		10.269*
15	10.057*	
17.191	10.011*	

TOWNSVILLE CITY COUNCIL
 REC'D - 3 FEB 2010
 TOWN PLANNING

AS CONSTRUCTED
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John James Rowlands
 Director/Registered Surveyor
 Date: 12-01-10

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 Parish of BOHLE
 County of ELPHINSTONE
 Bilbao Place - Bushland Beach

In Association with:-

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 22 GORDEN STREET
 GARBUTT. 4814
 Ph. (07)47755077

SUNLAND GROUP

INTERSECTION & CORNER PLAN

LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
 Bolt & washer in manhole top.
 LYNWOOD AVENUE

Scale

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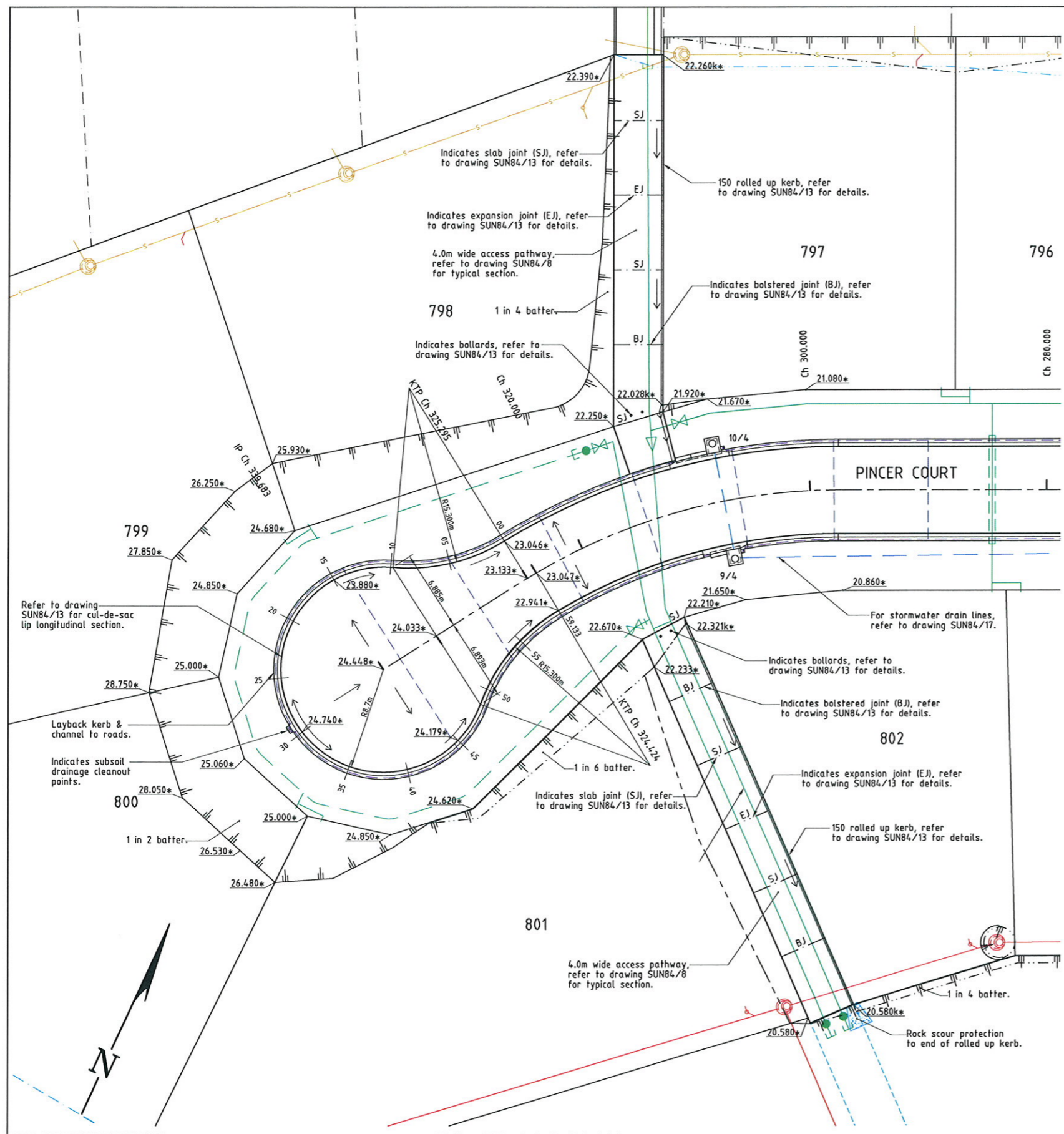
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NORTHERN CONSULTING
 engineers

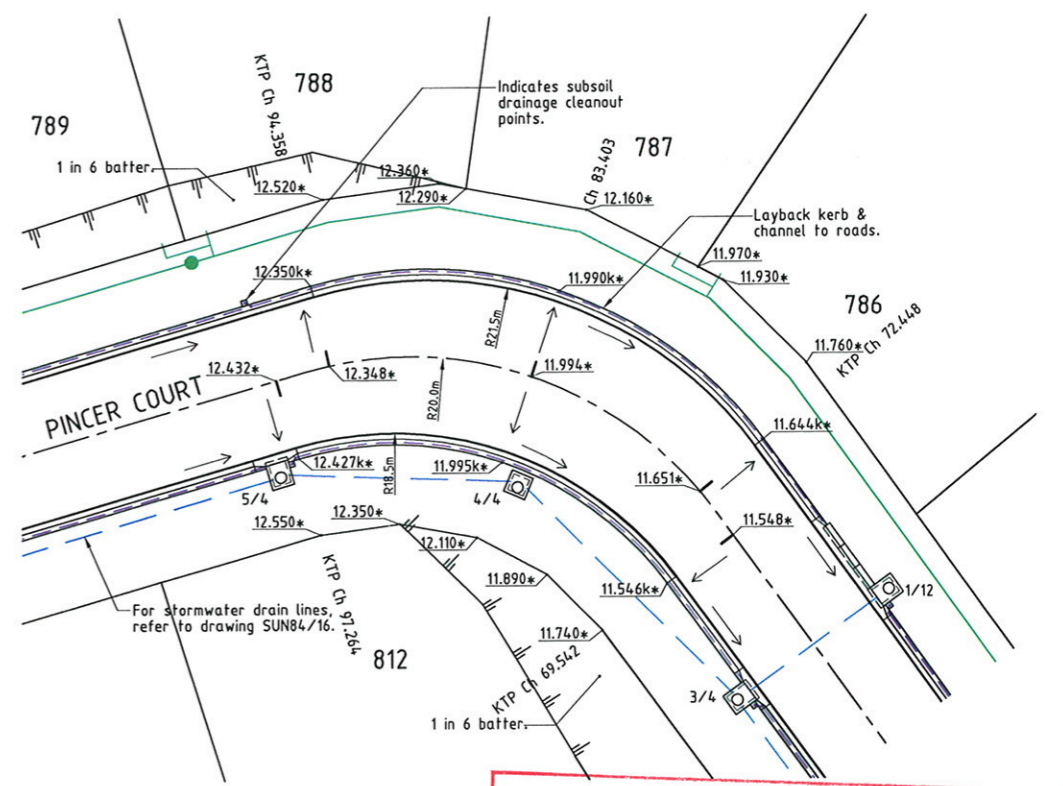
Civil & Structural Engineers
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 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

Issue	Description	Date
C	AMENDED TO AS CONSTRUCTED.	11/01/2010
B	ISSUED FOR CONSTRUCTION - BOLSTERED JOINT CHANGED TO EXPANSION JOINT.	15/10/2009
A	ISSUED FOR CONSTRUCTION.	15/07/2008
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.	13/12/2007
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	12/10/2007

Drawn CN	In Association with SUNLAND GROUP LIMITED	INTERSECTION & STORMWATER RESERVE DETAILS
Date 12/10/2007	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked 	BILBAO PLACE BUSHLAND BEACH	Drawing Number SUN84/11
Approved 	COPYRIGHT ©	Issue C



CUL-DE-SAC PLAN



CORNER PLAN

LEGEND

- As constructed surface level.
- As constructed top of kerb level.
- Direction of fall.
- Top of batter.
- Toe of batter.
- Invert of creek/drain.
- Stormwater drain line.
- Subsoil drainage.
- Sewer main.
- Sewer manhole.
- Water main.
- Poly water main.
- Sewer main.
- Sewer manhole.
- Water main.

APPROVED

THURINGOWA CITY COUNCIL
 - 3 FEB 2010
 TOWN PLANNING

AS CONSTRUCTED

I John James Rowlands of ROWLANDS SURVEYS Pty. Ltd. hereby certify that this drawing accurately describes and records the nature and the location of the works depicted hereon as they have been constructed for the purposes of the development.

John James Rowlands Date: 12.01.10
 John James Rowlands
 Director/Registered Surveyor

REAL PROPERTY DESCRIPTION

Lot 501 & 502 on SP 162413
 Parish of BOHLE
 County of ELPHINSTONE
 Bilbao Place - Bushland Beach

In Association with:-

ROWLANDS SURVEYS PTY LTD
 22 GORDEN STREET
 GARBUTT. 4814
 Ph. (07)47755077

SUNLAND GROUP

LEVEL DATUM A.H.D.
 Horizontal Datum GDA' 94 Zone 55
 Refer P.M. 138403 RL. 8.545
 Bolt & washer in manhole top.
 LYNWOOD AVENUE

Scale

THE ORIGINAL OF THIS DOCUMENT IS COMPLETED TO THE SCALE NOTED.
 AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS.
 VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

"*" - Indicates As Constructed information.
 All work is carried out in accordance with the former THURINGOWA CITY COUNCIL standard details.

NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
 50 Punari Street, Currajong 4812
 Phone: 07 4725 5550 Fax: 07 4725 5850
 Email: nml@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

Issue	Description	Date
C	AMENDED TO AS CONSTRUCTED.	11/01/2010
B	CUL-DE-SAC DESIGN AMENDED.	6/11/2009
A	ISSUED FOR CONSTRUCTION.	16/07/2008
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.	13/12/2007
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	12/10/2007

Drawn CN	In Association with SUNLAND GROUP LIMITED	CUL-DE-SAC, CORNER & PATHWAY DETAILS
Date 12/10/2007	STAGE 84, 41 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked [Signature]	BILBAO PLACE	Drawing Number SUN84/12
Approved [Signature]	BUSHLAND BEACH	Issue C