

LAYOUT PLAN

ACCEPTED AS CONSTRUCTED

- LEGEND**
- 2/1 - Pit No. 2/Drainline No. 1
  - - Stormwater flow arrow.
  - - - - - RP boundary.
  - - - - - Top of batter.
  - - - - - Toe of batter.
  - - - - - Change of grade.
  - - - - - Stormwater drain line.
  - - - - - Subsoil drainage.
  - - - - - Sewer main.
  - - - - - Sewer manhole.
  - - - - - uPVC water main.
  - - - - - Poly water main.
  - - - - - Subsoil drainage.
  - - - - - Sewer main.
  - - - - - Sewer manhole.
  - - - - - Water main.
  - - - - - Poly water main.

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

Andrew Ian Wallace Date: .....

**REAL PROPERTY DESCRIPTION**  
Lot 900 on SP271044  
Parish of BOHLE  
County of ELPHINSTONE  
Mount Low Parkway - Mount Low

LEVEL DATUM A.H.D. (Der)  
Horizontal Datum GDA' 94 Zone 55  
Refer PM 193519 RL. 8.195  
Bolt and washer in kerb  
FREMONT STREET

Scale 0 5 10 20m  
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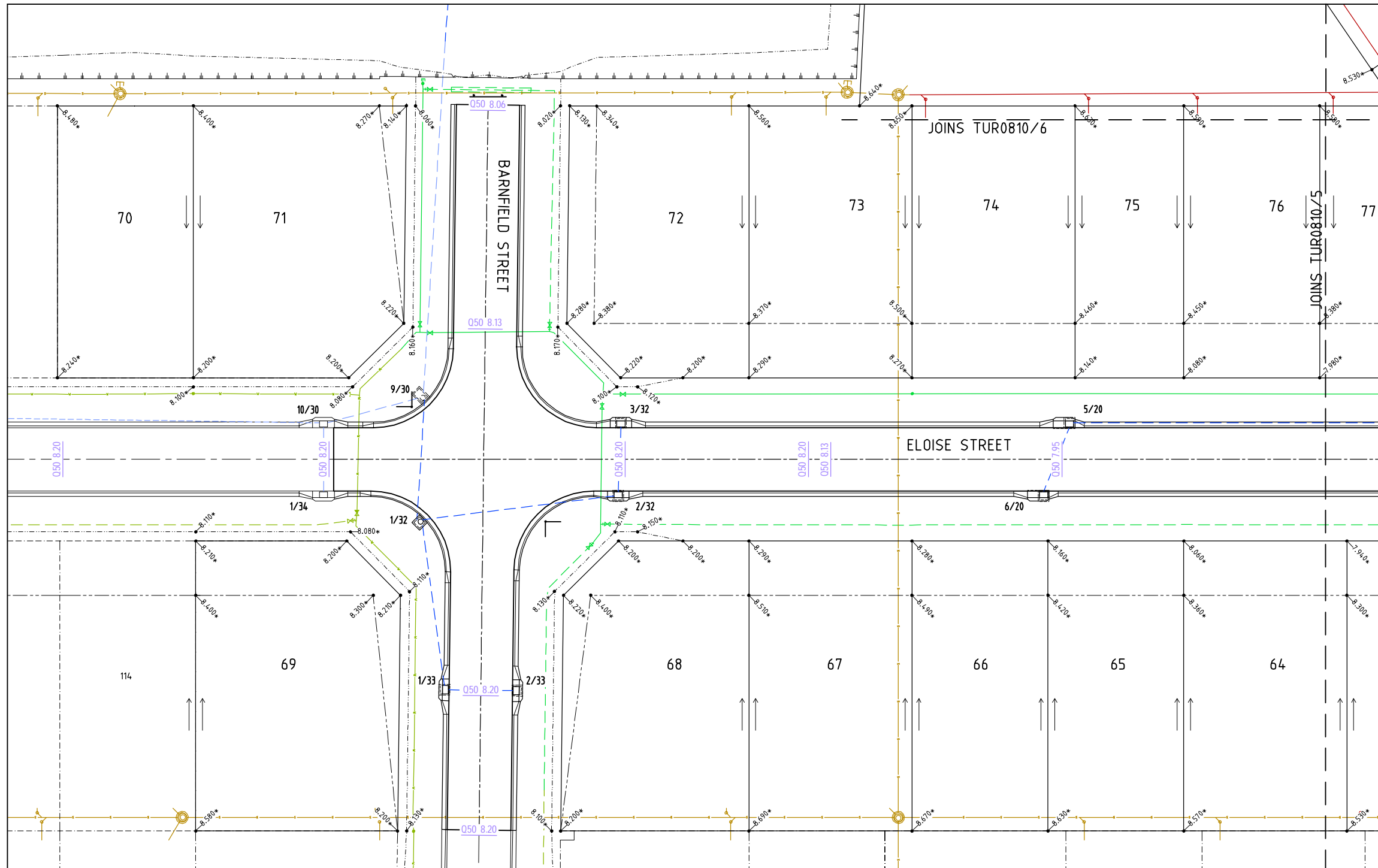


Civil & Structural Engineers  
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Email: mail@nceng.com.au  
Milton Messer & Associates Pty. Ltd.  
AC/N 100 R17 356

All work has been carried out in accordance with LOCAL AUTHORITIES standard details.  
REFER TO DRAWING TUR0810/8 FOR ROAD TYPICAL SECTIONS.

Issue	Description	Date
C	AMENDED TO AS CONSTRUCTED.	09/02/2016
B	LOT LAYOUT AMENDED AND STAGE 12 ADDED AS EXISTING.	03/08/2015
A	AMENDED FOR CONSTRUCTION.	1/10/2014
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL'S REQUIREMENTS.	14/05/2014
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	18/12/2013

Drawn LJ Date 18/12/2013	In Association With <b>BUSHLAND GROVE PTY LTD</b>	<b>LAYOUT PLAN, ROADWORKS &amp; STORMWATER</b>
Checked Approved	<b>BUSHLAND GROVE ESTATE STAGE 10, 29 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW</b>	
COPYRIGHT ©	Drawing Number <b>TUR0810/3</b>	Issue <b>C</b>



- LEGEND**
- 12.000\* - As constructed surface levels.
  - 12.000 - Surface levels.
  - 050 12.00 - Q50 water surface levels.
  - - Stormwater flow arrow.
  - - - - - RP boundary.
  - - - - - Top of batter.
  - - - - - Toe of batter.
  - (red) - Sewer main.
  - (green) - uPVC water main.
  - (blue) - Poly water main.
  - (dashed blue) - Stormwater drain line.
  - (solid blue) - Sewer main.
  - (solid yellow) - Sewer manhole.
  - (solid yellow) - Water main.
  - (dashed green) - Poly water main.

**ACCEPTED  
AS CONSTRUCTED**

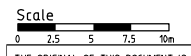
**LAYOUT PLAN**

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..... Date:.....  
Laurence John Nolan  
Director/Registered Surveyor

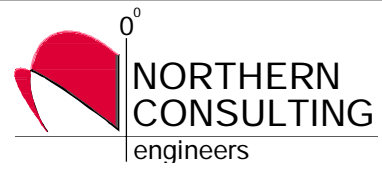
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LEVEL DATUM A.H.D. (Der)  
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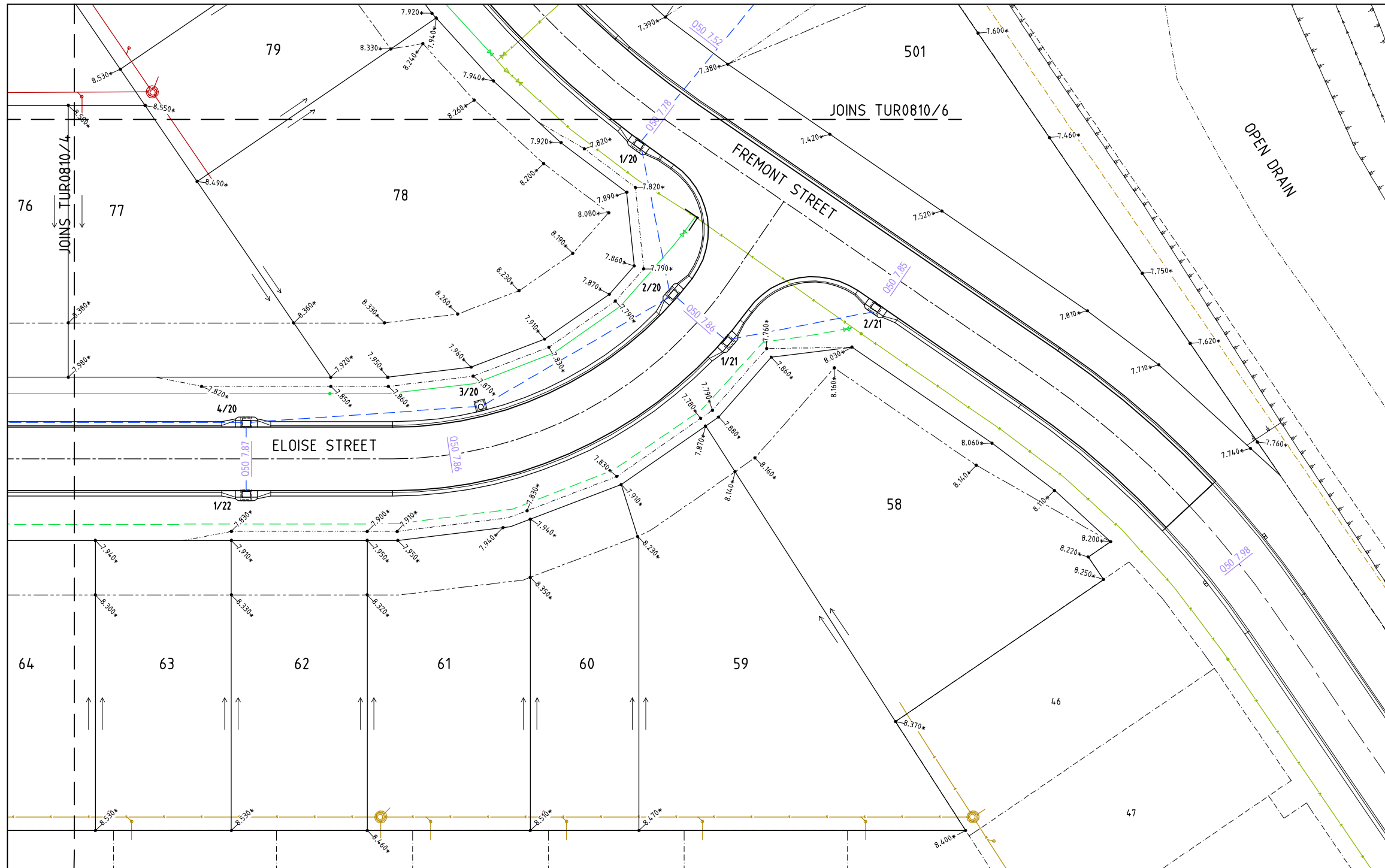
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Issue	Description	Date
Drawn	In Association With	
LJ	<b>BUSHLAND GROVE PTY LTD</b>	
Date		
18/12/2013		
Checked	<b>BUSHLAND GROVE ESTATE</b>	
Approved	<b>STAGE 10, 29 ALLOTMENT</b>	
	<b>RESIDENTIAL SUBDIVISION,</b>	
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	<b>CUT/FILL LAYOUT PLAN</b>	
	Drawing Number	Issue
	<b>TUR0810/4</b>	<b>C</b>



- LEGEND**
- 12.000\* - As constructed surface levels.
  - 12.000 - Surface levels.
  - Q50 12.000 - Q50 water surface levels.
  - - Stormwater flow arrow.
  - - - - - RP boundary.
  - - - - - Top of batter.
  - - - - - Toe of batter.
  - - - - - Sewer main.
  - - Sewer manhole.
  - - - - - uPVC water main.
  - - - - - Poly water main.
  - - - - - Stormwater drain line.
  - - - - - Sewer main.
  - - Sewer manhole.
  - - - - - Sewer rising main.
  - - - - - Water main.

**ACCEPTED  
AS CONSTRUCTED**

**LAYOUT PLAN**

**AS CONSTRUCTED**  
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..... Date:.....  
Laurence John Nolan  
Director/Registered Surveyor



**REAL PROPERTY DESCRIPTION**  
Lot 900 on SP271044  
Parish of BOHLE  
County of ELPHINSTONE  
Mount Low Parkway - Mount Low

LEVEL DATUM A.H.D. (Der)  
Horizontal Datum GDA' 94 Zone 55  
Refer PM 193519 RL. 8.195  
Bot and washer in kerb  
FREMONT STREET



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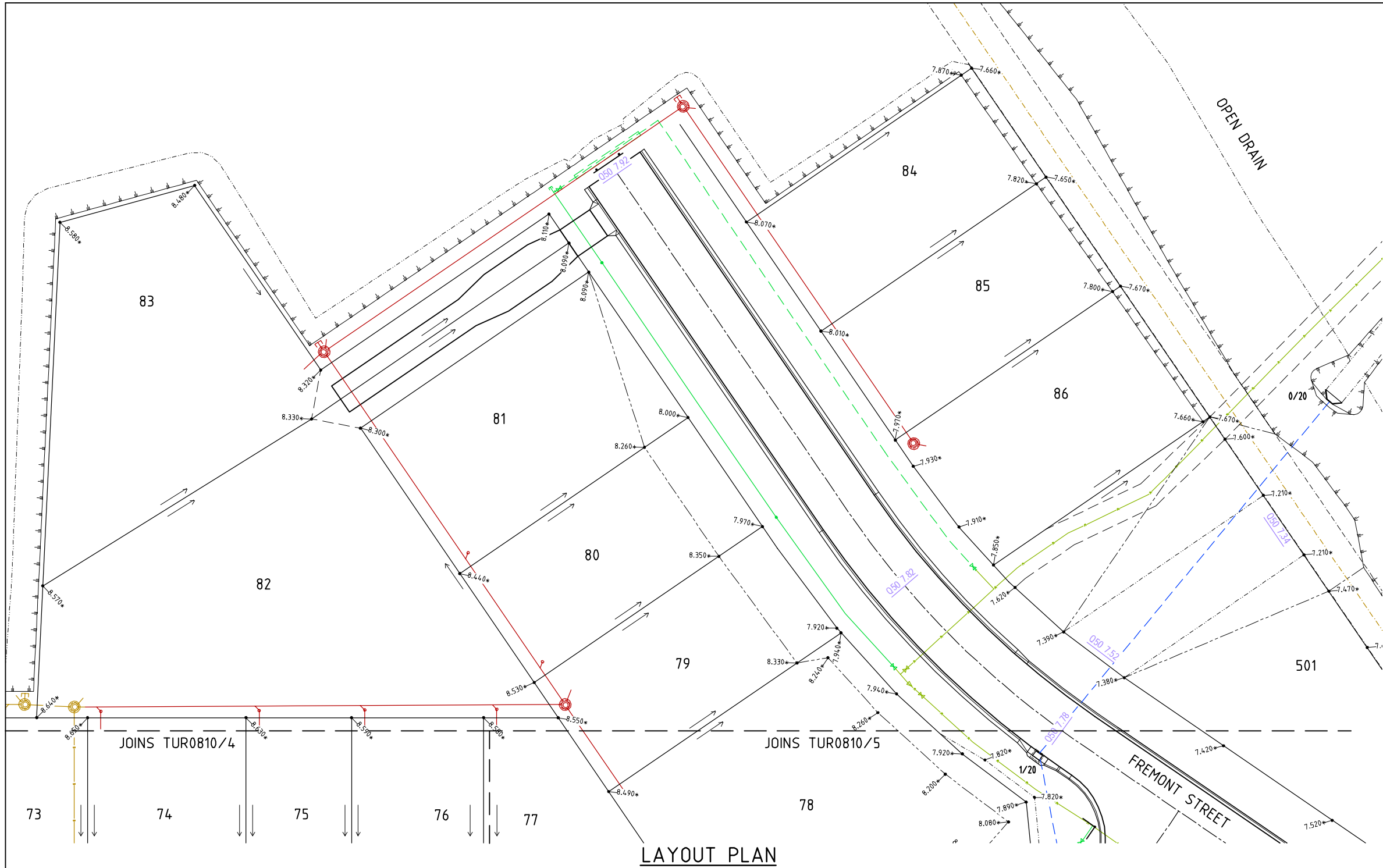
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Issue	Description	Date
Drawn LJ Date 18/12/2013	In Association With <b>BUSHLAND GROVE PTY LTD</b>	<b>CUT/FILL LAYOUT PLAN</b>
Checked	<b>BUSHLAND GROVE ESTATE</b>	
Approved	<b>STAGE 10, 29 ALLOTMENT</b>	Drawing Number <b>TUR0810/5</b>
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		Issue <b>C</b>



- LEGEND**
- 12.000+ - As constructed surface levels.
  - 12.000 - Surface levels.
  - 050 12.00 - Q50 water surface levels.
  - - Stormwater flow arrow.
  - - - - - RP boundary.
  - - - - - Top of batter.
  - - - - - Toe of batter.
  - - - - - Sewer main.
  - - Sewer manhole.
  - - - - - uPVC water main.
  - - - - - Poly water main.
  - - - - - Stormwater drain line.
  - - - - - Sewer rising main.
  - - - - - Water main.

**ACCEPTED  
AS CONSTRUCTED**

**LAYOUT PLAN**

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Laurence John Nolan  
Director/Registered Surveyor

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Horizontal Datum GDA' 94 Zone 55  
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Bot and washer in kerb  
FREMONT STREET

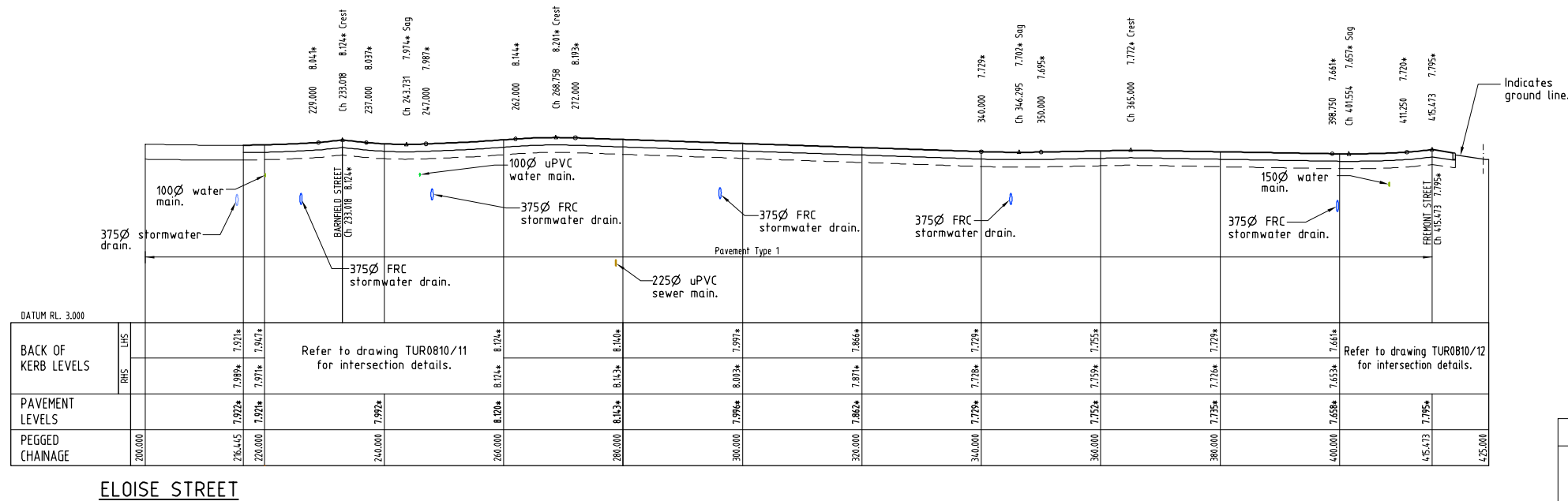
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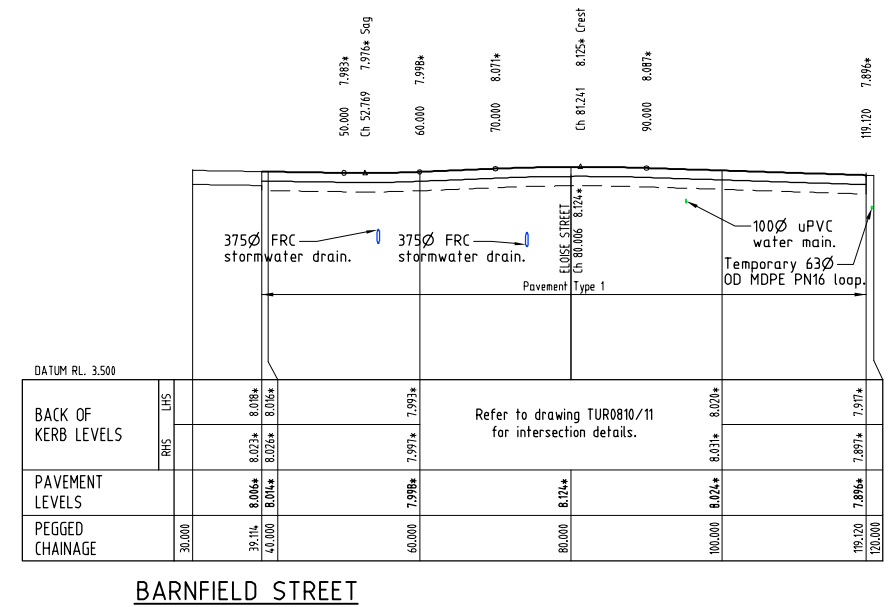
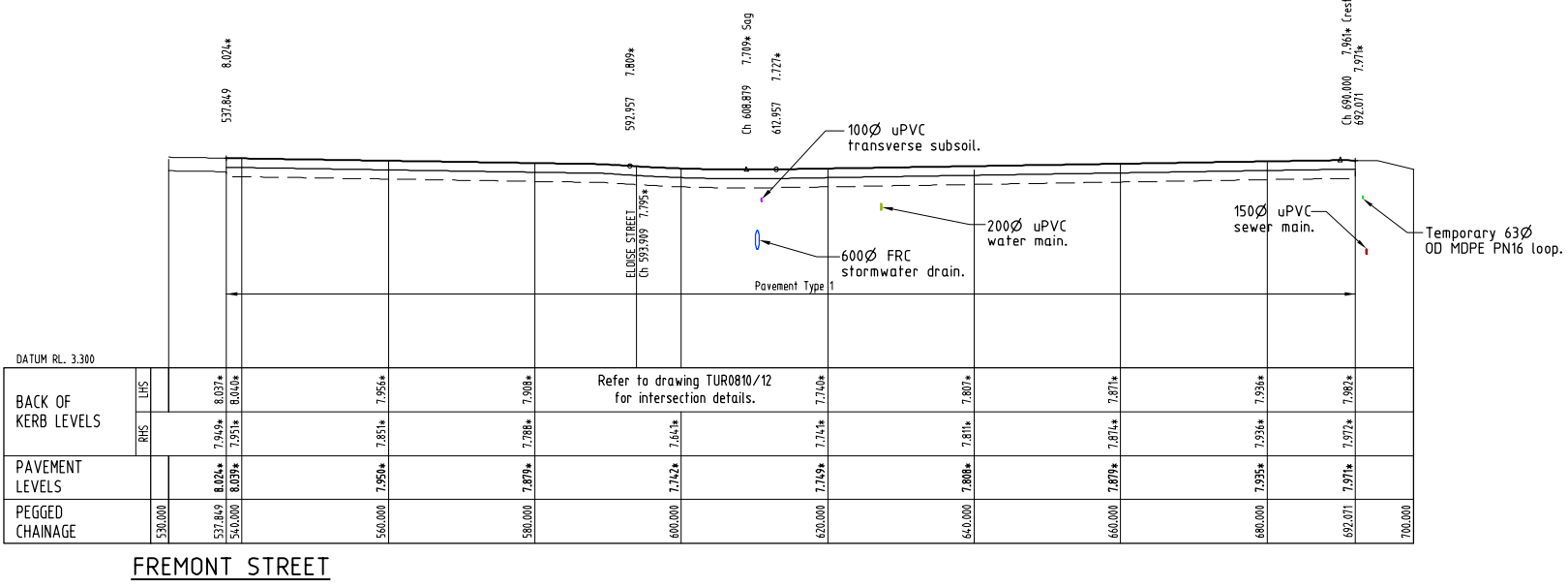
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Drawn	In Association With <b>BUSHLAND GROVE PTY LTD</b>	
Date		
18/12/2013		
Checked	<b>BUSHLAND GROVE ESTATE</b>	
Approved	<b>STAGE 10, 29 ALLOTMENT</b>	
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Drawing Number <b>TUR0810/6</b>		Issue <b>C</b>



**PAVEMENT TABLE**

PAVEMENT TYPE	PAVEMENT DESCRIPTION
Type 1	30mm DG10 Asphalt. Prime 100mm base course, DTMR Type 2.1 cement modified. 120mm sub-base course, DTMR Type 2.3 cement modified. 250mm insitu lime stabilised subgrade.



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**LONGITUDINAL SECTIONS**  
Scale 'A' - Horizontal  
Scale 'B' - Vertical

Date: .....  
Laurence John Nolan  
Director/Registered Surveyor

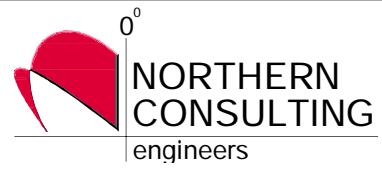
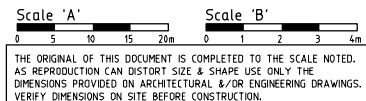
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REFER TO DRAWING TUR0810/8 FOR ROAD TYPICAL SECTIONS.

Issue	Description	Date
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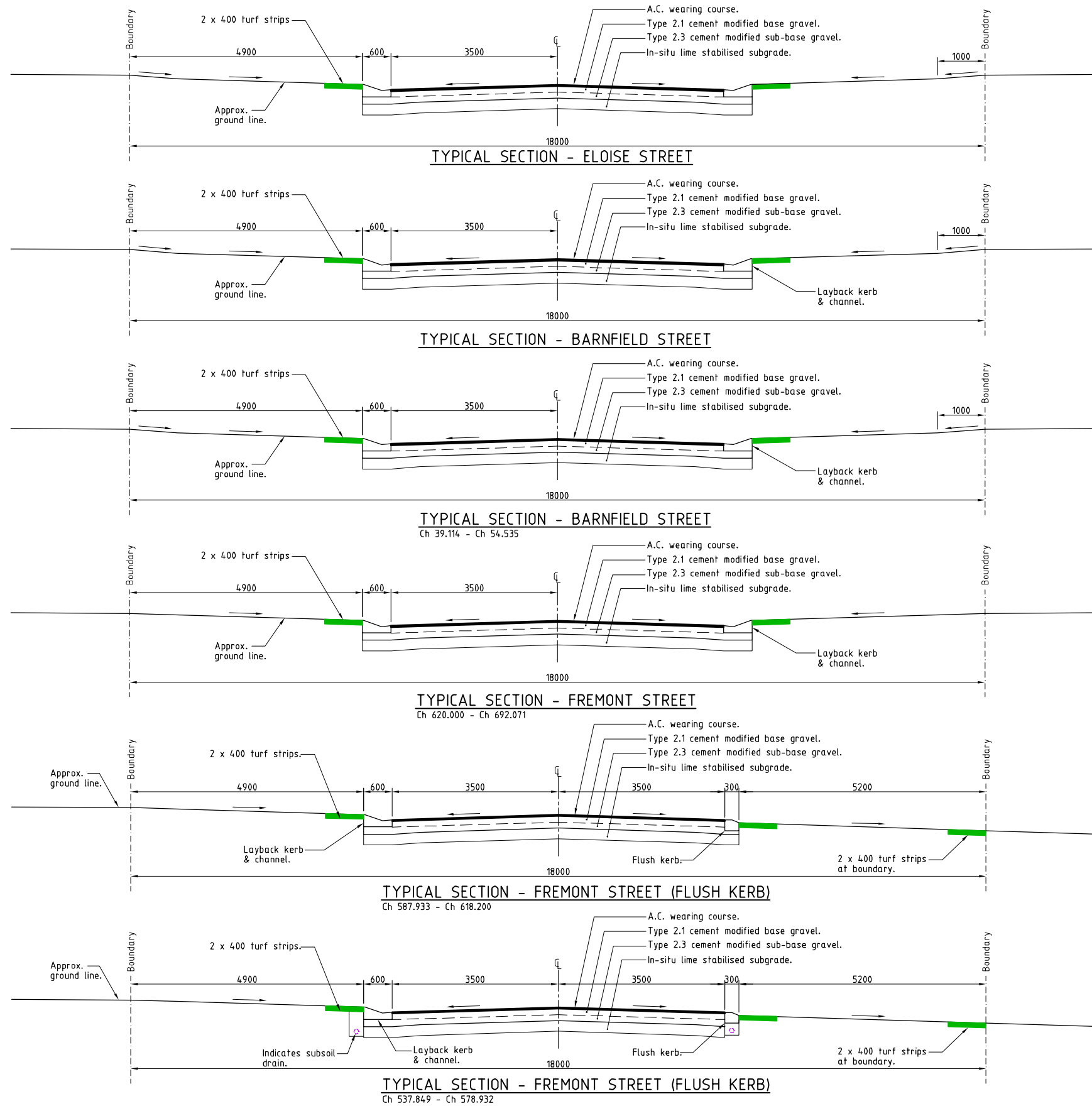
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County of ELPHINSTONE  
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LEVEL DATUM A.H.D. (Der)  
Horizontal Datum GDA' 94 Zone 55  
Refer PM 193519 RL. 8.195  
Bolt and washer in kerb  
FREMONT STREET



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Drawn LJ Date 18/12/2013	In Association With <b>BUSHLAND GROVE PTY LTD</b>	<b>ROAD LONGITUDINAL SECTIONS</b>
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		Issue <b>C</b>



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Andrew Ian Wallace Date: .....

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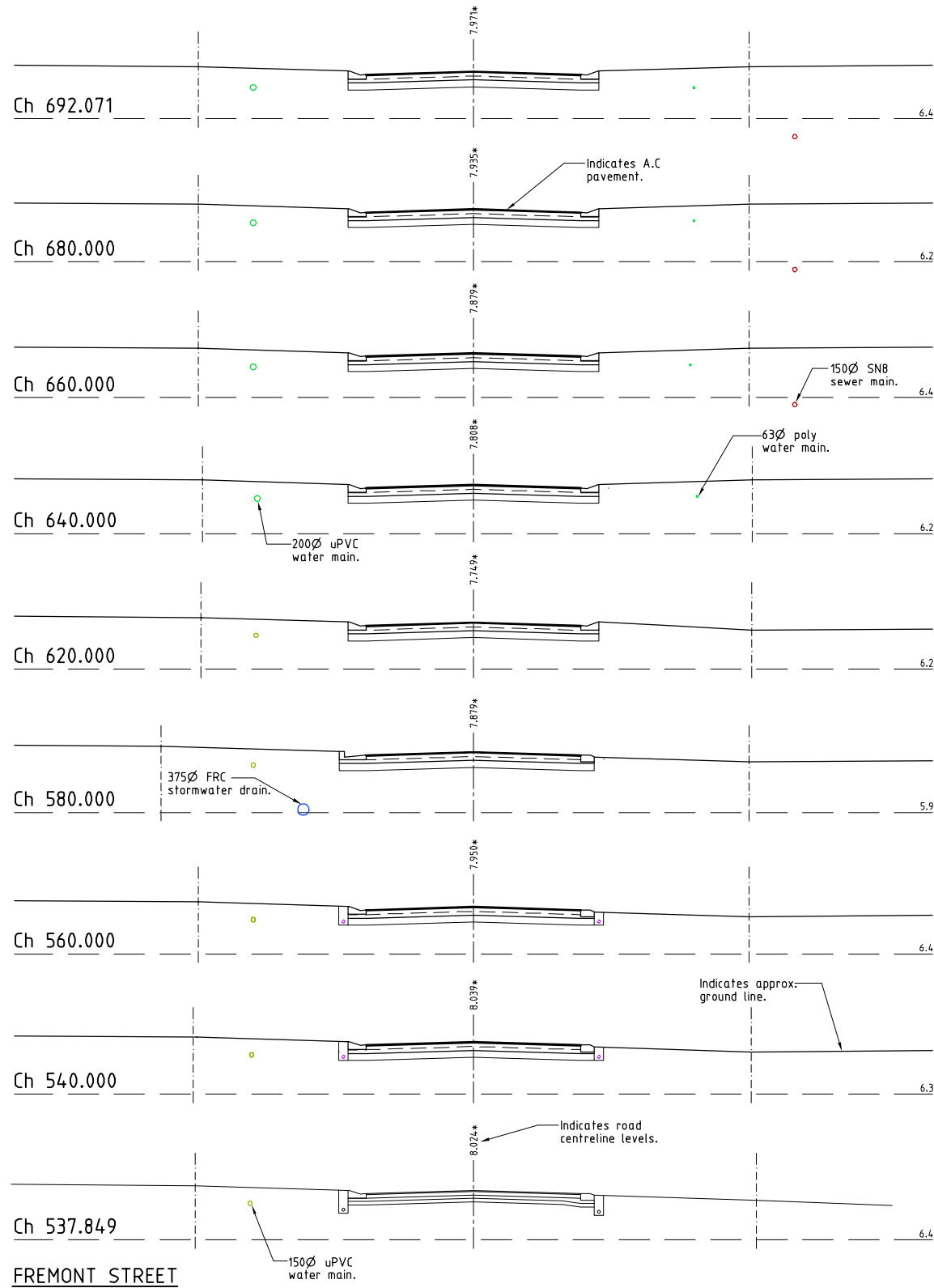
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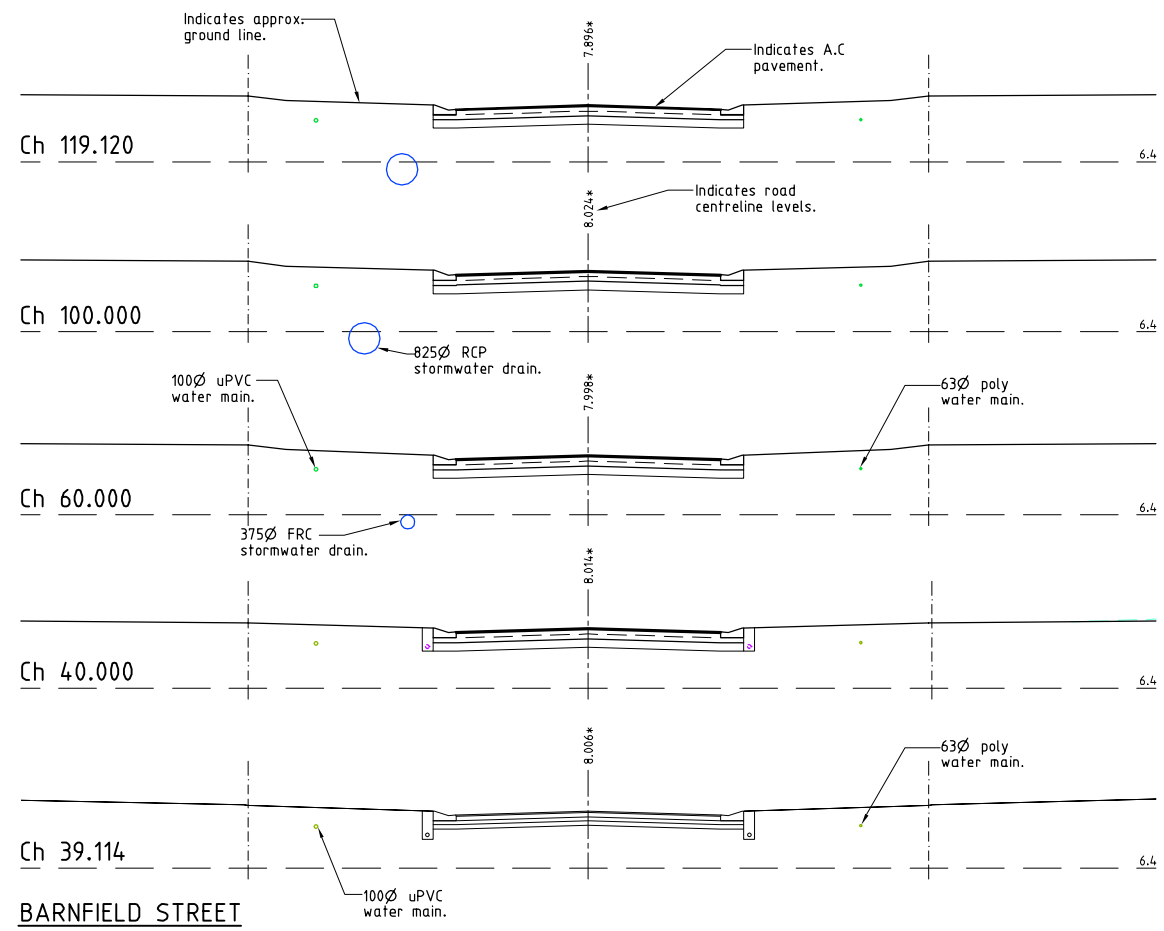


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Date 18/12/2013		
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ROAD TYPICAL SECTIONS		
Drawing Number <b>TUR0810/8</b>		Issue <b>C</b>



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**CROSS SECTIONS**

**AS CONSTRUCTED**

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..... Date:.....  
Laurence John Nolan  
Director/Registered Surveyor

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REFER TO DRAWING TUR0810/8 FOR ROAD TYPICAL SECTIONS.

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Issue	Description	Date
Drawn	LJ	
Date	18/12/2013	
Checked		
Approved		
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	<b>BUSHLAND GROVE ESTATE STAGE 10, 29 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW</b>	
Drawing Number	<b>TUR0810/9</b>	Issue
		<b>C</b>

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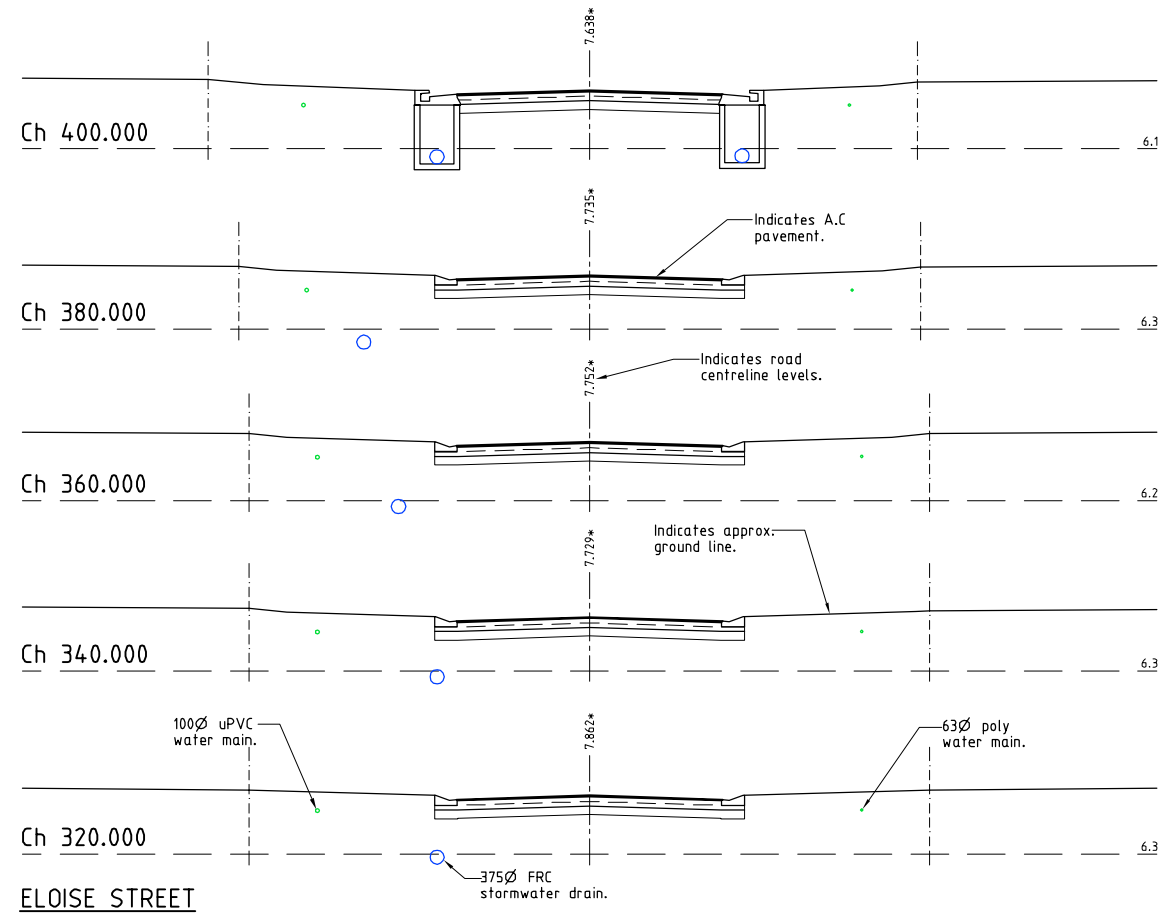
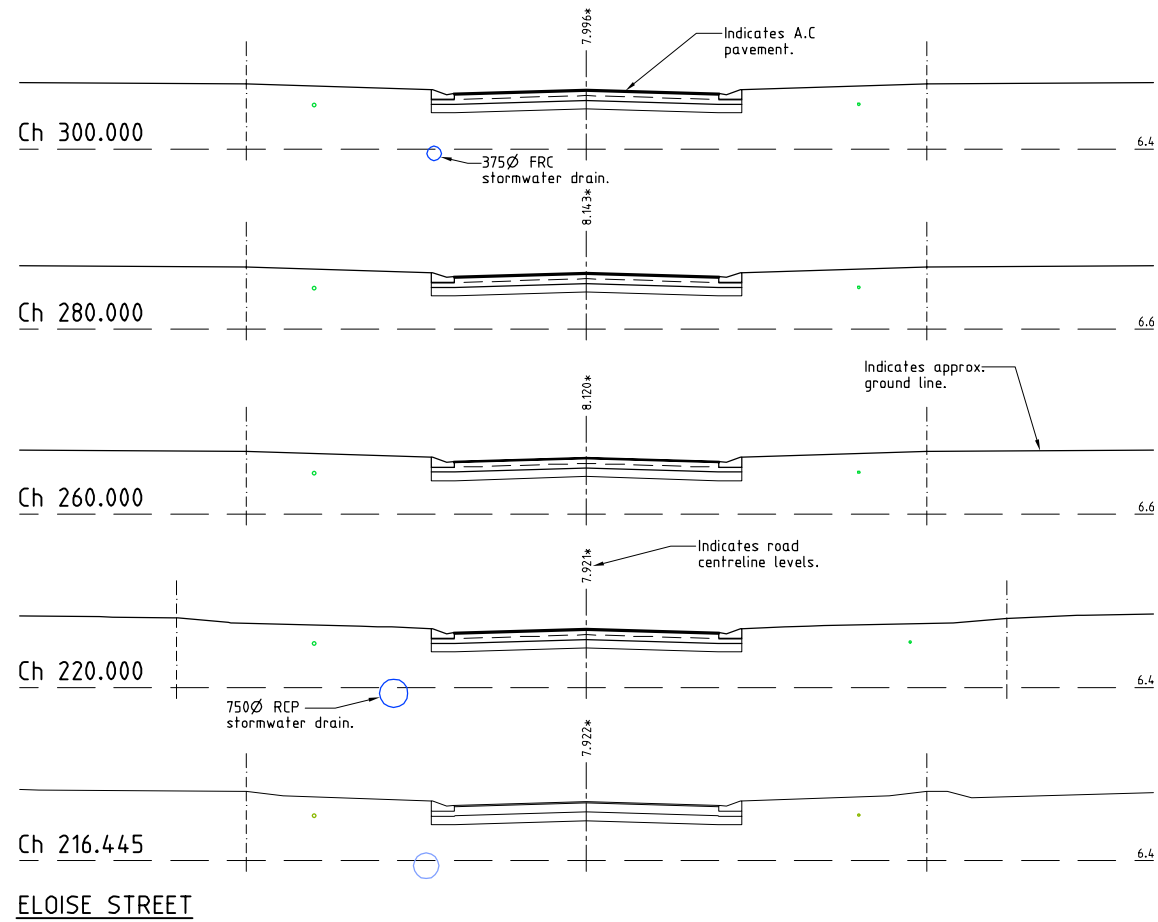


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**CROSS SECTIONS**

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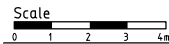
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18/12/2013		
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	<b>STAGE 10, 29 ALLOTMENT</b>	
Approved	<b>RESIDENTIAL SUBDIVISION,</b>	
	<b>MOUNT LOW</b>	
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Drawing Number		Issue
TUR0810/10		C

**REAL PROPERTY DESCRIPTION**  
 Lot 900 on SP271044  
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 Mount Low Parkway - Mount Low

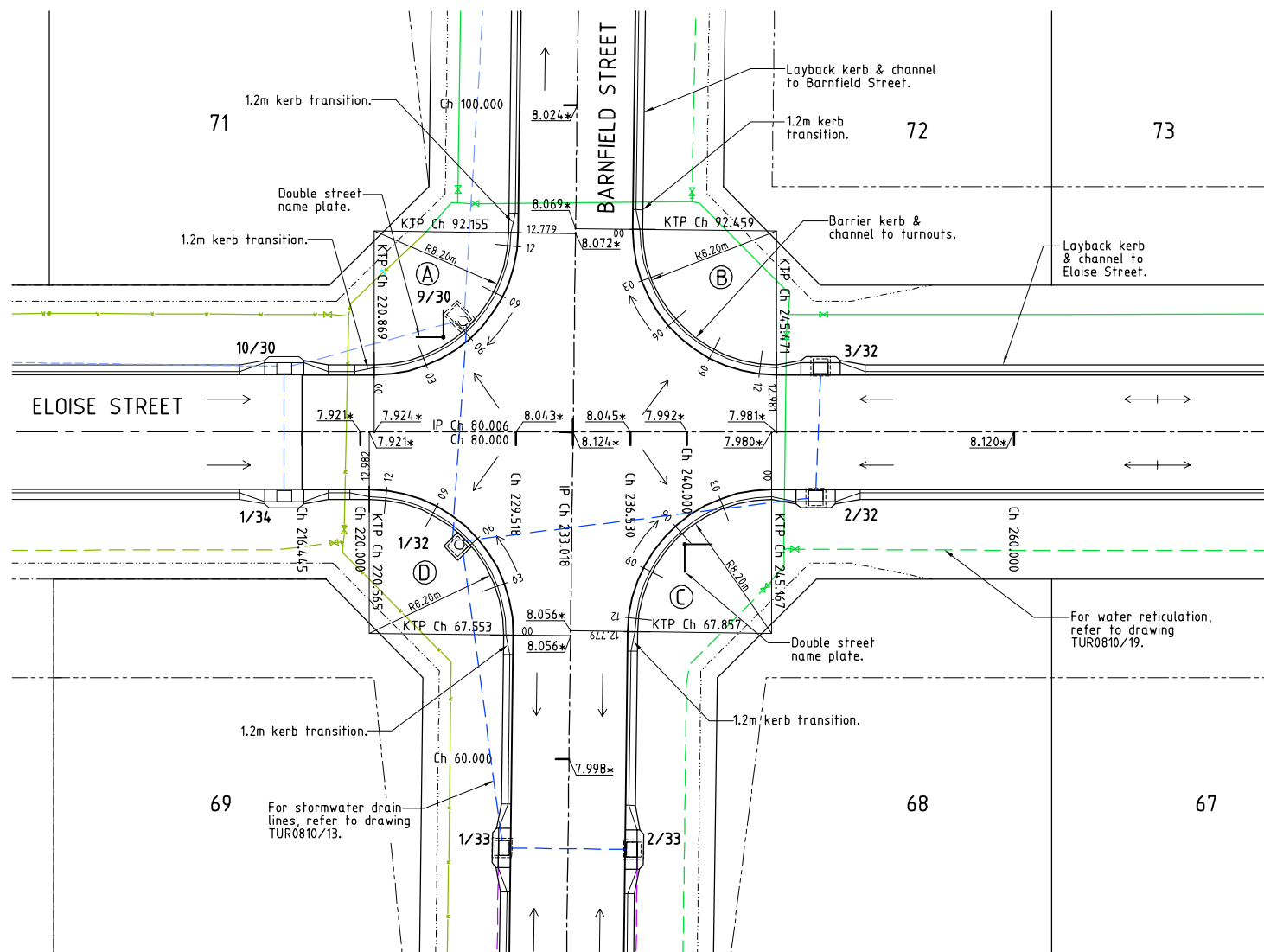
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**ACCEPTED  
AS CONSTRUCTED**

- LEGEND**
- 12.000\* → - As constructed surface level.
  - - Stormwater flow arrow.
  - - - - - RP boundary.
  - - - - - Toe of batter.
  - uPVC water main.
  - - - - - Poly water main.
  - - - - - Stormwater drain line.
  - - - - - Subsoil drainage.

**INTERSECTION PLAN**  
Scale 'A'

**AS CONSTRUCTED**  
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Date: .....  
Laurence John Nolan  
Director/Registered Surveyor

Indicates back of kerb.

DATUM RL. 7.000	0.000	3.000	6.000	9.000	12.000	12.779
BACK OF KERB LEVELS	7.959*	7.991*	8.019*	8.044*	8.075*	8.072*
PEGGED CHAINAGE	0.000	3.000	6.000	9.000	12.000	12.779

**TURNOUT A**  
Scale 'B' - Horizontal  
Scale 'C' - Vertical

Indicates back of kerb.

DATUM RL. 7.000	0.000	3.000	6.000	9.000	12.000	12.981
BACK OF KERB LEVELS	8.061*	8.056*	8.033*	8.008*	7.994*	7.991*
PEGGED CHAINAGE	0.000	3.000	6.000	9.000	12.000	12.981

**TURNOUT B**  
Scale 'B' - Horizontal  
Scale 'C' - Vertical

Indicates back of kerb.

DATUM RL. 7.100	0.000	3.000	6.000	9.000	12.000	12.779
BACK OF KERB LEVELS	7.980*	7.989*	8.005*	8.035*	8.060*	8.065*
PEGGED CHAINAGE	0.000	3.000	6.000	9.000	12.000	12.779

**TURNOUT C**  
Scale 'B' - Horizontal  
Scale 'C' - Vertical

Indicates back of kerb.

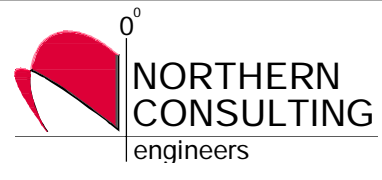
DATUM RL. 7.100	0.000	3.000	6.000	9.000	12.000	12.981
BACK OF KERB LEVELS	8.047*	8.037*	8.076*	8.008*	7.991*	7.979*
PEGGED CHAINAGE	0.000	3.000	6.000	9.000	12.000	12.981

**TURNOUT D**  
Scale 'B' - Horizontal  
Scale 'C' - Vertical

**REAL PROPERTY DESCRIPTION**  
Lot 900 on SP271044  
Parish of BOHLE  
County of ELPHINSTONE  
Mount Low Parkway - Mount Low

LEVEL DATUM A.H.D. (Der)  
Horizontal Datum GDA' 94 Zone 55  
Refer PM 193519 RL. 8.195  
Bolt and washer in kerb  
FREMONT STREET

Scale 'A'  
0 2 4 6 8m  
Scale 'B'  
0 1 2 3 4m  
Scale 'C'  
0 0.2 0.4 0.6 0.8m  
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.

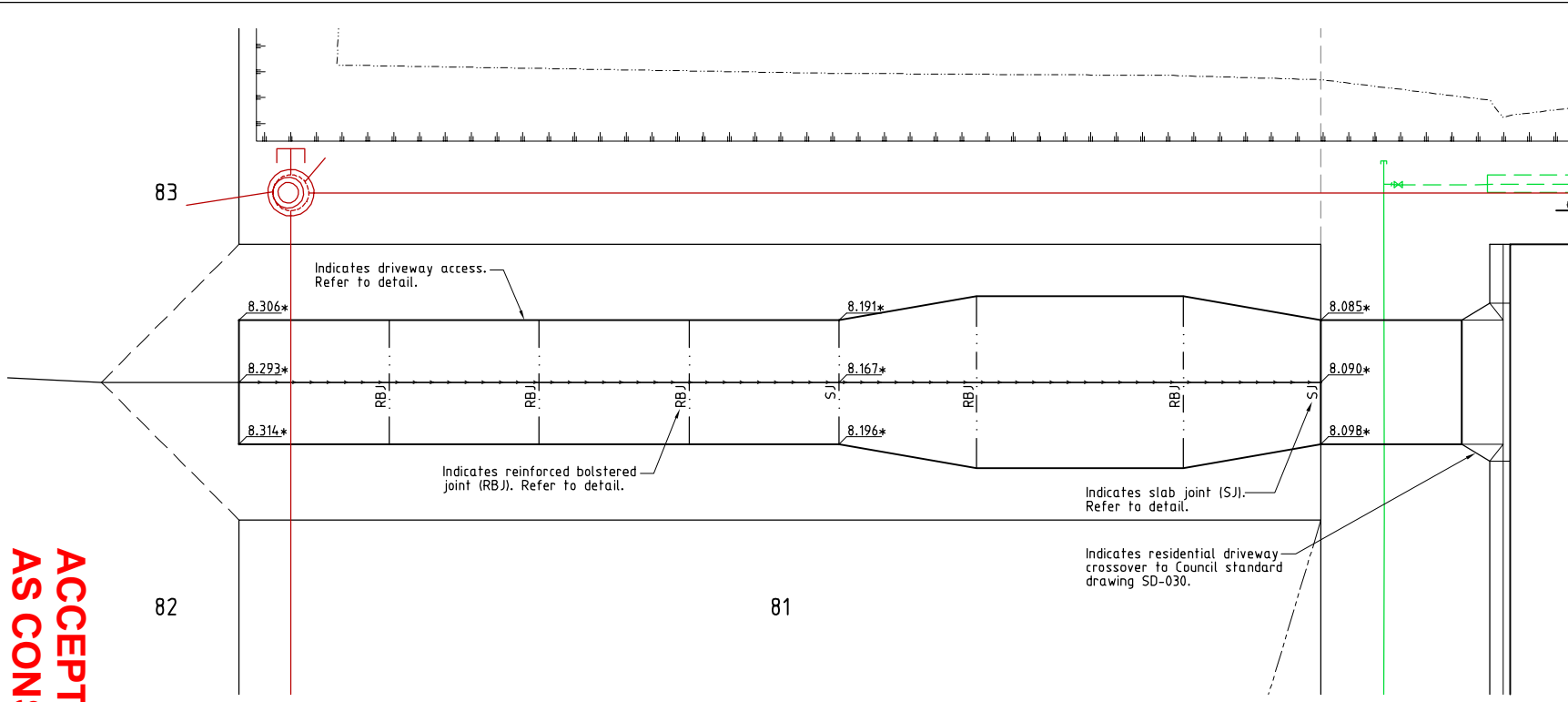


Civil & Structural Engineers  
50 Punari Street, Currarong 4812  
Phone: (07) 4725 5550 Fax: (07) 4725 5850  
Email: mail@nceng.com.au  
Milton Messer & Associates Pty. Ltd.  
ACN 100 817 356

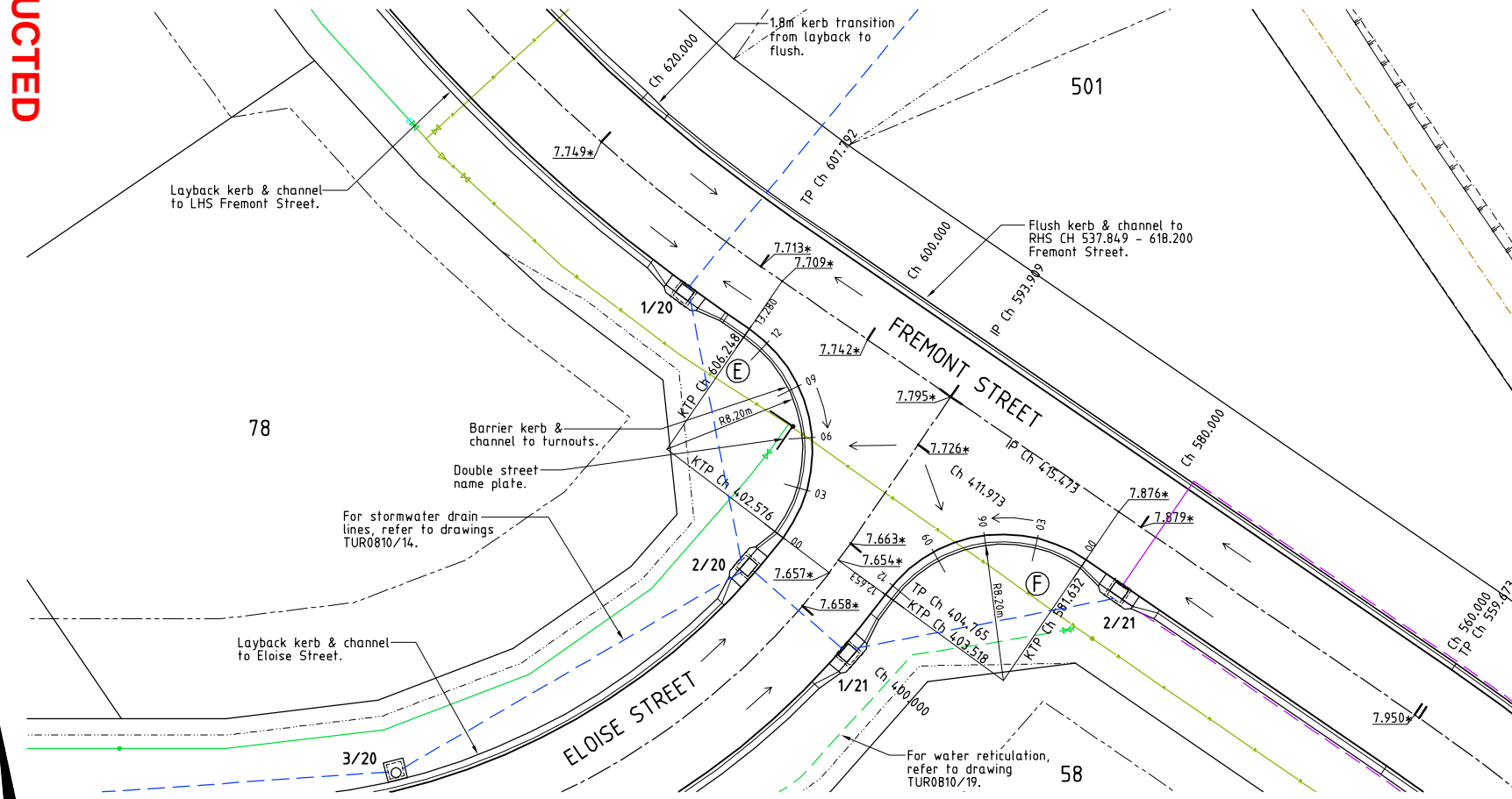
C	AMENDED TO AS CONSTRUCTED.	09/02/2016
B	LOT LAYOUT AMENDED AND STAGE 12 ADDED AS EXISTING.	03/08/2015
A	AMENDED FOR CONSTRUCTION.	1/10/2014
P2	PRELIMINARY - NOT FOR CONSTRUCTION - AMENDED TO COUNCIL'S REQUIREMENTS.	14/05/2014
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	18/12/2013

Issue	Description	Date
Drawn	In Association With	
LJ	<b>BUSHLAND GROVE PTY LTD</b>	
Date		
18/12/2013		
Checked	<b>BUSHLAND GROVE ESTATE</b>	
	<b>STAGE 10, 29 ALLOTMENT</b>	
Approved	<b>RESIDENTIAL SUBDIVISION,</b>	
	<b>MOUNT LOW</b>	
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Drawing Number		Issue
<b>TUR0810/11</b>		<b>C</b>

**ACCEPTED  
AS CONSTRUCTED**



**DRIVEWAY ACCESS LAYOUT PLAN**  
Scale 'B'



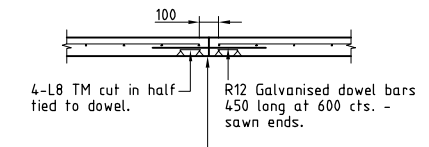
**LAYOUT PLAN**  
Scale 'A'

**LEGEND**

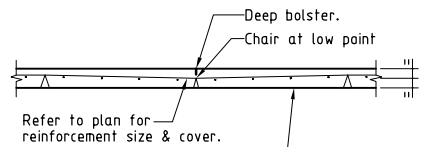
- 12.000\* - As constructed surface level.
- Stormwater flow arrow.
- - - RP boundary.
- - - Top of batter.
- - - Toe of batter.
- - - uPVC water main.
- - - Poly water main.
- - - Stormwater drain line.
- - - Subsoil drainage.
- - - Sewer main.
- ⊙ Sewer manhole.
- - - Water main.

**NOTES:**

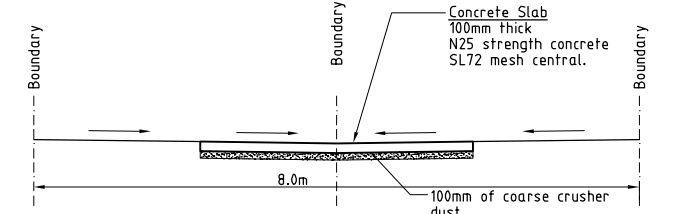
1. All linemarking and signage is installed in accordance with the M.U.T.C.D.



**SLAB JOINT (SJ)**  
Scale 'D'



**REINFORCED BOLSTERED JOINT (RBJ)**  
Scale 'D'



**TYPICAL SECTION - DRIVEWAY ACCESS**  
Scale 'C'

BACK OF KERB LEVELS	7.670*	7.67*	7.68*	7.69*	7.70*	7.71*
PEGGED CHAINAGE	0.000	3.000	6.000	9.000	12.000	15.280

**TURNOUT E**

Scale 'B' - Horizontal  
Scale 'D' - Vertical

**AS CONSTRUCTED**

Rowlands Surveys Pty Ltd (ACN 010 025 260) hereby certify that the works detailed on this drawing, denoted \*, have been constructed to the dimensions and levels shown.

Laurence John Nolan  
Director/Registered Surveyor

BACK OF KERB LEVELS	7.880*	7.840*	7.76*	7.68*	7.66*	7.65*
PEGGED CHAINAGE	0.000	3.000	6.000	9.000	12.000	12.653

**TURNOUT F**

Scale 'B' - Horizontal  
Scale 'D' - Vertical

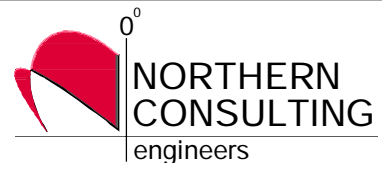
**REAL PROPERTY DESCRIPTION**  
Lot 900 on SP271044  
Parish of BOHLE  
County of ELPHINSTONE  
Mount Low Parkway - Mount Low

LEVEL DATUM A.H.D. (Der)  
Horizontal Datum GDA' 94 Zone 55  
Refer PM 193519 RL. 8.195  
Bolt and washer in kerb  
FREMONT STREET

Scale 'A' 0 2 4 6 8m  
Scale 'B' 0 1 2 3 4m  
Scale 'C' 0 0.5 1.0 1.5 2.0m  
Scale 'D' 0 0.2 0.4 0.6 0.8m

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AS REPRODUCTION CAN DISTORT SIZE & SHAPE USE ONLY THE DIMENSIONS PROVIDED ON ARCHITECTURAL &/OR ENGINEERING DRAWINGS.  
VERIFY DIMENSIONS ON SITE BEFORE CONSTRUCTION.

All work has been carried out in accordance with LOCAL AUTHORITIES standard details.



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

Issue	Description	Date
C	AMENDED TO AS CONSTRUCTED.	09/02/2016
B	LOT LAYOUT AMENDED AND STAGE 12 ADDED AS EXISTING.	03/08/2015
A	AMENDED FOR CONSTRUCTION.	1/10/2014
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	18/12/2013

Drawn	In Association With	INTERSECTION & DRIVEWAY ACCESS PLANS & CONSTRUCTION DETAILS
LJ	<b>BUSHLAND GROVE PTY LTD</b>	
Date	<b>BUSHLAND GROVE ESTATE</b>	Drawing Number <b>TUR0810/12</b>
18/12/2013	<b>STAGE 10, 29 ALLOTMENT</b>	
Checked	<b>RESIDENTIAL SUBDIVISION,</b>	Issue <b>C</b>
Approved	<b>MOUNT LOW</b>	
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