

LEGEND

2/1	- Pit No. 2/Drainline No. 1
12.00*	- As Constructed surface levels.
- - - - -	- RP boundary.
- - - - -	- Top of batter.
- - - - -	- Toe of batter.
- - - - -	- Invert of creek/drain.
- - - - -	- Stormwater drain line.
- - - - -	- Subsoil drainage.
- - - - -	- Stormwater drain line.
- - - - -	- Subsoil drainage.
- - - - -	- Overhead power line.
- - - - -	- Telstra conduit.

Q50 STORMWATER LEVELS

Road Name	Chainage	Description	Q50 Level
Bilbao Place 'A'	201.173	Pits 1/5 & 5/3	10.926
	272.418	Pit 6/3	12.890
	338.475	Future Pits 1/20 & 2/20	12.830
Bilbao Place 'B'	523.416	Road Crest	23.787
	575.448	Pit 15/3	19.400
	587.061	Pit 14/3	18.830
	609.549	Pit 13/3	17.730
	654.582	Pit 12/3	15.910
	695.464	Pit 11/3	14.290
Misc.	-	Pit 2/10	19.860

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 herein as they have been constructed for the purposes of the development.

John James Rowlands Date: 22-12-10.
 John James Rowlands
 Director/Registered Surveyor

APPROVED

TOWNSVILLE CITY COUNCIL
 REC'D 14 JAN 2011
 TOWN PLANNING

REAL PROPERTY DESCRIPTION

Lots 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
 0 5 10 15 20m

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* - Indicates As Constructed information.

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

NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
 50 Puneri Street, Curraveong 4812
 Phone: 07 4725 5550 Fax: 07 4725 5850
 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 355

Issue	Description	Date
E	AMENDED TO AS CONSTRUCTED	21/12/2010
D	AMENDMENTS AS PER COUNCIL REQUEST FOR INFORMATION.	30/04/2010
C	ISSUED FOR CONSTRUCTION.	30/03/2010
B	BILBAO PLACE DESIGN AMENDED & BENCHING TO ALLOTMENTS ADDED.	24/03/2010
A	ISSUED FOR CONSTRUCTION.	21/07/2008
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.	11/01/2008
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	02/11/2007

Drawn TM
 Date 02/11/2007
 Checked [Signature]
 Approved [Signature]
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In Association with
SUNLAND GROUP LIMITED

LAYOUT PLAN, ROADWORKS & STORMWATER

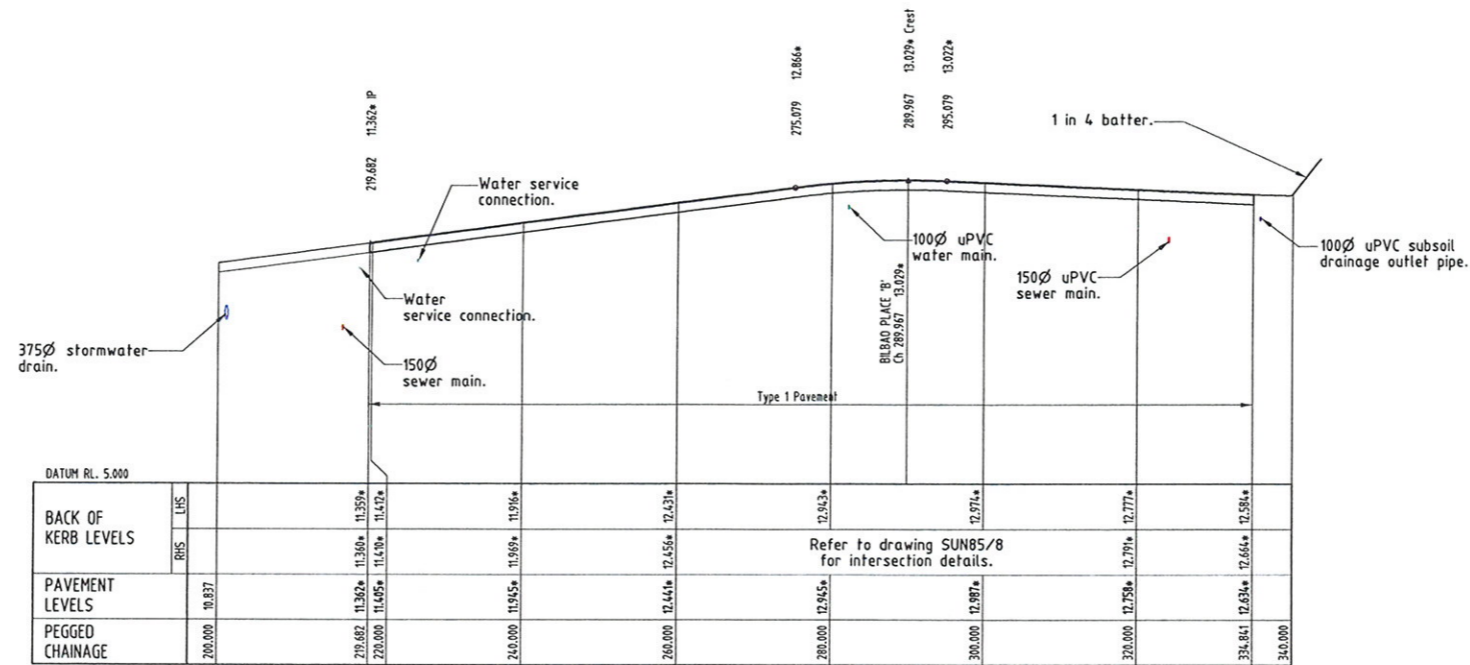
STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION
 BILBAO PLACE
 BUSHLAND BEACH

Drawing Number
SUN85/3

Issue
E

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 'A'
(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.

John James Rowlands Date: 22.12.10
John James Rowlands
Director/Registered Surveyor

APPROVED

TOWNSVILLE CITY COUNCIL
REC'D 14 JAN 2011
TOWN PLANNING

REAL PROPERTY DESCRIPTION

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

In Association with:-



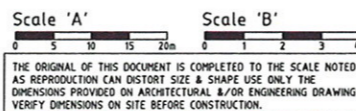
ROWLANDS SURVEYS PTY LTD

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



Civil & Structural Engineers
50 Punari Street, Currumbong 4812
Phone: 07 4725 5550 Fax: 07 4725 5850
Email: mail@nceng.com.au
Milton Messer & Associates Pty. Ltd.
ACN 100 817 355

Issue	Description	Date
D	AMENDED TO AS CONSTRUCTED	21/12/2010
C	ISSUED FOR CONSTRUCTION.	30/03/2010
B	BILBAO PLACE DESIGN AMENDED & BENCHING TO ALLOTMENTS ADDED.	24/03/2010
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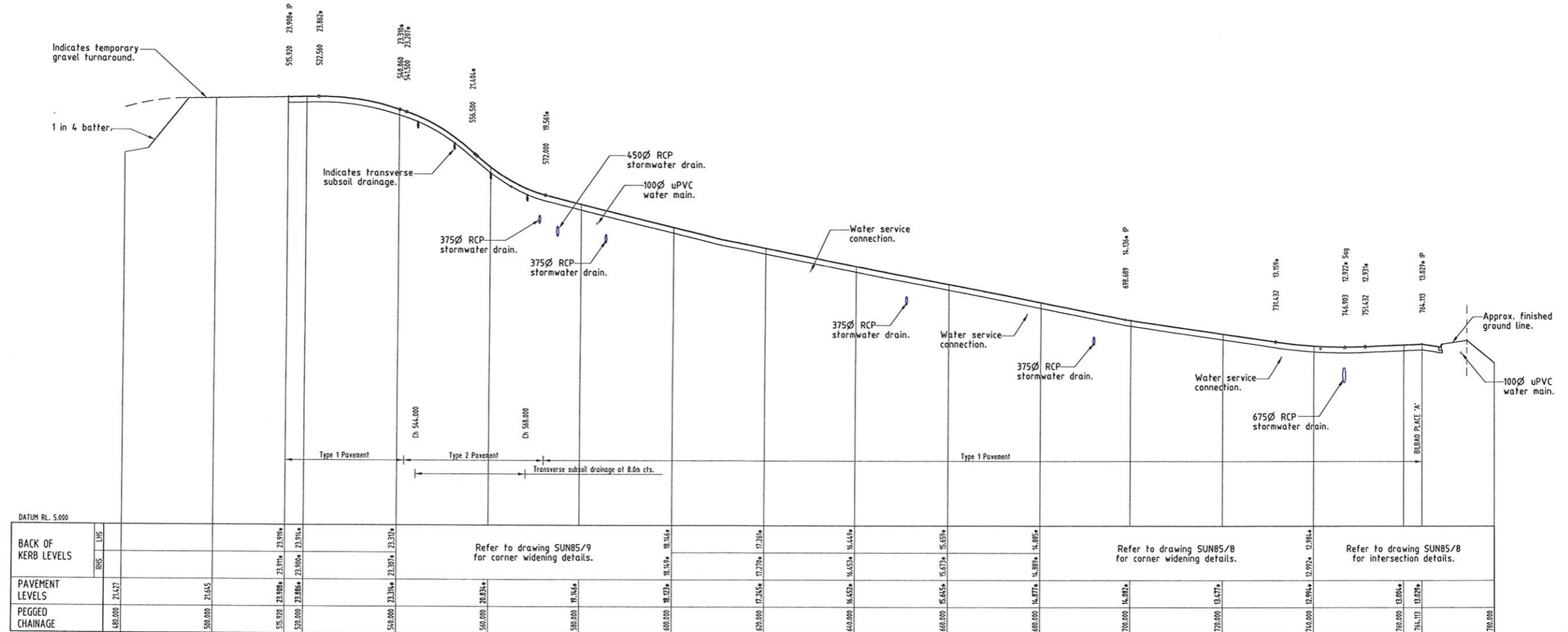
Drawn TM	In Association with SUNLAND GROUP LIMITED	ROAD LONGITUDINAL SECTIONS
Date 02/11/2007	STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Checked [Signature]	BILBAO PLACE	Drawing Number SUN85/4
Approved [Signature]	BUSHLAND BEACH	Issue D

PAVEMENT TABLE	
PAVEMENT TYPE	PAVEMENT DESCRIPTION
TYPE 1	25mm asphalt wearing course. 100mm 2.1 base gravel. 125mm 2.3 sub-base gravel.
TYPE 2	70mm A.C. (30mm A.C. 10 wearing course. (Class 320 bitumen) 40mm A.C. 14 binder course. (Class 320 bitumen) 100mm Type 2.1 base. (1.5% CTB swept & primed) 100mm Type 2.3 sub-base gravel.

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 herein as they have been constructed for the purposes of the development.

J. Rowlands Date: 27.12.10.
John James Rowlands
Director/Registered Surveyor



BILBAO PLACE 'B'
(Regulatory Speed Zone 50 km/h)

LONGITUDINAL SECTION

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

APPROVED

TOWNSVILLE CITY COUNCIL
REC'D 14 JAN 2011
TOWN PLANNING

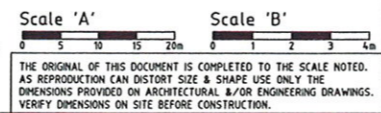
REAL PROPERTY DESCRIPTION

Lots 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.H. 138403 RL. 8.545
Bolt & washer in manhole top.
LYNWOOD AVENUE



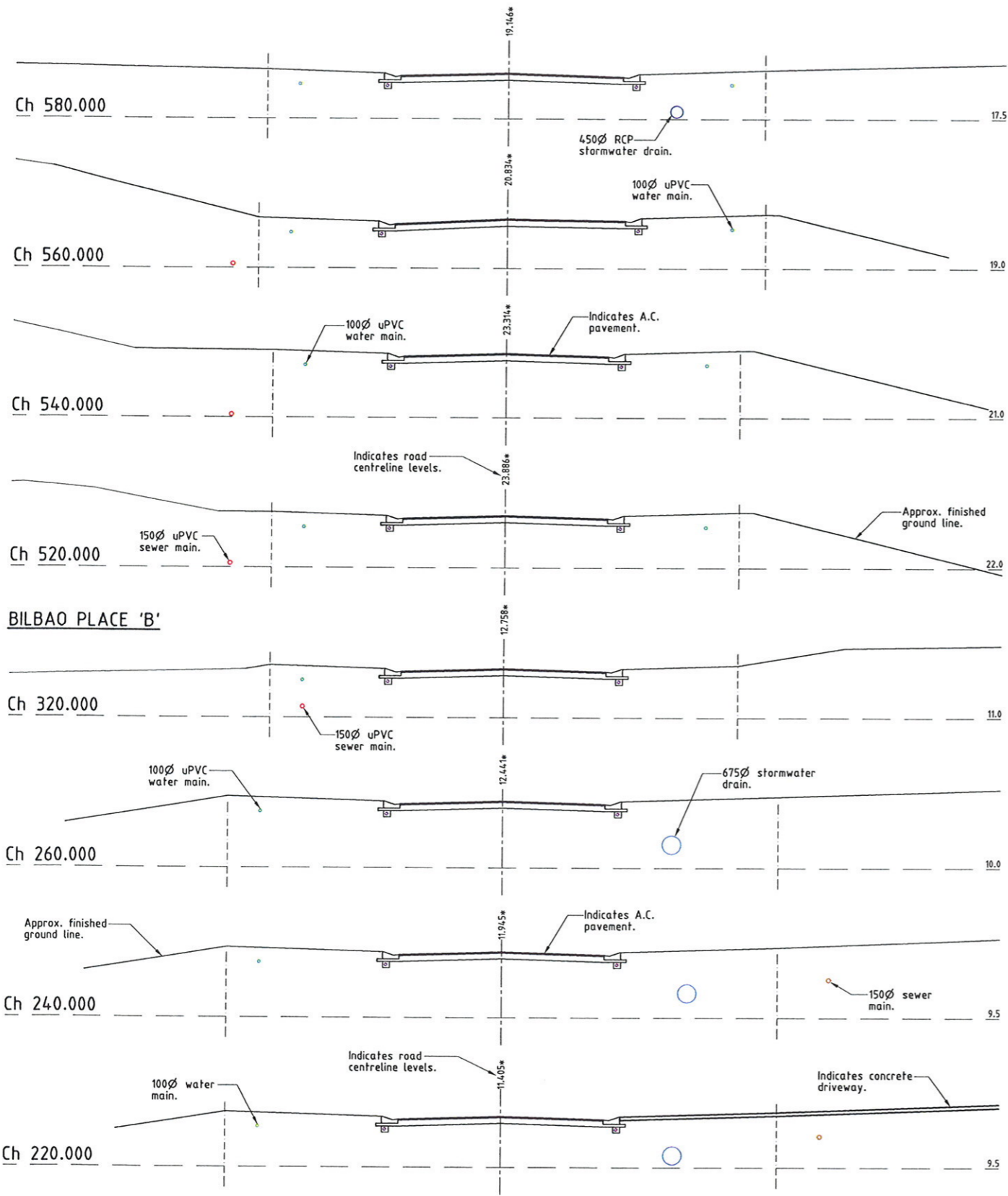
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All work carried out in accordance with the former THURINGOWA CITY COUNCIL standard details.

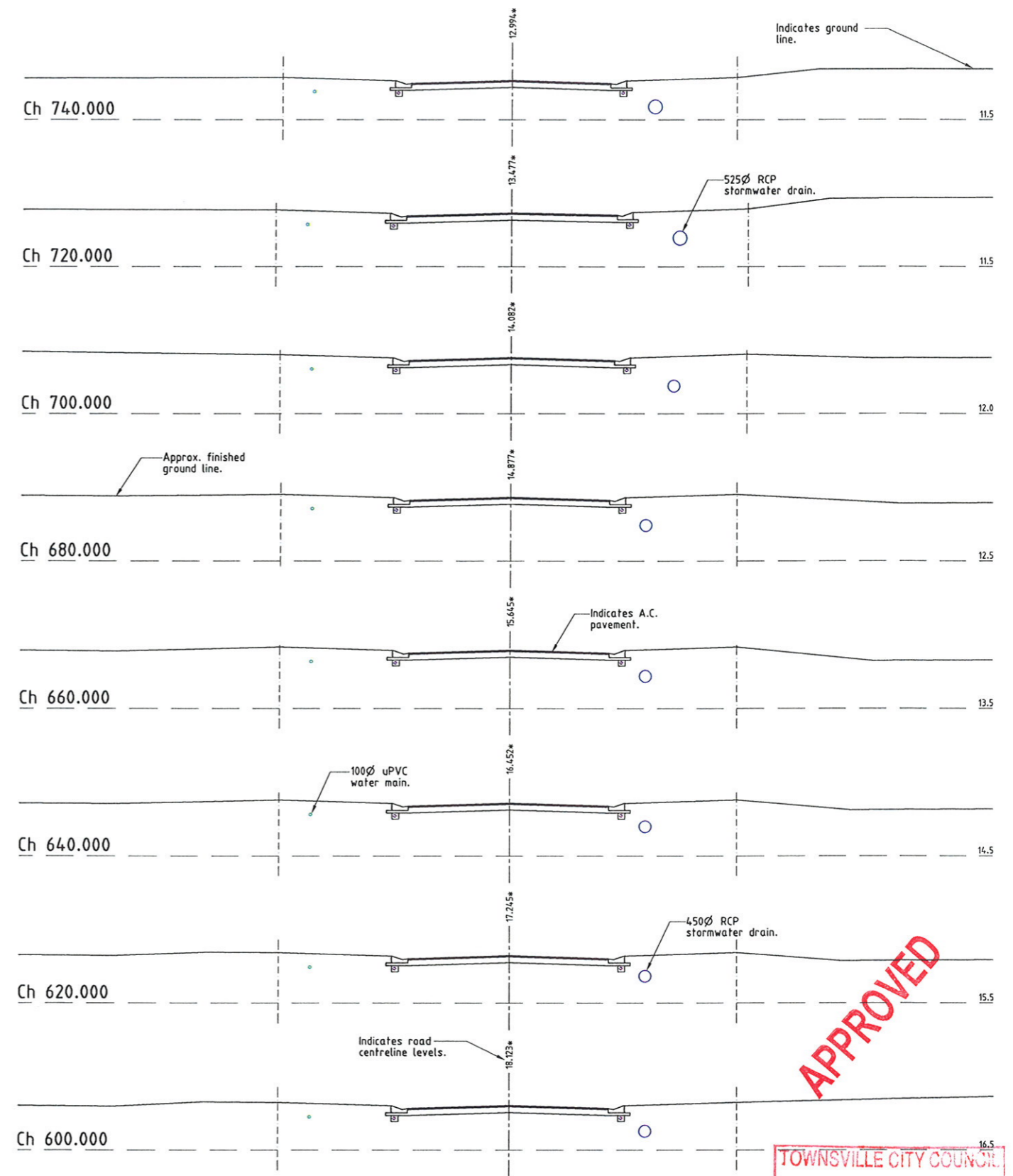
NORTHERN CONSULTING engineers
Civil & Structural Engineers
50 Punari Street, Durrajong 4812
Phone: 07 4725 5550 Fax: 07 4725 5850
Email: mail@nceng.com.au
Milton Messer & Associates Pty. Ltd.
ACN 100 817 356

Issue	Description	Date
0	AMENDED TO AS CONSTRUCTED	21/12/2010
C	ISSUED FOR CONSTRUCTION.	30/03/2010
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P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.	11/01/2008
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	02/11/2007

Drawn	In Association with	ROAD LONGITUDINAL SECTIONS
TM	SUNLAND GROUP LIMITED	
Date		
02/11/2007		
Checked	STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved	BILBAO PLACE	
	BUSHLAND BEACH	
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	Drawing Number	Issue
	SUN85/5	D



BILBAO PLACE 'A'



BILBAO PLACE 'B' cont.

APPROVED

TOWNSVILLE CITY COUNCIL
REC'D 14 JAN 2011
TOWN PLANNING

REAL PROPERTY DESCRIPTION

Lots 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



AS CONSTRUCTED

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John James Rowlands Date: 22.12.10.
John James Rowlands
Director/Registered Surveyor

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
0 1 2 3 4m
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.

CROSS SECTIONS

"*" - Indicates As Constructed information.

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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.
ADN 100 817 356

Issue	Description	Date
D	AMENDED TO AS CONSTRUCTED	24/12/2010
C	ISSUED FOR CONSTRUCTION.	30/03/2010
B	BILBAO PLACE DESIGN AMENDED & BENCHING TO ALLOTMENTS ADDED.	24/03/2010
A	ISSUED FOR CONSTRUCTION.	21/07/2008
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	02/11/2007

Drawn TM
Date 02/11/2007
Checked
Approved
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In Association with
SUNLAND GROUP LIMITED
STAGE 85, 26 TRADITIONAL
RESIDENTIAL LOT SUBDIVISION
BILBAO PLACE
BUSHLAND BEACH

Drawing Number	Issue
SUN85/7	D

LEGEND

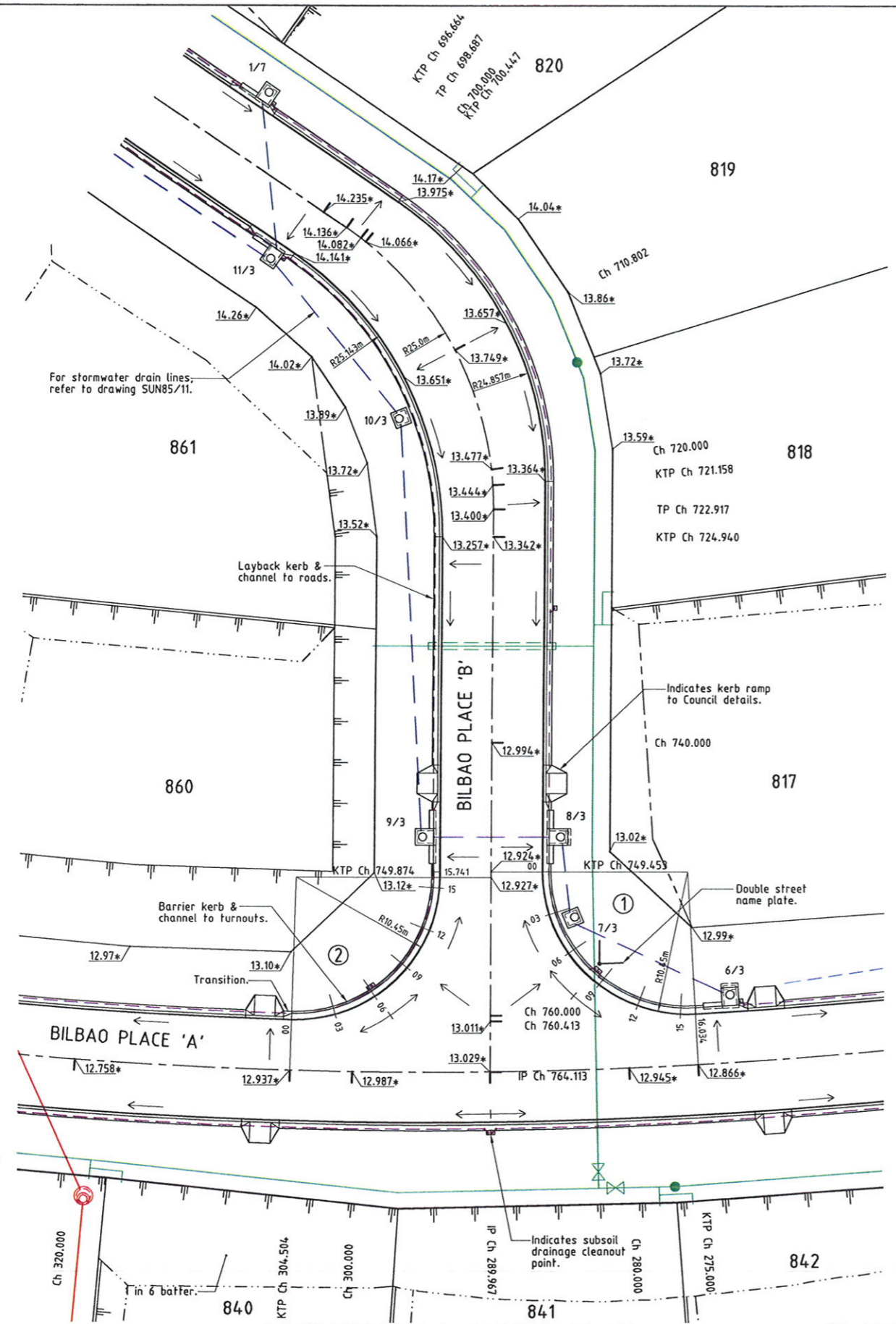
- 12.000* - As Constructed surface level.
- - Direction of fall.
- - - - - Top of batter.
- - - - - Toe of batter.
- - - - - Stormwater drain line.
- - - - - Subsoil drainage.
- - - - - Sewer main.
- ⊙ - Sewer manhole.
- — — — — Water main.

AS CONSTRUCTED

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John James Rowlands Date: 22.12.10.
 John James Rowlands
 Director/Registered Surveyor

No.	TURNOUT 1			TURNOUT 2			
	CHGE.	KERB TOP LEVEL	GRADING	VERTICAL CURVE	KERB TOP LEVEL	GRADING	VERTICAL CURVE
00		12.958*			12.972*		
03		12.995*			13.040*		
06		13.030*			13.079*		
09		13.029*			13.054*		
12		13.010*			13.008*		
15		12.934*			12.974*		
15.741					12.960*		
16.034		12.890*					



INTERSECTION & CORNER PLAN

REAL PROPERTY DESCRIPTION

Lots 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. 4014
 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 0 2 4 6 8 m

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NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
 50 Punari Street, Currumbong 4812
 Phone: 07 4725 5550 Fax: 07 4725 5850
 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 355

D AMENDED TO AS CONSTRUCTED
 C ISSUED FOR CONSTRUCTION.
 B BILBAO PLACE DESIGN AMENDED & BENCHING TO ALLOTMENTS ADDED.
 A ISSUED FOR CONSTRUCTION.
 P2 PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.
 P1 PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.

21/12/2010
 30/03/2010
 24/03/2010
 21/07/2008
 11/01/2008
 02/11/2007

Issue Description Date

Drawn TM
 Date 02/11/2007
 Checked
 Approved

In Association with
SUNLAND GROUP LIMITED

STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION
 BILBAO PLACE
 BUSHLAND BEACH

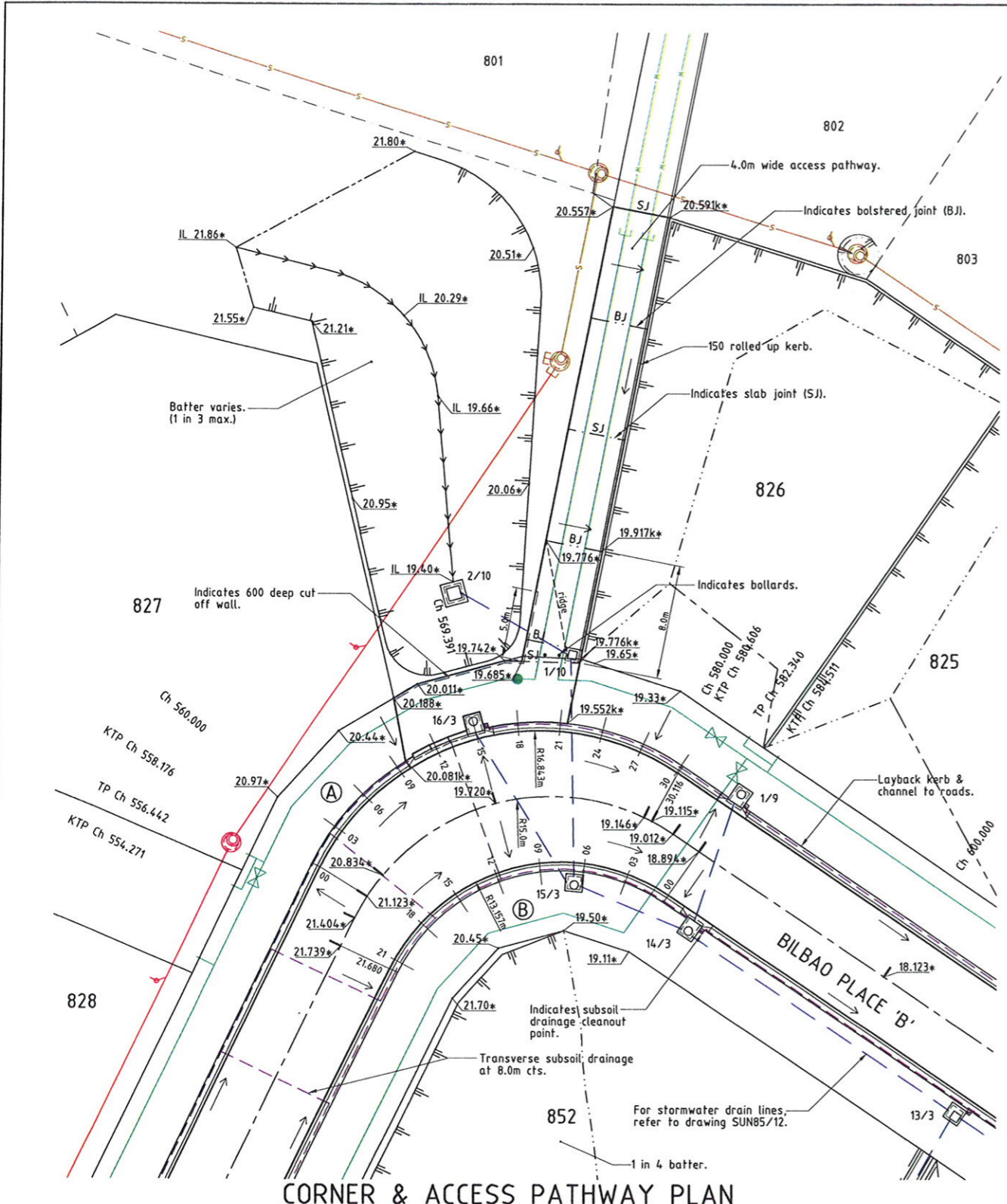
INTERSECTION & CORNER DETAILS

Drawing Number SUN85/8
 Issue D

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 REC'D 14 JAN 2011
 TOWN PLANNING

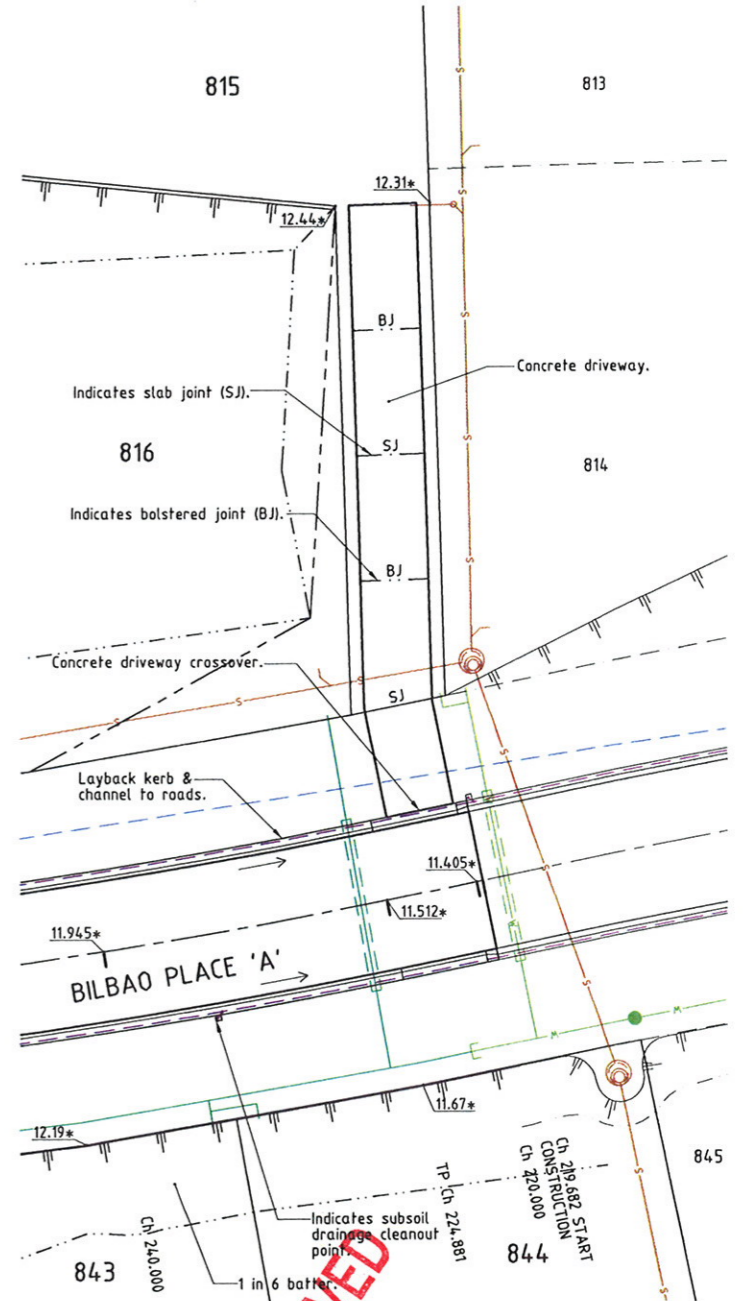
APPROVED



LEGEND

- 12.000* - As Constructed surface level.
- 12.000k* - As Constructed top of kerb level.
- IL 12.000* - As Constructed invert level.
- Direction of fall.
- Top of batter.
- Toe of batter.
- Invert of creek/drain.
- Stormwater drain line.
- Subsoil drainage.
- Sewer main.
- Water main.
- Sewer manhole.
- Stormwater drain line.
- Subsoil drainage.
- Sewer main.
- Sewer manhole.
- Water main.

No.	CORNER EDGE A			CORNER EDGE B			
	CHGE.	KERB TOP LEVEL	GRADING	VERTICAL CURVE	KERB TOP LEVEL	GRADING	VERTICAL CURVE
00		21.141*			18.921*		
03		20.726*			19.095*		
06		20.396*			19.287*		
09		20.133*			19.527*		
12		19.876*			19.875*		
15		19.710*			20.364*		
18		19.576*			20.887*		
21		19.444*			21.631*		
21.680					21.739*		
24		19.339*					
27		19.233*					
30		19.129*					
30.116		19.123*					



AS CONSTRUCTED

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John James Rowlands Date: 22.12.10
 John James Rowlands
 Director/Registered Surveyor

APPROVED

TOWNSVILLE CITY COUNCIL
 REC'D 14 JAN 2011
 TOWN PLANNING

REAL PROPERTY DESCRIPTION

Lots 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
 0 2 4 6 8m

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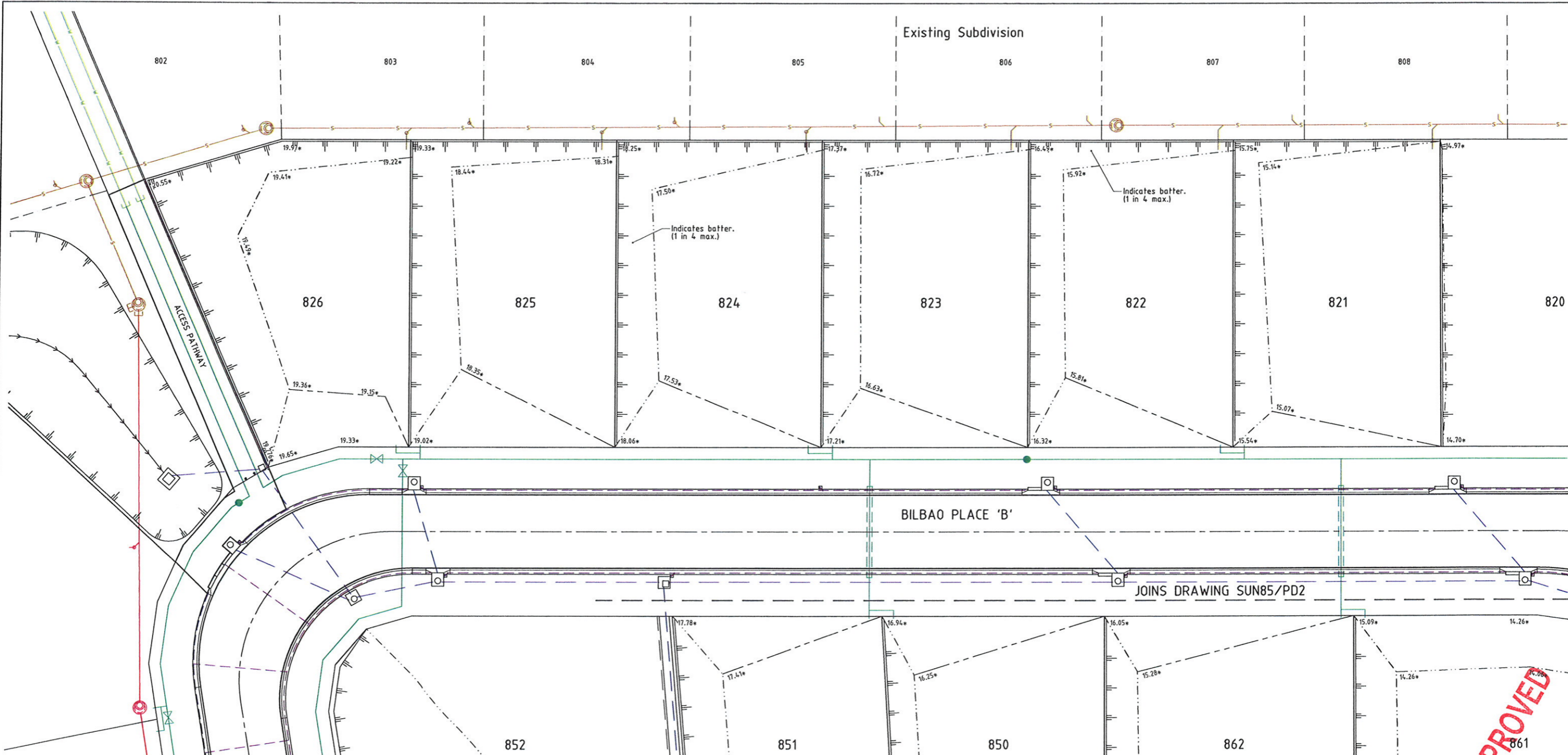
All work carried out in accordance with the former THURINGOWA CITY COUNCIL standard details.

NORTHERN CONSULTING
 engineers

Civil & Structural Engineers
 50 Punari Street, Currsjong 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
D	AMENDED TO AS CONSTRUCTED	21/12/2010
C	ISSUED FOR CONSTRUCTION.	30/03/2010
B	BILBAO PLACE DESIGN AMENDED & BENCHING TO ALLOTMENTS ADDED.	24/03/2010
A	ISSUED FOR CONSTRUCTION.	21/07/2008
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL REQUIREMENTS.	11/01/2008
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	02/11/2007

Drawn	In Association with	Corner, Access Pathway & Driveway Details
TM	SUNLAND GROUP LIMITED	
Date		
02/11/2007		
Checked	STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	Drawing Number
Approved	BILBAO PLACE BUSHLAND BEACH	SUN85/9
COPYRIGHT ©		Issue
		D



LAYOUT PLAN

AS CONSTRUCTED

- LEGEND**
- 17.00* - As constructed surface levels.
 - - - - - RP boundary.
 - - - - - Top of batter.
 - - - - - Toe of batter.
 - - - - - Change of grade.
 - - - - - Invert of creek/drain.
 - - - - - Stormwater drain line.
 - - - - - Subsoil drainage.
 - - - - - Sewer main.
 - - - - - Sewer manhole.
 - - - - - Water main.
 - - - - - Sewer main.
 - - - - - Sewer manhole.
 - - - - - Water main.

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 22.12.10
 John James Rowlands
 Director/Registered Surveyor


APPROVED

TOWNSVILLE CITY COUNCIL
 REC'D 14 JAN 2011
 TOWN PLANNING


REAL PROPERTY DESCRIPTION

Lots 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
 0 2 4 6 8m
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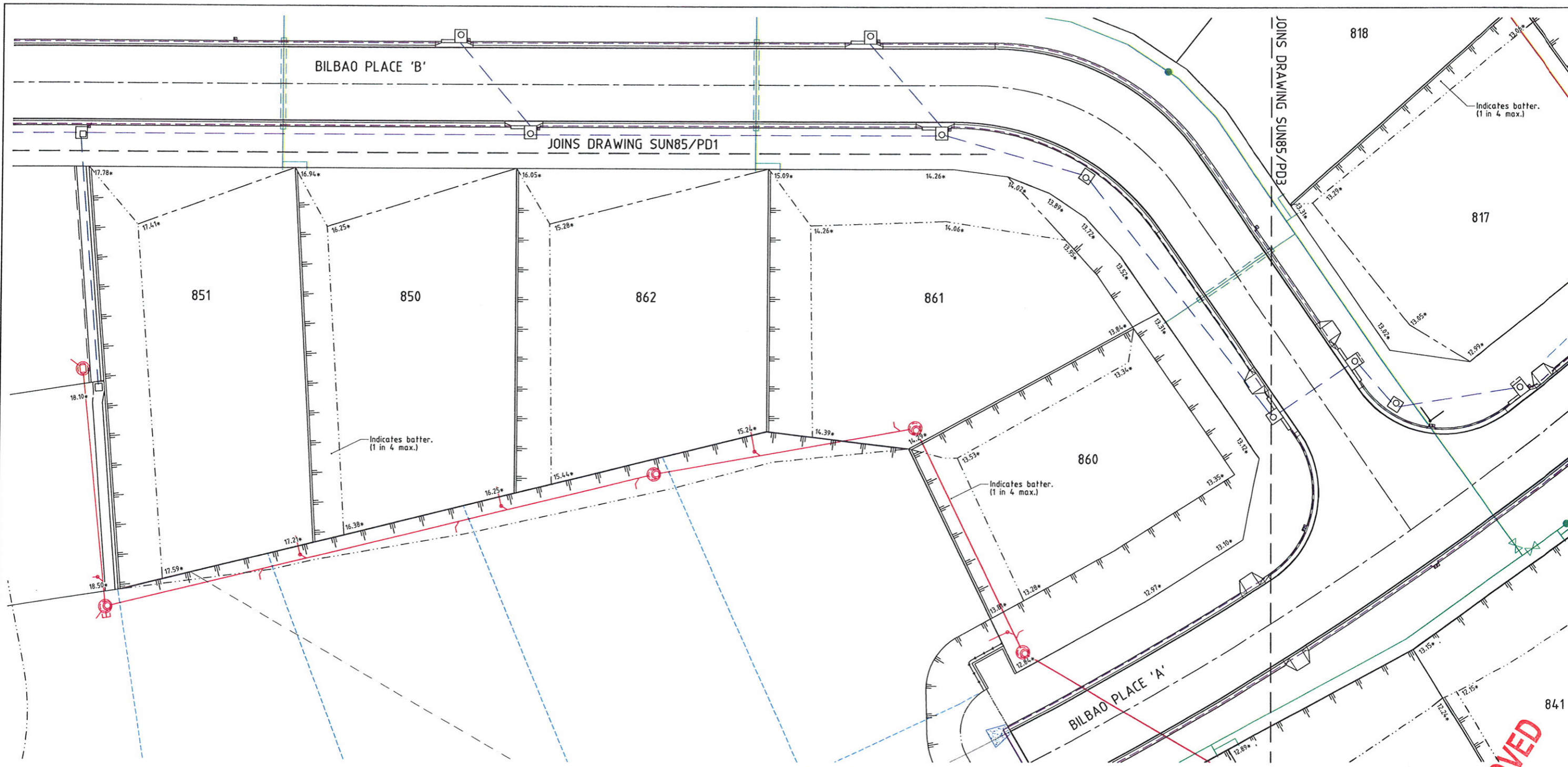
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NORTHERN CONSULTING
 engineers

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 50 Punari Street, Currerjong 4812
 Phone: 07 4725 5550 Fax: 07 4725 5850
 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 355

Issue	Description	Date
C B A	AMENDED TO AS CONSTRUCTED. ISSUED FOR CONSTRUCTION. ISSUED FOR OPERATIONAL WORKS APPROVAL.	21/12/2010 30/03/2010 24/03/2010
Drawn JHS Date 24/03/2010	In Association with SUNLAND GROUP LIMITED	ALLOTMENT BENCHING LAYOUT PLAN LOTS 821 TO 826
Checked [Signature] Approved [Signature]	STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	
COPYRIGHT ©		Drawing Number SUN85/PD1 Issue C



LAYOUT PLAN

AS CONSTRUCTED

- LEGEND**
- 17.00* - As constructed surface levels.
 - - - - - RP boundary.
 - - - - - Top of batter.
 - - - - - Toe of batter.
 - - - - - Change of grade.
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John James Rowlands Date: 22.12.10.
 John James Rowlands
 Director/Registered Surveyor

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SUNLAND GROUP

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 Horizontal Datum GDA' 94 Zone 55
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 Bolt & washer in manhole top.
 LYNWOOD AVENUE

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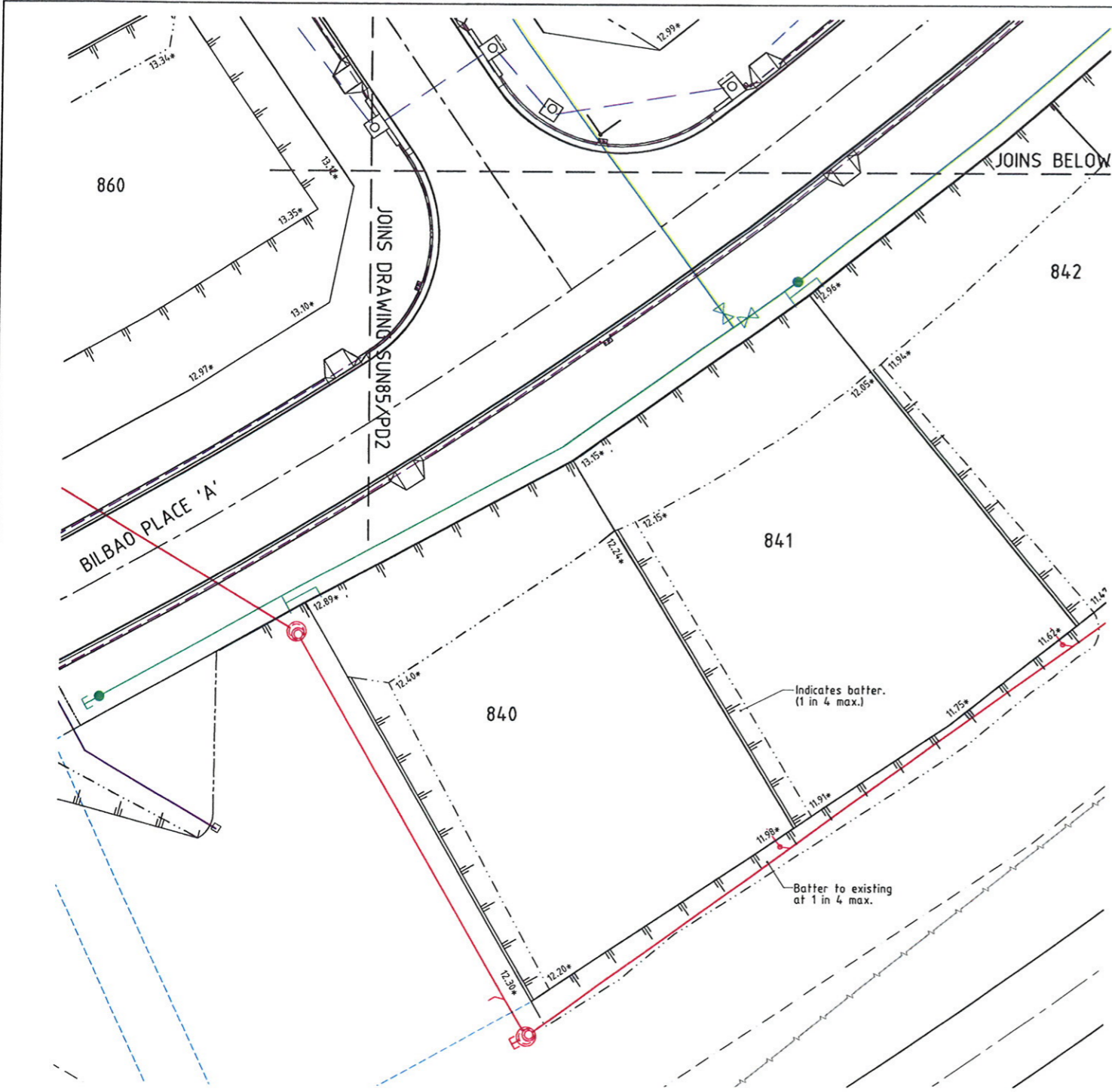
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NORTHERN CONSULTING
 engineers

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 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

C	AMENDED TO AS CONSTRUCTED.	21/12/2010
B	ISSUED FOR CONSTRUCTION	30/03/2010
A	ISSUED FOR OPERATIONAL WORKS APPROVAL.	26/03/2010
Issue	Description	Date
Drawn JHS Date 24/03/2010	In Association with SUNLAND GROUP LIMITED	
Checked [Signature]	STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION	
Approved [Signature]	BILBAO PLACE BUSHLAND BEACH	
ALLOTMENT BENCHING LAYOUT PLAN LOTS 848 TO 851 & 860		
Drawing Number SUN85/PD2		Issue C

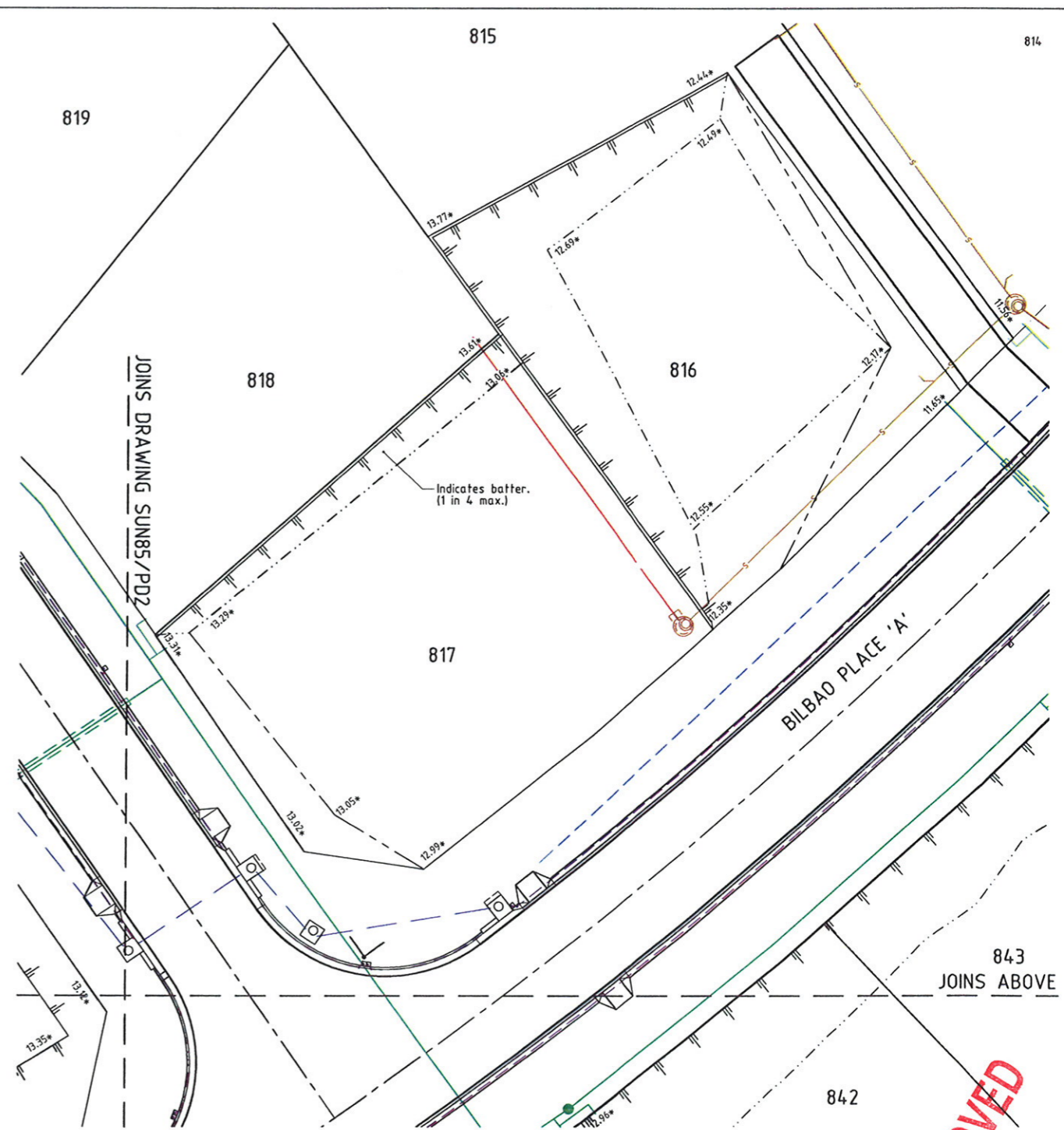
APPROVED



LAYOUT PLAN

LEGEND

- 17.00* - As constructed surface levels.
- - - - - RP boundary.
- - - - - Top of batter.
- - - - - Toe of batter.
- - - - - Change of grade.
- - - - - Stormwater drain line.
- - - - - Subsoil drainage.
- - - - - Sewer main.
- - - - - Sewer manhole.
- - - - - Water main.
- - - - - Stormwater drain line.
- - - - - Sewer main.
- - - - - Sewer manhole.



AS CONSTRUCTED

LAYOUT PLAN

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: 22.12.10
 John James Rowlands
 Director/Registered Surveyor

APPROVED

TOWNSVILLE CITY COUNCIL
 REC'D 14 JAN 2011
 TOWN PLANNING

REAL PROPERTY DESCRIPTION

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

In Association with:-

ROWLANDS SURVEYS PTY LTD
 22 GORDON 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



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

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

Issue	Description	Date
C B A	AMENDED TO AS CONSTRUCTED. ISSUED FOR CONSTRUCTION. ISSUED FOR OPERATIONAL WORKS APPROVAL.	20/12/2010 30/03/2010 24/03/2010
Drawn JHS	In Association with SUNLAND GROUP LIMITED	ALLOTMENT BENCHING LAYOUT PLAN LOTS 816,817,840 & 841
Date 24/03/2010	STAGE 85, 26 TRADITIONAL RESIDENTIAL LOT SUBDIVISION BILBAO PLACE BUSHLAND BEACH	
Checked [Signature]	Drawing Number SUN85/PD3	Issue C
Approved [Signature]		
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