

LAYOUT PLAN

LEGEND

- 2/1 - Pit No. 2/Drainline No. 1
- - Stormwater flow arrow.
- - - - - RP boundary.
- - - - - Top of batter.
- - - - - Toe of batter.
- - - - - Sewer main.
- - - - - Sewer manhole.
- - - - - uPVC water main.
- - - - - Poly water main.
- - - - - Stormwater drain line.
- - - - - Subsoil drainage.
- - - - - Timber fence retaining wall.
- - - - - Stormwater drain line.
- - - - - Sewer main.
- - - - - Sewer manhole.
- - - - - Water main.

ROADWAY Q50 STORMWATER LEVELS

Road Name	Chainage	Description	Q50 Level
CONWAY STREET	10.000 (LHS)	Roadway	8.850
	38.580 (LHS)	Roadway	8.610
	51.833 (LHS)	Roadway	8.530
FREMONT STREET	20.000	Pits 10/1 & 9/1	8.510
	47.033	Roadway	8.500
	95.049	Pit 8/1	8.320
	135.859	Pits 7/1 & 1/8	8.310
	159.000	Roadway	8.280
BARNFIELD STREET	189.600	Pits 6/1 & 1/7	8.240
	240.000	Roadway	8.280
	12.450	Roadway	8.110

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 27/8/13
Andrew Ian Wallace

* - Indicates as constructed information.

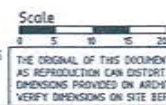
All work has been carried out in accordance with LOCAL AUTHORITIES standard details.

REFER TO DRAWING TUR0808/7 FOR ROAD TYPICAL SECTIONS.

Issue	Description	Date
C	AMENDED TO AS CONSTRUCTED.	26/08/2013
B	AMENDED FOR 'GENERALLY IN ACCORDANCE WITH' APPLICATION.	1/07/2013
A	ISSUED FOR CONSTRUCTION.	12/04/2013
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	26/02/2013

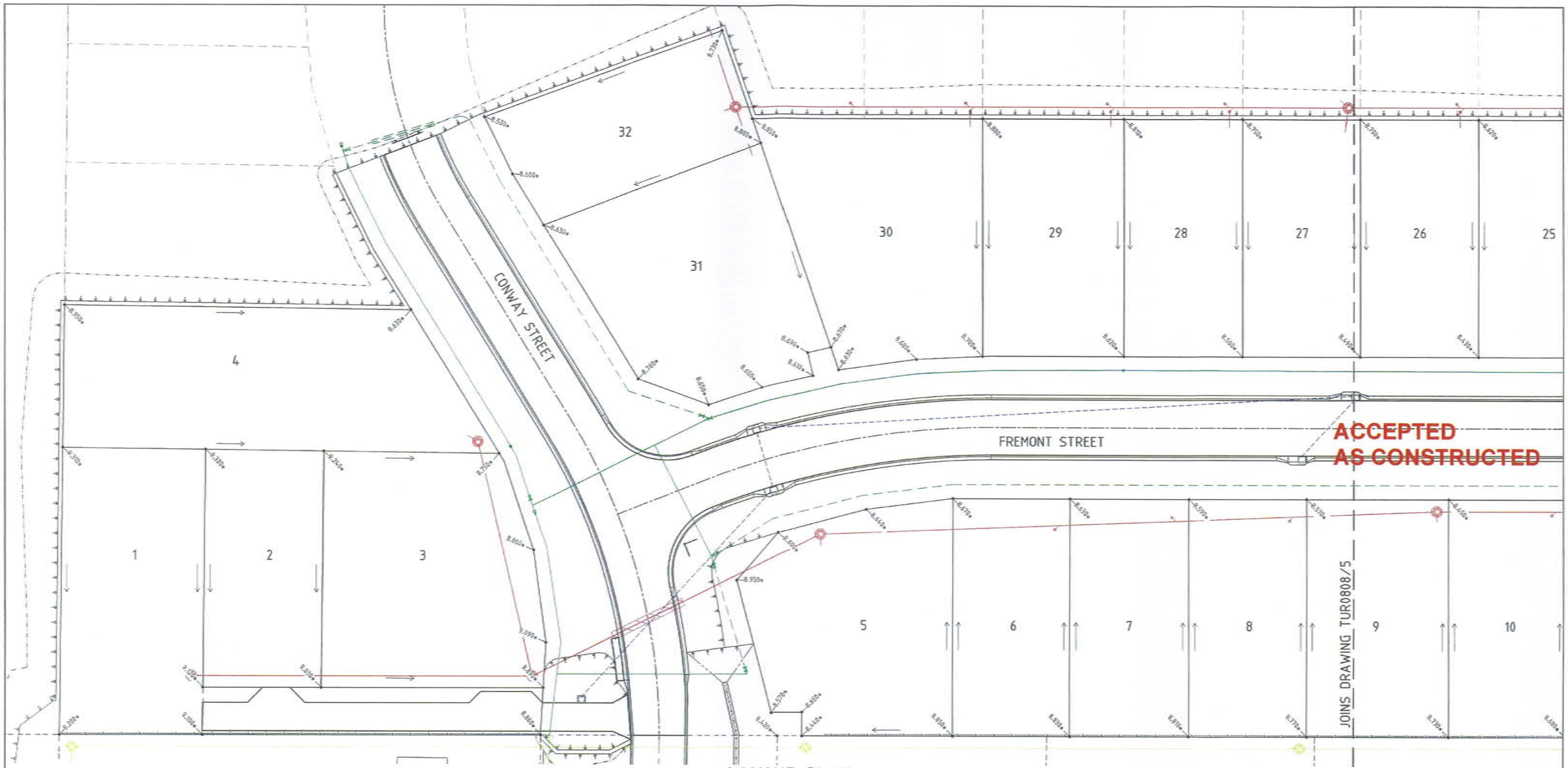
REAL PROPERTY DESCRIPTION
Lot 900 on SP243626
Parish of BOHLE
County of ELPINSTONE
Conway Street - Mount Law

LEVEL DATUM A.M.S.L. (Derf)
Horizontal Datum MGA' 94 Zone 55
Refer PM 17367 RL 8.077
Bolt and washer in kerb
GUNDABLUVEY CRESENT.



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

Drawn	In Association With	Description	Date
LJ	BUSHLAND GROVE PTY LTD	LAYOUT PLAN, ROADWORKS & STORMWATER	26/02/2013
Checked	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	Drawing Number	Issue
Approved		TUR0808/3	C



ACCEPTED AS CONSTRUCTED

LAYOUT PLAN

LEGEND

- 12.000* → - As constructed surface levels.
- - Stormwater flow arrow.
- - Top of batter.
- - Toe of batter.
- - Stormwater drain line.
- - Sewer main.
- - Sewer manhole.
- - uPVC water main.
- - Poly water main.
- - Timber fence retaining wall.
- - Sewer main.
- - Sewer manhole.
- - Water main.

NOTES:

1. All OSO flows remain within the road reserve.

AS CONSTRUCTED

I Laurence John Nolan 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.

Signature: Laurence John Nolan
 Director/Registered Surveyor
 Date: 26/8/13

* - Indicates as constructed information.

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

REAL PROPERTY DESCRIPTION
 Lot 900 on SP243626
 Parish of BOHLE
 County of ELPHINSTONE
 Conway Street - Mount Low

LEVEL DATUM A.H.D. (Merl)
 Horizontal Datum MGA 84 Zone 55
 Refer PM 177367 RL 8.077
 Bolt and washer in kerb
 GUNDAHLUEY CRESENT.

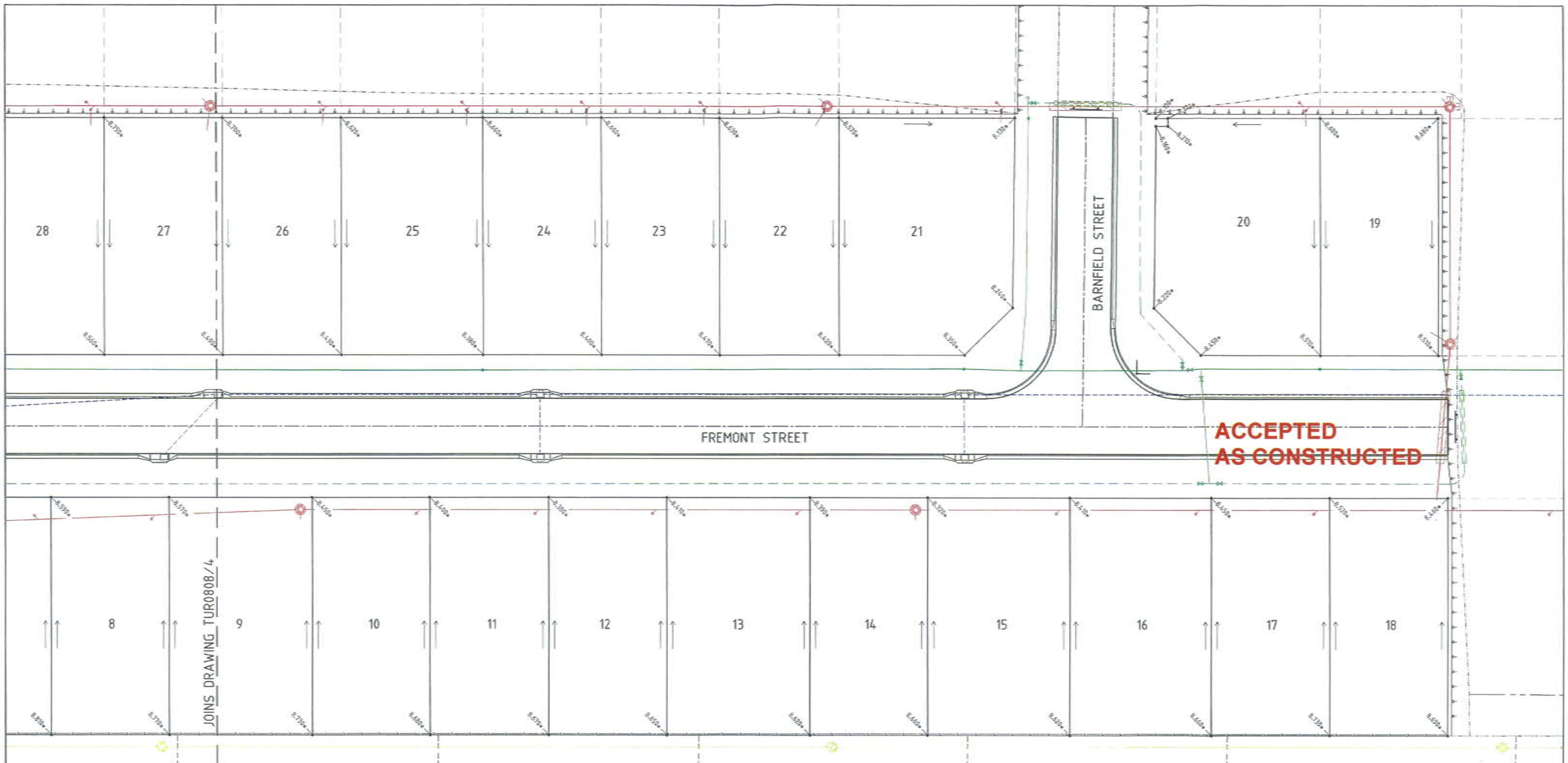
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 ACN 100 817 356

Issue	Description	Date
C	AMENDED TO AS CONSTRUCTED.	26/08/2013
B	AMENDED FOR 'GENERALLY IN ACCORDANCE WITH' APPLICATION.	12/07/2013
A	ISSUED FOR CONSTRUCTION.	12/04/2013
P2	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	28/02/2013
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR CLIENT REVIEW AND APPROVAL ONLY.	19/02/2013

Drawn LJ	In Association With BUSHLAND GROVE PTY LTD	CUT/FILL LAYOUT PLAN
Date 19/02/2013		
Checked HB	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	Drawing Number TUR0808/4
Approved [Signature]		Issue C
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FREMONT STREET

BARNFIELD STREET

**ACCEPTED
AS CONSTRUCTED**

LAYOUT PLAN

LEGEND

- 12.000* - As constructed surface levels.
- - Stormwater flow arrow.
- - Top of batter.
- - Toe of batter.
- - Stormwater drain line.
- - Sewer main.
- - Sewer manhole.
- - uPVC water main.
- - Poly water main.
- - Timber fence retaining wall.
- - Sewer main.
- - Sewer manhole.

NOTES:

1. All O50 flows remain within the road reserve.

AS CONSTRUCTED

I Laurence John Nolan 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.

Signature: *Laurence John Nolan*
 Director/Registered Surveyor
 Date: 26/8/13

* - Indicates as constructed information.

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

REAL PROPERTY DESCRIPTION
 Lot 900 on SP243526
 Parish of BOHLE
 County of ELPHINSTONE
 Conway Street - Mount Low

LEVEL DATUM A.H.D. (Der)
 Horizontal Datum MGA' 94 Zone 55
 Refer PM 17367 RL. 8.077
 Bolt and washer in kerb
 GUNDASLUY CRESENT.

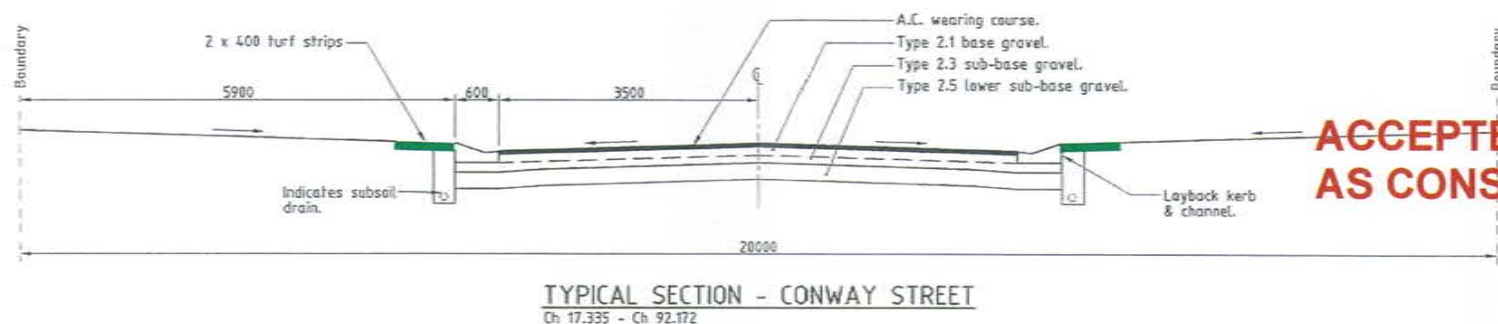
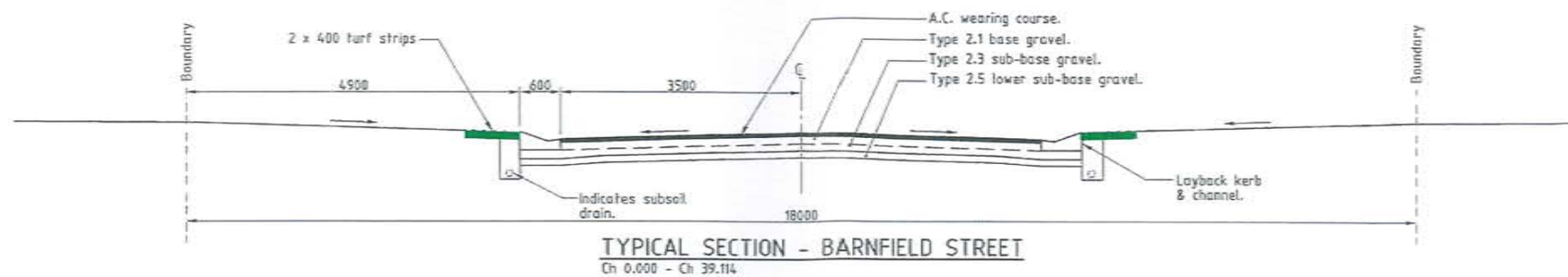
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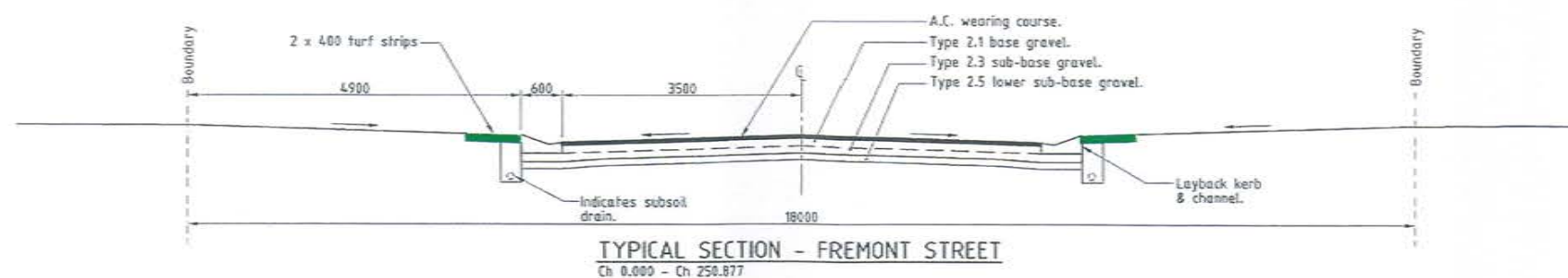
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 Email: mail@nceng.com.au
 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

C	AMENDED TO AS CONSTRUCTED.	26/08/2013
B	AMENDED FOR 'GENERALLY IN ACCORDANCE WITH' APPLICATION.	4/07/2013
A	ISSUED FOR CONSTRUCTION.	12/04/2013
PI	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	28/02/2013

Issue	Description	Date
Drawn LJ Date 28/02/2013	In Association With BUSHLAND GROVE PTY LTD	CUT/FILL LAYOUT PLAN
Checked M Approved M	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	
Drawing Number TUR0808/5		Issue C



**ACCEPTED
AS CONSTRUCTED**



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: 27/8/13
Andrew Ian Wallace

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



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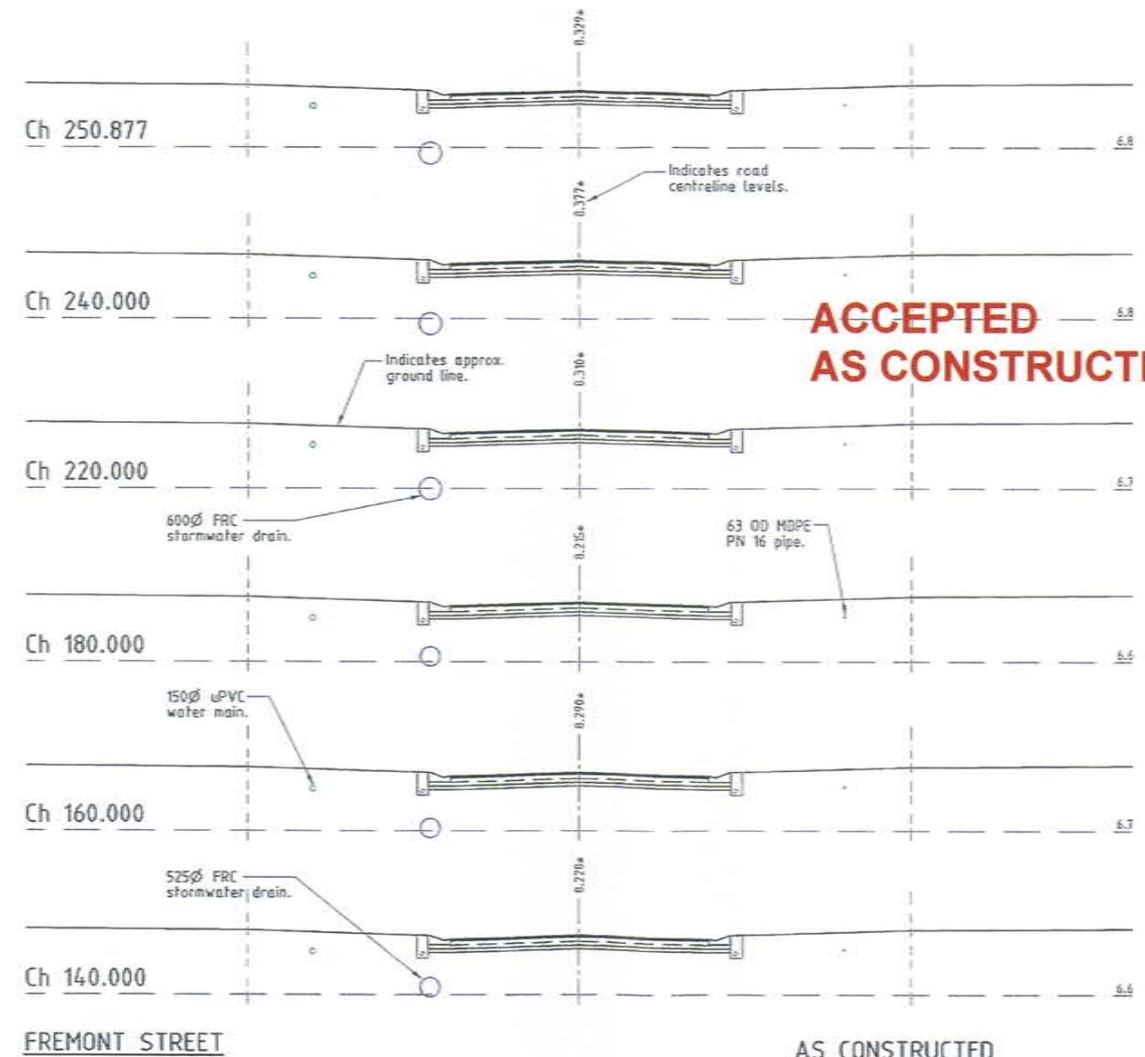
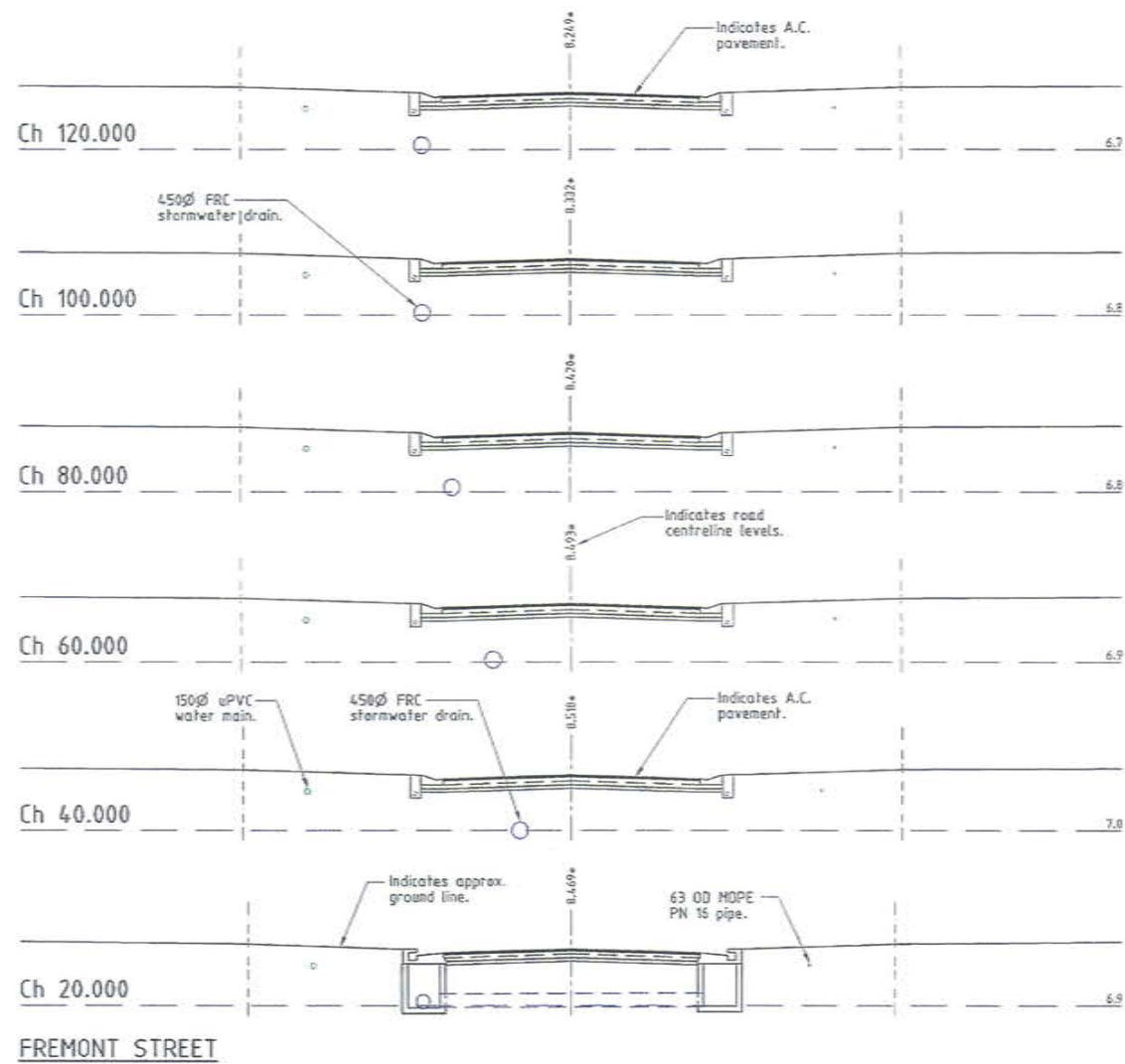


LEVEL DATUM A.H.D. (Der)
Horizontal Datum MGA 94 Zone 55
Refer PM 177367 BL 8.077
Ball and washer in kerb
GUNDABUEY CRESSENT.

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REAL PROPERTY DESCRIPTION
Lot 900 on SP243626
Parish of BOHLE
County of ELPHINSTONE
Conway Street - Mount Low

B	AMENDED TO AS CONSTRUCTED.	26/08/2013
A	ISSUED FOR CONSTRUCTION.	12/04/2013
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	28/02/2013
Issue	Description	Date
Drawn LJ	In Association With BUSHLAND GROVE PTY LTD	
Date 28/02/2013		
Checked HIS	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	
Approved [Signature]		
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ROAD TYPICAL SECTIONS		
Drawing Number	Issue	
TUR0808/7	B	



**ACCEPTED
AS CONSTRUCTED**

CROSS SECTIONS

AS CONSTRUCTED

I Laurence John Nolan 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.

[Signature] Date **26/8/13**
 Laurence John Nolan
 Director/Registered Surveyor

* - Indicates as constructed information.

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

REFER TO DRAWING TUR0808/7 FOR ROAD TYPICAL SECTIONS.

Issue	Description	Date
B	AMENDED TO AS CONSTRUCTED.	26/08/2013
A	ISSUED FOR CONSTRUCTION.	12/04/2013
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	28/02/2013

REAL PROPERTY DESCRIPTION
 Lot 900 on SP243526
 Parish of BOHLE
 County of ELPHINSTONE
 Conway Street - Mount Low

LEVEL DATUM A.H.D. (Der)
 Horizontal Datum MGA '94 Zone 55
 Refer PW 17387 SL, B.577
 Bolt and washer in kerb
 GUNDBLUEY CRESENT.



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 ACN 100 817 356

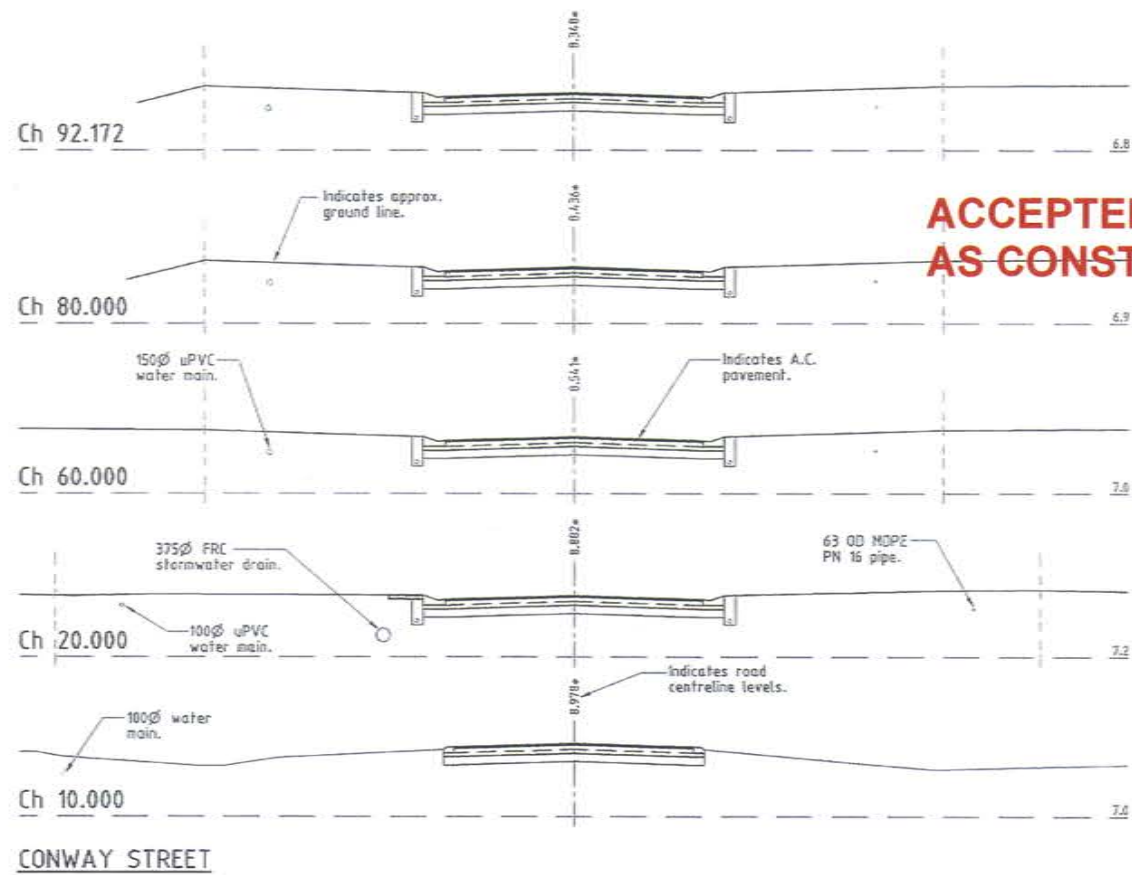
Drawn LJ
 Date 28/02/2013
 Checked HB
 Approved [Signature]
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In Association With
**BUSHLAND GROVE
 PTY LTD**
**BUSHLAND GROVE ESTATE
 STAGE 8, 32 ALLOTMENT
 RESIDENTIAL SUBDIVISION,
 MOUNT LOW**

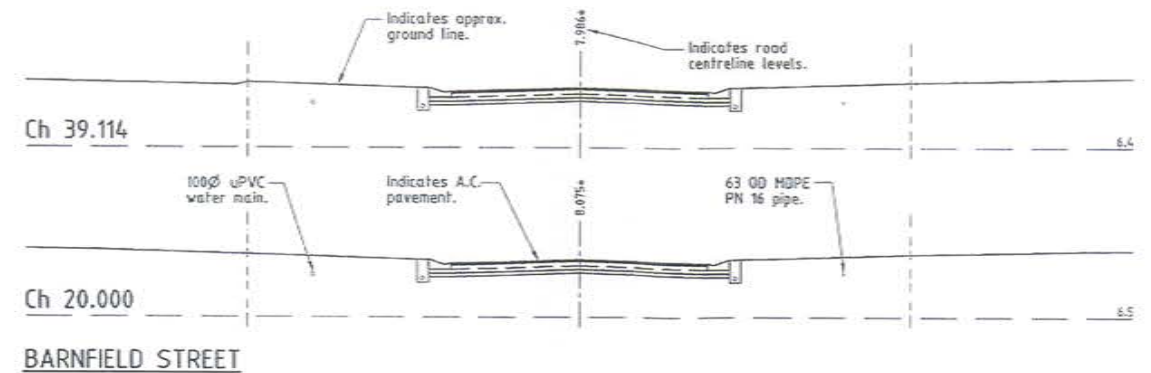
ROAD CROSS SECTIONS

Drawing Number
TUR0808/8

Issue
B



**ACCEPTED
AS CONSTRUCTED**



AS CONSTRUCTED

I Laurence John Nolan 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.

[Signature] Date 26/8/13
Laurence John Nolan
Director/Registered Surveyor

CROSS SECTIONS

* - Indicates as constructed information.

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

REFER TO DRAWING TUR0808/7 FOR ROAD TYPICAL SECTIONS.

REAL PROPERTY DESCRIPTION
Lot 900 on SP243626
Parish of BOHLE
County of ELPHINSTONE
Canway Street - Mount Low

LEVEL DATUM A.M.D. (Der)
Horizontal Datum MGA 94 Zone 55
Refer PM 177357 RL 8.077
Bolt and washer in kerb
GUNDABUEY CRESSENT.

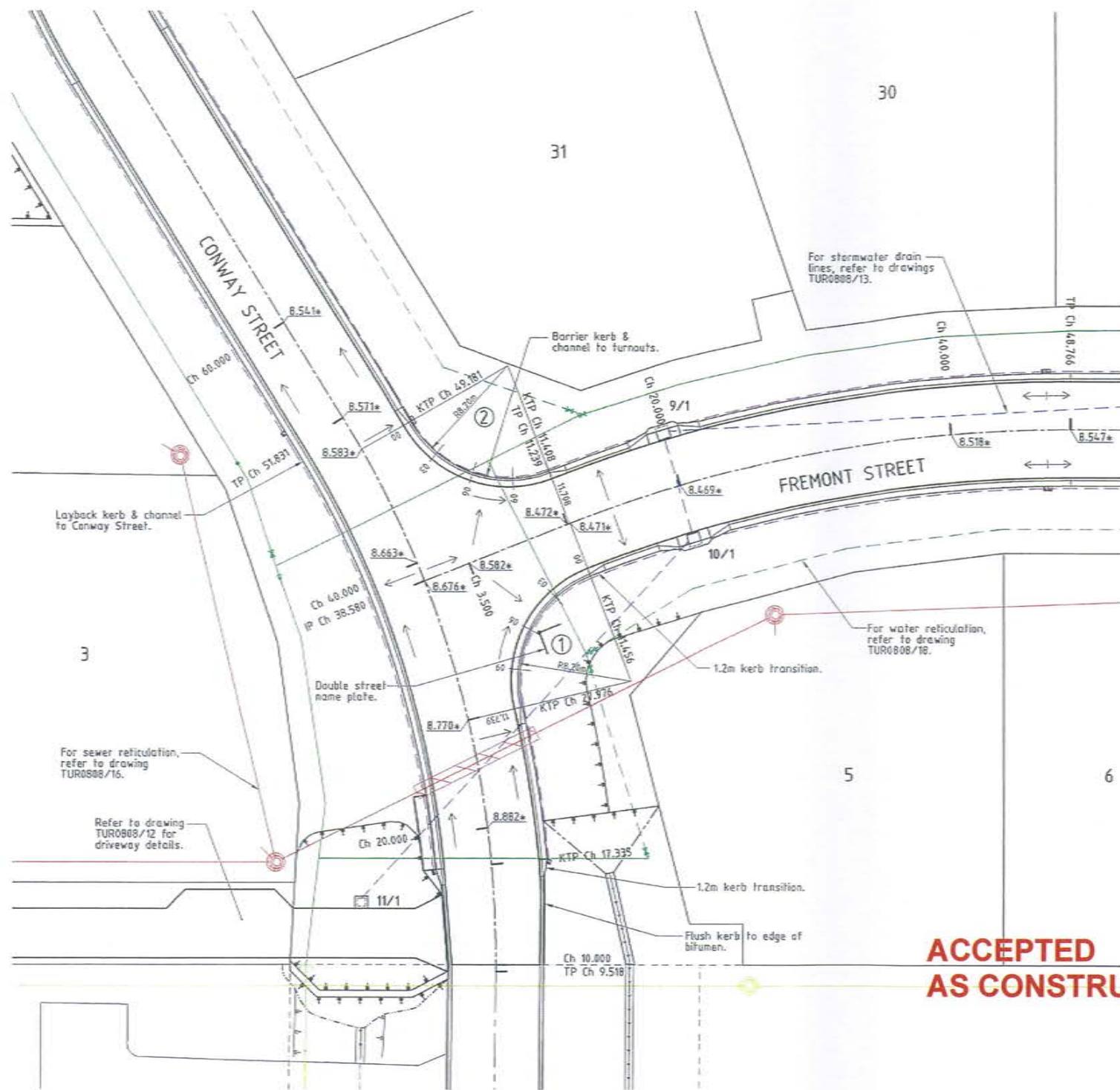


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Issue	AMENDED TO AS CONSTRUCTED. ISSUED FOR CONSTRUCTION. PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	26/08/2013 12/04/2013 28/02/2013
Drawn	LJ	
Date	28/02/2013	
Checked	<i>[Signature]</i>	
Approved	<i>[Signature]</i>	
In Association With BUSHLAND GROVE PTY LTD		ROAD CROSS SECTIONS
BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW		
Drawing Number TUR0808/9		Issue B

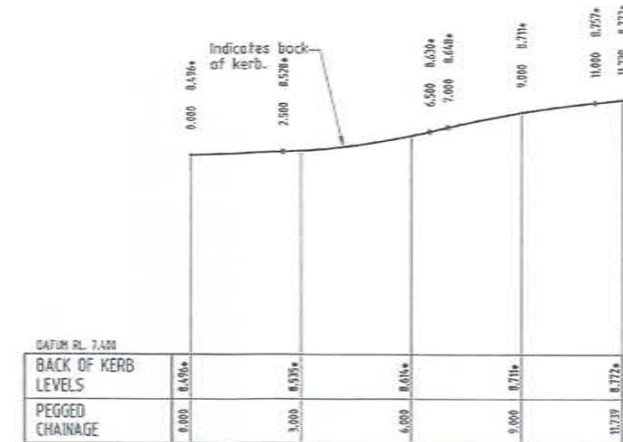


LEGEND

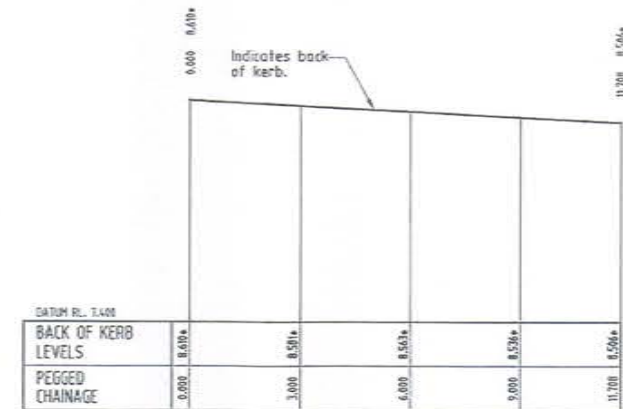
- 2/1 - Pit No. 2/Drainline No. 1
- 12.000* - As constructed surface level.
- - Direction of fall.
- - Top of batter.
- - - - - Toe of batter.
- - - - - Stormwater drain line.
- - - - - Subsoil drainage.
- - Sewer main.
- - Sewer manhole.
- - uPVC water main.
- - Poly water main.
- - Sewer man.
- - Sewer manhole.

NOTES:

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



TURNOUT 1
Scale 'B' - Horizontal
Scale 'C' - Vertical



TURNOUT 2
Scale 'B' - Horizontal
Scale 'C' - Vertical

**ACCEPTED
AS CONSTRUCTED**

INTERSECTION LAYOUT PLAN
Scale 'A'

AS CONSTRUCTED

I Laurence John Nolan 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.

Date: 26/8/13
Laurence John Nolan
Director/Registered Surveyor

* - Indicates as constructed information.

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

REAL PROPERTY DESCRIPTION
Lot 900 on SP213626
Parish of BOHLE
County of ELPHINSTONE
Conway Street - Mount Low

LEVEL DATUM A.H.D. (Der)
Horizontal Datum MGA' 94, Zone 55
Refer P11 17267 RL 8.073
Bolt and washer in kerb
GUNDABLUET CRESENT.

Scale 'A'
Scale 'B'
Scale 'C'

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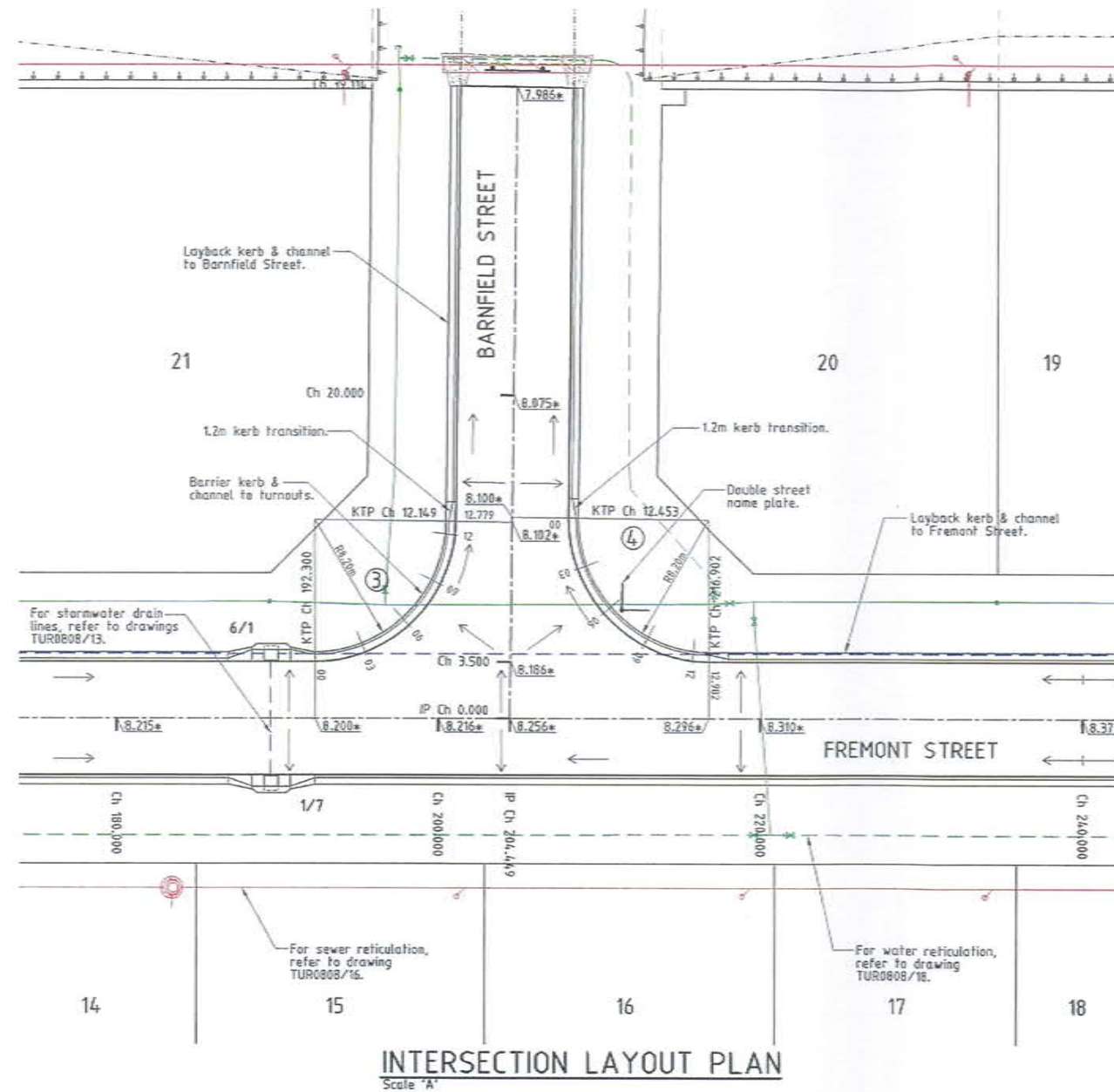
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Issue	Description	Date
Drawn LJ	In Association With BUSHLAND GROVE PTY LTD	INTERSECTION DETAILS
Date 28/02/2013	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	
Checked HJB		Drawing Number TUR0808/10
Approved [Signature]		Issue B
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LEGEND

- 2/1 - Pit No. 2/Drainline No. 1
- 12.000* - As constructed surface level.
- - Direction of fall.
- - Top of batter.
- - Tee of batter.
- - Stormwater drain line.
- - Subsoil drainage.
- - Sewer main.
- - Sewer manhole.
- - uPVC water main.
- - Poly water main.

NOTES:

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



INTERSECTION LAYOUT PLAN
Scale 'A'

DATUM RL 7.100

BACK OF KERB LEVELS	0.000	3.000	6.000	9.000	12.000	12.779
PEGGED CHAINAGE	0.000	3.000	6.000	9.000	12.000	12.779

TURNOUT 3
Scale 'B' - Horizontal
Scale 'C' - Vertical

DATUM RL 7.100

BACK OF KERB LEVELS	0.000	3.000	6.000	9.000	12.000	12.997
PEGGED CHAINAGE	0.000 <td>3.000 <td>6.000 <td>9.000 <td>12.000 <td>12.997 </td></td></td></td></td>	3.000 <td>6.000 <td>9.000 <td>12.000 <td>12.997 </td></td></td></td>	6.000 <td>9.000 <td>12.000 <td>12.997 </td></td></td>	9.000 <td>12.000 <td>12.997 </td></td>	12.000 <td>12.997 </td>	12.997

TURNOUT 4
Scale 'B' - Horizontal
Scale 'C' - Vertical

ACCEPTED AS CONSTRUCTED

AS CONSTRUCTED

I Laurence John Nolan 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.

Signature: *Laurence John Nolan* Date: **26/8/13**
Director/Registered Surveyor

* - Indicates as constructed information.

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

REAL PROPERTY DESCRIPTION
Lot 900 on SP243826
Parish of BOHLE
County of ELPHINSTONE
Conway Street - Mount Low

LEVEL DATUM A.H.D. (Dar)
Horizontal Datum MGA '84 Zone 55
Refer PM 177367 RL 8.017
Bolt and washer in kerb
GUNDASLUY CRESENT.

Scale 'A' 0 1 2 3 4 5 m
Scale 'B' 0 1 2 3 4 m
Scale 'C' 0 0.2 0.4 0.6 0.8 m
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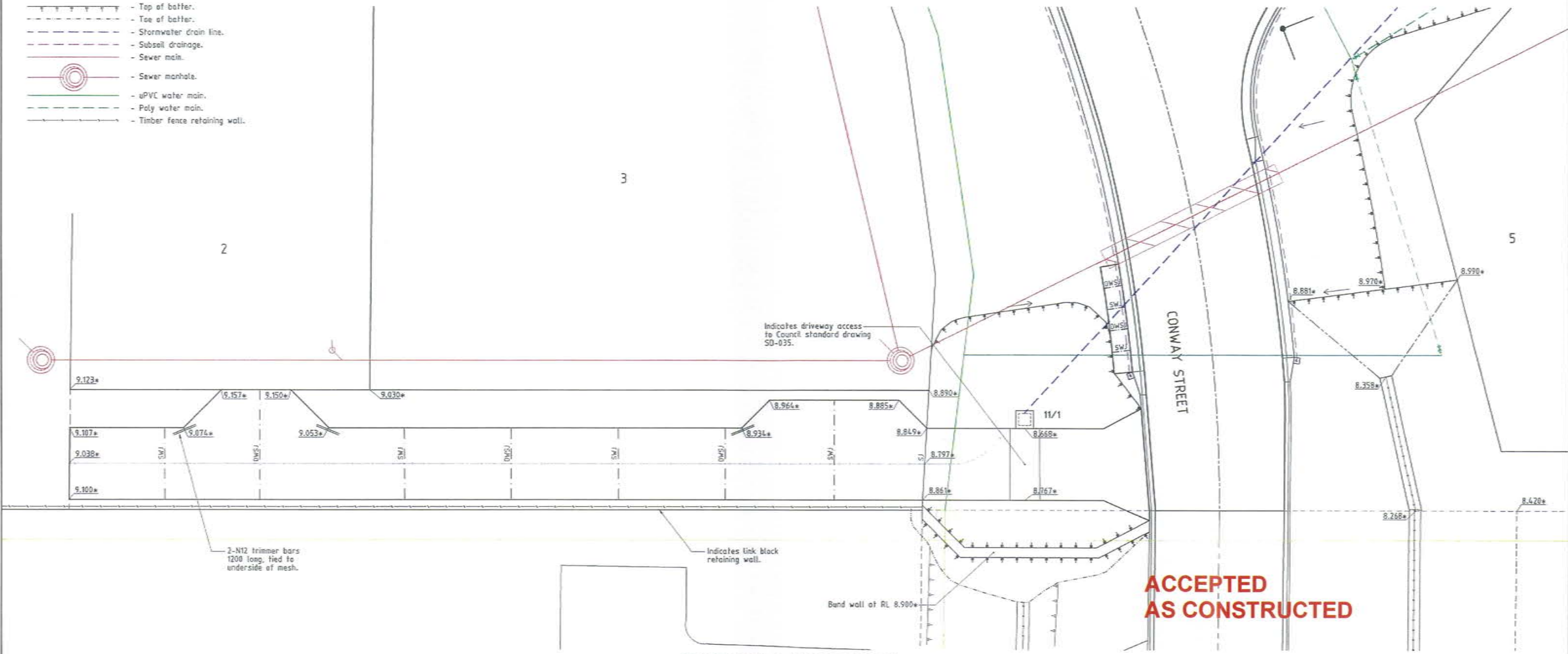


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ACN 100 817 356

B AMENDED TO AS CONSTRUCTED.	26/08/2013
A ISSUED FOR CONSTRUCTION.	12/04/2013
P1 PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	28/02/2013
Issue	Date
Drawn	Description
Date	
28/02/2013	In Association With
Checked	BUSHLAND GROVE PTY LTD
Approved	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW
COPYRIGHT ©	INTERSECTION DETAILS
	Drawing Number
	TUR0808/11
	Issue
	B

LEGEND

- 2/1 - Pit No. 2/Drainline No. 1
- 12.060* - As constructed surface level.
- - Direction of fall.
- - - - - Top of batter.
- - - - - Toe of batter.
- - - - - Stormwater drain line.
- - - - - Subsoil drainage.
- - - - - Sewer main.
- - Sewer manhole.
- - uPVC water main.
- - - - - Poly water main.
- - - - - Timber fence retaining wall.



ACCEPTED AS CONSTRUCTED

DRIVEWAY LAYOUT PLAN

AS CONSTRUCTED

I Laurence John Nolan 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.

[Signature] Date 26/9/13
 Laurence John Nolan
 Director/Registered Surveyor

* - Indicates as constructed information.

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

C	AMENDED TO AS CONSTRUCTED.	26/08/2013
B	AMENDED FOR 'GENERALLY IN ACCORDANCE WITH' APPLICATION.	4/07/2013
A	ISSUED FOR CONSTRUCTION.	12/04/2013
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR OPERATIONAL WORKS APPROVAL.	28/02/2013

REAL PROPERTY DESCRIPTION
 Lot 980 on SP243626
 Parish of BOHLE
 County of ELPHINSTONE
 Conway Street - Mount Low

LEVEL DATUM A.H.D. (Det)
 Horizontal Datum MGA' 94 Zone 55
 Refer Pit 17367 RL. 8.077
 Bolt and washer in kerb
 GUNDASLUY CRESENT.

Scale
 0 1 2 3 4m
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 Milton Messer & Associates Pty. Ltd.
 ACN 100 817 356

Drawn LJ	In Association With BUSHLAND GROVE PTY LTD	DRIVEWAY DETAILS
Date 28/02/2013	BUSHLAND GROVE ESTATE STAGE 8, 32 ALLOTMENT RESIDENTIAL SUBDIVISION, MOUNT LOW	
Checked [Signature]		Drawing Number TUR0808/12
Approved [Signature]		Issue C