

NOTES:

- There are no existing or proposed
 - drainage features
 - retaining walls
 - stormwater detention
 - community purposes land
- Easements as shown
- The final intended use of all allotments is for residential except if otherwise marked purposes in accordance with Cosgrove Plan of Development
- There are no buildings or structures over the land relevant to this stage
- Access into each allotment shall be via the road frontage. Specific locations to be determined at time of detailed engineering design and preparation of access envelopes.

DESIGN CODE - ALL ALLOTMENTS

Type	House, Front Loaded
Lot Access	Front
Lot Depth (Min)	25m (20m where 15m width proposed)
Lot Width (Min)	12.5
Site Coverage	May exceed 50% in response to Code Requirements, but no more than 60% Site Coverage.
Setback Front Ground (min) and upper (min)	3.5m
Setback Front Garage	6m and 1.5m behind front of dwelling
Setback Principal Side Ground (min)	QDC
Setback Principal Side Upper (min)	QDC
Setback Secondary Road Frontage (min)	2m
Garage setback Secondary Road Frontage(min)	3.5m
Setback Principal Rear (min)	1.5m (*Sewer lines and manholes may enforce greater setbacks)
Outbuilding (Shed) Width (max)	Lesser of 50% of rear boundary or 9m
Outbuilding (Shed) Depth (max)	9m
Outbuilding (Shed) Rear Setback	0-1.0m
Outbuilding (Shed) Side Setback	Zero if lot >12.5m wide. As per Principal setback if lot >12.5m wide
Floor Height Principal (min)	400mm
Maximum Storeys	As per the Applicable Scheme
Private Open Space (min) (may be covered)	4mx4m
Parking (min)	Two (2), one of which must be covered

*Note: Clearances to sewer lines and manholes are required in accordance with council policy.

This plan is conceptual and for discussion purposes only. All areas, dimensions and land uses are preliminary, subject to investigation, survey, engineering, and Local Authority and Agency approvals.

PROPOSED RECONFIGURATION

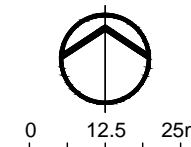
Lots 166-178, 335-339 and 904
Cancelling Lot 666 on SP227922

Parish of Coonambelah
County of Elphinstone
City of Townsville

CORNER SIGHT LINES

Comply with sight lines requirement of the Queensland Development code on road corners. This is typically a 9m x 9m exclusion zone based on boundaries.

For clipped corners, footpaths wider than 4.2m and lots with park frontages typically this is a 18m x 18m exclusion zone based on edge of traffic lane. Rear access lanes are exempted from this requirement.

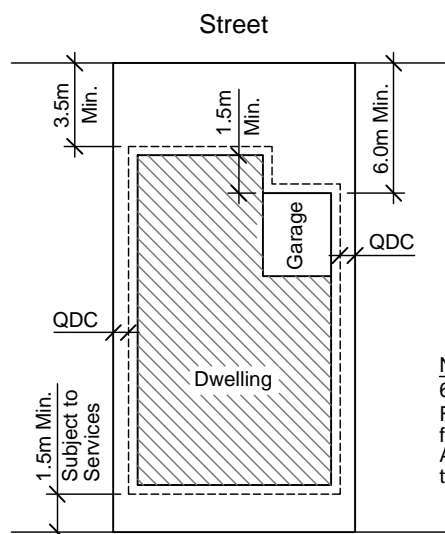
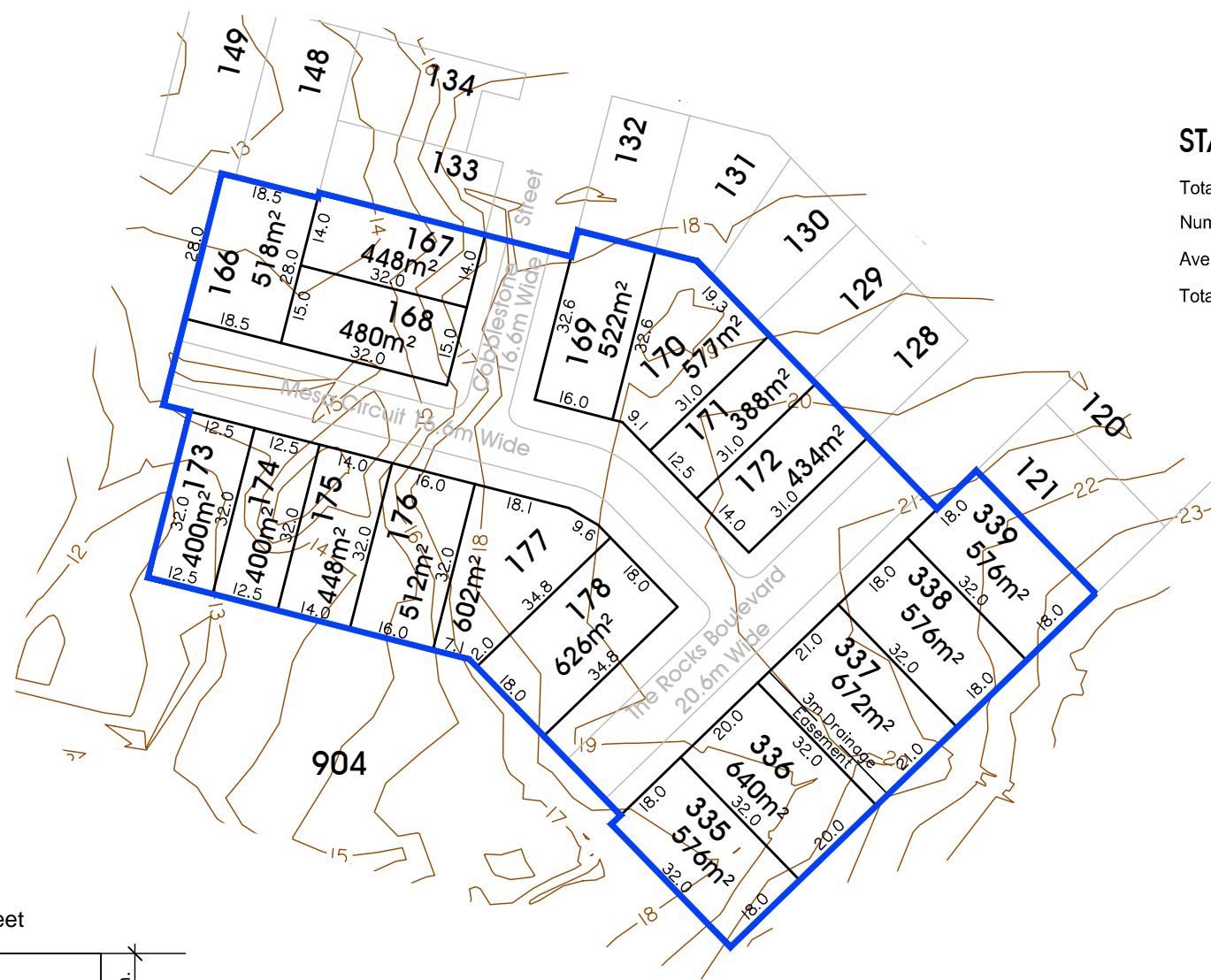


COSGROVE

STAGE 201

Total Stage Area 1.33 ha
Number of Lots 18
Average Lot Area 522m²
Total Length of New Road 248m

- 1.0m contour
- Stage Boundary



Note
60% Maximum Site Coverage
For front and secondary front setback to garage, measure from the front boundary to the garage opening (wall). All other setbacks are measured from the boundary to the outermost projection (including carports).

Typical Setback Requirements
Not to Scale



P 1300 267 878
W www.braziermotti.com.au

Date: 22nd January 2014
Scale: 1:1250 @ A3
Drawn: SEM
Job No: 27001/102-01
Plan No: 27001/091 B

**WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.**

5. Lodged by

(Dealing No.)

(Include address, phone number, reference, and Lodger Code)

Existing		Created	
Title Reference	Description	New Lots	Road
51023233	Lot 908 on SP278262	166-178 & 335-339	New Rd
			Emt A

1. Certificate of Registered Owners or Lessees.

I/We **PARKSIDE DEVELOPMENT PTY LTD**
A.C.N. 009 802 233

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

* as Lessees of this land agree to this plan.

Signature of *Registered Owners *Lessees

Coonambelah


Stewart

Director

* Rule out whichever is inapplicable

2. Planning Body Approval.

TOWNSVILLE CITY COUNCIL

* hereby approves this plan in accordance with the :
%

SUSTAINABLE PLANNING ACT 2009

Dated this 27 day of April 2016

[Signature]
DIRECTOR
PLANNING AND DEVELOPMENT
AS DULY AUTHORISED REPRESENTATIVE OF TOWNSVILLE CITY COUNCIL

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

3. Plans with Community Management Statement:

CMS Number :

Name :

4. References :

Dept File : RC 14/0014

Local Govt : 27001-107-01 STU

Surveyor : 27001_102A 09/15

EXISTING ADMINISTRATIVE ADVICE ALLOCATIONS

Administrative Advice	Lots to be Encumbered
712782882	166-178 & 335-339
714701976	166-178 & 335-339

166-178 & 335-339 Lot 908 on SP278262

7. Orig Grant Allocation :

8. Map Reference :
8259-31142

9. Parish :
COONAMBELAH

10. County :
Elphinstone

11. Passed & Endorsed :

By : *[Signature]*
Date : 2/11/15 4/2/16 2-5/14
Signed : *[Signature]*
Designation : Liaison Officer

12. Building Format Plans only.

I certify that :

* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or roads.

* Part of the building shown on this plan encroaches onto adjoining * lots and road

Cadastral Surveyor/Director * Date

* delete words not required

13. Lodgement Fees :

Survey Deposit	\$
Lodgement	\$
New Titles	\$
Photocopy	\$
Postage	\$
TOTAL	\$

14. Insert Plan Number

SP278263

TRAVERSES ETC

LINE	BEARING	DISTANCE
1-1a	99°05'15"	243.395
12-12a	225°56'15"	15.37
12-12c	11°21'	7.725
15-16	315°56'15"	18.6
17-17a	57°33'55"	3.89
21-22	284°14'15"	16.6
23-26	14°14'15"	12.0
27-27a	24°51'40"	3.875
30-38	52°48'25"	16.72
32-36	27°29'55"	17.055
34-35	104°14'15"	16.6
38a-38b	238°28'	4.23
51-51a	321°57'40"	78.98

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
1	ORamset in Top Blk link Retaining Wall	1/SP278262	232°44'30"	9.8
2	I.Pin		359°32'	1.285
2a	Screw in Kb		16°03'	8.665
4	Screw in Kb		138°45'	6.355
5	OIP not fd	5/SP278262	231°15'	2.95
6	ORamset in Top Retaining Wall	6/SP278262	295°29'	0.935
9	Screw in Kb		202°0'	4.385
12	OScrew in Kb	12/SP257326	199°15'10"	1.135
13	OScrew in Kb	13/SP264433	245°42'15"	12.92
15	OScrew in Kb	15/SP264433	355°22'25"	5.66
16	OScrew in Kb	16/SP264433	96°33'50"	5.64
21	OScrew in Kb	21/SP264433	322°48'50"	5.645
22	OScrew in Kb	22/SP264433	63°57'50"	5.75
30	Screw in Kb		104°39'	6.13
32	Screw in Kb		76°34'	6.78
32a	Screw in Kb		1°10'	4.37
34	Screw in Kb		161°02'	4.575
35	Screw in Kb		197°53'	4.285
38	Screw in Kb		188°39'	4.545
61	OScrew in Conc	61/SP264425	104°00'20"	1.35
67	OScrew in M/H	67/SP264425	75°09'	2.86
85a	OScrew in Conc	85a/SP267445	193°06'20"	2.86

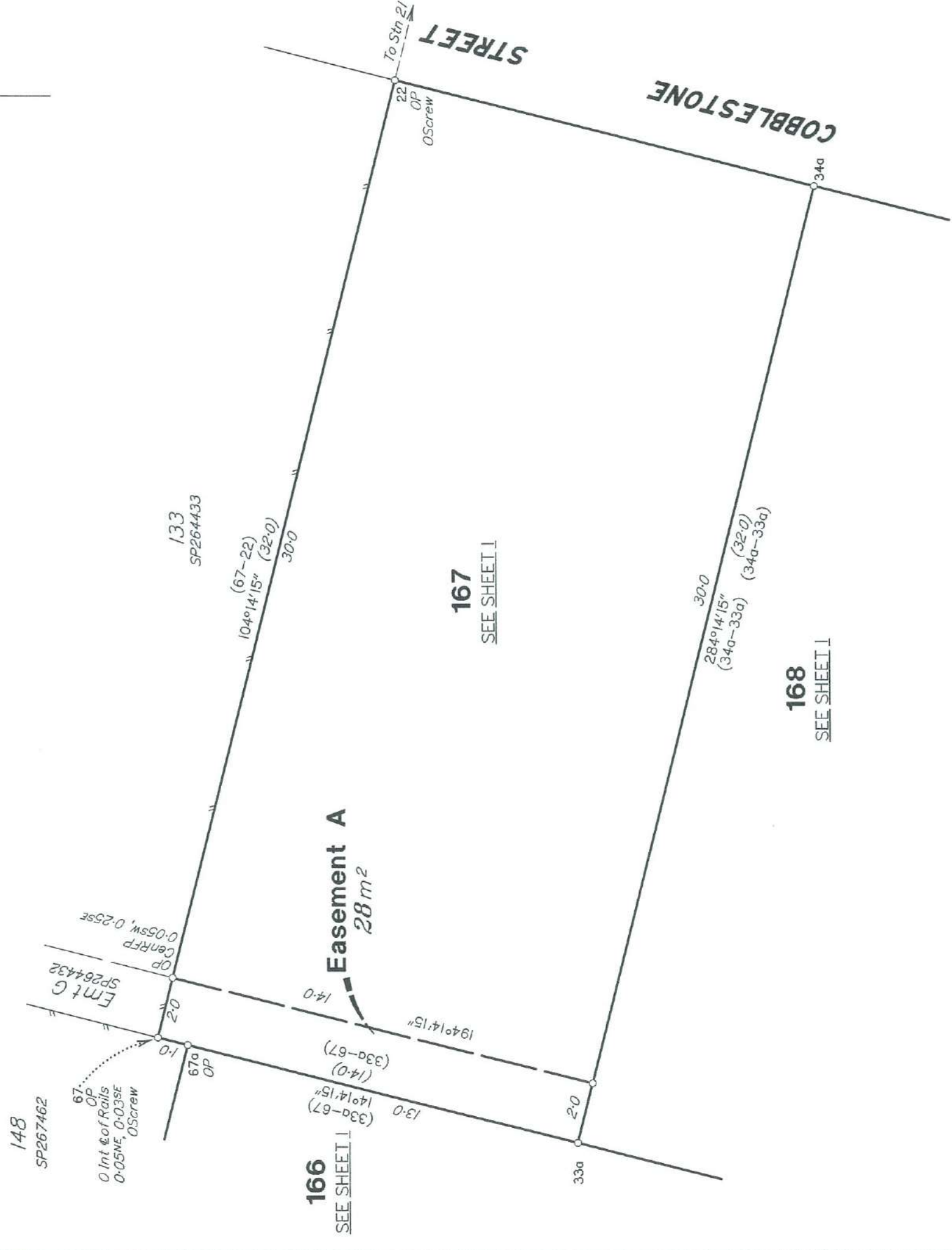


DIAGRAM A
Scale 1:150

27001102 STJ

Survey Report

- This plan subdivides the "super" lot 908 created on SP278262.
- All OP's and existing reference marks located, agreed with the dimensions shown on SP264433, SP267462 and SP278262 to within survey accuracies.
- The alignment from Stn 15 to 12 was fixed by the OScrew at 15 and the OP, OScrew and OPM at Stn 12 and confirmed by the OP and OScrew at Stn 13 in the middle of the line.
- Line 85a to 61 was fixed by the OP's and OScrews at each end station. The corner at Stn 1 was reinstated from the ORamset reference and was found to be on the same alignment as that of between Stn's 85a to 61.
- Stn 6 was reinstated from the ORamset reference placed on SP278262.
- The OIP at Stn 5 was unfortunately under deep fill and could not be used to fix this corner. However running deed angles and distances from Stn 1 to Stn 6 via the OP's at Stn's 3 & 4 provided the fixation required.
- A line of OP's from Stn 51 to 67a confirmed the location of the OP at Stn 10 and deed angle and distance from 10 found the OP at Stn 8.
- No Omk was found at Stn 7 which was reinstated from Stn's 8 and 6 by deed dimensions.
- The alignment from Stn 67 to Stn 21 was determined by the OP and OScrew at 67, the OP and OScrew at intermediate Stn 22 and the OScrew at 21.
A spike being placed at Stn 21 from its reference screw.
- Deed angle and deed distance from Stn 67 found the OP at Stn 67a.
- The OP at Stn 20 was deed angle and distance from Stn 21 as were those through to Stn 65 and onto Stn 16 which also had an OScrew fixing its position.
- The OP and OScrew at Stn 15 was further found to be deed distance cross the road and on the same alignment as Stn's 65 and 16.
- Meridian was checked by traversing from OPM's 198838 & 198839 through the subdivision.

Dealing Number



OFFICE USE ONLY

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

1. Grantor PARKSIDE DEVELOPMENT PTY LTD ACN 009 802 233	Lodger (Name, address, E-mail & phone number)	Lodger Code
--	--	--------------------

2. Description of Easement/Lot on Plan Servient Tenement (burdened land) EASEMENT A IN LOT 167 ON SP278263 #Dominant Tenement (benefited land) # not applicable if easement in gross NOT APPLICABLE	Title Reference
---	------------------------

3. Interest being burdened Fee simple	#4. Interest being benefited NOT APPLICABLE # not applicable if easement in gross
---	--

5. Grantee Given names	Surname/Company name and number	(include tenancy if more than one)
	TOWNSVILLE CITY COUNCIL ABN 44 741 992 072	

6. Consideration \$1.00	7. Purpose of easement STORMWATER DRAINAGE
-----------------------------------	--

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule; ~~the attached schedule and document no. _____~~; ~~document no. _____~~

* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

PARKSIDE DEVELOPMENT PTY LTD ACN 009 802 233

.....signature
NO WITNESS
full name
REQUIRED
qualification

8, 4, 16
Execution Date

L Fitzmanian
W Zapalas

 Grantor's Signature

Witnessing Officer
 (Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Nhyde
signature
Natalie Jay Hyde
full name
qualification

15, 4, 16
Execution Date

JENNIFER LORRAINE HILL
 Mayor of Townsville City Council
 for and on behalf of Townsville City Council

Jennifer Lorraine Hill

 Grantee's Signature



Title Reference

This is the Schedule referred to in the Easement dated 15 April 2016.

1. **Grant of Easement**

1.1 The Grantor does hereby grant and transfer to the Grantee the full and free right and liberty at all times to:

- (a) use the Servient Tenement for the Permitted Purpose;
- (b) have construct and thereafter use and maintain the Infrastructure on over and under the Servient Tenement;
- (c) have full right of support of adjoining lands for the Infrastructure;
- (d) have full free and uninterrupted access to the Infrastructure from the surface of the Servient Tenement for the Permitted Purpose and for the purpose of inspecting replacing cleansing amending enlarging repairing and removing the Infrastructure at all reasonable times by day (and by night in time of emergency) provided that the Grantee must give the Grantor not less than twenty-four (24) hours written notice of its intention to enter upon the Servient Tenement or in the case of an emergency without such notice; and
- (e) do such other incidental works and things in the Servient Tenement as the Grantee shall in its discretion think fit,

("the Grant").

1.2 Subject to the terms of the Grant, the Grantee may;

- (a) enter upon and to go pass and repass over along and under the Servient Tenement or any part or parts thereof with or without engineers surveyors workmen servants agents contractors and with or without vehicles plant and equipment of any description laden or unladen;
- (b) dig into sink shafts in erect scaffolding upon and to open and break up the soil in the Servient Tenement or any part or parts thereof as well the subsurface as the surface thereof; and
- (c) bring and place in and upon the Servient Tenement or any part or parts thereof and remove such materials machinery equipment tools and other articles.

2. **Grantor's Covenants**

The Grantor covenants with the Grantee that:

- 2.1 notwithstanding anything by the Grantor made done or knowingly suffered the Grantor has full power to make the Grant;
- 2.2 the Grant shall remain to and be quietly held and enjoyed and taken by the Grantee;
- 2.3 the benefit of the Grant shall be received and taken accordingly without any interruption or disturbance by the Grantor or any person rightfully claiming or to claim by through under or in trust for the Grantor and freed and discharged from or otherwise by the Grantor sufficiently indemnified against all such estates encumbrances claims or demands as either before or after the date hereof have been or shall be made occasioned or suffered by the Grantor or any person rightfully claiming by through under or in trust for it;
- 2.4 the Grantor and every other person having or rightfully claiming any estate or interest in the Servient Tenement will from time to time and at all times hereafter on the request and at the cost of the Grantee execute and do all such lawful assurances and things for further and more perfectly assuring the Grant and the rights thereby given to the Grantee as by them or any of them shall be reasonably required;
- 2.5 it will refrain from any action likely to jeopardise or prejudicially affect the safety or reliable working of the Infrastructure installed in or placed upon the Servient Tenement in pursuance of this Grant and that it will at

Title Reference

all times after notice by the Grantee as hereinbefore referred to and in an emergency without notice refrain from using the Servient Tenement in a manner likely to obstruct or unreasonably hinder access by the Grantee; and

- 2.6 without otherwise limiting the Grantor's responsibility to obtain consents and approvals from statutory bodies or authorities, the Grantor may only place or erect any buildings structure pavement road filling refuse drain fence or plant any tree or excavate any hole well bore or tunnel on the Servient Tenement after having first obtained the written consent of the Grantee which consent may be given or withheld absolutely in the discretion of the Grantee who shall not be required to provide any reason for the granting or withholding of such consent.
- 2.7 the Grantor will at all times after notice by the Grantee as hereinbefore referred to and in an emergency without notice allow the Grantee such access to the Land or part or parts thereof as may be reasonably required to allow the Grantee to carry out work or access the Infrastructure in the Servient Tenement.

3. Infrastructure

- 3.1 Infrastructure installed or placed in under or upon the Servient Tenement pursuant to this Grant shall be and remain the property of the Grantee.
- 3.2 The Grantee shall in exercise of its powers endeavour to carry out the work in such a manner as to cause as little inconvenience as may be to the occupier of the Servient Tenement and if the work involves the breaking up of the surface of the ground will upon completion restore the surface as nearly as may be to the level of the adjacent ground (provided that this provision shall not apply to any area of open drain constructed by the Grantee).
- 3.3 Any works undertaken by the Grantee under this Easement are subject to the condition that the Grantee first obtain at its own cost the appropriate approvals under the Sustainable Planning Act 2009, including any permits relative to tree clearing.

4. Costs

The Grantor shall pay and bear all legal costs of and incidental to the preparation, execution, stamping and registration of these presents including all stamp duties and registration fees.

5. Termination

- 5.1 If at any time the Grantee finds it unnecessary to maintain the Infrastructure the Grantee shall be at liberty to surrender this Easement.
- 5.2 Upon termination of the Easement, the Grantee will, at its own cost and expense, remove all of the Grantee's above ground assets from the Easement Area and shall remove any other assets of the Grantee below the ground that may cause contamination or environmental harm to the land as defined by the Environmental Protection Act 1994 or similar legislation.
- 5.3 The Grantee appoints the Grantor to act as the Grantee's attorney and authorises the Grantor to execute all such documents and to perform such acts as on the Grantee's behalf as are necessary to procure the registration of a surrender of this Easement. The Grantor must not use its power pursuant to this clause unless the Grantee has breached a term or condition of this Easement and the Grantor is entitled to end the Easement.

6. Indemnity

- 6.1 In this clause –
(a) 'Claim' includes an action, suit, proceeding, claim, demand, cost, loss, damage or expense;
(b) 'the parties' means the Grantee and the Grantor.
- 6.2 The Grantee (other than the State of Queensland, if Grantee) indemnifies and agrees to keep indemnified the parties against any Claim, arising out of or in any way connected with this Easement from the date of

Title Reference

grant or commencement of the Easement, the easement area or any activity on the easement area (all referred to as "the indemnified acts or omissions") save to the extent that the Claim arises as a result of any negligent act or omission of the parties, however, any negligent act or omission of one of the parties does not negate the indemnity to the other parties. The Grantee releases and discharges the parties from any Claim relating to the indemnified acts or omissions.

7. Public Liability

- 7.1 The Grantee must effect a public liability insurance policy with an insurer authorised under the *Insurance Act 1973* (Commonwealth) naming the Grantee as the insured covering legal liability for any loss of or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the leased land or any improvements thereon and against all claims, demands, proceedings, costs, charges and expenses whatsoever in respect thereof. Such policy must:
- (a) be for an amount of not less than twenty million dollars (\$20,000,000.00) in respect of all claims arising out of a single event;
 - (b) be effected on a "claims occurring" basis so that any claim made by the Grantee under the policy after the expiration of the period of policy cover but relating to an event occurring during the currency of the policy will be covered by the policy subject to the claim meeting the policy's other terms and conditions; and
 - (c) be maintained at all times during the currency of the easement.
- 7.2 The Grantee must renew such policy, at the Grantee's expense, each year during the currency of this easement and forward a certificate of currency to within 14 days of the commencement of each respective renewal period.
- 7.3 Upon receipt of a Notice of Cancellation, the Grantee must immediately effect another public liability policy in accordance with the provisions of this condition.
- 7.4 Clause 7.1 of this condition will be satisfied if the Grantee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.

8. Definitions and Interpretation

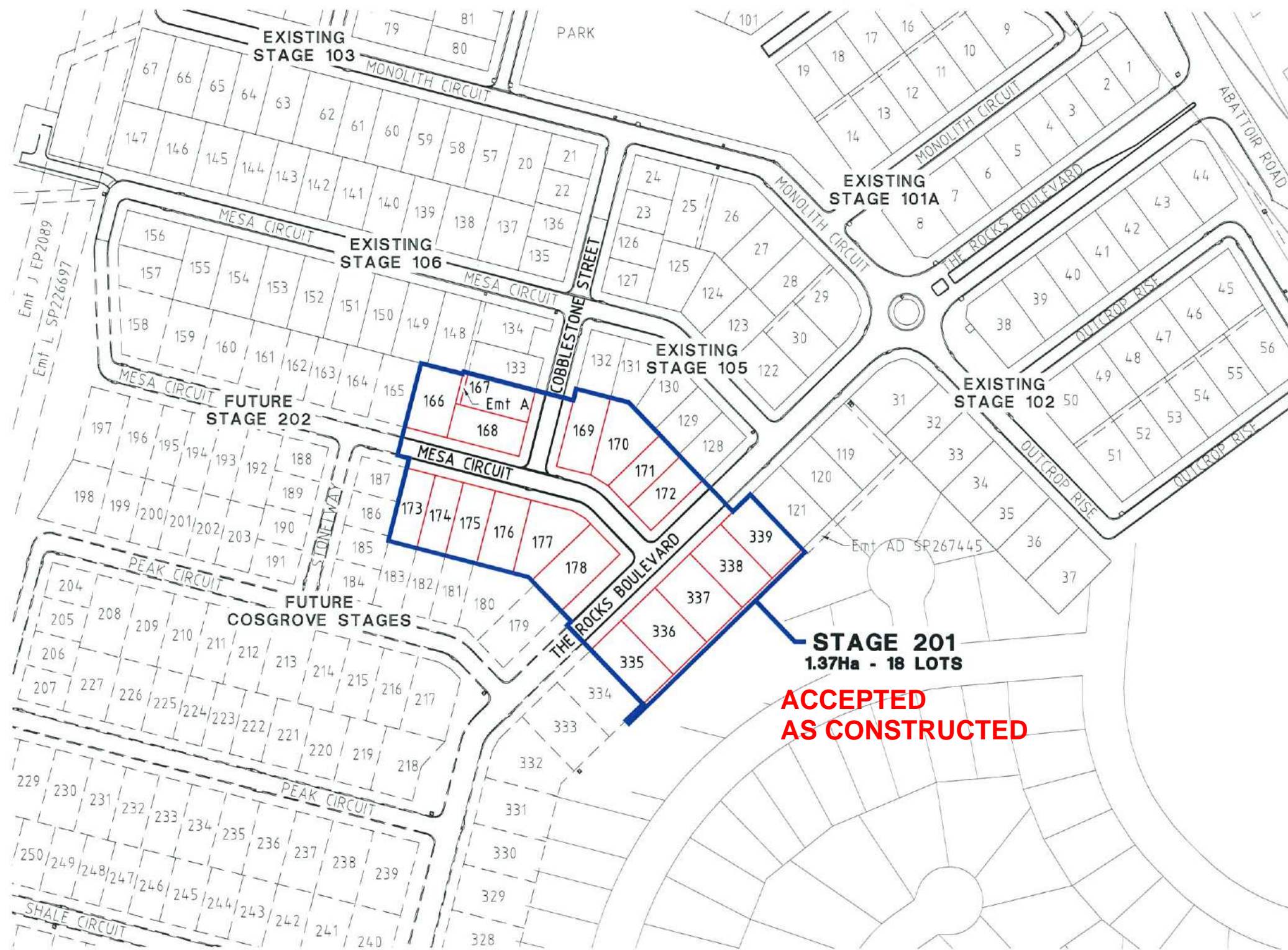
- 8.1 This easement is granted pursuant to the Act and is subject to the terms of the Act.
- 8.2 Unless the context indicates otherwise:
- (a) Act means the Land Title Act or as amended from time to time;
 - (b) Easement means the Form 9 Easement dated 15 April 2016;
 - (c) Grantee means the party described in Item 5 of the Easement;
 - (d) Grantor means the party described in Item 1 of the Easement;
 - (e) Infrastructure means a surface drain or channel or an underground pipe or pipes or both for the passage or conveyance of stormwater under the Servient Tenement and all equipment and fittings in connection therewith and appurtenant thereto including surface manholes, marker posts and plates;
 - (f) Land means Lot 167 on SP 278263;
 - (g) Permitted Purpose means the passage or conveyance of stormwaters and for any other purpose connected with stormwater drainage;

Title Reference

(h) Servient Tenement means easement A in Lot 167 on SP278263 as set out in Item 2 of the Easement.

8.3 A reference to:

- (a) a party includes the party's executors, administrators, successors, substitutes and assigns.
- (b) the singular includes the plural and the plural includes the singular;
- (c) one gender includes each other gender; and
- (d) a person includes bodies corporate and trusts, and vice versa.



SITE PLAN
SCALE 1:1000



LOCALITY PLAN
NTS

DRAWING SCHEDULE

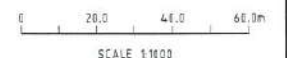
DRAWING NO.	NAME
AS-CONSTRUCTED SET DRAWINGS	
PAR-0215-100	LOCALITY PLAN, SITE PLAN & DRAWING SCHEDULE
PAR-0215-101	EARTHWORKS LAYOUT PLAN
PAR-0215-102	ROADWORKS & STORMWATER DRAINAGE PLAN
PAR-0215-103	THE ROCKS BOULEVARD LONGITUDINAL SECTION
PAR-0215-104	THE ROCKS BOULEVARD TYPICAL CROSS SECTIONS
PAR-0215-105	MESA CIRCUIT LONGITUDINAL & TYPICAL CROSS SECTIONS
PAR-0215-106	COBBLESTONE STREET LONGITUDINAL & TYPICAL CROSS SECTIONS
PAR-0215-107	ROADWORKS DETAILS PLAN
PAR-0215-108	Q2 STORMWATER LONGITUDINAL SECTIONS
PAR-0215-109	WATER RETICULATION PLAN
PAR-0215-110	SEWERAGE RETICULATION PLAN
PAR-0215-111	SEWERAGE LONGITUDINAL SECTIONS - SHEET 1 OF 2
PAR-0215-112	SEWERAGE LONGITUDINAL SECTIONS - SHEET 2 OF 2
PAR-0215-113	MISCELLANEOUS DETAILS PLAN
PAR-0215-114	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 1 OF 2
PAR-0215-115	BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 2 OF 2



Surveyors in Association:



surveying | town planning | project management | mapping and GIS
Brazier Motti Pty Ltd (ACN 066 411 041)



AS-CONSTRUCTED ISSUE



595 Flinders Street, Townsville
Phone: 4772 1144 Fax: 4772 2567
Email: townsville@braziermotti.com.au
Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461

DRAWN: M.MOTTI	DATUM: AHD (DERIVED)
DESIGNED:	PSM 127952
CHECKED: G.CAMPBELL	RL 9.066
PROJECT MANAGER: P.PETERSEN	E: 69522.193
	N: 91444.889
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230



DALGETY PLACE
84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810

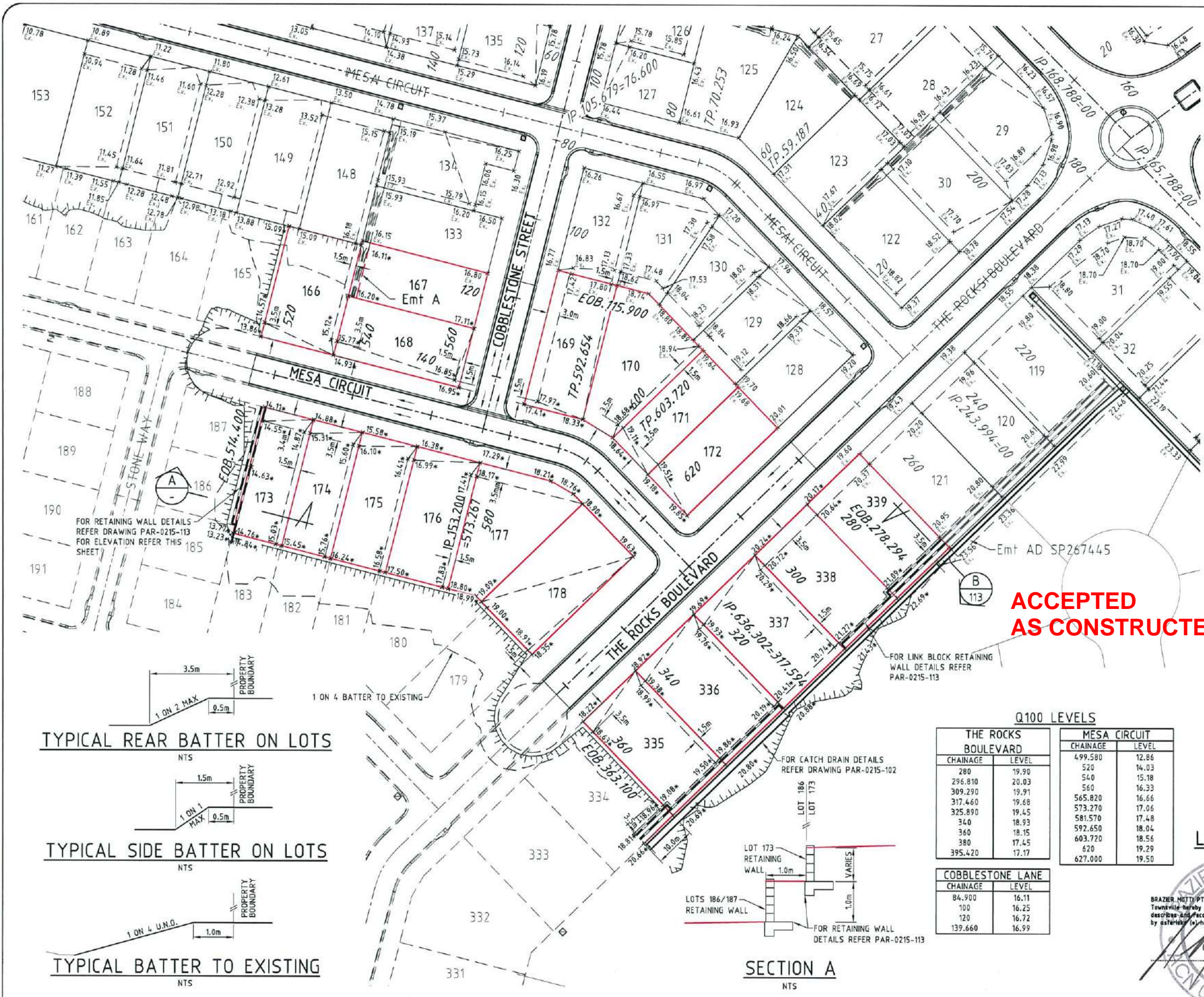
Phone: (07) 4772 0666
Fax: (07) 4772 0566
Email: main@udpgroup.com.au
Web: www.udpgroup.com.au

PARKSIDE DEVELOPMENT PTY LTD

COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE
LOCALITY PLAN, SITE PLAN & DRAWING SCHEDULE

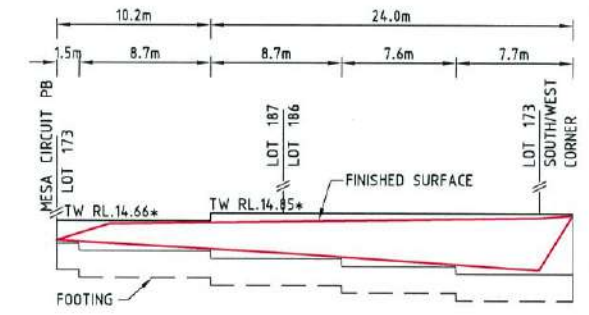
REV.	DATE	AS CONSTRUCTED ISSUE	REVISIONS
A	02/10/15	AS CONSTRUCTED ISSUE	

DRAWING SIZE	SCALE	1:1000	DRAWING No.	REV
A1	XREF	PAR-0215-XR-ASCON	PAR-0215-100	A

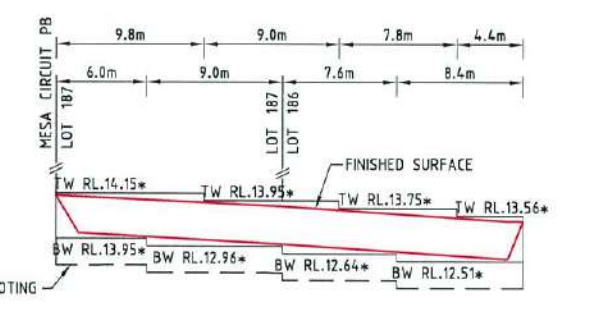


- LEGEND:**
- 14.03* DENOTES CERTIFIED FINISHED ALLOTMENT LEVEL
 - 12.32 DENOTES EXISTING ALLOTMENT LEVEL
 - TOP OF BATTER
 - BOTTOM OF BATTER
 - DIRECTION OF KERB & CHANNEL FLOW
 - RETAINING WALL
 - EXISTING RETAINING WALL

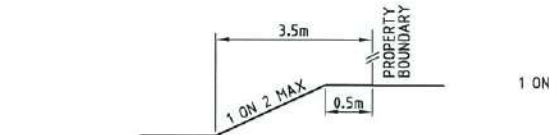
- NOTES:**
1. ALL FILLING TO ALLOTMENTS AND ROADWAYS COMPACTED TO NOT LESS THAN 95% OF THE STANDARD MAXIMUM DRY DENSITY TO A.S.1289 IN MAXIMUM 300mm LAYERS, UNLESS NOTED OTHERWISE.
 2. ALL FILL 300mm BELOW ROAD BOXING COMPACTED TO NOT LESS THAN 97% OF THE STANDARD MAXIMUM DRY DENSITY TO A.S.1289 IN MAXIMUM 150mm LAYERS, UNLESS NOTED OTHERWISE.
 3. ALLOTMENTS GRADED EVENLY BETWEEN LEVELS SHOWN. MINIMUM LOT GRADE 1:200.



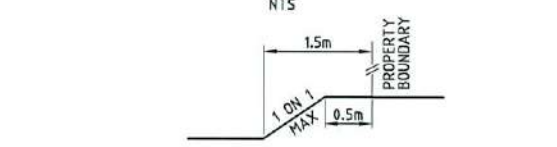
LOT 173 RETAINING WALL ELEVATION
SCALE 1:100 VERTICAL, SCALE 1:250 HORIZONTAL



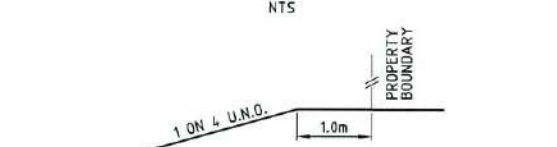
LOTS 186/187 RETAINING WALL ELEVATION
SCALE 1:100 VERTICAL, SCALE 1:250 HORIZONTAL



TYPICAL REAR BATTER ON LOTS



TYPICAL SIDE BATTER ON LOTS



TYPICAL BATTER TO EXISTING

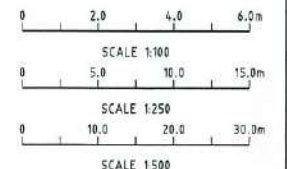
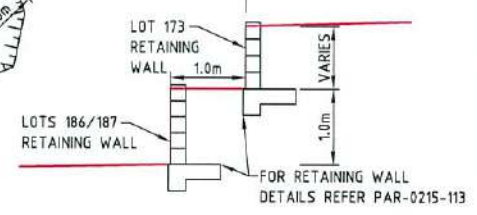
ACCEPTED AS CONSTRUCTED

Q100 LEVELS

THE ROCKS BOULEVARD		MESA CIRCUIT	
CHAINAGE	LEVEL	CHAINAGE	LEVEL
280	19.90	499.580	12.86
296.810	20.03	520	14.03
309.290	19.91	560	15.18
317.460	19.68	560	16.33
325.890	19.45	565.820	16.66
340	18.93	573.270	17.06
360	18.15	581.570	17.48
380	17.45	592.650	18.04
395.420	17.17	603.720	18.56
		620	19.29
		627.000	19.50

COBBLESTONE LANE	
CHAINAGE	LEVEL
84.900	16.11
100	16.25
120	16.72
139.660	16.99

SECTION A



AS-CONSTRUCTED ISSUE

REV.	DATE	REVISIONS
A	02/10/15	AS CONSTRUCTED ISSUE

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595 Flinders Street, Townsville
Phone: 4772 1144 Fax: 4772 2557
Email: townsville@braziermotti.com.au
Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267445

DRAWN: M.MOTTI	DATUM: AHD (DERIVED)
DESIGNED:	PSM 127952
CHECKED: G.CAMPBELL	RL.9.066
PROJECT MANAGER: P.PETERSEN	E: 69522.193
	N: 914.4.889
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230

UDP
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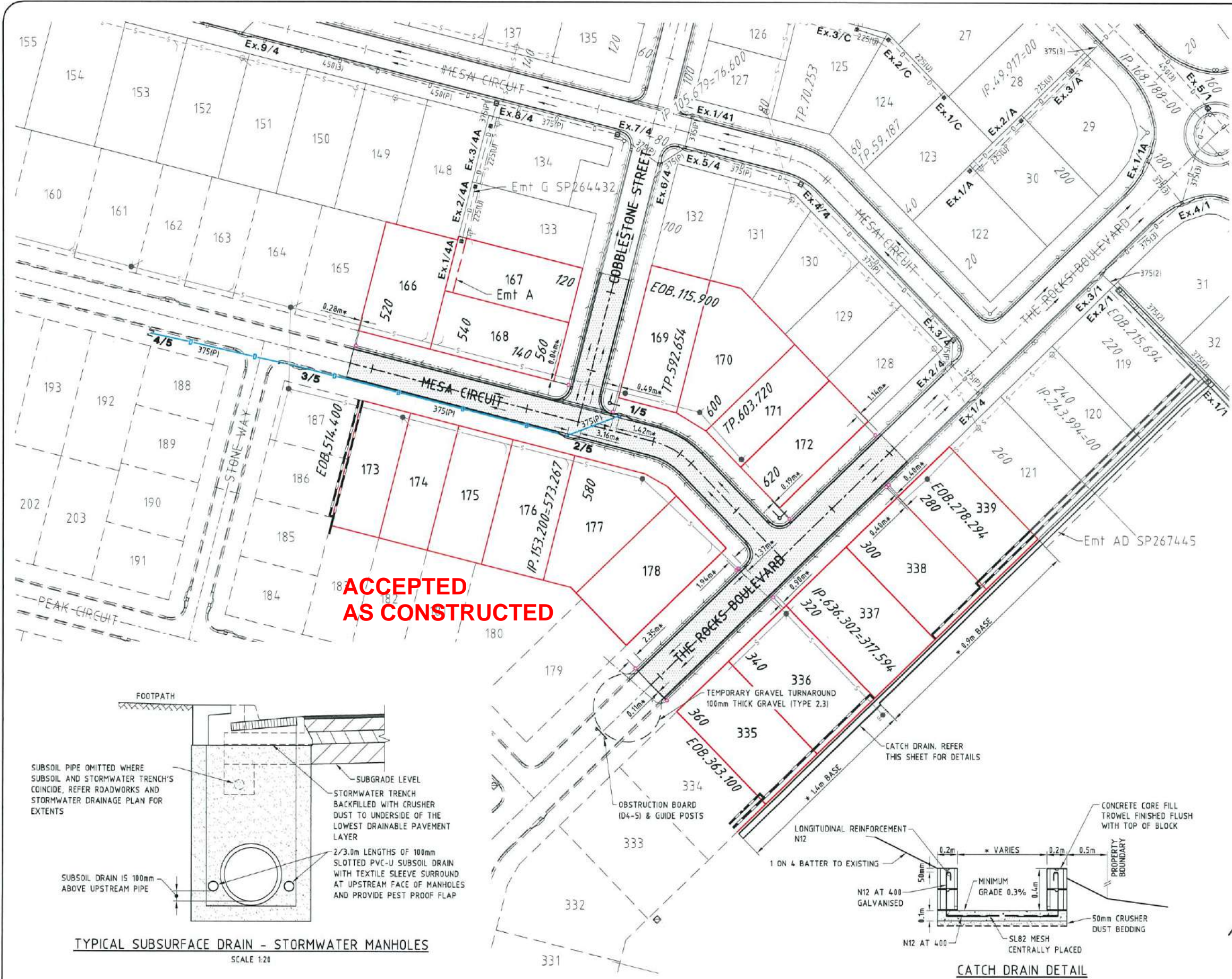
DALGETY PLACE
84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810

Phone: (07) 4772 0666
Fax: (07) 4772 0566
Email: main@udpgroup.com.au
Web: www.udpgroup.com.au

PARKSIDE DEVELOPMENT PTY LTD

COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE
EARTHWORKS LAYOUT PLAN

DRAWING SIZE A1	SCALE XREF	AS SHOWN PAR-0215-XR-ASCON	DRAWING No. PAR-0215-101	REV A
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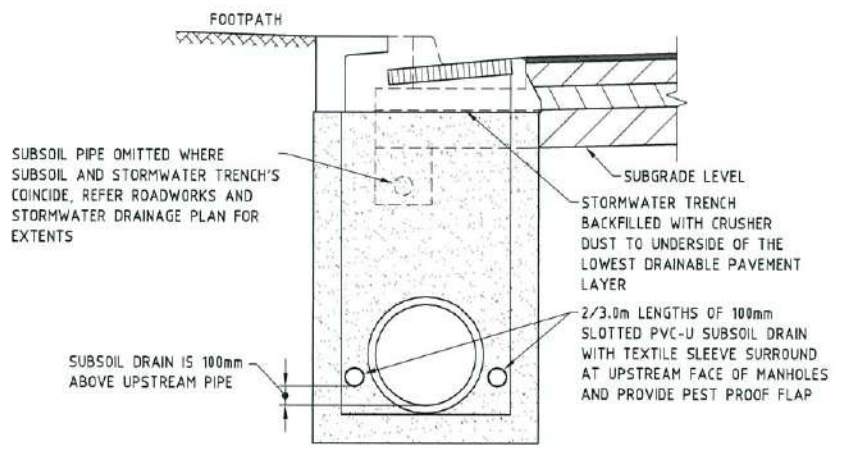


- ### ROADWORKS LEGEND
- LAYBACK KERB AND CHANNEL (TYPE L1)
 - BARRIER KERB AND CHANNEL (TYPE B1)
 - 900mm WIDE DISH DRAIN (TYPE D1)
 - DOUBLE STREET NAME PLATE
 - DIRECTION OF KERB & CHANNEL FLOW
 - SUBSOIL DRAIN & CLEANDOUT POINT
 - 30mm THICK ASPHALT REFER PAVEMENT DESIGN FOR DETAILS
 - RETAINING WALL, REFER TO DRAWING PAR-0215-101 FOR DETAILS
 - EXISTING RETAINING WALL

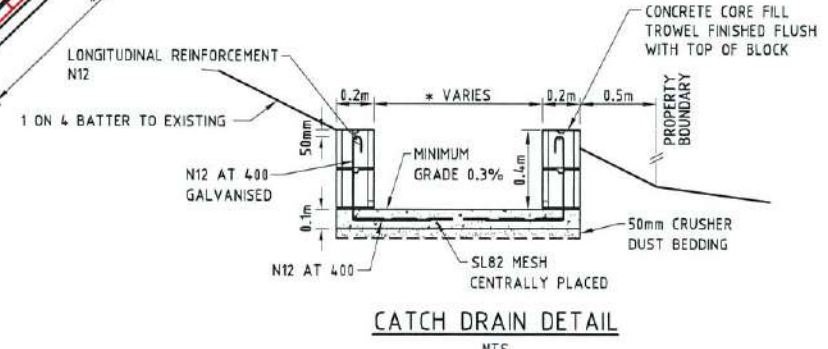
- ### ROADWORKS NOTES
1. ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 2. FOR ROAD GRADING, LEVELS AND TYPICAL SECTIONS, REFER ROAD LONGITUDINAL/CROSS SECTION AND ROADWORKS DETAILS DRAWINGS.
 3. FOR SUBSOIL DRAIN DETAILS, REFER DRAWING PAR-0215-107.
 4. ALL SUBSOIL DRAINS GRADED AT MINIMUM 0.5% FROM HIGH POINT TO OUTLET, UNLESS NOTED OTHERWISE.
 5. SUBSOIL DRAIN REVERSE GRADED AT MINIMUM 0.5% TO ENSURE POSITIVE GRADE.

- ### STORMWATER LEGEND
- STORMWATER DRAINAGE LINE
 - STORMWATER MANHOLE (MANHOLE NO./LINE NO.)
 - KERB INLET PIT (PIT NO./LINE NO.)
 - EXISTING STORMWATER DRAINAGE LINE
 - EXISTING STORMWATER MANHOLE (MANHOLE NO./LINE NO.)
 - EXISTING KERB INLET PIT (PIT NO./LINE NO.)
 - SEWERAGE RETICULATION
 - EXISTING SEWERAGE RETICULATION

- ### STORMWATER NOTES
1. ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
 2. FOR STORMWATER LEVELS, PIPE LENGTHS, PIPE CLASS AND STRUCTURE TYPES, REFER STORMWATER LONGITUDINAL DRAWINGS.
 3. ALL PIPE AND BOX CULVERT CUTS MADE USING A MASONRY SAW.
 4. ALL TRENCHES UNDER ROAD PAVEMENT BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL.
 5. FOR REVEGETATION DETAILS REFER TO PROJECT SPECIFICATION.
 6. REFER THIS SHEET FOR TYPICAL SUBSURFACE DRAINAGE TO STORMWATER MANHOLES DETAILS.
 7. FOR STORMWATER KERB INLET TRANSITION DETAILS, REFER DRAWING PAR-0215-107.
 8. ALL POLYPROPYLENE DRAINAGE PIPES RUBER RING, UNLESS NOTED OTHERWISE. FOR MANHOLE CONNECTION DETAILS REFER PAR-0215-107.



TYPICAL SUBSURFACE DRAIN - STORMWATER MANHOLES
SCALE 1:20



CATCH DRAIN DETAIL
NTS

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Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461

DRAWN: M.MOTTI
DESIGNED:
CHECKED: G.CAMPBELL
PROJECT MANAGER: P.PETERSEN

DATUM: AHD (DERIVED)
PSM 127952
RL 9.866
E: 69522.193
N: 91444.889

PROJECT DIRECTOR: D.GIBSON RPEQ 13230

UDP
Excellence Through Partnerships

DALGETY PLACE
84 DENHAM STREET
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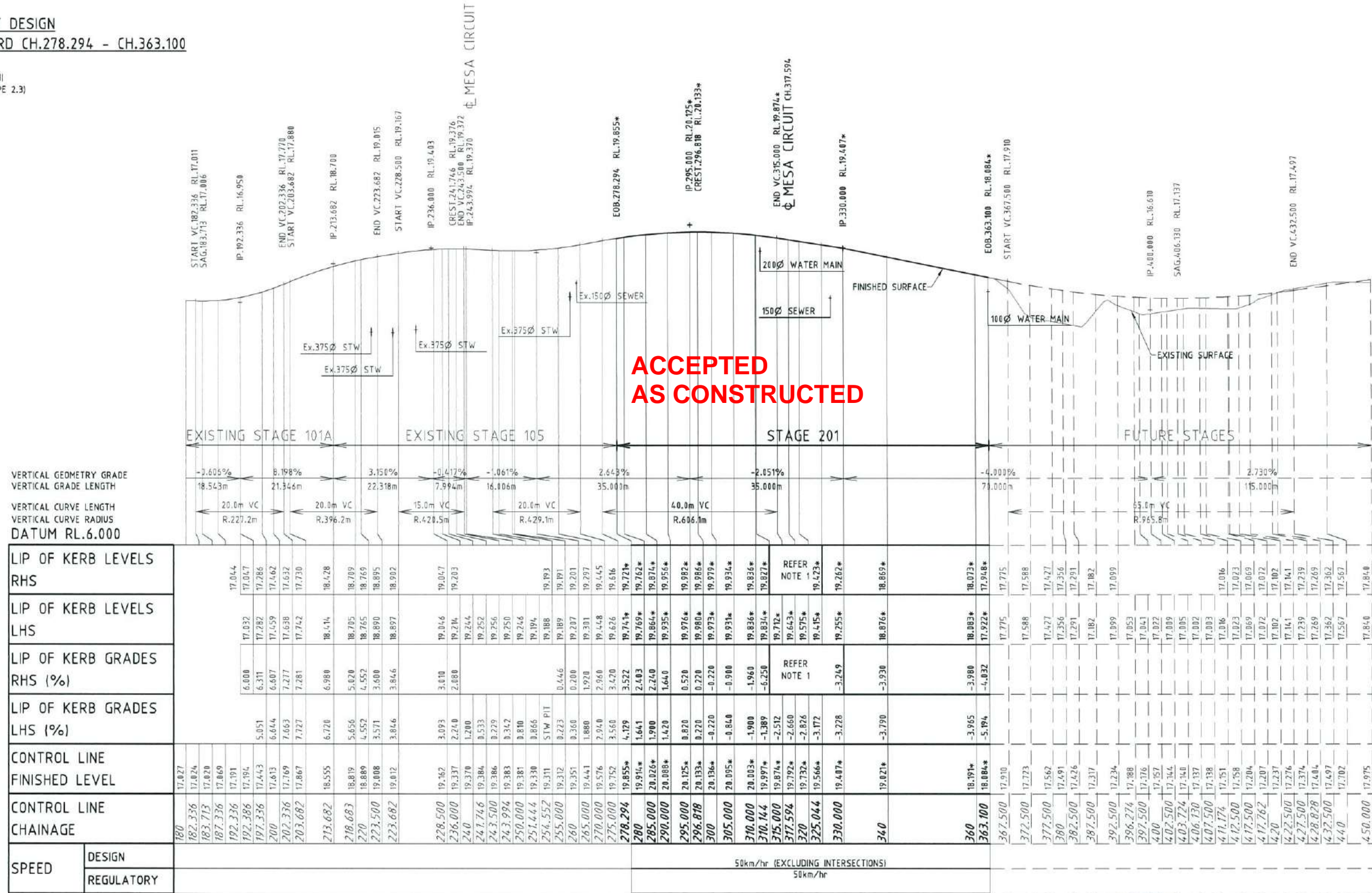
PARKSIDE DEVELOPMENT PTY LTD

COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE
ROADWORKS & STORMWATER DRAINAGE PLAN

DRAWING SIZE	SCALE	AS SHOWN	DRAWING No.	REV
A1	XREF	PAR-0215-XR-ASCON	PAR-0215-102	A

APPROVED PAVEMENT DESIGN
THE ROCKS BOULEVARD CH.278.294 - CH.363.100

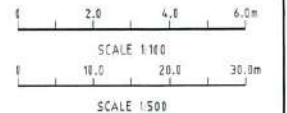
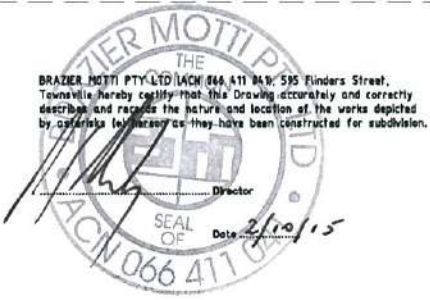
30mm ASPHALT SURFACING (DG10)
125mm BASE COURSE (DMR TYPE 2.1)
130mm SUB BASE COURSE (DMR TYPE 2.3)



VERTICAL GEOMETRY GRADE
VERTICAL GRADE LENGTH
VERTICAL CURVE LENGTH
VERTICAL CURVE RADIUS
DATUM RL.6.000

CHAINAGE	VERTICAL GRADE (%)	VERTICAL CURVE LENGTH (m)	VERTICAL CURVE RADIUS (m)	LIP OF KERB LEVELS RHS (RL)	LIP OF KERB LEVELS LHS (RL)	LIP OF KERB GRADES RHS (%)	LIP OF KERB GRADES LHS (%)	CONTROL LINE FINISHED LEVEL (RL)	CONTROL LINE CHAINAGE	SPEED
160	-3.605%	20.0m	R.227.2m	17.044	17.032	6.800	6.800	17.027	160	50km/hr (EXCLUDING INTERSECTIONS) 50km/hr
182.336	8.198%	20.0m	R.396.2m	17.047	17.282	6.311	5.051	17.024	182.336	
187.336	3.150%	15.0m	R.420.5m	17.286	17.462	6.407	6.644	17.020	187.336	
192.336	-0.417%	20.0m	R.429.1m	17.462	17.730	6.407	7.127	17.069	192.336	
197.336	2.643%	40.0m	R.606.1m	17.632	17.730	7.217	7.127	17.613	197.336	
202.336	-2.051%	35.000m		17.632	17.730	7.217	7.127	17.613	202.336	
203.682	-4.000%			17.632	17.730	7.217	7.127	17.613	203.682	
213.682	2.730%			17.632	17.730	7.217	7.127	17.613	213.682	
218.682				17.632	17.730	7.217	7.127	17.613	218.682	
220				17.632	17.730	7.217	7.127	17.613	220	
223.500				17.632	17.730	7.217	7.127	17.613	223.500	
223.682				17.632	17.730	7.217	7.127	17.613	223.682	
228.500				17.632	17.730	7.217	7.127	17.613	228.500	
236.000				17.632	17.730	7.217	7.127	17.613	236.000	
240				17.632	17.730	7.217	7.127	17.613	240	
241.746				17.632	17.730	7.217	7.127	17.613	241.746	
243.500				17.632	17.730	7.217	7.127	17.613	243.500	
243.994				17.632	17.730	7.217	7.127	17.613	243.994	
250.000				17.632	17.730	7.217	7.127	17.613	250.000	
251.444				17.632	17.730	7.217	7.127	17.613	251.444	
254.552				17.632	17.730	7.217	7.127	17.613	254.552	
255.000				17.632	17.730	7.217	7.127	17.613	255.000	
260				17.632	17.730	7.217	7.127	17.613	260	
265.000				17.632	17.730	7.217	7.127	17.613	265.000	
270.000				17.632	17.730	7.217	7.127	17.613	270.000	
275.000				17.632	17.730	7.217	7.127	17.613	275.000	
278.294				17.632	17.730	7.217	7.127	17.613	278.294	
280				17.632	17.730	7.217	7.127	17.613	280	
285.000				17.632	17.730	7.217	7.127	17.613	285.000	
290.000				17.632	17.730	7.217	7.127	17.613	290.000	
295.000				17.632	17.730	7.217	7.127	17.613	295.000	
296.818				17.632	17.730	7.217	7.127	17.613	296.818	
300				17.632	17.730	7.217	7.127	17.613	300	
305.000				17.632	17.730	7.217	7.127	17.613	305.000	
310.000				17.632	17.730	7.217	7.127	17.613	310.000	
310.144				17.632	17.730	7.217	7.127	17.613	310.144	
315.000				17.632	17.730	7.217	7.127	17.613	315.000	
317.594				17.632	17.730	7.217	7.127	17.613	317.594	
320				17.632	17.730	7.217	7.127	17.613	320	
325.044				17.632	17.730	7.217	7.127	17.613	325.044	
330.000				17.632	17.730	7.217	7.127	17.613	330.000	
340				17.632	17.730	7.217	7.127	17.613	340	
360				17.632	17.730	7.217	7.127	17.613	360	
363.100				17.632	17.730	7.217	7.127	17.613	363.100	
367.500				17.632	17.730	7.217	7.127	17.613	367.500	
372.500				17.632	17.730	7.217	7.127	17.613	372.500	
377.500				17.632	17.730	7.217	7.127	17.613	377.500	
380				17.632	17.730	7.217	7.127	17.613	380	
382.500				17.632	17.730	7.217	7.127	17.613	382.500	
387.500				17.632	17.730	7.217	7.127	17.613	387.500	
392.500				17.632	17.730	7.217	7.127	17.613	392.500	
396.274				17.632	17.730	7.217	7.127	17.613	396.274	
397.500				17.632	17.730	7.217	7.127	17.613	397.500	
400				17.632	17.730	7.217	7.127	17.613	400	
402.500				17.632	17.730	7.217	7.127	17.613	402.500	
403.724				17.632	17.730	7.217	7.127	17.613	403.724	
406.130				17.632	17.730	7.217	7.127	17.613	406.130	
407.500				17.632	17.730	7.217	7.127	17.613	407.500	
411.174				17.632	17.730	7.217	7.127	17.613	411.174	
412.500				17.632	17.730	7.217	7.127	17.613	412.500	
417.500				17.632	17.730	7.217	7.127	17.613	417.500	
417.762				17.632	17.730	7.217	7.127	17.613	417.762	
420				17.632	17.730	7.217	7.127	17.613	420	
422.500				17.632	17.730	7.217	7.127	17.613	422.500	
427.500				17.632	17.730	7.217	7.127	17.613	427.500	
428.828				17.632	17.730	7.217	7.127	17.613	428.828	
432.500				17.632	17.730	7.217	7.127	17.613	432.500	
440				17.632	17.730	7.217	7.127	17.613	440	
450.000				17.632	17.730	7.217	7.127	17.613	450.000	

THE ROCKS BOULEVARD LONGITUDINAL SECTION
SCALE 1:100 VERTICAL, SCALE 1:500 HORIZONTAL



- NOTES:
- FOR LEVEL INFORMATION REFER ROADWORKS DETAILS PLAN.
 - FOR CROSS SECTIONS REFER DRAWING PAR-0215-104.

AS-CONSTRUCTED ISSUE	
REV.	DATE
A	02/10/15 AS CONSTRUCTED ISSUE
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595 Flinders Street, Townsville
Phone: 4772 1144 Fax: 4772 2557
Email: townsville@braziermotti.com.au
Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461

DRAWN: M.MOTTI
DESIGNED:
CHECKED: G.CAMPBELL
PROJECT MANAGER: P.PETERSEN

DATUM: AHD (DERIVED)
PSM 127952
RL.9.066
E. 69522.193
N. 91444.889

PROJECT DIRECTOR: D.GIBSON RPEQ 13230

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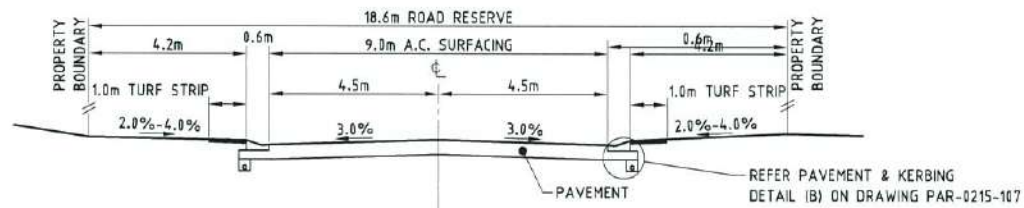
DALGETY PLACE
84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810

Phone: (07) 4772 0666
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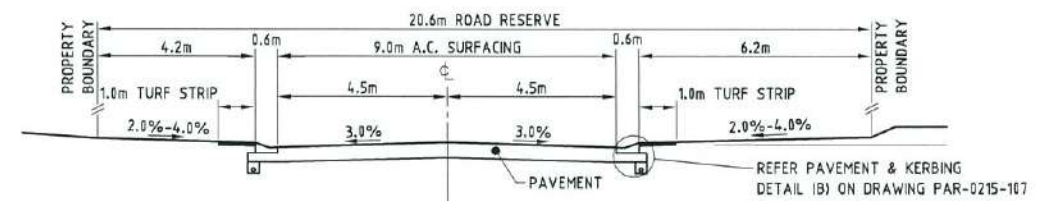
PARKSIDE DEVELOPMENT PTY LTD

COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE
THE ROCKS BOULEVARD LONGITUDINAL SECTION

DRAWING SIZE: A1
SCALE: AS SHOWN
DRAWING No: PAR-0215-103
REV: A



TYPICAL SECTION - CH.278.294 - CH.310.144

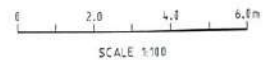


TYPICAL SECTION - CH.310.144 - CH.363.100

THE ROCKS BOULEVARD TYPICAL CROSS SECTIONS

SCALE 1:100

ACCEPTED
AS CONSTRUCTED



AS-CONSTRUCTED ISSUE



595 Flinders Street, Townsville
Phone: 4772 1144 Fax: 4772 2557
Email: townsville@braziermotti.com.au
Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461

DRAWN: M.MOTTI	DATUM: AHD (DERIVED)
DESIGNED:	PSM 127952
CHECKED: G.CAMPBELL	RL 9.066
PROJECT MANAGER: P.PETERSEN	E: 69522.193 N: 91444.889
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230



DALGETY PLACE
84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810
Phone: (07) 4772 0666
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PARKSIDE DEVELOPMENT PTY LTD

COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE
THE ROCKS BOULEVARD TYPICAL CROSS SECTIONS

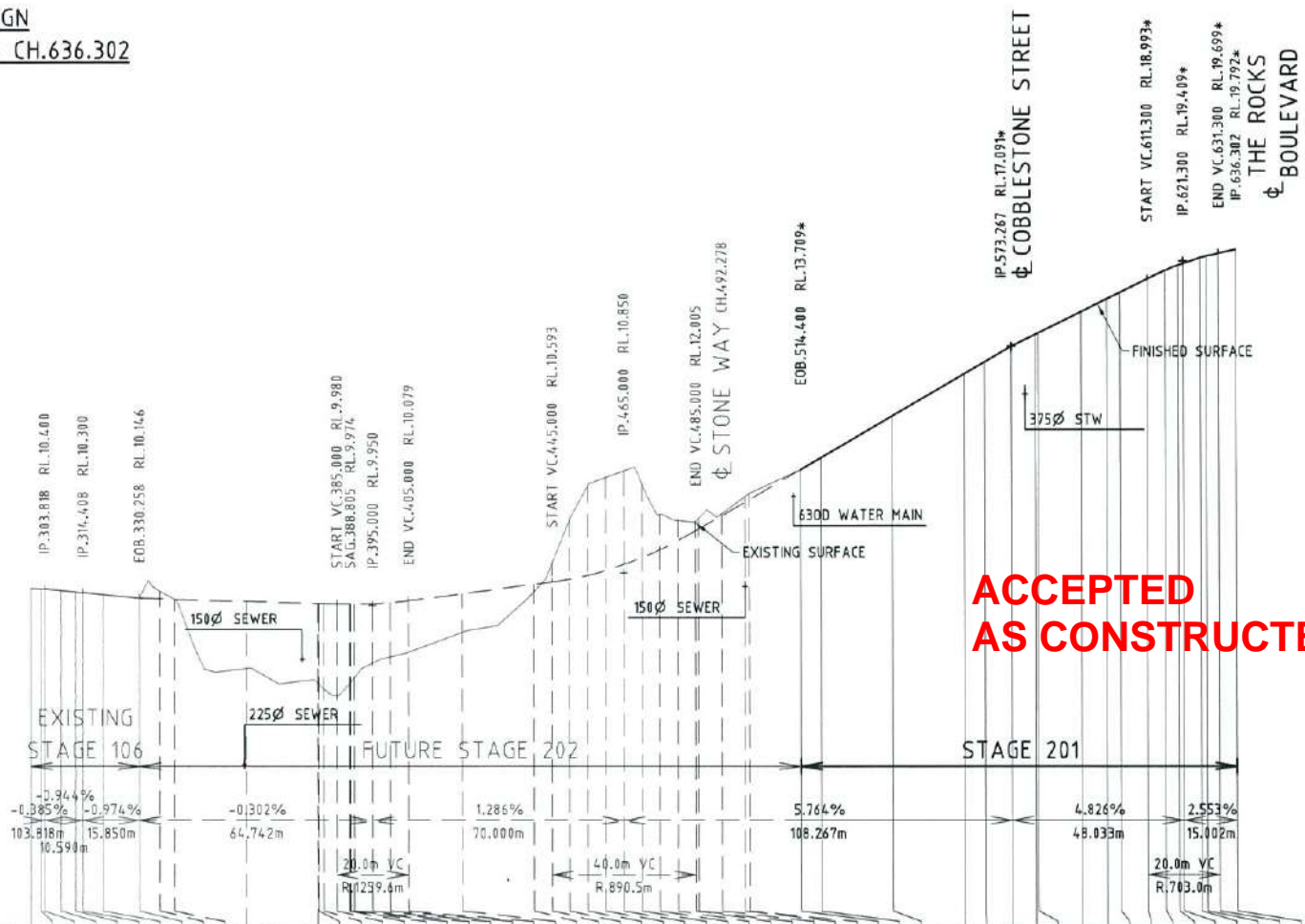
REV.	DATE	AS CONSTRUCTED ISSUE	REVISIONS
A	02/10/15	AS CONSTRUCTED ISSUE	

DRAWING SIZE	SCALE	1:100	DRAWING No.	PAR-0215-104	REV	A
A1	XREF	-				

APPROVED PAVEMENT DESIGN
MESA CIRCUIT CH.514.400 - CH.636.302

30mm ASPHALT SURFACING (DG10)
 125mm BASE COURSE (DMR TYPE 2.1)
 125mm SUB BASE COURSE (DMR TYPE 2.3)

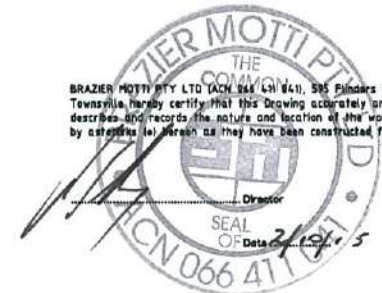
VERTICAL GEOMETRY GRADE
 VERTICAL GRADE LENGTH
 VERTICAL CURVE LENGTH
 VERTICAL CURVE RADIUS
 DATUM RL.-1.000



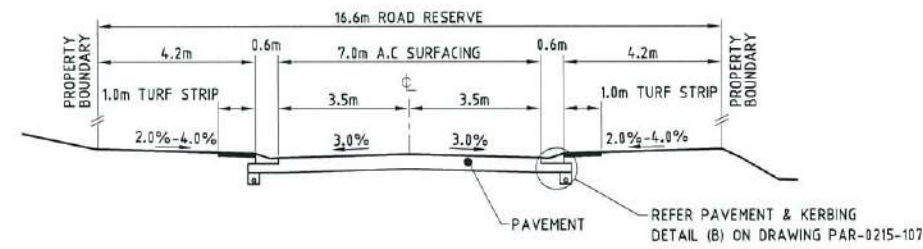
**ACCEPTED
 AS CONSTRUCTED**

LIP OF KERB LEVELS		RHS		LHS		RHS (%)		LHS (%)		CONTROL LINE FINISHED LEVEL		CONTROL LINE CHAINAGE		SPEED	
		10.310	10.299	10.310	10.225					10.415	10.414	300			
					10.171					10.246	10.400	302.868			
					10.053					10.246	10.356	303.818			
					10.041					10.128	10.318	308.426			
					9.981					10.128	10.300	312.458			
										10.116	10.246	314.408			
										10.056	10.146	320			
											10.128	330.258			
											9.981	335.996			
											9.981	340			
											9.981	360			
											9.996	379.803			
											9.995	380			
											9.991	381.556			
											9.980	385.000			
											9.974	388.617			
											9.971	388.805			
											9.971	389.032			
											9.975	390			
											9.990	395.000			
											10.024	400			
											10.079	405.000			
											10.071	420			
											10.271	440			
											10.529	445.000			
											10.593	450			
											10.671	455.000			
											10.778	460			
											10.877	465.000			
											11.075	470			
											11.265	475.000			
											11.684	480			
											11.731	485.000			
											12.085	490.000			
											12.053	495.000			
											12.426	500			
											12.799	505.000			
											12.872	510.000			
											13.608	514.400			
											13.608	520			
											13.931	525			
											15.073	530			
											15.073	540			
											16.224	550			
											16.574	555.817			
											16.881	560			
											16.994	565.817			
											17.327	570			
											17.331	573.287			
											17.358	580			
											17.358	580.717			
											17.958	592.654			
											18.329	600			
											18.329	603.72			
											18.617	611.300			
											18.506	616.300			
											18.873	620			
											19.101	621.300			
											19.253	626.300			
											19.306	631.300			
											19.443	636.302			
											19.512				
											19.699				
											19.792				

MESA CIRCUIT LONGITUDINAL SECTION
 SCALE 1:100 VERTICAL, SCALE 1:1000 HORIZONTAL

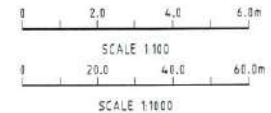


BRAZIER MOTTI PTY LTD (ACN 844 941), 595 Flinders Street, Townsville, hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by external reference as they have been constructed for subdivision.



MESA CIRCUIT TYPICAL CROSS SECTION
 SCALE 1:100

NOTES:
 1. FOR LEVEL INFORMATION REFER ROADWORKS DETAILS PLAN.



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REAL PROPERTY DESCRIPTION:
 LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461

DRAWN: M.MOTTI
DESIGNED:
CHECKED: G.CAMPBELL
PROJECT MANAGER: P.PETERSEN

DATUM: AHD (DERIVED)
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 RL.9.066
 E: 69522.193
 N: 91444.889

PROJECT DIRECTOR: D.GIBSON RPEQ 13230

UDP
 Excellence Through Partnerships

DALGETY PLACE
 84 DENHAM STREET
 PO BOX 1110
 TOWNVILLE QLD 4810

Phone: (07) 4772 0666
 Fax: (07) 4772 0566
 Email: main@udpgroup.com.au
 Web: www.udpgroup.com.au

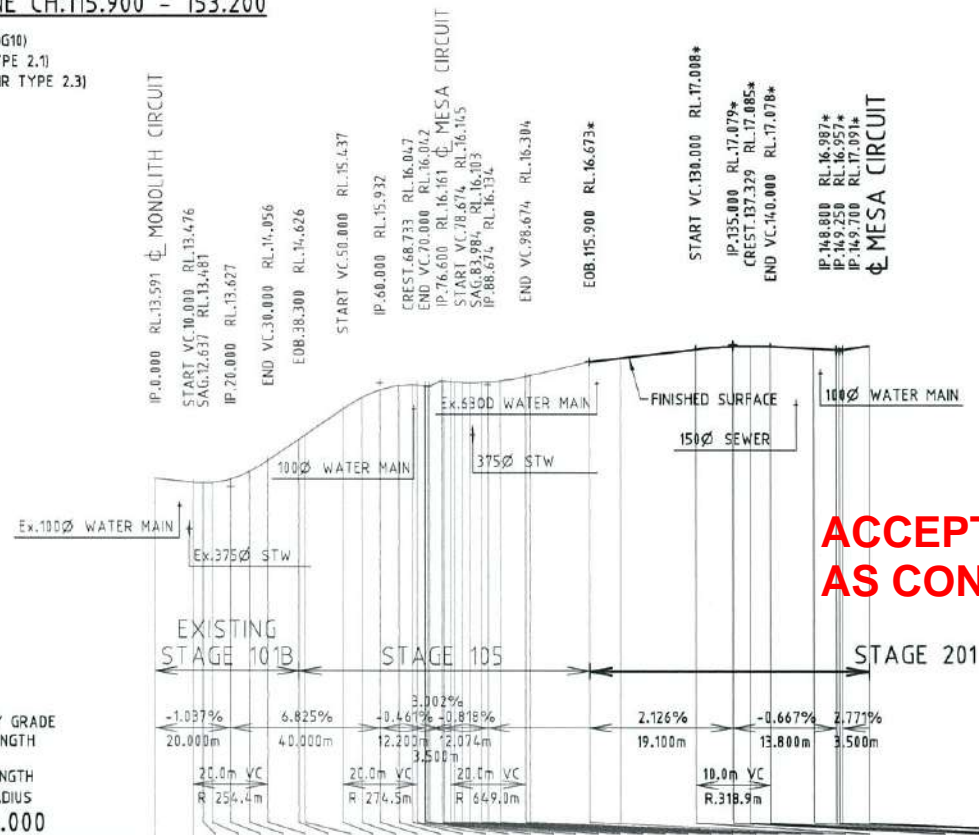
PARKSIDE DEVELOPMENT PTY LTD

COSGROVE - STAGE 201
 COSGROVE DRIVE, COSGROVE
 MESA CIRCUIT LONGITUDINAL & TYPICAL CROSS SECTIONS

DRAWING SIZE	SCALE	AS SHOWN	DRAWING No.	REV
A1	XREF	-	PAR-0215-105	A

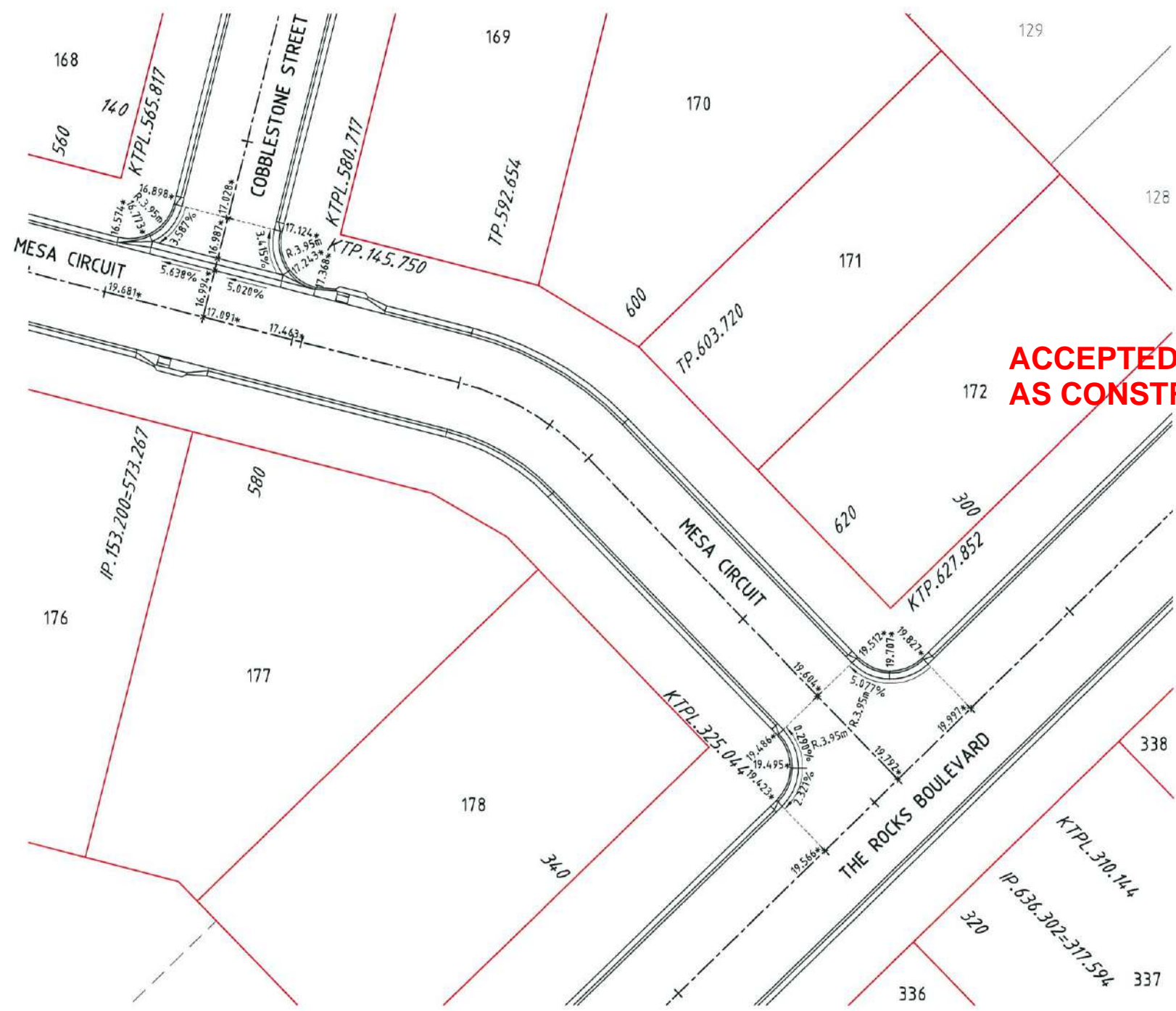
APPROVED PAVEMENT DESIGN
COBBLESTONE LANE CH.115.900 - 153.200

30mm ASPHALT SURFACING (DG10)
 125mm BASE COURSE (DMR TYPE 2.1)
 125mm SUB BASE COURSE (DMR TYPE 2.3)



**ACCEPTED
 AS CONSTRUCTED**

LIP OF KERB LEVELS RHS	13.386	13.376	13.367	13.358	13.348	13.338	13.328	13.318	13.308	13.298	13.288	13.278	13.268	13.258	13.248	13.238	13.228	13.218	13.208	13.198	13.188	13.178	13.168	13.158	13.148	13.138	13.128	13.118	13.108	13.098	13.088	13.078	13.068	13.058	13.048	13.038	13.028	13.018	13.008	12.998	12.988	12.978	12.968	12.958	12.948	12.938	12.928	12.918	12.908	12.898	12.888	12.878	12.868	12.858	12.848	12.838	12.828	12.818	12.808	12.798	12.788	12.778	12.768	12.758	12.748	12.738	12.728	12.718	12.708	12.698	12.688	12.678	12.668	12.658	12.648	12.638	12.628	12.618	12.608	12.598	12.588	12.578	12.568	12.558	12.548	12.538	12.528	12.518	12.508	12.498	12.488	12.478	12.468	12.458	12.448	12.438	12.428	12.418	12.408	12.398	12.388	12.378	12.368	12.358	12.348	12.338	12.328	12.318	12.308	12.298	12.288	12.278	12.268	12.258	12.248	12.238	12.228	12.218	12.208	12.198	12.188	12.178	12.168	12.158	12.148	12.138	12.128	12.118	12.108	12.098	12.088	12.078	12.068	12.058	12.048	12.038	12.028	12.018	12.008	11.998	11.988	11.978	11.968	11.958	11.948	11.938	11.928	11.918	11.908	11.898	11.888	11.878	11.868	11.858	11.848	11.838	11.828	11.818	11.808	11.798	11.788	11.778	11.768	11.758	11.748	11.738	11.728	11.718	11.708	11.698	11.688	11.678	11.668	11.658	11.648	11.638	11.628	11.618	11.608	11.598	11.588	11.578	11.568	11.558	11.548	11.538	11.528	11.518	11.508	11.498	11.488	11.478	11.468	11.458	11.448	11.438	11.428	11.418	11.408	11.398	11.388	11.378	11.368	11.358	11.348	11.338	11.328	11.318	11.308	11.298	11.288	11.278	11.268	11.258	11.248	11.238	11.228	11.218	11.208	11.198	11.188	11.178	11.168	11.158	11.148	11.138	11.128	11.118	11.108	11.098	11.088	11.078	11.068	11.058	11.048	11.038	11.028	11.018	11.008	10.998	10.988	10.978	10.968	10.958	10.948	10.938	10.928	10.918	10.908	10.898	10.888	10.878	10.868	10.858	10.848	10.838	10.828	10.818	10.808	10.798	10.788	10.778	10.768	10.758	10.748	10.738	10.728	10.718	10.708	10.698	10.688	10.678	10.668	10.658	10.648	10.638	10.628	10.618	10.608	10.598	10.588	10.578	10.568	10.558	10.548	10.538	10.528	10.518	10.508	10.498	10.488	10.478	10.468	10.458	10.448	10.438	10.428	10.418	10.408	10.398	10.388	10.378	10.368	10.358	10.348	10.338	10.328	10.318	10.308	10.298	10.288	10.278	10.268	10.258	10.248	10.238	10.228	10.218	10.208	10.198	10.188	10.178	10.168	10.158	10.148	10.138	10.128	10.118	10.108	10.098	10.088	10.078	10.068	10.058	10.048	10.038	10.028	10.018	10.008	9.998	9.988	9.978	9.968	9.958	9.948	9.938	9.928	9.918	9.908	9.898	9.888	9.878	9.868	9.858	9.848	9.838	9.828	9.818	9.808	9.798	9.788	9.778	9.768	9.758	9.748	9.738	9.728	9.718	9.708	9.698	9.688	9.678	9.668	9.658	9.648	9.638	9.628	9.618	9.608	9.598	9.588	9.578	9.568	9.558	9.548	9.538	9.528	9.518	9.508	9.498	9.488	9.478	9.468	9.458	9.448	9.438	9.428	9.418	9.408	9.398	9.388	9.378	9.368	9.358	9.348	9.338	9.328	9.318	9.308	9.298	9.288	9.278	9.268	9.258	9.248	9.238	9.228	9.218	9.208	9.198	9.188	9.178	9.168	9.158	9.148	9.138	9.128	9.118	9.108	9.098	9.088	9.078	9.068	9.058	9.048	9.038	9.028	9.018	9.008	8.998	8.988	8.978	8.968	8.958	8.948	8.938	8.928	8.918	8.908	8.898	8.888	8.878	8.868	8.858	8.848	8.838	8.828	8.818	8.808	8.798	8.788	8.778	8.768	8.758	8.748	8.738	8.728	8.718	8.708	8.698	8.688	8.678	8.668	8.658	8.648	8.638	8.628	8.618	8.608	8.598	8.588	8.578	8.568	8.558	8.548	8.538	8.528	8.518	8.508	8.498	8.488	8.478	8.468	8.458	8.448	8.438	8.428	8.418	8.408	8.398	8.388	8.378	8.368	8.358	8.348	8.338	8.328	8.318	8.308	8.298	8.288	8.278	8.268	8.258	8.248	8.238	8.228	8.218	8.208	8.198	8.188	8.178	8.168	8.158	8.148	8.138	8.128	8.118	8.108	8.098	8.088	8.078	8.068	8.058	8.048	8.038	8.028	8.018	8.008	7.998	7.988	7.978	7.968	7.958	7.948	7.938	7.928	7.918	7.908	7.898	7.888	7.878	7.868	7.858	7.848	7.838	7.828	7.818	7.808	7.798	7.788	7.778	7.768	7.758	7.748	7.738	7.728	7.718	7.708	7.698	7.688	7.678	7.668	7.658	7.648	7.638	7.628	7.618	7.608	7.598	7.588	7.578	7.568	7.558	7.548	7.538	7.528	7.518	7.508	7.498	7.488	7.478	7.468	7.458	7.448	7.438	7.428	7.418	7.408	7.398	7.388	7.378	7.368	7.358	7.348	7.338	7.328	7.318	7.308	7.298	7.288	7.278	7.268	7.258	7.248	7.238	7.228	7.218	7.208	7.198	7.188	7.178	7.168	7.158	7.148	7.138	7.128	7.118	7.108	7.098	7.088	7.078	7.068	7.058	7.048	7.038	7.028	7.018	7.008	6.998	6.988	6.978	6.968	6.958	6.948	6.938	6.928	6.918	6.908	6.898	6.888	6.878	6.868	6.858	6.848	6.838	6.828	6.818	6.808	6.798	6.788	6.778	6.768	6.758	6.748	6.738	6.728	6.718	6.708	6.698	6.688	6.678	6.668	6.658	6.648	6.638	6.628	6.618	6.608	6.598	6.588	6.578	6.568	6.558	6.548	6.538	6.528	6.518	6.508	6.498	6.488	6.478	6.468	6.458	6.448	6.438	6.428	6.418	6.408	6.398	6.388	6.378	6.368	6.358	6.348	6.338	6.328	6.318	6.308	6.298	6.288	6.278	6.268	6.258	6.248	6.238	6.228	6.218	6.208	6.198	6.188	6.178	6.168	6.158	6.148	6.138	6.128	6.118	6.108	6.098	6.088	6.078	6.068	6.058	6.048	6.038	6.028	6.018	6.008	5.998	5.988	5.978	5.968	5.958	5.948	5.938	5.928	5.918	5.908	5.898	5.888	5.878	5.868	5.858	5.848	5.838	5.828	5.818	5.808	5.798	5.788	5.778	5.768	5.758	5.748	5.738	5.728	5.718	5.708	5.698	5.688	5.678	5.668	5.658	5.648	5.638	5.628	5.618	5.608	5.598	5.588	5.578	5.568	5.558	5.548	5.538	5.528	5.518	5.508	5.498	5.488	5.478	5.468	5.458	5.448	5.438	5.428	5.418	5.408	5.398	5.388	5.378	5.368	5.358	5.348	5.338	5.328	5.318	5.308	5.298	5.288	5.278	5.268	5.258	5.248	5.238	5.228	5.218	5.208	5.198	5.188	5.178	5.168	5.158	5.148	5.138	5.128	5.118	5.108	5.098	5.088	5.078	5.068	5.058	5.048	5.038	5.028	5.018	5.008	4.998	4.988	4.978	4.968	4.958	4.948	4.938	4.928	4.918	4.908	4.898	4.888	4.878	4.868	4.858	4.848	4.838	4.828	4.818	4.808	4.798	4.788	4.778	4.768	4.758	4.748	4.738	4.728	4.718	4.708	4.698	4.688	4.678	4.668	4.658	4.648	4.638	4.628	4.618	4.608	4.598	4.588	4.578	4.568	4.558	4.548	4.538	4.528	4.518	4.508	4.498	4.488	4.478	4.468	4.458	4.448	4.438	4.428	4.418	4.408	4.398	4.388	4.378	4.368	4.358	4.348	4.338	4.328	4.318	4.308	4.298	4.288	4.278	4.268	4.258	4.248	4.238	4.228	4.218	4.208	4.198	4.188	4.178	4.168	4.158	4.148	4.138	4.128	4.118	4.108	4.098	4.088	4.078	4.068	4.058	4.048	4.038	4.028	4.018	4.008	3.998	3.988	3.978	3.968	3.958	3.948	3.938	3.928	3.918	3.908	3.898	3.888	3.878	3.868	3.858	3.848	3.838	3.828	3.818	3.808	3.798	3.788	3.778	3.768	3.758	3.748	3.738	3.728	3.718	3.708	3.698	3.688	3.678	3.668	3.658	3.648	3.638	3.628	3.618	3.608	3.598	3.588	3.578	3.568	3.558	3.548	3.538	3.528	3.518	3.508	3.498	3.488	3.478	3.468	3.458	3.448	3.438
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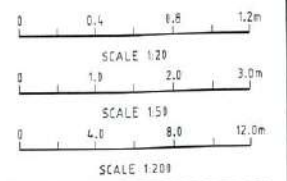
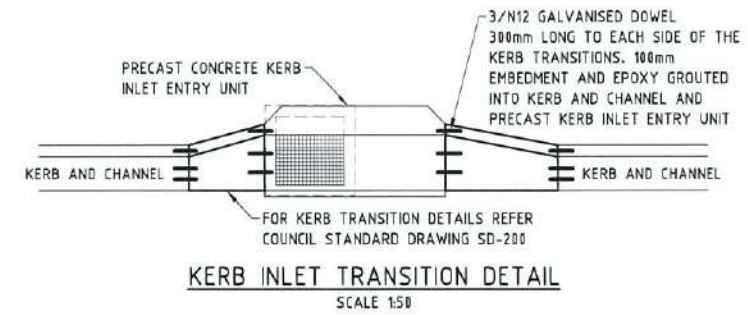
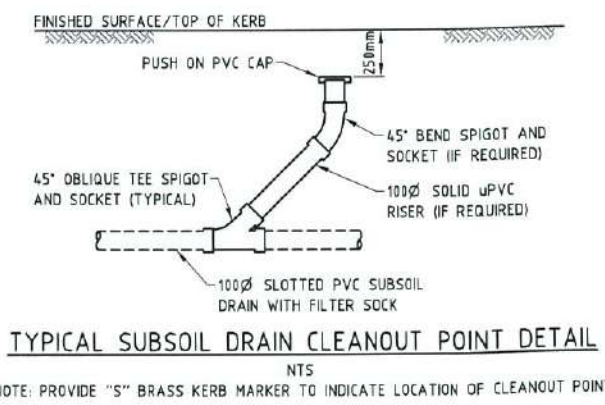
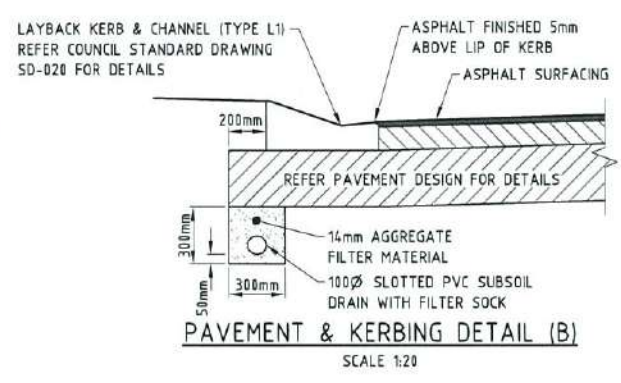
ROADWORKS DETAILS LEGEND

- LIP LAYBACK KERB & CHANNEL (TYPE L1)
- LIP BARRIER KERB & CHANNEL (TYPE B1)
- 900mm WIDE DISH DRAIN (TYPE D1)

ROADWORKS DETAILS NOTES

1. ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
2. ALL RADII AND LEVEL INFORMATION IS TO LIP OF KERB UNLESS NOTED OTHERWISE.

ROADWORKS DETAILS
SCALE 1:200



AS-CONSTRUCTED ISSUE	
REV.	DATE
A	02/10/15
AS CONSTRUCTED ISSUE	
REV.	DATE
REVISIONS	

brazier mott
 www.braziermott.com.au
 595 Flinders Street, Townsville
 Phone: 4772 1144 Fax: 4772 2557
 Email: townsville@braziermott.com.au
 Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
 LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461
 DRAWN: M.MOTTI
 DESIGNED:
 CHECKED: G.CAMPBELL
 PROJECT MANAGER: P.PETERSEN
 DATUM: AHD (DERIVED)
 PSM 127952
 RL. 9.066
 E. 69522.193
 N. 91444.889
 PROJECT DIRECTOR: D.GIBSON RPEQ 13239

UDP
 Excellence Through Partnerships
 DALGETY PLACE
 84 DENHAM STREET
 PO BOX 1110
 TOWNVILLE QLD 4810
 Phone: (07) 4772 0666
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 Web: www.udpgroup.com.au

PARKSIDE DEVELOPMENT PTY LTD
 COSGROVE - STAGE 201
 COSGROVE DRIVE, COSGROVE
 ROADWORKS DETAILS PLAN
 DRAWING SIZE: A1
 SCALE: XREF
 AS SHOWN: PAR-0215-XR-ASCON
 DRAWING No.: PAR-0215-107
 REV: A

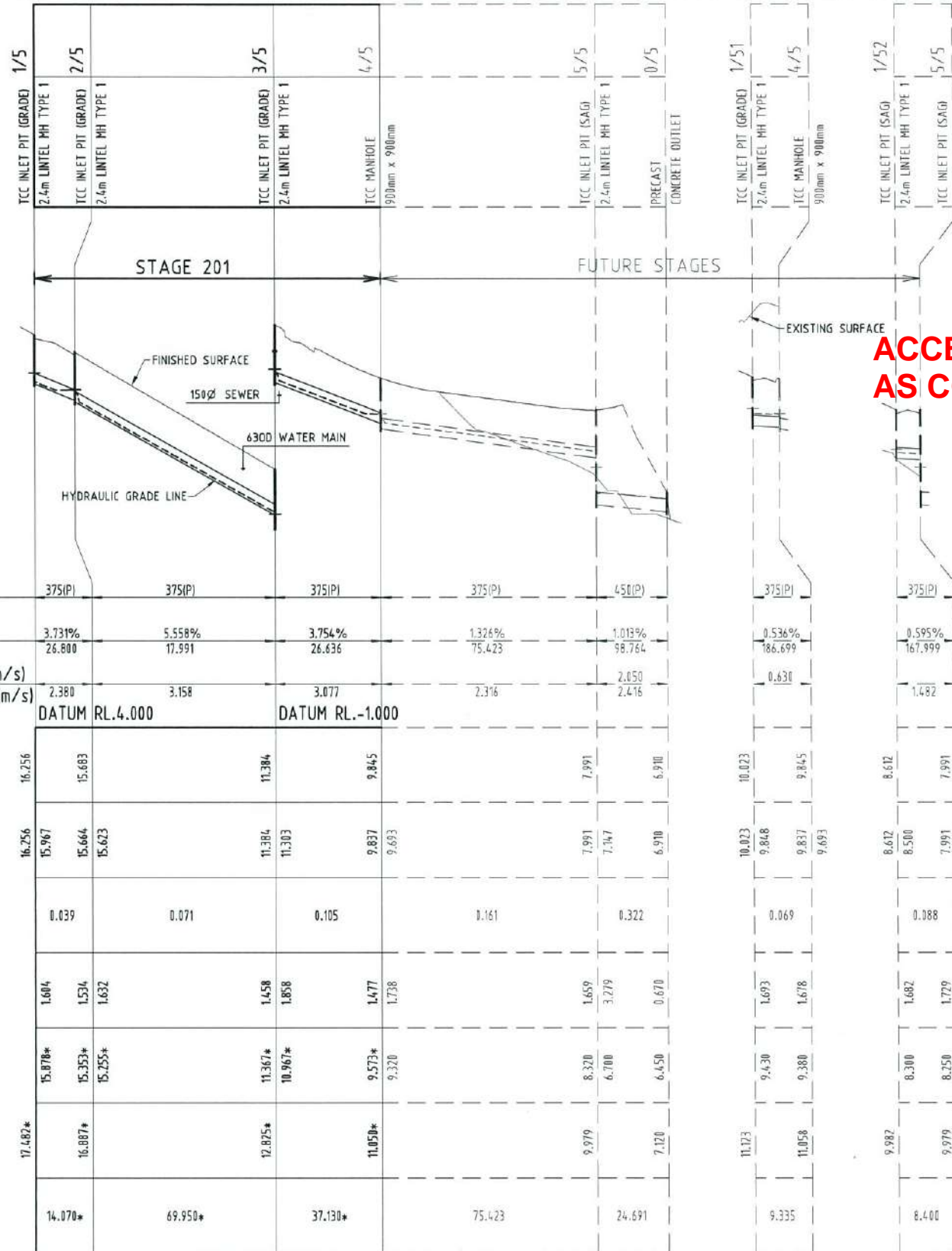
STORMWATER NOTES

1. ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
2. STRUCTURE MEASUREMENTS ARE TO CENTRE OF MANHOLE OR CENTRE OF STANDARD KERB INLET CHAMBER.
3. FOR STORMWATER ALIGNMENT, REFER TO STORMWATER LAYOUT DRAWING.
4. ALL POLYPROPYLENE DRAINAGE PIPES RUBBER RING, UNLESS NOTED OTHERWISE. FOR MANHOLE CONNECTION DETAILS REFER PAR-0215-107.
5. ALL uPVC DRAINAGE PIPES RUBBER RING JOINTED CONFORMING TO AS1254.
6. ALL POLYPROPYLENE DRAINAGE PIPES IN ACCORDANCE WITH AS5065.
7. REFER DETAIL ON DRAWING PAR-0215-102 FOR TYPICAL SUBSURFACE DRAINAGE TO STORMWATER MANHOLES.
8. PIPE CLASS: (P) - POLYPROPYLENE

STRUCTURE NAME
STRUCTURE DESCRIPTION

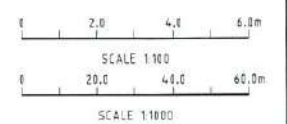
PIPE SIZEmm (Class)	375(P)	375(P)	375(P)	375(P)	450(P)	375(P)	375(P)
PIPE GRADE %	3.7319%	5.558%	3.754%	1.326%	1.013%	0.536%	0.595%
PIPE SLOPE 1 in X	26.800	17.991	26.636	75.423	98.764	186.699	167.999
FULL PIPE FLOW VELOCITY (m/s)	2.380	3.158	3.077	2.316	2.050	0.630	1.482
PART FULL FLOW VELOCITY (m/s)					2.416		
DATUM RL.4.000	DATUM RL.4.000		DATUM RL.-1.000				
WATER LEVEL IN STRUCTURE	16.256	15.683	11.384	9.845	7.991	6.910	10.023
HYDRAULIC GRADE LEVEL	16.256	15.967	11.384	9.837	7.991	6.910	10.023
PIPE FLOW (Cumecs)	0.039	0.071	0.105	0.161	0.322	0.069	0.088
DEPTH TO INVERT	1.604	1.534	1.458	1.477	1.659	1.678	1.682
INVERT LEVEL OF DRAIN	15.878*	15.353*	11.367*	9.573*	6.700	6.450	8.300
FINISHED SURFACE LEVEL (TOP OF KERB)	17.482*	16.887*	12.825*	11.050*	9.979	7.120	9.979
PIPE LENGTH	14.070*	69.950*	37.130*	75.423	24.691	9.335	8.400

LINE



ACCEPTED AS CONSTRUCTED

Q2 STORMWATER LONGITUDINAL SECTIONS
SCALE 1:100 VERTICAL, SCALE 1:1000 HORIZONTAL



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Phone: 4772 1144 Fax: 4772 2557
Email: townsville@braziermotti.com.au
Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461

DRAWN: M.MOTTI	DATUM: AHD (DERIVED)
DESIGNED:	PSM 127952
CHECKED: G.CAMPBELL	RL.9.066
PROJECT MANAGER: P.PETERSEN	E. 69522.193
	N. 91444.889
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230

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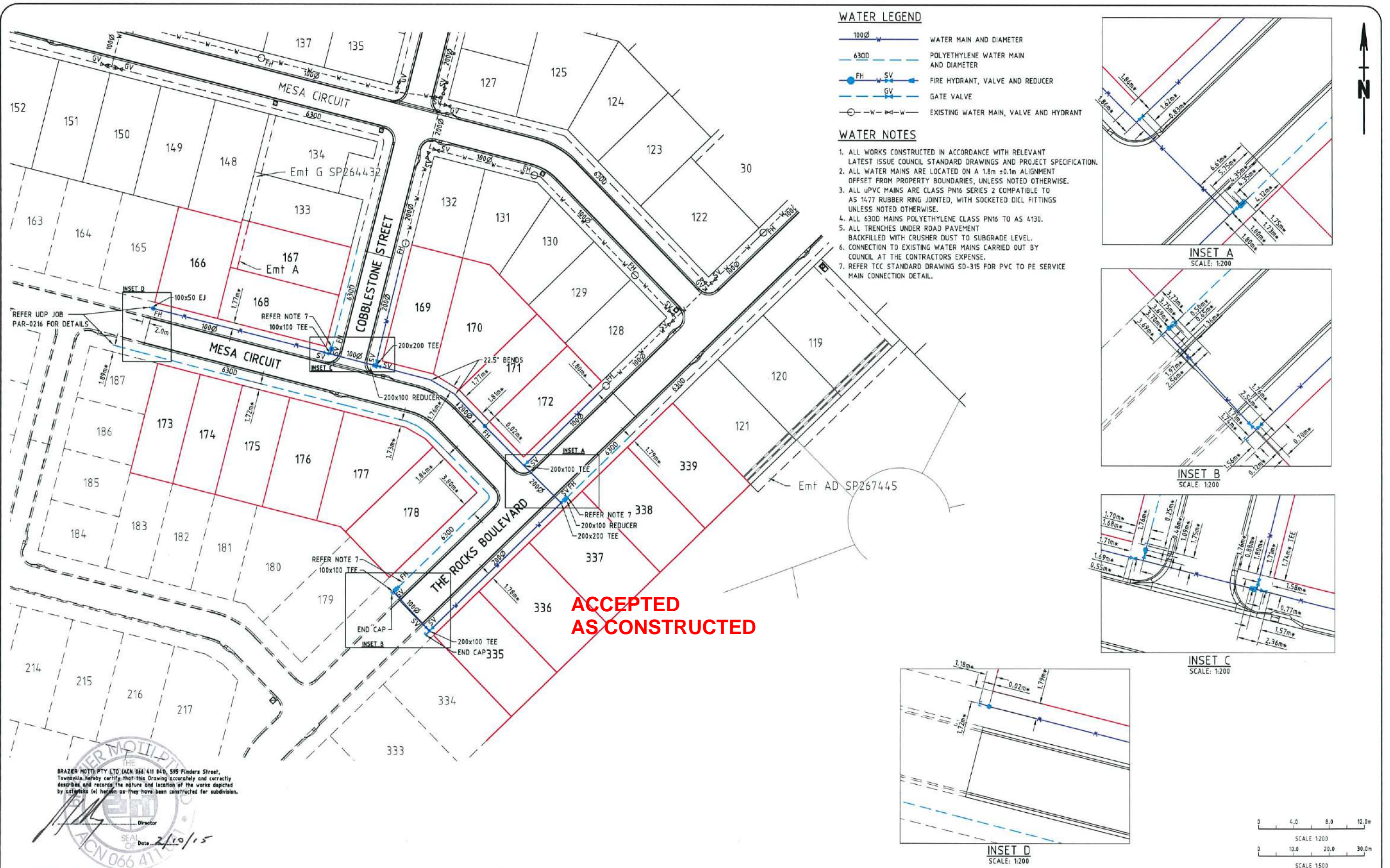
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84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810

Phone: (07) 4772 0666
Fax: (07) 4772 0566
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Web: www.udpgroup.com.au

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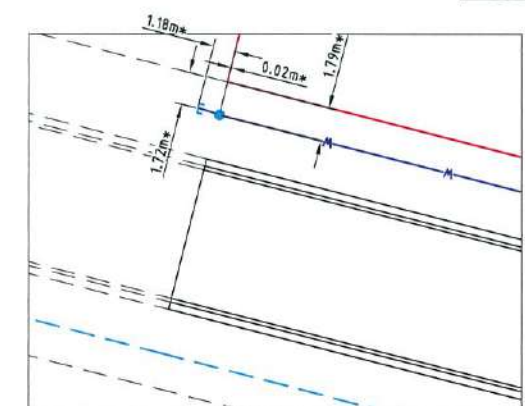
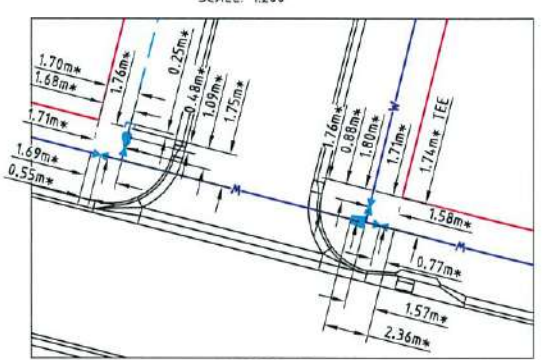
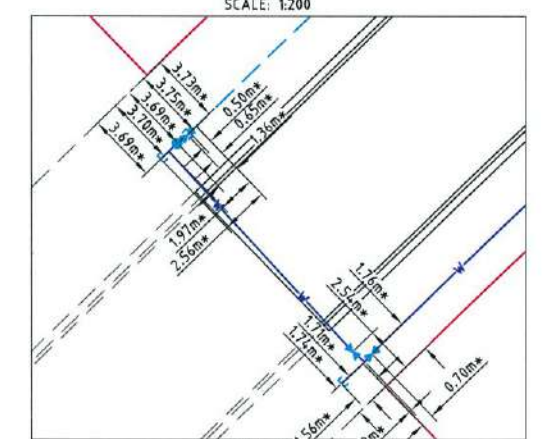
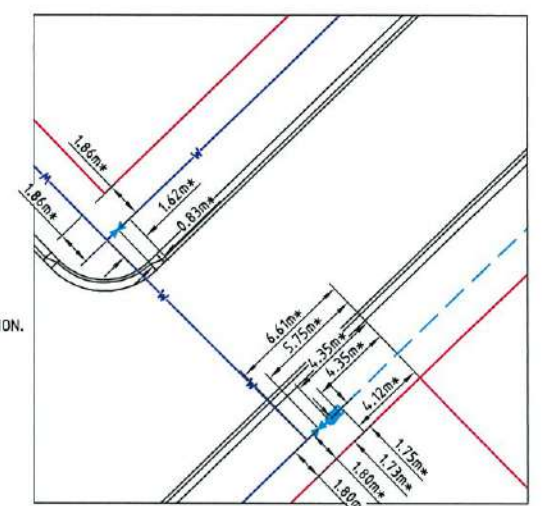
COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE
Q2 STORMWATER LONGITUDINAL SECTION

DRAWING SIZE: A1	SCALE: AS SHOWN	DRAWING No: PAR-0215-108	REV: A
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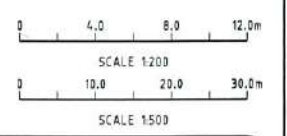
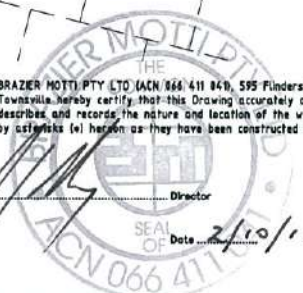
- WATER LEGEND**
- 100Ø W WATER MAIN AND DIAMETER
 - 6300 POLYETHYLENE WATER MAIN AND DIAMETER
 - FH SV GV FIRE HYDRANT, VALVE AND REDUCER
 - GW GATE VALVE
 - W-W-W-W EXISTING WATER MAIN, VALVE AND HYDRANT

- WATER NOTES**
1. ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND PROJECT SPECIFICATION.
 2. ALL WATER MAINS ARE LOCATED ON A 1.8m ±0.1m ALIGNMENT OFFSET FROM PROPERTY BOUNDARIES, UNLESS NOTED OTHERWISE.
 3. ALL UPVC MAINS ARE CLASS PN16 SERIES 2 COMPATIBLE TO AS 1477 RUBBER RING JOINTED, WITH SOCKETED DIOL FITTINGS UNLESS NOTED OTHERWISE.
 4. ALL 6300 MAINS POLYETHYLENE CLASS PN16 TO AS 4130.
 5. ALL TRENCHES UNDER ROAD PAVEMENT BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL.
 6. CONNECTION TO EXISTING WATER MAINS CARRIED OUT BY COUNCIL AT THE CONTRACTORS EXPENSE.
 7. REFER TCC STANDARD DRAWING SD-315 FOR PVC TO PE SERVICE MAIN CONNECTION DETAIL.



ACCEPTED AS CONSTRUCTED

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www.braziermotti.com.au
595 Flinders Street, Townsville
Phone: 4772 1144 Fax: 4772 2557
Email: townsville@braziermotti.com.au
Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461

DRAWN: M.MOTTI
DESIGNED:
CHECKED: G.CAMPBELL
PROJECT MANAGER: P.PETERSEN

DATUM: AHD (DERIVED)
PSM 127952
RL 9.066
E: 69522.193
N: 91444.889

PROJECT DIRECTOR: D.GIBSON RPEQ 13230

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84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810

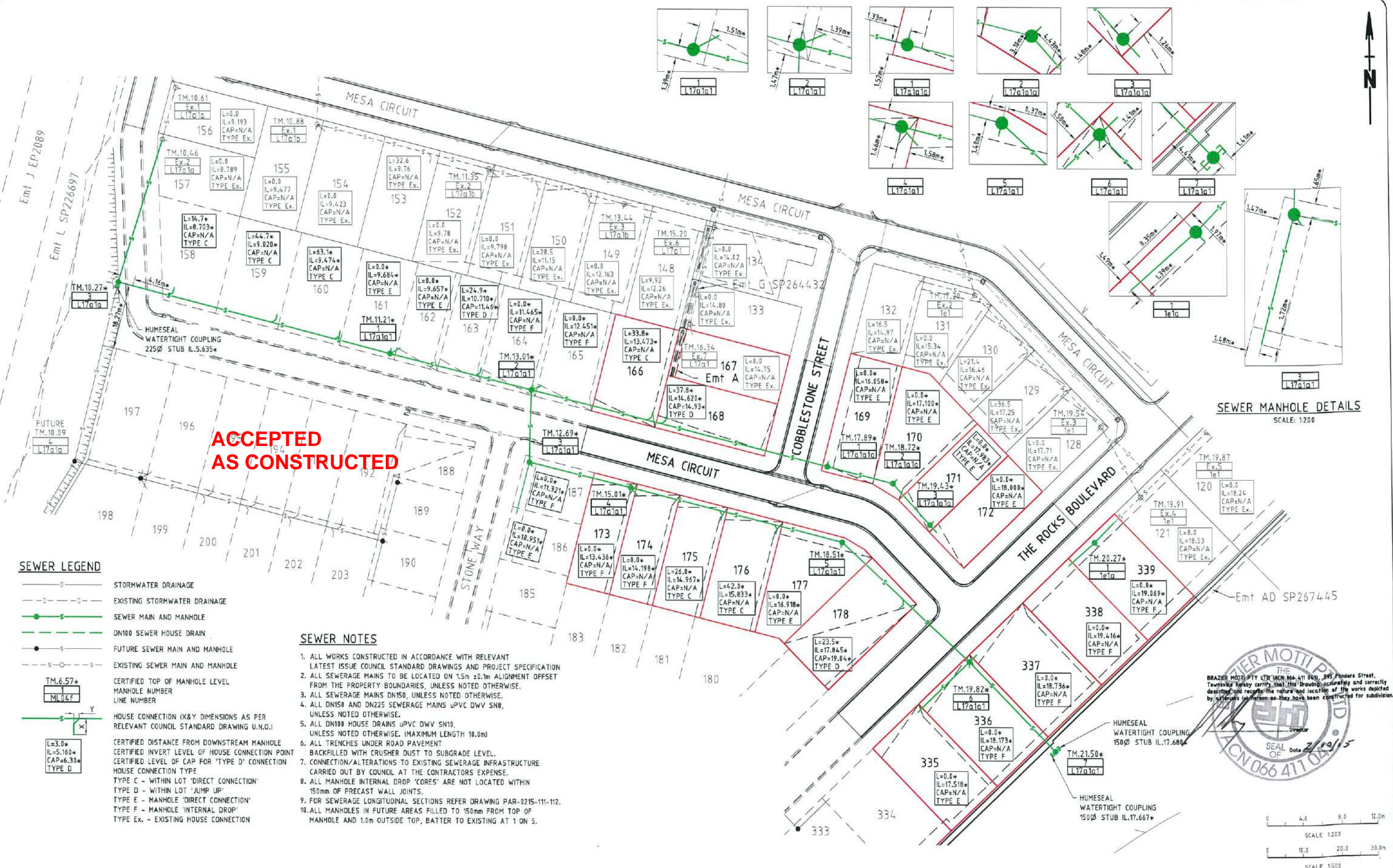
Phone: (07) 4772 0666
Fax: (07) 4772 0666
Email: main@udpgroup.com.au
Web: www.udpgroup.com.au

PARKSIDE DEVELOPMENT PTY LTD

COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE
WATER RETICULATION PLAN

DRAWING SIZE: A1
SCALE: 1:200
DRAWING No.: PAR-0215-109
REV: A

REV.	DATE	REVISIONS
A	02/10/15	AS CONSTRUCTED ISSUE



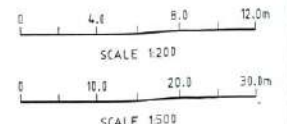
**ACCEPTED
AS CONSTRUCTED**

SEWER LEGEND

- STORMWATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- SEWER MAIN AND MANHOLE
- DN100 SEWER HOUSE DRAIN
- FUTURE SEWER MAIN AND MANHOLE
- EXISTING SEWER MAIN AND MANHOLE
- CERTIFIED TOP OF MANHOLE LEVEL
MANHOLE NUMBER
LINE NUMBER
- HOUSE CONNECTION (X&Y DIMENSIONS AS PER RELEVANT COUNCIL STANDARD DRAWING U.N.O.)
- CERTIFIED DISTANCE FROM DOWNSTREAM MANHOLE
CERTIFIED INVERT LEVEL OF HOUSE CONNECTION POINT
CERTIFIED LEVEL OF CAP FOR 'TYPE D' CONNECTION
HOUSE CONNECTION TYPE
TYPE C - WITHIN LOT 'DIRECT CONNECTION'
TYPE D - WITHIN LOT 'JUMP UP'
TYPE E - MANHOLE 'DIRECT CONNECTION'
TYPE F - MANHOLE 'INTERNAL DROP'
TYPE Ex. - EXISTING HOUSE CONNECTION

SEWER NOTES

1. ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND PROJECT SPECIFICATION
2. ALL SEWERAGE MAINS TO BE LOCATED ON 1.5m ±0.1m ALIGNMENT OFFSET FROM THE PROPERTY BOUNDARIES, UNLESS NOTED OTHERWISE.
3. ALL SEWERAGE MAINS DN150, UNLESS NOTED OTHERWISE.
4. ALL DN150 AND DN225 SEWERAGE MAINS uPVC DWV SNB, UNLESS NOTED OTHERWISE.
5. ALL DN100 HOUSE DRAINS uPVC DWV SN10, UNLESS NOTED OTHERWISE. (MAXIMUM LENGTH 10.0m)
6. ALL TRENCHES UNDER ROAD PAVEMENT BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL.
7. CONNECTION/ALTERATIONS TO EXISTING SEWERAGE INFRASTRUCTURE CARRIED OUT BY COUNCIL AT THE CONTRACTORS EXPENSE.
8. ALL MANHOLE INTERNAL DROP 'CORES' ARE NOT LOCATED WITHIN 150mm OF PRECAST WALL JOINTS.
9. FOR SEWERAGE LONGITUDINAL SECTIONS REFER DRAWING PAR-0215-111-112.
10. ALL MANHOLES IN FUTURE AREAS FILLED TO 150mm FROM TOP OF MANHOLE AND 1.0m OUTSIDE TOP, BATTER TO EXISTING AT 1 ON 5.



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Phone: 4772 1144 Fax: 4772 2557
Email: townsville@braziermotti.com.au
Job No: 27001/108-01

REAL PROPERTY DESCRIPTION:
LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267441

DRAWN: M.MOTTI	DATUM: AHD (DERIVED)
DESIGNED:	PSM 127952
CHECKED: G.CAMPBELL	RL 9.066
PROJECT MANAGER: P.PETERSEN	E: 69522.193 N: 91444.889
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230

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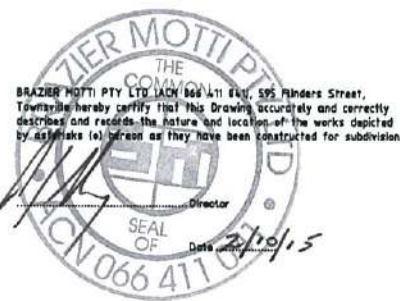
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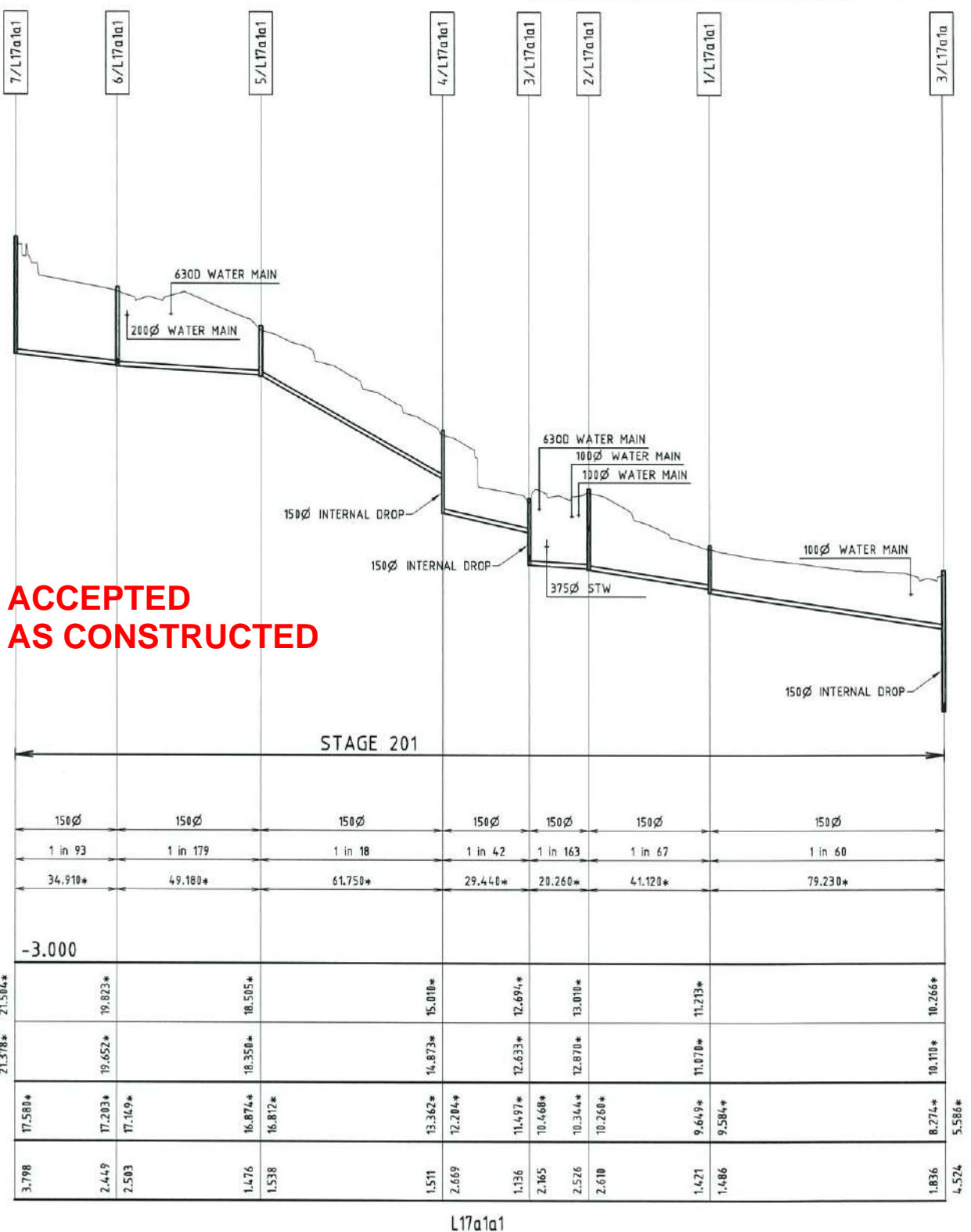
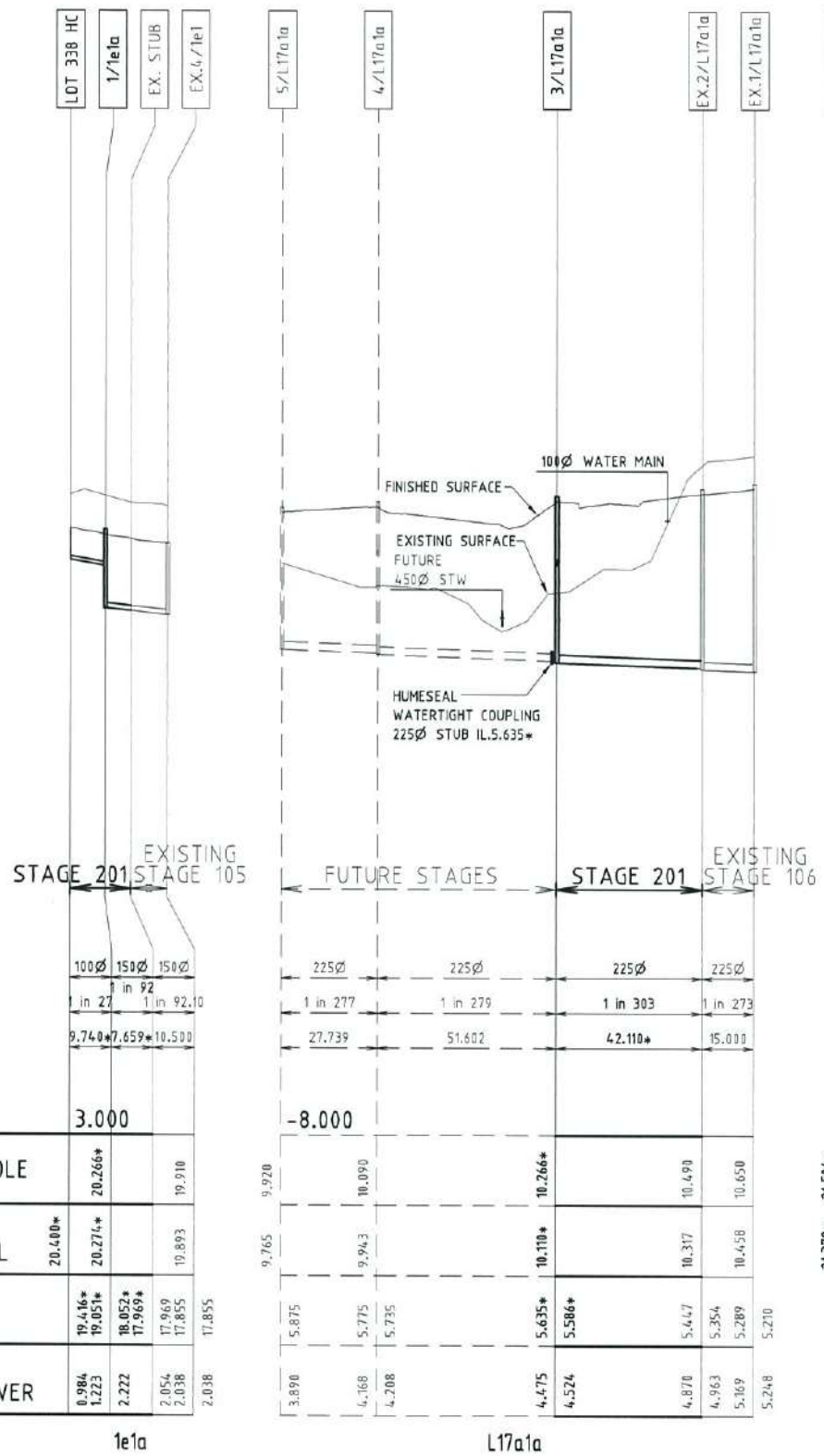
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COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE
SEWERAGE RETICULATION PLAN

DRAWING SIZE A1	SCALE XREF	AS SHOWN PAR-0215-XR-ASCON	DRAWING No. PAR-0215-110	REV A
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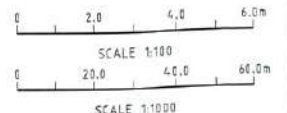


	100	150	150
DIAMETER	100	150	150
GRADE	1 in 27	1 in 92	1 in 92
LENGTH (m)	9.740*	7.659*	10.500
DATUM RL.	3.000		
TOP OF MANHOLE	20.400*	20.266*	19.910
FINISHED SURFACE LEVEL	19.416*	19.051*	17.969*
INVERT LEVEL	19.051*	18.052*	17.855
DEPTH TO INVERT OF SEWER	0.384	1.223	2.222

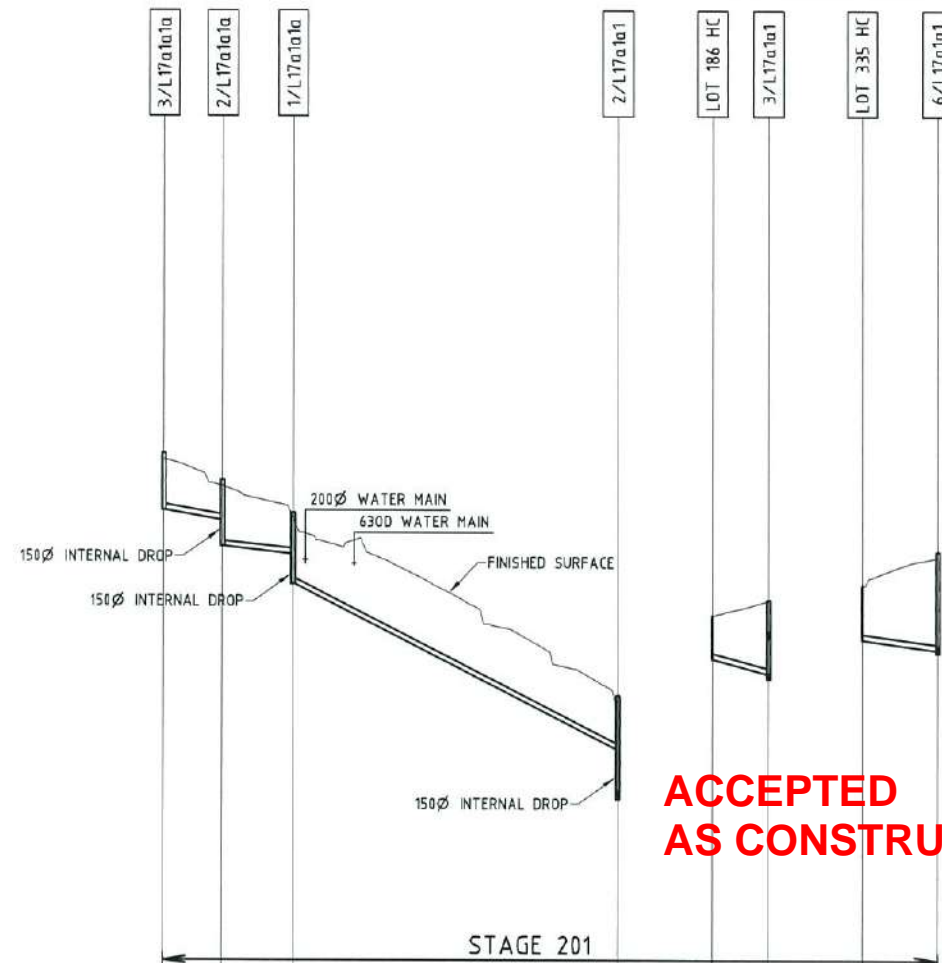
	225	225	225	225
DIAMETER	225	225	225	225
GRADE	1 in 277	1 in 279	1 in 303	1 in 273
LENGTH (m)	27.739	51.602	42.110*	15.033
DATUM RL.	-8.000			
TOP OF MANHOLE	9.970	10.090	10.266*	10.493
FINISHED SURFACE LEVEL	9.765	9.943	10.110*	10.458
INVERT LEVEL	5.875	5.775	5.447	5.354
DEPTH TO INVERT OF SEWER	3.898	4.168	4.670	5.109

	150	150	150	150	150	150	150
DIAMETER	150	150	150	150	150	150	150
GRADE	1 in 93	1 in 179	1 in 18	1 in 42	1 in 163	1 in 67	1 in 60
LENGTH (m)	34.910*	49.180*	61.750*	29.440*	20.260*	41.120*	79.230*
DATUM RL.	-3.000						
TOP OF MANHOLE	21.378*	21.504*	19.823*	18.505*	15.010*	12.694*	10.266*
FINISHED SURFACE LEVEL	17.580*	17.203*	16.874*	16.812*	14.873*	12.633*	10.110*
INVERT LEVEL	17.580*	17.203*	17.169*	16.874*	16.812*	14.873*	12.633*
DEPTH TO INVERT OF SEWER	3.798	2.449	2.503	1.476	1.538	1.511	1.836

SEWERAGE LONGITUDINAL SECTIONS
 SCALE 1:100 VERTICAL, SCALE 1:1000 HORIZONTAL

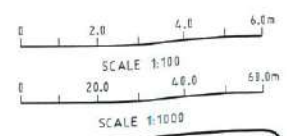
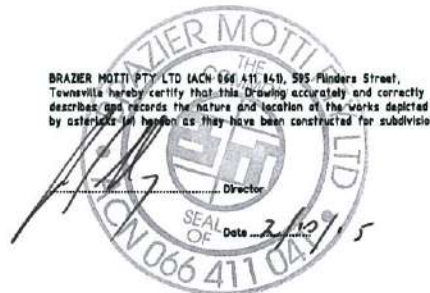


AS-CONSTRUCTED ISSUE	 www.braziermotti.com.au 595 Flinders Street, Townsville Phone: 4772 1144 Fax: 4772 2557 Email: townsville@braziermotti.com.au Job No: 27001/108-01	REAL PROPERTY DESCRIPTION: LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461	 UDP Excellence Through Partnerships	DALGETY PLACE 84 DENHAM STREET PO BOX 1110 TOWNSVILLE QLD 4810 Phone: (07) 4772 0666 Fax: (07) 4772 0566 Email: main@udpgroup.com.au Web: www.udpgroup.com.au	PARKSIDE DEVELOPMENT PTY LTD COSGROVE - STAGE 201 COSGROVE DRIVE, COSGROVE SEWERAGE LONGITUDINAL SECTIONS - SHEET 1 OF 2
		DRAWN: M.MOTTI DESIGNED: G.CAMPBELL CHECKED: P.PETERSEN PROJECT MANAGER: P.PETERSEN		DATUM: AHD (DERIVED) PSM 127952 RL 9.066 E: 69522.193 N: 91444.889 PROJECT DIRECTOR: D.GIBSON RPEQ 13230	DRAWING No. PAR-0215-111 SCALE AS SHOWN XREF -



DIAMETER	150Ø			150Ø	150Ø			150Ø	150Ø					
GRADE	1 in 53			1 in 80	1 in 20				1 in 35			1 in 73		
LENGTH (m)	15.680*			19.210*	86.310*				15.050*			20.310*		
DATUM RL.	-1.000								-4.000			2.000		
TOP OF MANHOLE	19.433*	18.716*	17.887*				13.018*		11.968*	12.694*		19.823*		
FINISHED SURFACE LEVEL	19.298*	18.588*	17.698*				12.878*		11.968*	12.633*		19.652*		
INVERT LEVEL	17.886*	17.591*	16.943*	16.702*	15.954*		11.667*	10.268*	10.951*	10.571*	10.468*	17.518*	17.240*	17.149*
DEPTH TO INVERT OF SEWER	1.410	0.989	1.637	0.988	1.736		1.203	2.610	1.009	2.112	2.165	1.492	2.412	2.503

L17a1a1a
SEWER LONGITUDINAL SECTIONS
 SCALE 1:100 VERTICAL, SCALE 1:1000 HORIZONTAL



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REAL PROPERTY DESCRIPTION:
 LOTS 166-178, 335-339 CANCELLING LOT 900 ON SP267461

DRAWN: M.MOTTI	DATUM: AHD (DERIVED)
DESIGNED:	PSM 127952
CHECKED: G.CAMPBELL	RL. 9.066
PROJECT MANAGER: P.PETERSEN	E. 69522.193
	N. 91444.889
	PROJECT DIRECTOR: D.GIBSON RPEQ 13230

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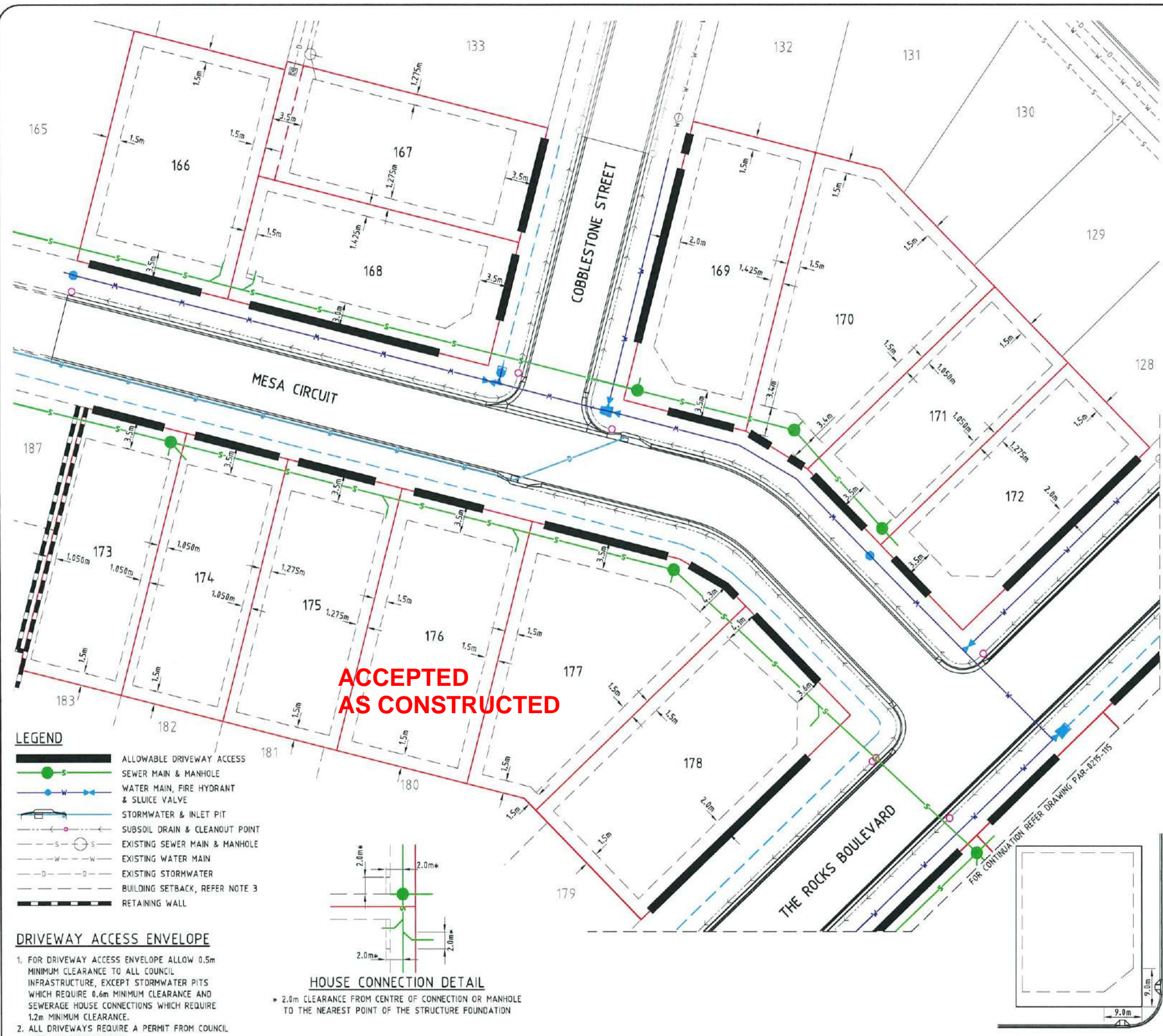
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COSGROVE - STAGE 201
 COSGROVE DRIVE, COSGROVE
 SEWERAGE LONGITUDINAL SECTIONS - SHEET 2 OF 2

DRAWING SIZE: A1	SCALE: XREF	AS SHOWN: -	DRAWING No.: PAR-0215-112	REV: A
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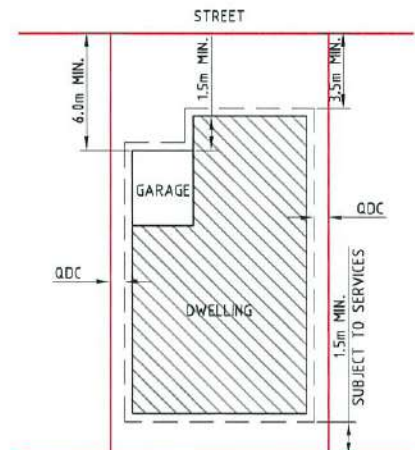
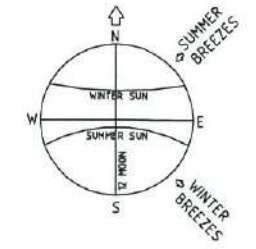
ACCEPTED AS CONSTRUCTED

- LEGEND**
- ALLOWABLE DRIVEWAY ACCESS
 - SEWER MAIN & MANHOLE
 - WATER MAIN, FIRE HYDRANT & SLUICE VALVE
 - STORMWATER & INLET PIT
 - SUBSOIL DRAIN & CLEANOUT POINT
 - EXISTING SEWER MAIN & MANHOLE
 - EXISTING WATER MAIN
 - EXISTING STORMWATER
 - BUILDING SETBACK, REFER NOTE 3
 - RETAINING WALL

- DRIVEWAY ACCESS ENVELOPE**
- FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5m MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 0.6m MINIMUM CLEARANCE AND SEWERAGE HOUSE CONNECTIONS WHICH REQUIRE 1.2m MINIMUM CLEARANCE.
 - ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.



LIGHT POLES & TELSTRA PITS HAVE NOT BEEN SHOWN AS APPROVED PLANS HAVE NOT BEEN RECEIVED TO DATE



TYPICAL SETBACK REQUIREMENTS
NTS

- NOTES:**
- 60% MAXIMUM SITE COVERAGE.
 - FOR FRONT SETBACK TO GARAGE, MEASURE FROM THE FRONT BOUNDARY TO THE GARAGE OPENING (WALL).
 - ALL OTHER SETBACKS ARE MEASURED FROM THE BOUNDARY TO THE OUTERMOST PROJECTION.

- BUILDING SETBACK**
- "SETBACK" MEANS A LINE OR LINES PARALLEL TO ANY BOUNDARY OF A LOT BEYOND WHICH THE BUILDING OR OTHER STRUCTURE SHALL NOT ENCROACH, AND MEASURED AS THE SHORTEST HORIZONTAL DISTANCE FROM THE OUTERMOST PROJECTION OF THE BUILDING OR OTHER STRUCTURE TO THE VERTICAL PROJECTION OF THE LOT BOUNDARY (TOWNSVILLE CITY PLAN 2005, PAGE 491).
 - THE BUILDING ENVELOPES ARE TO COMPLY WITH THE DESIGN CODE SHOWN ON THIS PLAN. GREATER SETBACKS MAY BE REQUIRED TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERS.
 - DIMENSIONS SHOWN ARE QDC GROUND DWELLING ONLY AND DO NOT ACCOUNT FOR BATTERS OR RETAINING WALLS. A SITE INSPECTION IS REQUIRED PRIOR TO COMMENCEMENT OF DESIGN. REFER DESIGN CODE FOR UPPER FLOOR AND GARAGE SETBACKS.

- ERGON SUBSTATIONS**
- HABITABLE ROOMS REQUIRE A CLEARANCE OF 4m TO ERGON SUBSTATION SITES.

- CORNER SIGHT LINES**
- COMPLY WITH SIGHT LINES REQUIREMENT OF THE QUEENSLAND DEVELOPMENT CODE ON ROAD CORNERS. THIS IS TYPICALLY A 9m x 9m EXCLUSION ZONE BASED ON BOUNDARIES. FOR CLIPPED CORNERS AND LOTS WITH PARK FRONTAGES TYPICALLY THIS IS A 18m x 18m EXCLUSION ZONE BASED ON THE EDGE OF THE TRAFFIC LANE. REAR ACCESS LANES ARE EXEMPTED FROM THIS REQUIREMENT.

DESIGN CODE - ALL ALLOTMENTS

TYPE	HOUSE, FRONT LOADED
LOT ACCESS	FRONT
LOT DEPTH (MIN)	25m (20m WHERE 15m WIDTH PROPOSED)
LOT WIDTH (MIN)	12.5m
SITE COVERAGE	MAY EXCEED 50% IN RESPONSE TO CODE REQUIREMENTS, BUT NO MORE THAN 60% SITE COVERAGE.
SETBACK FRONT GROUND (MIN) AND UPPER (MIN)	3.5m
SETBACK FRONT GARAGE	6m AND 1.5m BEHIND FRONT OF DWELLING
SETBACK PRINCIPAL SIDE GROUND (MIN)	QDC
SETBACK PRINCIPAL SIDE UPPER (MIN)	QDC
SETBACK SECONDARY ROAD FRONTAGE (MIN)	2m
SETBACK PRINCIPAL REAR (MIN)	1.5m (SEWER LINES AND MANHOLES MAY ENFORCE GREATER SETBACKS)*
OUTBUILDING (SHED) WIDTH (MAX)	LESSER OF 50% OF REAR BOUNDARY OR 9m
OUTBUILDING (SHED) DEPTH (MAX)	9m
OUTBUILDING (SHED) REAR SETBACK	0-1.0m
OUTBUILDING (SHED) SIDE SETBACK	ZERO IF LOT 12.5m WIDE. AS PER PRINCIPAL SETBACK IF LOT >12.5m WIDE
FLOOR HEIGHT PRINCIPAL (MIN)	490mm
MAXIMUM STOREYS	AS PER THE APPLICABLE SCHEME
PRIVATE OPEN SPACE (MIN) (MAY BE COVERED)	4m x 4m
PARKING (MIN)	TWO (2), ONE OF WHICH MUST BE COVERED

*NOTE: CLEARANCES TO SEWER LINES AND MANHOLES ARE REQUIRED IN ACCORDANCE WITH COUNCIL POLICY.



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REV.	DATE	REVISIONS
A	06/02/15	AS-CONSTRUCTED ISSUE

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REAL PROPERTY DESCRIPTION:
 LOTS 119-137 CANCELING LOT 900 ON SP 252595

DRAWN: G.CAMPBELL
DESIGNED: [Signature]
CHECKED: P.VIERO
PROJECT MANAGER: P.PETERSEN
PROJECT DIRECTOR: D.GIBSON

DATUM: AHD (DERIVED)
 PSM 127952
 RL 9.966
 E: 69522.193
 N: 91444.889
 PROJECT REF: 13230

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DALGETY PLACE
 84 DENHAM STREET
 PO BOX 1110
 TOWNSVILLE QLD 4810

Phone: (07) 4772 0666
 Fax: (07) 4772 0566
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COSGROVE - STAGE 201
 COSGROVE DRIVE, COSGROVE

BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 1 OF 2

DRAWING SIZE: A3
 SCALE: 1:500
 XREF: PAR-0215-XR-AS-CON

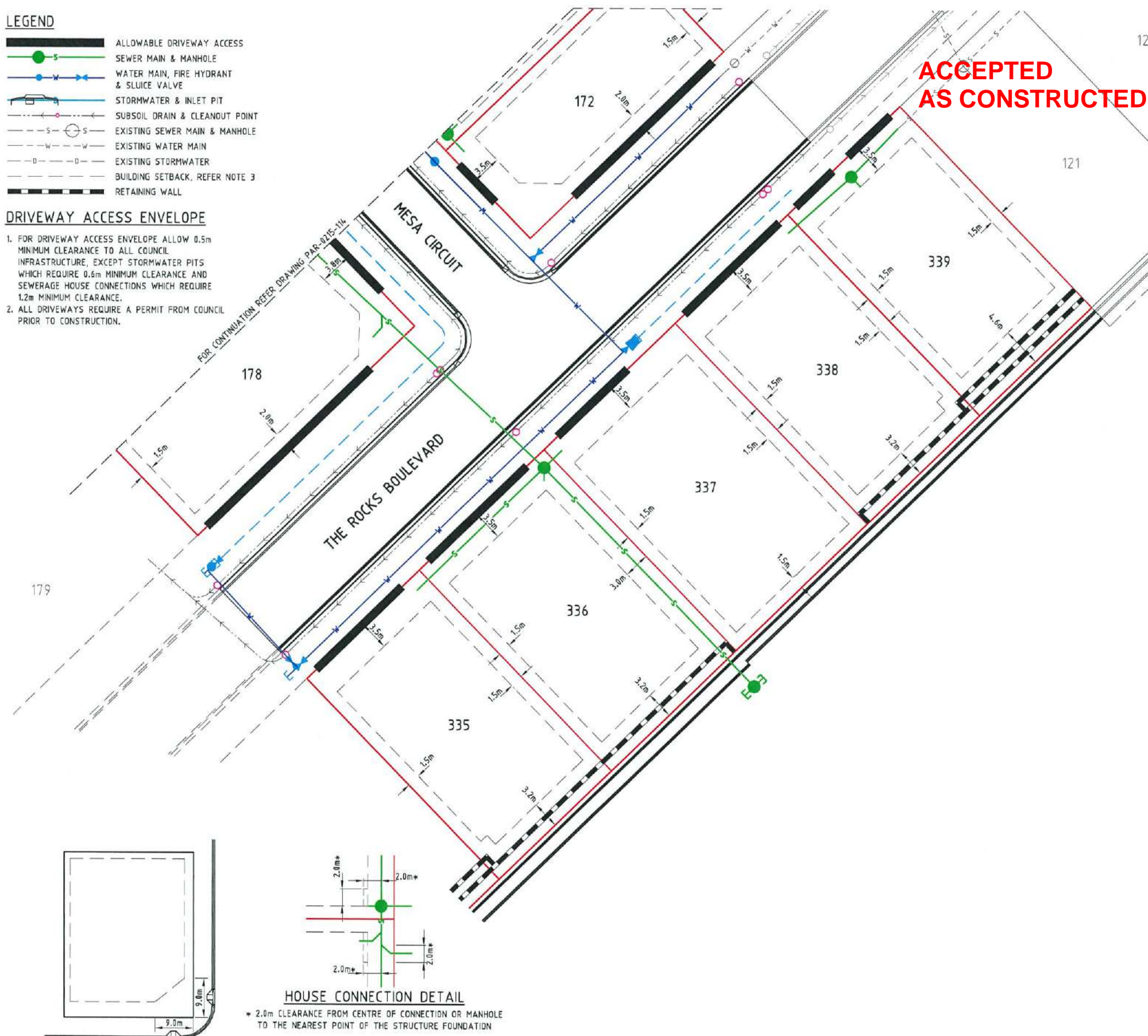
DRAWING No: **PAR-0215-114**
 REV: **A**

LEGEND

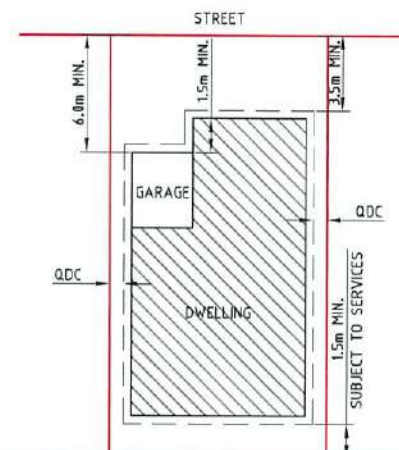
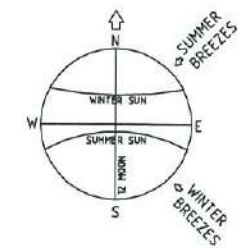
- ALLOWABLE DRIVEWAY ACCESS
- SEWER MAIN & MANHOLE
- WATER MAIN, FIRE HYDRANT & SLUICE VALVE
- STORMWATER & INLET PIT
- SUBSOIL DRAIN & CLEANOUT POINT
- EXISTING SEWER MAIN & MANHOLE
- EXISTING WATER MAIN
- EXISTING STORMWATER
- BUILDING SETBACK, REFER NOTE 3
- RETAINING WALL

DRIVEWAY ACCESS ENVELOPE

- FOR DRIVEWAY ACCESS ENVELOPE ALLOW 0.5m MINIMUM CLEARANCE TO ALL COUNCIL INFRASTRUCTURE, EXCEPT STORMWATER PITS WHICH REQUIRE 0.6m MINIMUM CLEARANCE AND SEWERAGE HOUSE CONNECTIONS WHICH REQUIRE 1.2m MINIMUM CLEARANCE.
- ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.



LIGHT POLES & TELSTRA PITS HAVE NOT BEEN SHOWN AS APPROVED PLANS HAVE NOT BEEN RECEIVED TO DATE



TYPICAL SETBACK REQUIREMENTS
NTS

BUILDING SETBACK

- "SETBACK" MEANS A LINE OR LINES PARALLEL TO ANY BOUNDARY OF A LOT BEYOND WHICH THE BUILDING OR OTHER STRUCTURE SHALL NOT ENCROACH, AND MEASURED AS THE SHORTEST HORIZONTAL DISTANCE FROM THE OUTERMOST PROJECTION OF THE BUILDING OR OTHER STRUCTURE TO THE VERTICAL PROJECTION OF THE LOT BOUNDARY (TOWNSVILLE CITY PLAN 2005, PAGE 491).
- THE BUILDING ENVELOPES ARE TO COMPLY WITH THE DESIGN CODE SHOWN ON THIS PLAN. GREATER SETBACKS MAY BE REQUIRED TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCIL'S POLICY ON BUILDING OVER OR ADJACENT TO SEWERS.
- DIMENSIONS SHOWN ARE QDC GROUND DWELLING ONLY AND DO NOT ACCOUNT FOR BATTERS OR RETAINING WALLS. A SITE INSPECTION IS REQUIRED PRIOR TO COMMENCEMENT OF DESIGN. REFER DESIGN CODE FOR UPPER FLOOR AND GARAGE SETBACKS.

ERGON SUBSTATIONS

- HABITABLE ROOMS REQUIRE A CLEARANCE OF 4m TO ERGON SUBSTATION SITES.

CORNER SIGHT LINES

- COMPLY WITH SIGHT LINES REQUIREMENT OF THE QUEENSLAND DEVELOPMENT CODE ON ROAD CORNERS. THIS IS TYPICALLY A 9m x 9m EXCLUSION ZONE BASED ON BOUNDARIES. FOR CLIPPED CORNERS AND LOTS WITH PARK FRONTAGES TYPICALLY THIS IS A 18m x 18m EXCLUSION ZONE BASED ON THE EDGE OF THE TRAFFIC LANE. REAR ACCESS LANES ARE EXEMPTED FROM THIS REQUIREMENT.

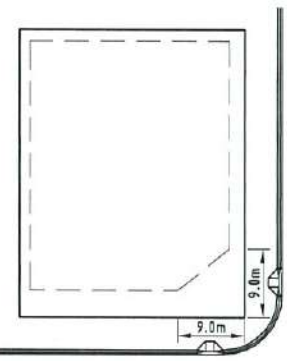
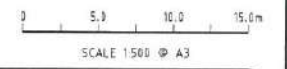
NOTES:

- 60% MAXIMUM SITE COVERAGE.
- FOR FRONT SETBACK TO GARAGE, MEASURE FROM THE FRONT BOUNDARY TO THE GARAGE OPENING (WALL).
- ALL OTHER SETBACKS ARE MEASURED FROM THE BOUNDARY TO THE OUTERMOST PROJECTION.

DESIGN CODE - ALL ALLOTMENTS

TYPE	HOUSE, FRONT LOADED
LOT ACCESS	FRONT
LOT DEPTH (MIN)	25m (20m WHERE 15m WIDTH PROPOSED)
LOT WIDTH (MIN)	12.5m
SITE COVERAGE	MAY EXCEED 50% IN RESPONSE TO CODE REQUIREMENTS, BUT NO MORE THAN 60% SITE COVERAGE.
SETBACK FRONT GROUND (MIN) AND UPPER (MIN)	3.5m
SETBACK FRONT GARAGE	6m AND 1.5m BEHIND FRONT OF DWELLING
SETBACK PRINCIPAL SIDE GROUND (MIN)	QDC
SETBACK PRINCIPAL SIDE UPPER (MIN)	QDC
SETBACK SECONDARY ROAD FRONTAGE (MIN)	2m
SETBACK PRINCIPAL REAR (MIN)	1.5m (SEWER LINES AND MANHOLES MAY ENFORCE GREATER SETBACKS)*
OUTBUILDING (SHED) WIDTH (MAX)	LESSER OF 50% OF REAR BOUNDARY OR 9m
OUTBUILDING (SHED) DEPTH (MAX)	9m
OUTBUILDING (SHED) REAR SETBACK	0-1.0m
OUTBUILDING (SHED) SIDE SETBACK	ZERO IF LOT 12.5m WIDE. AS PER PRINCIPAL SETBACK IF LOT >12.5m WIDE
FLOOR HEIGHT PRINCIPAL (MIN)	400mm
MAXIMUM STOREYS	AS PER THE APPLICABLE SCHEME
PRIVATE OPEN SPACE (MIN) (MAY BE COVERED)	4m x 4m
PARKING (MIN)	TWO (2), ONE OF WHICH MUST BE COVERED

*NOTE: CLEARANCES TO SEWER LINES AND MANHOLES ARE REQUIRED IN ACCORDANCE WITH COUNCIL POLICY.



HOUSE CONNECTION DETAIL

* 2.0m CLEARANCE FROM CENTRE OF CONNECTION OR MANHOLE TO THE NEAREST POINT OF THE STRUCTURE FOUNDATION

AS-CONSTRUCTED ISSUE



REAL PROPERTY DESCRIPTION:
LOTS 119-137 CANCELLING LOT 900 ON SP 252585

DRAWN: G.CAMPBELL
DESIGNED: G.CAMPBELL
CHECKED: P.VIERO
PROJECT MANAGER: P.PETERSEN

DATUM: AHD (DERIVED)
PSM 127952
RL 9.066
E: 69522.193
N: 91444.889

PROJECT DIRECTOR: D.GIBSON RPEQ 13230



DALGETY PLACE
84 DENHAM STREET
PO BOX 1110
TOWNSVILLE QLD 4810

Phone: (07) 4772 0666
Fax: (07) 4772 0566
Email: main@udpgroup.com.au
Web: www.udpgroup.com.au

PARKSIDE DEVELOPMENT PTY LTD

COSGROVE - STAGE 201
COSGROVE DRIVE, COSGROVE

BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN - SHEET 2 OF 2

DRAWING SIZE: A3 SCALE: 1:500 XREF: PAR-0215-XR-AS-CON DRAWING No. PAR-0215-115 REV: A

REV.	DATE	AS-CONSTRUCTED ISSUE	REVISIONS
A	06/02/15	AS-CONSTRUCTED ISSUE	

\\JOB DATA\PAR\0215\ENGINEERING DESIGN\DRAWINGS\AS-CONSTRUCTED\PAR-0215-115.DWG