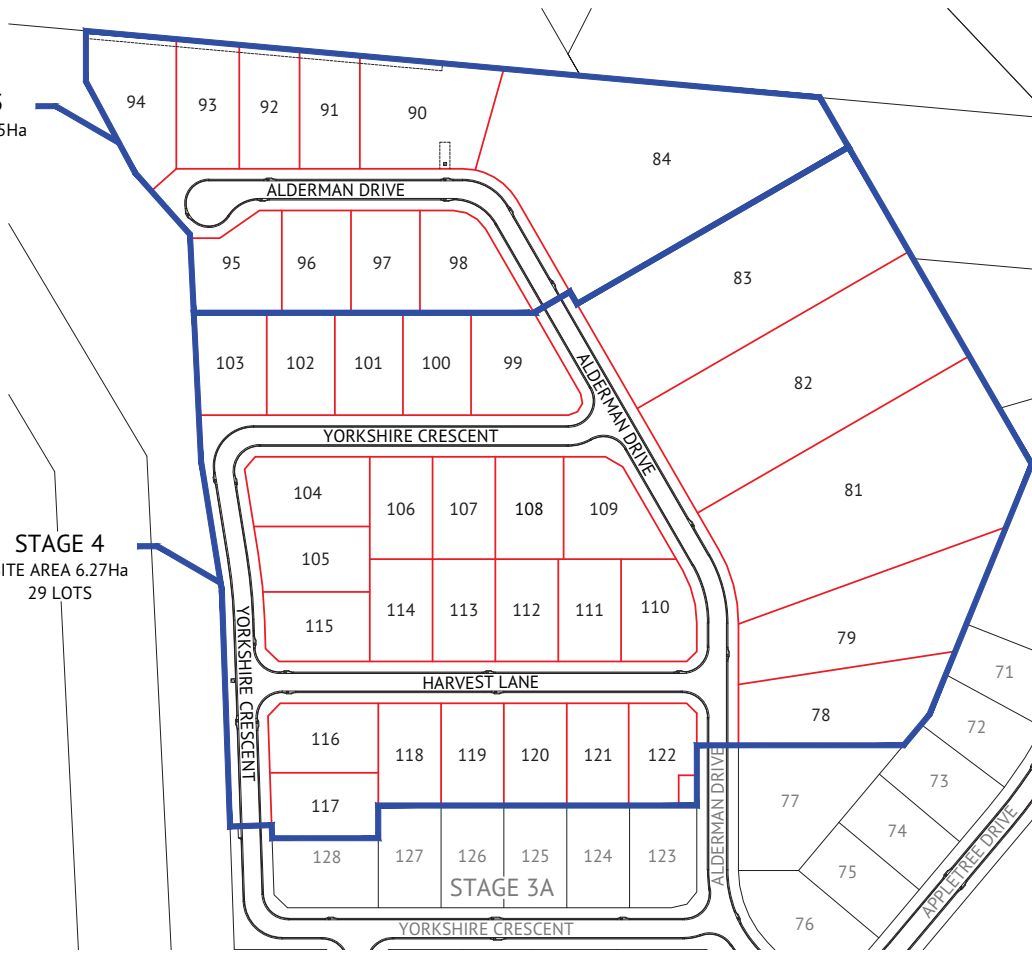




# THE ORCHARD – STAGE 4 & 5 DARLING ROAD, JENSEN FOR ELEMENTS NQ PTY LTD

STAGE 5  
SITE AREA 2.35Ha  
10 LOTS

STAGE 4  
SITE AREA 6.27Ha  
29 LOTS



DRAWING SCHEDULE	
DRAWING NO.	DRAWING TITLE
180	LOCALITY PLAN & DRAWING SCHEDULE
181	EARTHWORKS LAYOUT PLAN - SHEET 1
182	EARTHWORKS LAYOUT PLAN - SHEET 2
183	ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 1
184	ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 2
185	ALDERMAN DRIVE LONGITUDINAL SECTION
186	ALDERMAN DRIVE CROSS SECTIONS
187	YORKSHIRE CRESCENT LONGITUDINAL & CROSS SECTIONS
188	HARVEST LANE LONGITUDINAL & CROSS SECTIONS
189	ROADWORKS DETAILS PLAN
190	MISCELLANEOUS DETAILS PLAN
191	Q2 STORMWATER LONGITUDINAL SECTION - SHEET 1
192	Q2 STORMWATER LONGITUDINAL SECTION - SHEET 2
193	WATER RETICULATION PLAN - SHEET 1
194	WATER RETICULATION PLAN - SHEET 2
195	SEWERAGE RETICULATION PLAN - SHEET 1
196	SEWERAGE RETICULATION PLAN - SHEET 2
197	SEWERAGE LONGITUDINAL SECTION - SHEET 1
198	SEWERAGE LONGITUDINAL SECTION - SHEET 2

SURVEY BY BRAZIER MOTTI	
VERTICAL ALIGNMENT BASED ON	
PSM 130676	RL = 19.506
PSM 106258	RL = 17.525
PSM 121574	RL = 16.902
PSM 131697	RL = 16.732
HORIZONTAL ALIGNMENT BASED ON THE FOLLOWING PSM AND THEIR COORDINATES	
PSM 131697	
PSM 56629	
PSM 98041	
PSM 130676	
PSM 121640	
PSM 106258	

LOCALITY PLAN  
LOT 1 ON RP800747  
LOT 2000 ON SP321633

TOWNSVILLE EARTHMOVING DO HEREBY CERTIFY THAT THE WORKS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS APPROVED BY COUNCIL FOR THE CONSTRUCTION OF THE PROJECT.

PREMISE DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

RPEP 13231  
DATE 18/11/22

AUTHORISED DELEGATE  
DATE 18/11/22

Client:	ELEMENTS NQ PTY LTD
Project:	AS CONSTRUCTED - THE ORCHARD 4 & 5 DARLING ROAD, JENSEN LOCALITY PLAN & DRAWING SCHEDULE
Local Authority:	Townsville City Council

Date:	18th November, 2022
Sheet:	1 of 1 Sheets
Scale:	AS SHOWN
Plan No:	27687/180 A
<small>braziermotti.com.au</small> 	

No.	Date	Details	Check
A	16.11.22	Original Issue	FAT

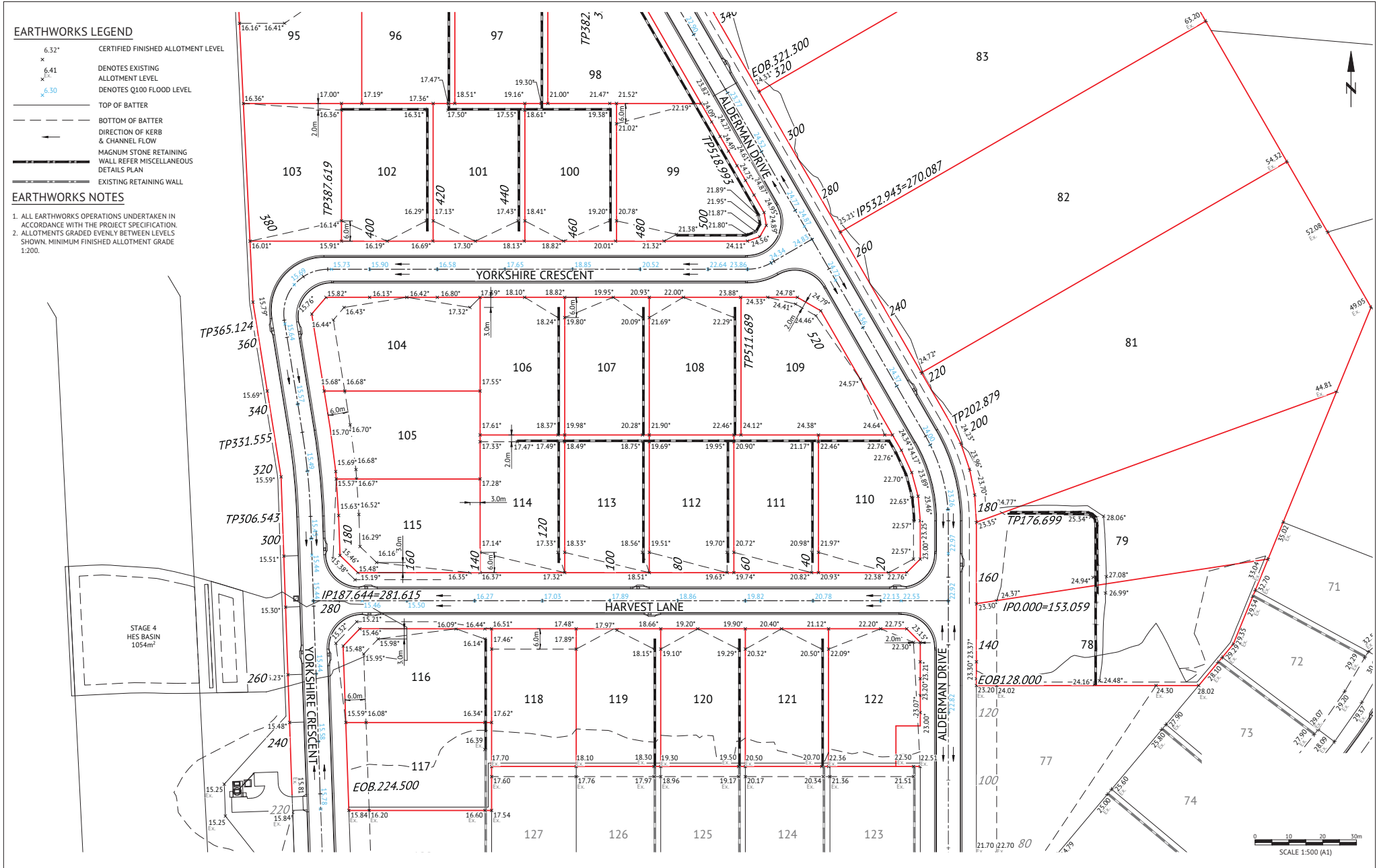
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S.M. Used:	PA020766 RL 30.364
Coordinate Projection:	Plane
Coordinate Datum:	Arbitrary
Origin of Coordinates:	PA0200736
Meridian:	MSA Zone 55
Map Reference:	
Contour Interval:	
Job No:	27687-88-01
File No:	27687_180A.dwg
Surveyed by:	BM
Drawn:	MM
Approved:	

**EARTHWORKS LEGEND**

- 6.32' CERTIFIED FINISHED ALLOTMENT LEVEL
- x DENOTES EXISTING ALLOTMENT LEVEL
- 6.41 DENOTES EXISTING ALLOTMENT LEVEL
- x 6.30 DENOTES Q100 FLOOD LEVEL
- TOP OF BATTER
- BOTTOM OF BATTER
- DIRECTION OF KERB & CHANNEL FLOW
- MAGNUM STONE RETAINING WALL REFER MISCELLANEOUS DETAILS PLAN
- EXISTING RETAINING WALL

**EARTHWORKS NOTES**

1. ALL EARTHWORKS OPERATIONS UNDERTAKEN IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
2. ALLOTMENTS GRADED EVENLY BETWEEN LEVELS SHOWN. MINIMUM FINISHED ALLOTMENT GRADE 1.200.




No.	Date	Details	Check
A	16.11.22	Original Issue	GED

Level Datum: AHD (DERIVED)  
 B.M. Used: PA020766 RL 36.264  
 Coordinate Projection: Plane  
 Coordinate Datum: Arbitrary  
 Origin of Coordinates: PM200736  
 Meridian: MGA Zone 55  
 Map Reference:  
 Contour Interval:  
 Job No: 27687\_181A.dwg  
 File No: 27687\_181A.dwg

E: 62389.14  
 N: 94992.02


Surveyed by: BM  
 Drawn: MM  
 Approved:

BRAZIER MOTTI PTY LTD (ACN 066 411 041), 595 Flinders Street, Townsville hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by asterisks (\*) insofar as they have been constructed for submission.



18/11/22

TOWNSVILLE EARTHMOVING DO HEREBY CERTIFY THAT THE WORKS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS APPROVED BY COUNCIL FOR THE CONSTRUCTION OF THE PROJECT.

AUTHORISED DELEGATE   
 DATE 18/11/22

PREMISE DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

RPEP 13221  
 DATE 18/11/22.

Client: **ELEMENTS NQ PTY LTD**

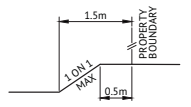
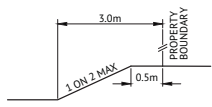
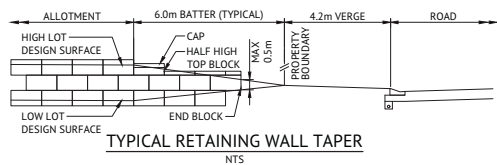
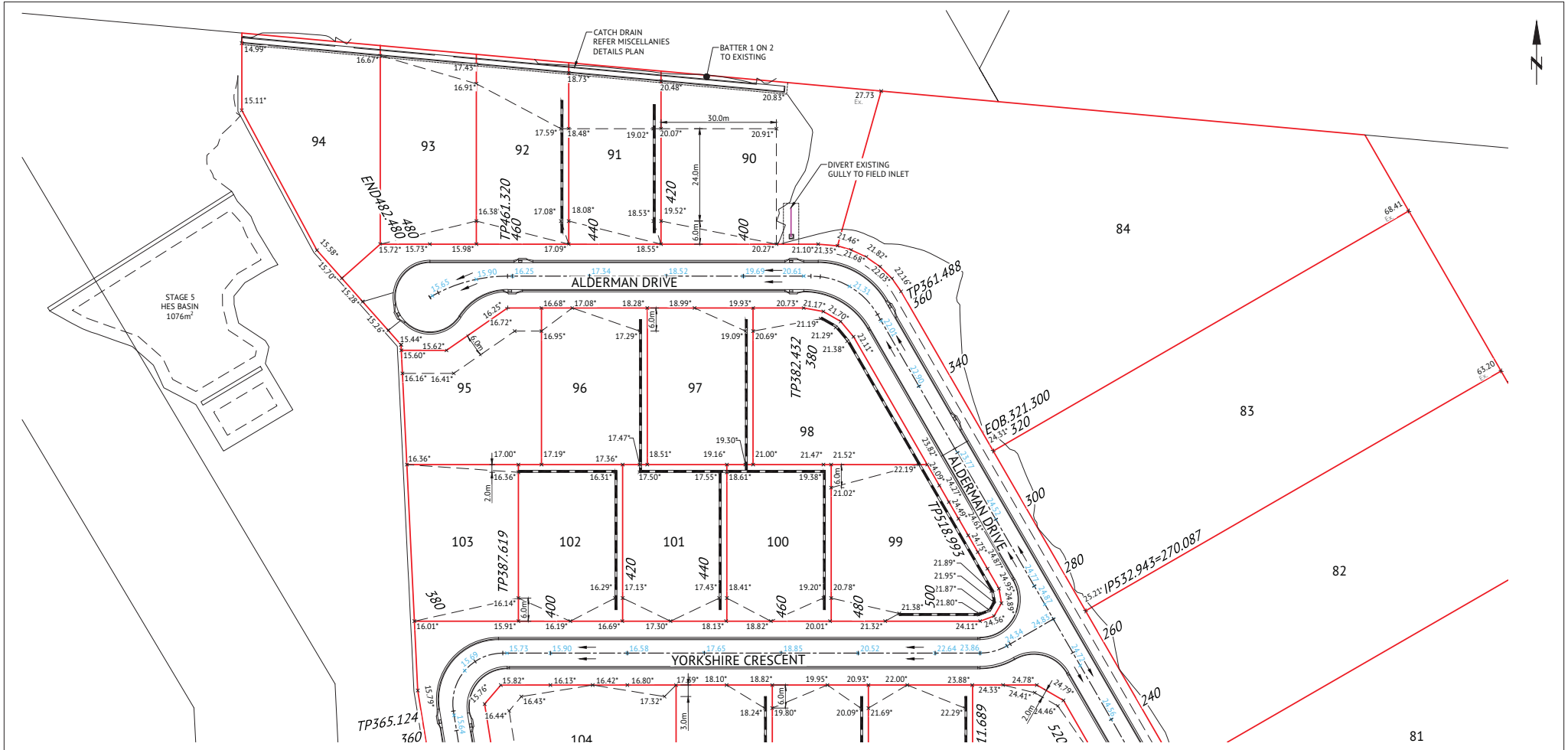
Project: **AS CONSTRUCTED - THE ORCHARD 4 & 5 DARLING ROAD, JENSEN EARTHWORKS LAYOUT PLAN - SHEET 1**

Local Authority: Townsville City Council      Locality:

Date: 16th November, 2022  
 Sheet: 07 of 1 Sheets  
 Scale: AS SHOWN  
 Plan No: 27687/181 A

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 TOWNPLANNING  
 PROJECTMANAGEMENT  
 MAPPING/GIS

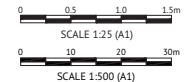


**EARTHWORKS LEGEND**

6.32'	CERTIFIED FINISHED ALLOTMENT LEVEL
x	
6.41	DENOTES EXISTING ALLOTMENT LEVEL
x	
6.30	DENOTES Q100 FLOOD LEVEL
x	
---	TOP OF BATTER
---	BOTTOM OF BATTER
←	DIRECTION OF KERB & CHANNEL FLOW
---	MAGNUM STONE RETAINING WALL REFER MISCELLANEOUS DETAILS PLAN
---	EXISTING RETAINING WALL

- EARTHWORKS NOTES**
1. ALL EARTHWORKS OPERATIONS UNDERTAKEN IN ACCORDANCE WITH THE PROJECT SPECIFICATION.
  2. ALLOTMENTS GRADED EVENLY BETWEEN LEVELS SHOWN. MINIMUM FINISHED ALLOTMENT GRADE 1:200.



No.	Date	Details	Check
A	16.11.22	Original Issue	GED

Level Datum: AHD (DERIVED)  
 8.M Used: PKA200736 RL 36.564  
 Coordinate Projection: Plane  
 Coordinate Datum: Arbitrary  
 Origin of Coordinates: PKA200736  
 Meridian: MGA Zone 55  
 Map Reference:  
 Contour Interval:  
 Job No: 27687-182-01  
 File No: 27687\_182A.dwg

E: 62389.14  
 N: 94092.02  
 Surveyed by: BM  
 Drawn: MM  
 Approved:

BRAZIER MOTTI PTY LTD (ACN 066 411 041), 595 Flinders Street, Townsville hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by asterisks (\*) where they have been constructed for subdivision.

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AUTHORISED DELEGATE  
 DATE 18/11/22

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RPED 13231  
 DATE 18/11/22

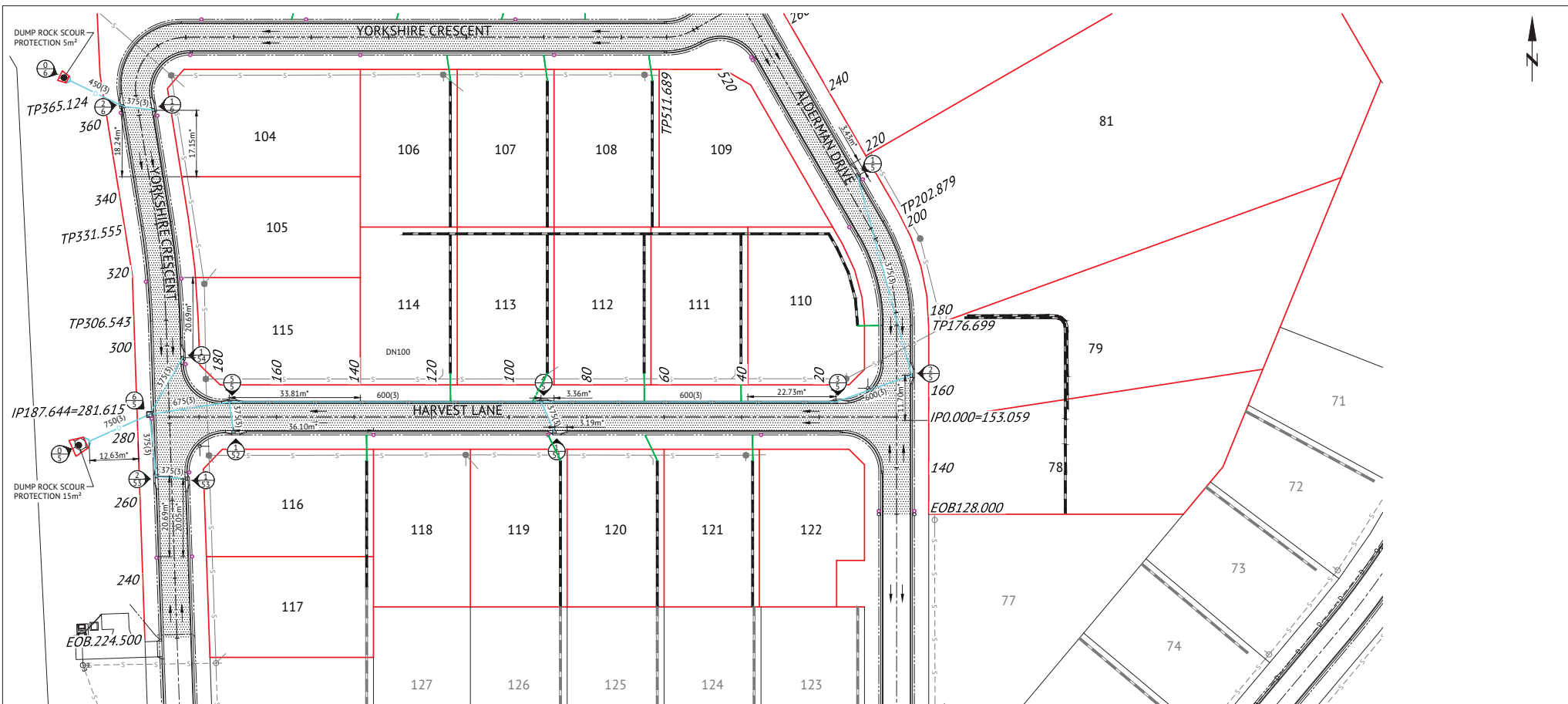
Client: **ELEMENTS NQ PTY LTD**

Project: **AS CONSTRUCTED - THE ORCHARD 4 & 5 DARLING ROAD, JENSEN EARTHWORKS LAYOUT PLAN - SHEET 2**

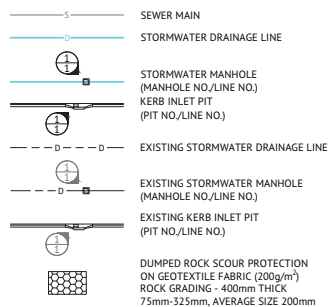
Local Authority: Townsville City Council      Locality:

Date: 16th November, 2022  
 Sheet 2 of 1 Sheets  
 Scale: AS SHOWN  
 Plan No: 27687/182 A

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 SURVEYING  
 TOWN PLANNING  
 PROJECT MANAGEMENT  
 MAPPING & CAD



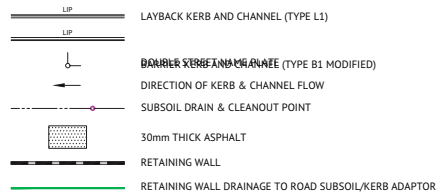
**STORMWATER LEGEND:**



**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 CUTS MADE USING A MASONRY SAW.
4. ALL TRENCHES UNDER ROAD PAVEMENT (INCLUDING FUTURE) BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL.

**ROADWORKS LEGEND**



**ROADWORKS NOTES**

1. ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
2. ALL SUBSOIL DRAINS GRADED AT MINIMUM 0.5% FROM HIGH POINT TO OUTLET, UNLESS NOTED OTHERWISE.



No.	Date	Details	Check
A	16.11.22	Original Issue	IED

Level Datum: AHD (DERIVED)	B.M. Used: PA020736 RL 36.264
Coordinate Projection: Plane	Coordinate Datum: Arbitrary
Origin of Coordinates: PA0200736	E: 62389.14
Meridian: MGA Zone 55	N: 94972.02
Map Reference:	
Contour Interval:	
Surveyed by: BM	Drawn: MM
Job No: 27687_183-A1	Approved:
File No: 27687_183-A1.dwg	

BRAZIER MOTTI PTY LTD (ACN 066 411 041), 595 Flinders Street, Townsville hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by asterisks (\*) if they have been constructed for subdivision.

17/11/22

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AUTHORISED DELEGATE DATE 18/11/22

PREMISE DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

RPEP 13231  
DATE 18/11/22

Client: **ELEMENTS NQ PTY LTD**

Project: **AS CONSTRUCTED - THE ORCHARD 4 & 5 DARLING ROAD, JENSEN ROADWORKS & STORMWATER DRAINAGE PLAN - SHEET 1**

Local Authority: Townsville City Council

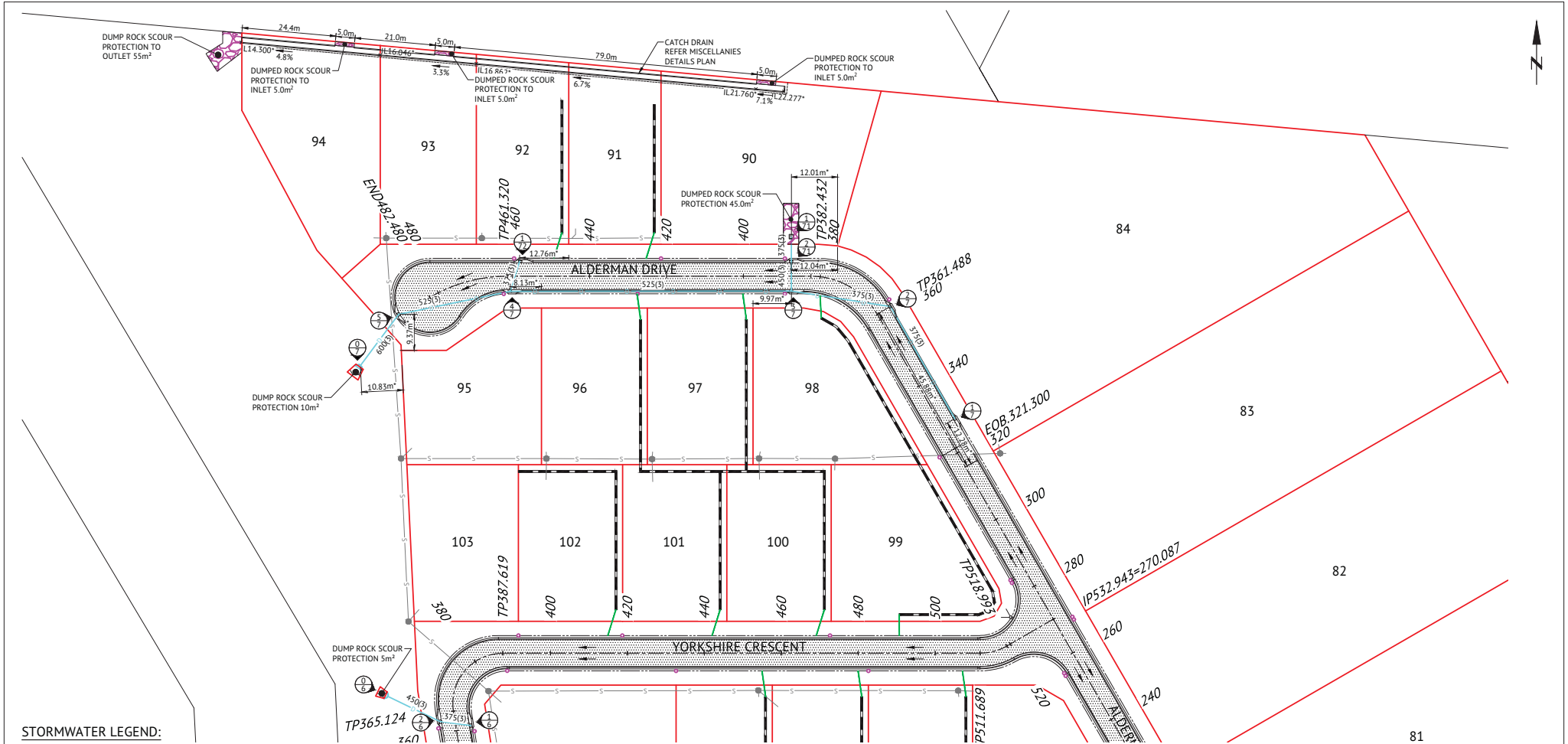
Date: 16th November, 2022

Sheet 1 of 1 Sheets

Scale: AS SHOWN A1

Plan No: 27687/183 A

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TOWNPLANNING  
PROJECTMANAGEMENT  
MAPPING/GIS



**STORMWATER LEGEND:**

- SEWER MAIN
- 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.)
- DUMPED ROCK SCOUR PROTECTION ON GEOTEXTILE FABRIC (200g/m<sup>2</sup>) ROCK GRADING - 400mm THICK 75mm-325mm, AVERAGE SIZE 200mm

**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 CUTS MADE USING A MASONRY SAW.
4. ALL TRENCHES UNDER ROAD PAVEMENT (INCLUDING FUTURE) BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL.

**ROADWORKS LEGEND**

- LAYBACK KERB AND CHANNEL (TYPE L1)
- BARRIER KERB AND CHANNEL (TYPE B1 MODIFIED)
- DOUBLE STREET NAME PLATE
- DIRECTION OF KERB & CHANNEL FLOW
- SUBSOIL DRAIN & CLEANOUT POINT
- 30mm THICK ASPHALT
- RETAINING WALL
- RETAINING WALL DRAINAGE TO ROAD SUBSOIL/KERB ADAPTOR

**ROADWORKS NOTES**

1. ALL WORKS CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND SPECIFICATIONS, UNLESS NOTED OTHERWISE.
2. ALL SUBSOIL DRAINS GRADED AT MINIMUM 0.5% FROM HIGH POINT TO OUTLET, UNLESS NOTED OTHERWISE.



No.	Date	Details	Check
A	16.11.22	Original Issue	GED

Level Datum: AHD (DERIVED)	8.M. Used: PRAD0716 (N. 36.264)
Coordinate Projection: Plane	Coordinate Datum: Arbitrary
Origin of Coordinates: PM200736	Mercator: MGA Zone 55
Map Reference:	E: 62389.34
Contour Interval:	N: 94992.02
Job No: 27687_184-01	Surveyed by: BM
File No: 27687_184A.dwg	Drawn: MEM
	Approved:

BRAZIER MOTTI PTY LTD (ACN 066 411 041), 595 Flinders Street, Townsville hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by asterisks (\*) where they have been constructed for subdivision.

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18/11/22

AUTHORISED DELEGATE

DATE 18/11/22

PREMISE DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

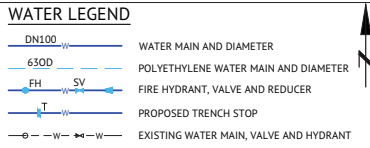
RPEQ 13231

DATE 18/11/22

Client:	<b>ELEMENTS NQ PTY LTD</b>	Date: 16th November, 2022
Project:	<b>AS CONSTRUCTED - THE ORCHARD 4 &amp; 5 DARLING ROAD, JENSEN ROADWORKS &amp; STORMWATER DRAINAGE PLAN - SHEET 2</b>	Sheet: 1 of 1 Sheets
Local Authority: Townsville City Council	Locality:	Scale: AS SHOWN
		Plan No: 27687/184 A

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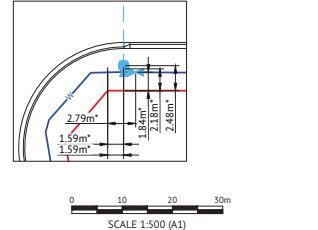
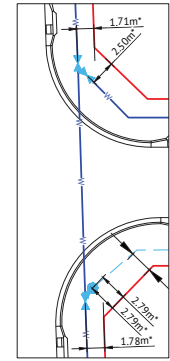
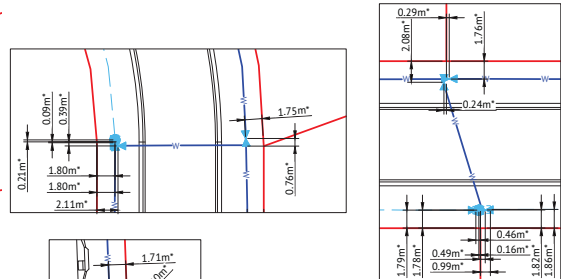
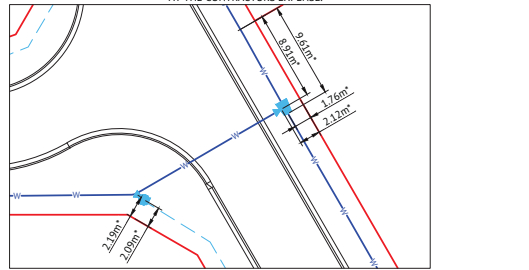
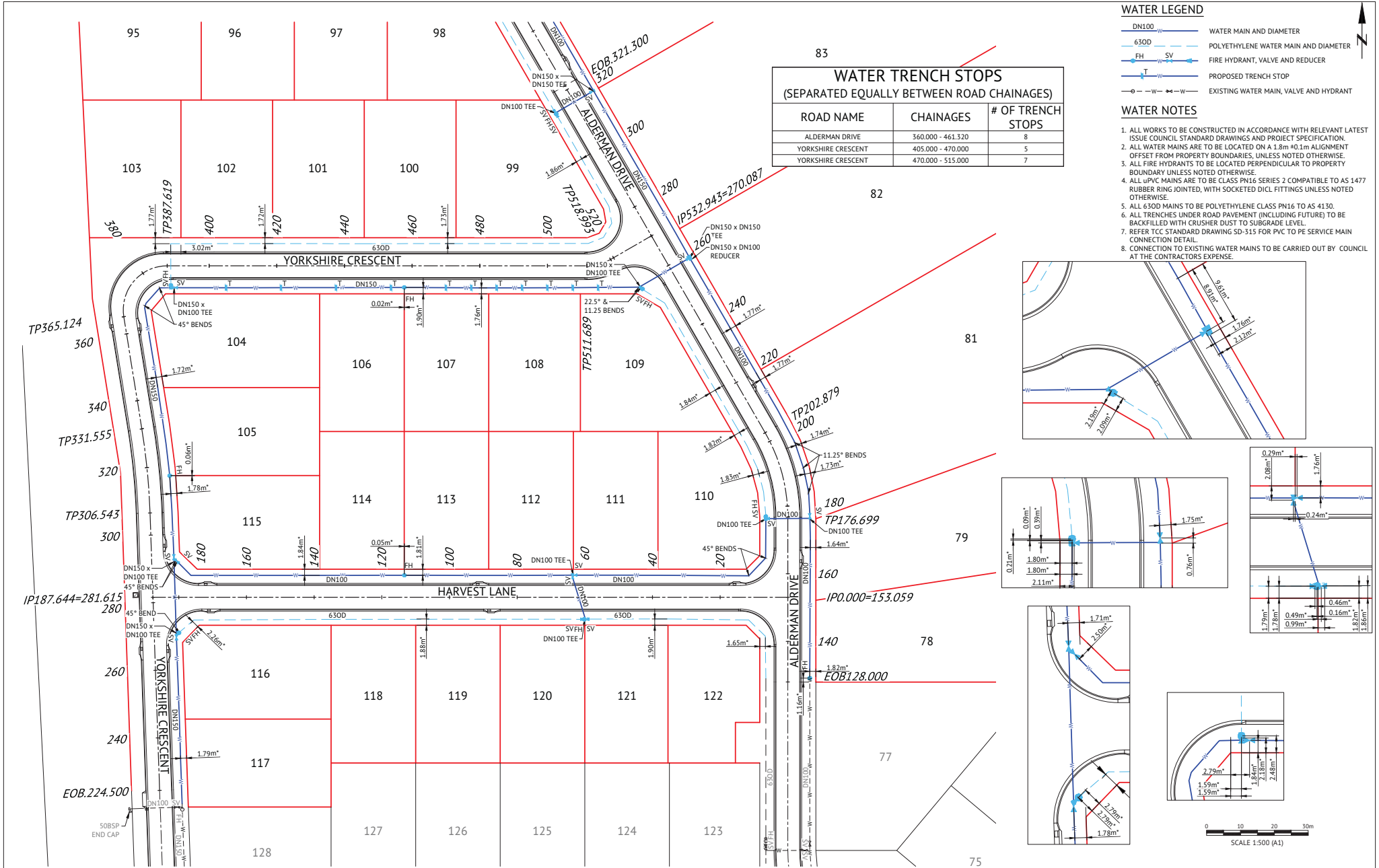
SURVEYING  
TOWNSHIP  
PROJECTMANAGEMENT  
MAPPING/AS



### WATER TRENCH STOPS (SEPARATED EQUALLY BETWEEN ROAD CHAINAGES)

ROAD NAME	CHAINAGES	# OF TRENCH STOPS
ALDERMAN DRIVE	360.000 - 461.320	8
YORKSHIRE CRESCENT	405.000 - 470.000	5
YORKSHIRE CRESCENT	470.000 - 515.000	7

- ### WATER NOTES
- ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND PROJECT SPECIFICATION.
  - ALL WATER MAINS ARE TO BE LOCATED ON A 1.8m ± 0.1m ALIGNMENT OFFSET FROM PROPERTY BOUNDARIES, UNLESS NOTED OTHERWISE.
  - ALL FIRE HYDRANTS TO BE LOCATED PERPENDICULAR TO PROPERTY BOUNDARY UNLESS NOTED OTHERWISE.
  - ALL uPVC MAINS ARE TO BE CLASS PN16 SERIES 2 COMPATIBLE TO AS 1477 RUBBER RING JOINTED, WITH SOCKETED D1CL FITTINGS UNLESS NOTED OTHERWISE.
  - ALL 630D MAINS TO BE POLYETHYLENE CLASS PN16 TO AS 4130.
  - ALL TRENCHES UNDER ROAD PAVEMENT (INCLUDING FUTURE) TO BE BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL.
  - REFER FCC STANDARD DRAWING SD-315 FOR PVC TO PE SERVICE MAIN CONNECTION DETAIL.
  - CONNECTION TO EXISTING WATER MAINS TO BE CARRIED OUT BY COUNCIL AT THE CONTRACTORS EXPENSE.



0 10 20 30m  
SCALE 1:500 (A1)

No.	Date	Details	Check
A	16.11.22	Original Issue	GED

Level Datum:	ARD (DERIVED)
B.M. Used:	PA020795 RL 36.264
Coordinate Projection:	Plane
Coordinate Datum:	Arbitrary
Origin of Coordinates:	PK0200795
Meridian:	MSA Zone 55
Map Reference:	
Contour Interval:	
Job No:	27687_193A.dwg
File No:	27687_193A.dwg
E:	62389.14
N:	94970.02
Surveyed by:	BM
Drawn:	MM
Approved:	

BRAZIER MOTTI PTY LTD (ACN 066 411 041), 595 Flinders Street, Townsville hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by asterisks (\*) (if any) as they have been constructed for subdivision.

18/11/22

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18/11/22

AUTHORISED DELEGATE  
DATE 18/11/22

PREMISE DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

RPEP 13231  
DATE 18/11/22

Client:	<b>ELEMENTS NQ PTY LTD</b>	Date:	16th November, 2022
Project:	<b>AS CONSTRUCTED - THE ORCHARD 4 &amp; 5 DARLING ROAD, JENSEN WATER RETICULATION PLAN - SHEET 1</b>	Sheet:	of 1 Sheets
Local Authority:	Townsville City Council	Scale:	AS SHOWN
Locality:		Plan No.:	27687/193 A

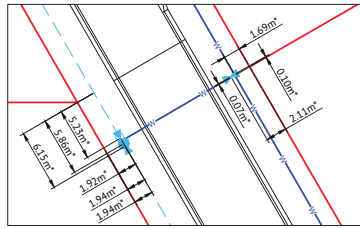
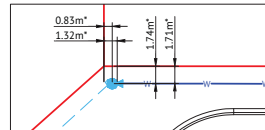
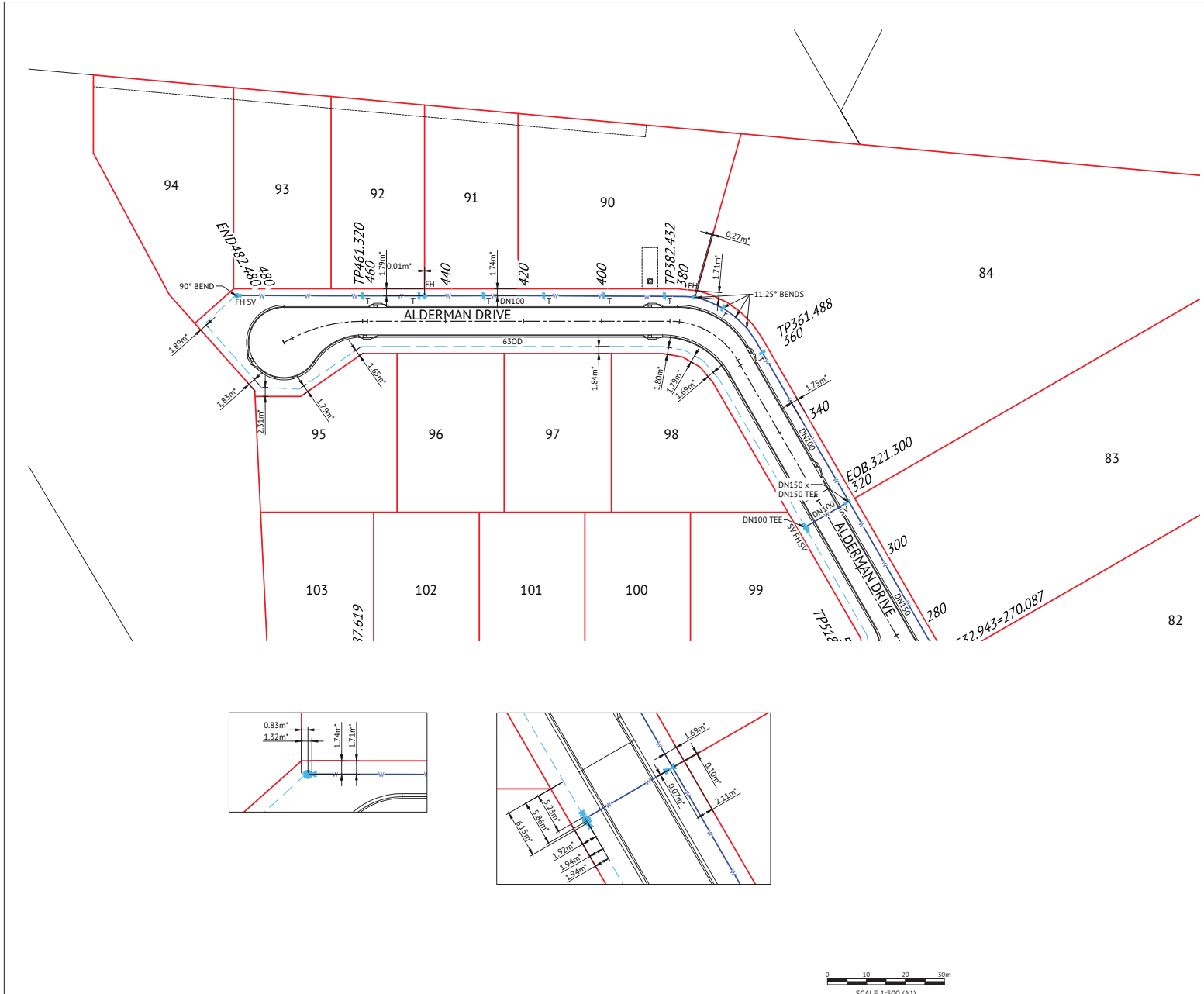
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SURVEYING  
TOWN PLANNING  
PROJECT MANAGEMENT  
MAPPING & GIS

**WATER LEGEND**

- DN100 WATER MAIN AND DIAMETER
- 630D POLYETHYLENE WATER MAIN AND DIAMETER
- FH FIRE HYDRANT, VALVE AND REDUCER
- PROPOSED TRENCH STOP
- EXISTING WATER MAIN, VALVE AND HYDRANT

**WATER NOTES**

1. ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND PROJECT SPECIFICATION.
2. ALL WATER MAINS ARE TO BE LOCATED ON A 1.8m ±0.1m ALIGNMENT OFFSET FROM PROPERTY BOUNDARIES, UNLESS NOTED OTHERWISE.
3. ALL FIRE HYDRANTS TO BE LOCATED PERPENDICULAR TO PROPERTY BOUNDARY UNLESS NOTED OTHERWISE.
4. ALL uPVC MAINS ARE TO BE CLASS PN16 SERIES 2 COMPATIBLE TO AS 1477 RUBBER RING JOINTED, WITH SOCKETED DCL FITTINGS UNLESS NOTED OTHERWISE.
5. ALL 630D MAINS TO BE POLYETHYLENE CLASS PN16 TO AS 4130.
6. ALL TRENCHES UNDER ROAD PAVEMENT (INCLUDING FUTURE) TO BE BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL.
7. REFER TCC STANDARD DRAWING SD-315 FOR PVC TO PE SERVICE MAIN CONNECTION DETAIL.
8. CONNECTION TO EXISTING WATER MAINS TO BE CARRIED OUT BY COUNCIL AT THE CONTRACTORS EXPENSE.



No.	Date	Details	Check
A	16.11.22	Original Issue	GED

Level Datum: AHD (DERIVED)  
 B.M. Used: PA200795 RL 361.364  
 Coordinate Projection: Plane  
 Coordinate Datum: Arbitrary  
 Origin of Coordinates: PA200795  
 Meridian: MGA Zone 55  
 Map Reference:  
 Contour Interval:  
 Surveyed by: BM  
 Drawn: MM  
 File No: 27687\_194A.dwg  
 Approved:

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 Townsville hereby certify that this Drawing accurately and correctly  
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17-11-22

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AUTHORISED DELEGATE   
 DATE 18/11/22

PREMISE DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

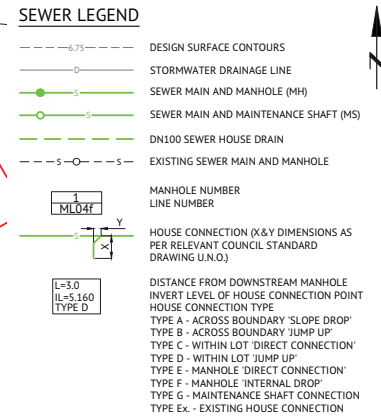
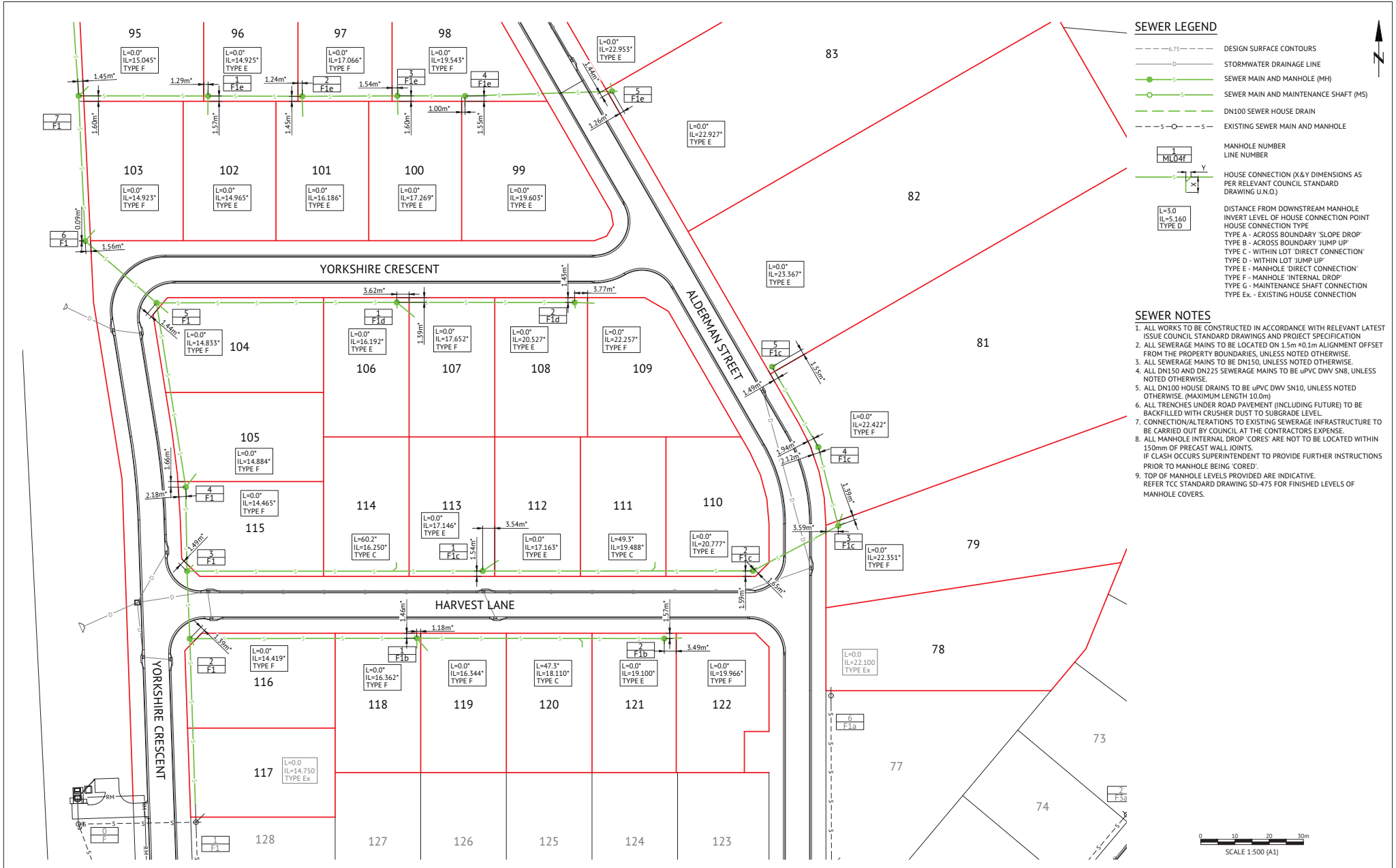
RPEQ 13231  
 DATE 18/11/22

Client: **ELEMENTS NQ PTY LTD**  
 Project: **AS CONSTRUCTED - THE ORCHARD 4 & 5 DARLING ROAD, JENSEN WATER RETICULATION PLAN - SHEET 2**  
 Local Authority: Townsville City Council  
 Locality:

Date: 16th November, 2022  
 Sheet 2 of 1 Sheets  
 Scale: AS SHOWN A1  
 Plan No: 27687/194 A

braziermotti.com.au  
 SURVEYING  
 TOWNPLANNING  
 PROJECTMANAGEMENT  
 MAPPING&GIS

EARTH MOVING



- ### SEWER NOTES
- ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT LATEST ISSUE COUNCIL STANDARD DRAWINGS AND PROJECT SPECIFICATION
  - ALL SEWERAGE MAINS TO BE LOCATED ON 1.5m ±0.1m ALIGNMENT OFFSET FROM THE PROPERTY BOUNDARIES, UNLESS NOTED OTHERWISE.
  - ALL SEWERAGE MAINS TO BE DN150, UNLESS NOTED OTHERWISE.
  - ALL DN150 AND DN225 SEWERAGE MAINS TO BE uPVC DWV S/N8, UNLESS NOTED OTHERWISE.
  - ALL DN100 HOUSE DRAINS TO BE uPVC DWV S/N10, UNLESS NOTED OTHERWISE. (MAXIMUM LENGTH 10.0m)
  - ALL TRENCHES UNDER ROAD PAVEMENT (INCLUDING FUTURE) TO BE BACKFILLED WITH CRUSHER DUST TO SUBGRADE LEVEL.
  - CONNECTION/ALTERATIONS TO EXISTING SEWERAGE INFRASTRUCTURE TO BE CARRIED OUT BY COUNCIL AT THE CONTRACTORS EXPENSE.
  - ALL MANHOLE INTERNAL DROP 'CORES' ARE NOT TO BE LOCATED WITHIN 150mm OF PRECAST WALL JOINTS.  
IF CLASH OCCURS SUPERINTENDENT TO PROVIDE FURTHER INSTRUCTIONS PRIOR TO MANHOLE BEING 'CORED'.
  - TOP OF MANHOLE LEVELS PROVIDED ARE INDICATIVE.  
REFER TCC STANDARD DRAWING SD-475 FOR FINISHED LEVELS OF MANHOLE COVERS.



No.	Date	Details	Check
A	16.11.22	Original Issue	GED

Level Datum: AHD (DERIVED)  
 B.M. Used: PK200736 RL 36.264  
 Coordinate Projection: Plane  
 Coordinate Datum: Arbitrary  
 Origin of Coordinates: PK200736  
 Meridian: MGA Zone 55  
 Map Reference:  
 Contour Interval:  
 Surveyed by: BM  
 Job No: 27687\_195A.dwg  
 File No: 27687\_195A.dwg

BRAZIER MOTTI PTY LTD (ACN 066 411 041), 595 Flinders Street, Townsville hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by asterisks (\*) hereon as they have been constructed for subdivision.

17/11/22

TOWNSVILLE EARTHMOVING DO HEREBY CERTIFY THAT THE WORKS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS APPROVED BY COUNCIL FOR THE CONSTRUCTION OF THE PROJECT.

AUTHORISED DELEGATE  
DATE 18/11/22

PREMISE DO HEREBY CERTIFY THAT THE WORKS AS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS REFLECT ANY CHANGES THAT WERE MADE DURING THE COURSE OF CONSTRUCTION.

RPED 13231  
DATE 18/11/22

Client: **ELEMENTS NQ PTY LTD**

Project: **AS CONSTRUCTED - THE ORCHARD 4 & 5 DARLING ROAD, JENSEN SEWERAGE RETICULATION PLAN - SHEET 1**

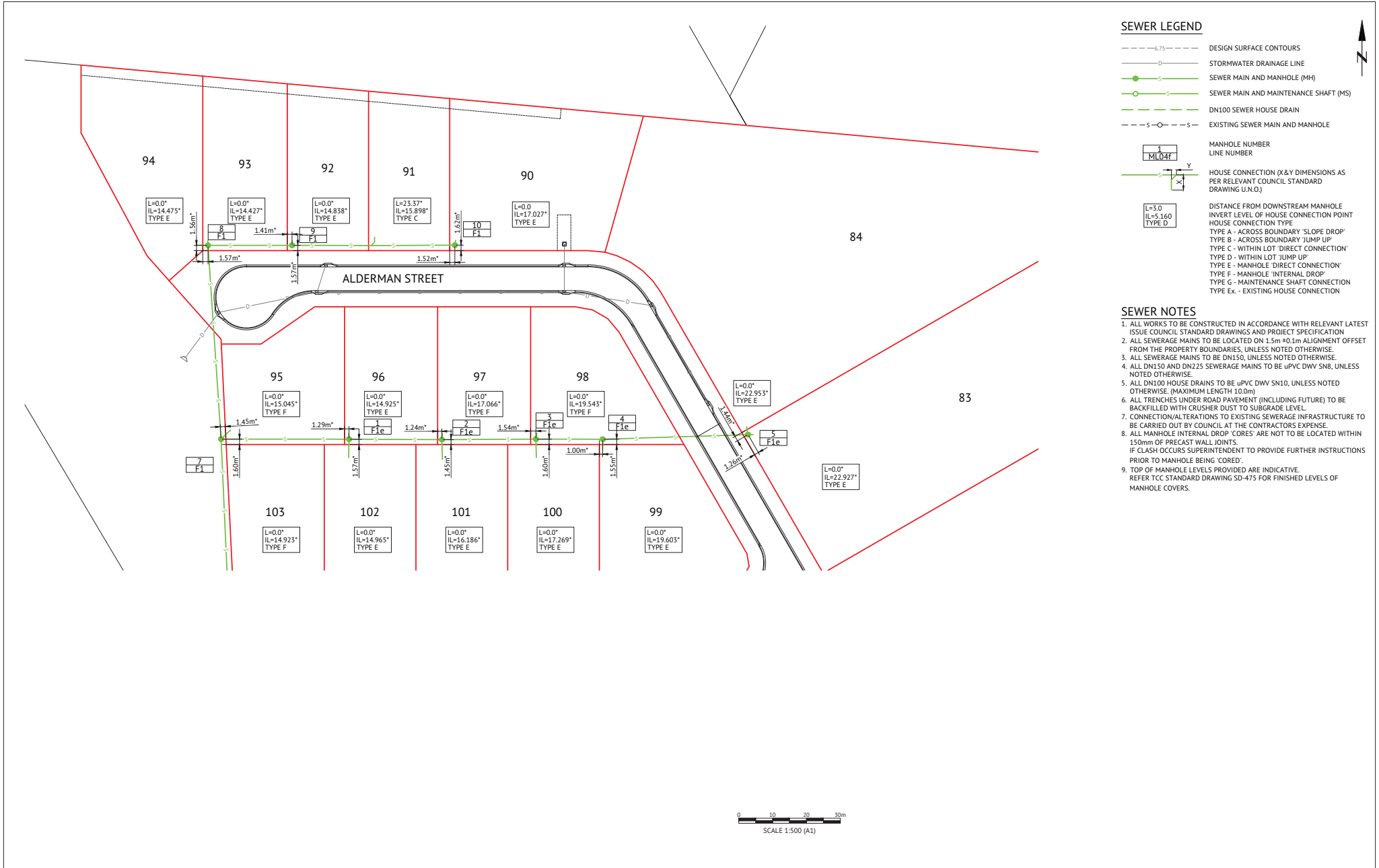
Date: 16th November, 2022  
 Sheet: 07 of 1 Sheets  
 Scale: AS SHOWN  
 Plan No: 27687/195 A

Local Authority: Townsville City Council  
 Locality:

Elements







**SEWER LEGEND**

- 6.75--- DESIGN SURFACE CONTOURS
- D--- STORMWATER DRAINAGE LINE
- S--- SEWER MAIN AND MANHOLE (MH)
- S--- SEWER MAIN AND MAINTENANCE SHAFT (MS)
- S--- DN100 SEWER HOUSE DRAIN
- S--- EXISTING SEWER MAIN AND MANHOLE
- MANHOLE NUMBER  
LINE NUMBER
- HOUSE CONNECTION (X&Y DIMENSIONS AS PER RELEVANT COUNCIL STANDARD DRAWING U.N.O.)
- DISTANCE FROM DOWNSTREAM MANHOLE  
INVERT LEVEL OF HOUSE CONNECTION POINT  
HOUSE CONNECTION TYPE  
TYPE A - ACROSS BOUNDARY 'SLOPE DROP'  
TYPE B - ACROSS BOUNDARY 'JUMP UP'  
TYPE C - WITHIN LOT 'DIRECT CONNECTION'  
TYPE D - WITHIN LOT 'JUMP UP'  
TYPE E - MANHOLE 'DIRECT CONNECTION'  
TYPE F - MANHOLE 'INTERNAL DROP'  
TYPE G - MAINTENANCE SHAFT CONNECTION  
TYPE Ex - EXISTING HOUSE CONNECTION

**SEWER NOTES**

1. ALL WORKS TO BE 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.
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7. CONNECTION/ALTERATIONS TO EXISTING SEWERAGE INFRASTRUCTURE TO BE CARRIED OUT BY COUNCIL AT THE CONTRACTORS EXPENSE.
8. ALL MANHOLE INTERNAL DROP 'CORES' ARE NOT TO BE LOCATED WITHIN 150mm OF PRECAST WALL JOINTS. IF CLASH OCCURS SUPERINTENDENT TO PROVIDE FURTHER INSTRUCTIONS PRIOR TO MANHOLE BEING 'CORED'.
9. TOP OF MANHOLE LEVELS PROVIDED ARE INDICATIVE. REFER TCC STANDARD DRAWING SD-475 FOR FINISHED LEVELS OF MANHOLE COVERS.




No.	Date	Details	Check
A	16.11.22	Original Issue	GED

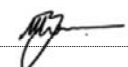
  

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Coordinate Projection: Plane	Coordinate Datum: Arbitrary
Origin of Coordinates: PKA200736	E: 62389.14
Mercator: MGA Zone 55	N: 94992.02
Map Reference:	
Contour Interval:	Surveyed by: BM
Job No: 27687-196A-01	Drawn: MM
File No: 27687_196A.dwg	Approved:

BRAZIER MOTTI PTY LTD (ACN 066 411 041), 595 Flinders Street, Townsville hereby certify that this Drawing accurately and correctly describes and records the nature and location of the works depicted by asterisks (\*) if they have been constructed for subdivision.



TOWNSVILLE EARTHMOVING DO HEREBY CERTIFY THAT THE WORKS SHOWN ON THE 'AS CONSTRUCTED' DRAWINGS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DRAWINGS AND CONTRACT DOCUMENTS APPROVED BY COUNCIL FOR THE CONSTRUCTION OF THE PROJECT.




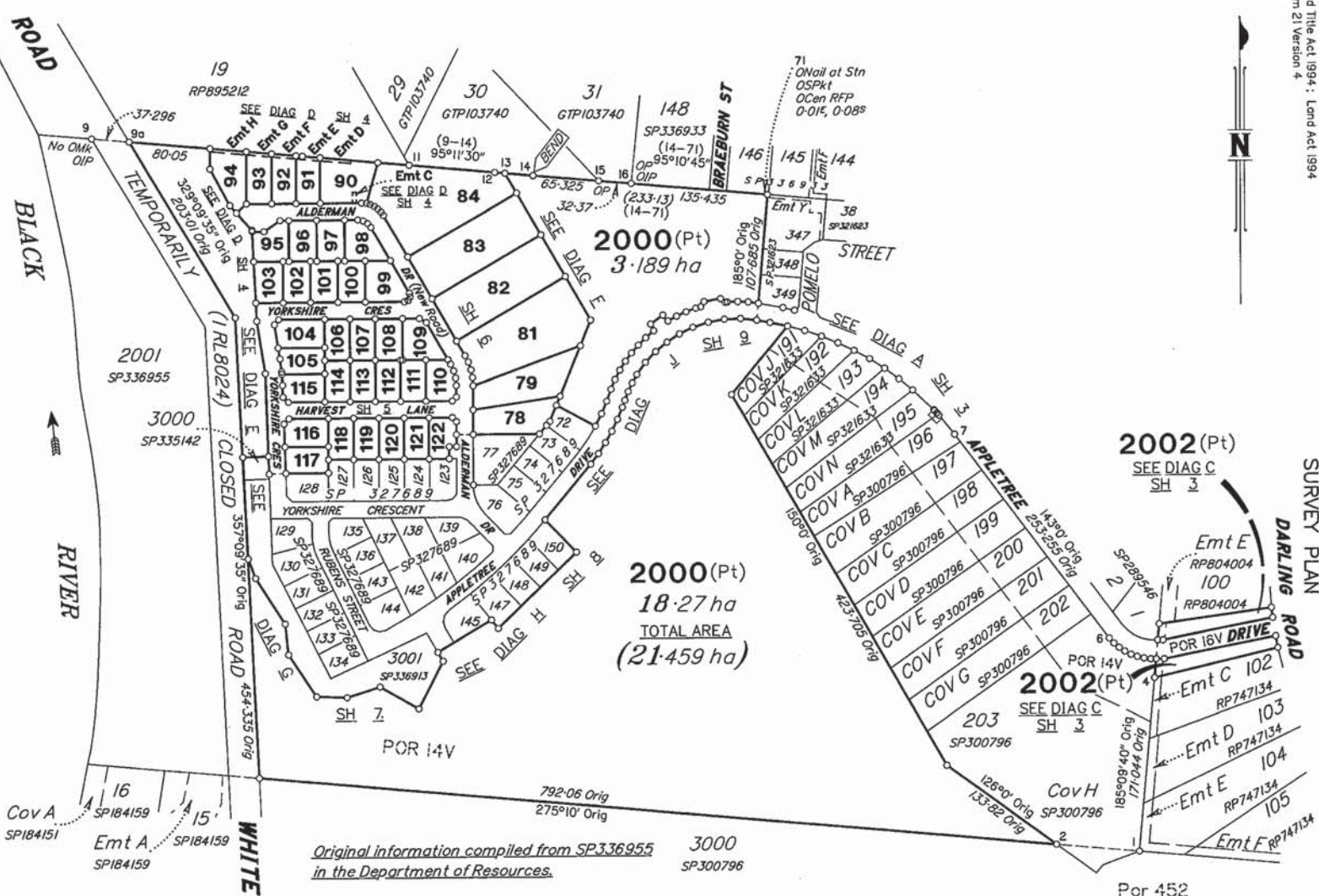
AUTHORISED DELEGATE  
DATE 18/11/22

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RPEQ 13231  
DATE 18/11/22

Client:	<b>ELEMENTS NQ PTY LTD</b>	Date: 16th November, 2022
Project:	<b>AS CONSTRUCTED - THE ORCHARD 4 &amp; 5 DARLING ROAD, JENSEN SEWERAGE RETICULATION PLAN - SHEET 2</b>	Sheet: 07 of 1 Sheets Scale: AS SHOWN Plan No: 27687/196 A
Local Authority: Townsville City Council	Locality:	braziermotti.com.au SURVEYING TOWNPLANNING PROJECTMANAGEMENT MAPPING&GIS





Original information compiled from SP336955  
in the Department of Resources.

3000  
SP300796

Peg placed at all new corners, unless  
otherwise stated.

For Survey Report See Sheet 2  
For Traverse Tabulation See Sheet 9  
For Reference Mark Tabulation See Sheet 9  
For Permanent Mark Tabulation See Sheet 9

Area of New Road (See Sheet 9)

Total Area ..... 1.4582 ha

BRAZIER MOTN PTY LTD (ACN 066 411 041) hereby certify that the land comprised in this plan was surveyed by the corporation, by the use of theodolite and other instruments, under the supervision and in the presence of the duly qualified and licensed surveyor, Geoffrey Edm. OSBALDISTON, Cadastral Surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and that the said survey was completed on 18th November, 2022.



Date 24-11-22

Plan of Lots 78-79, 81-84, 90-122,  
2000 & 2002 and Emts C & D in Lot 90,  
Emts E-H in Lots 91-94 Respectively

Cancelling Lot 2000 on SP336955

LOCAL TOWNSVILLE CITY  
GOVERNMENT COUNCIL

LOCALITY: JENSEN

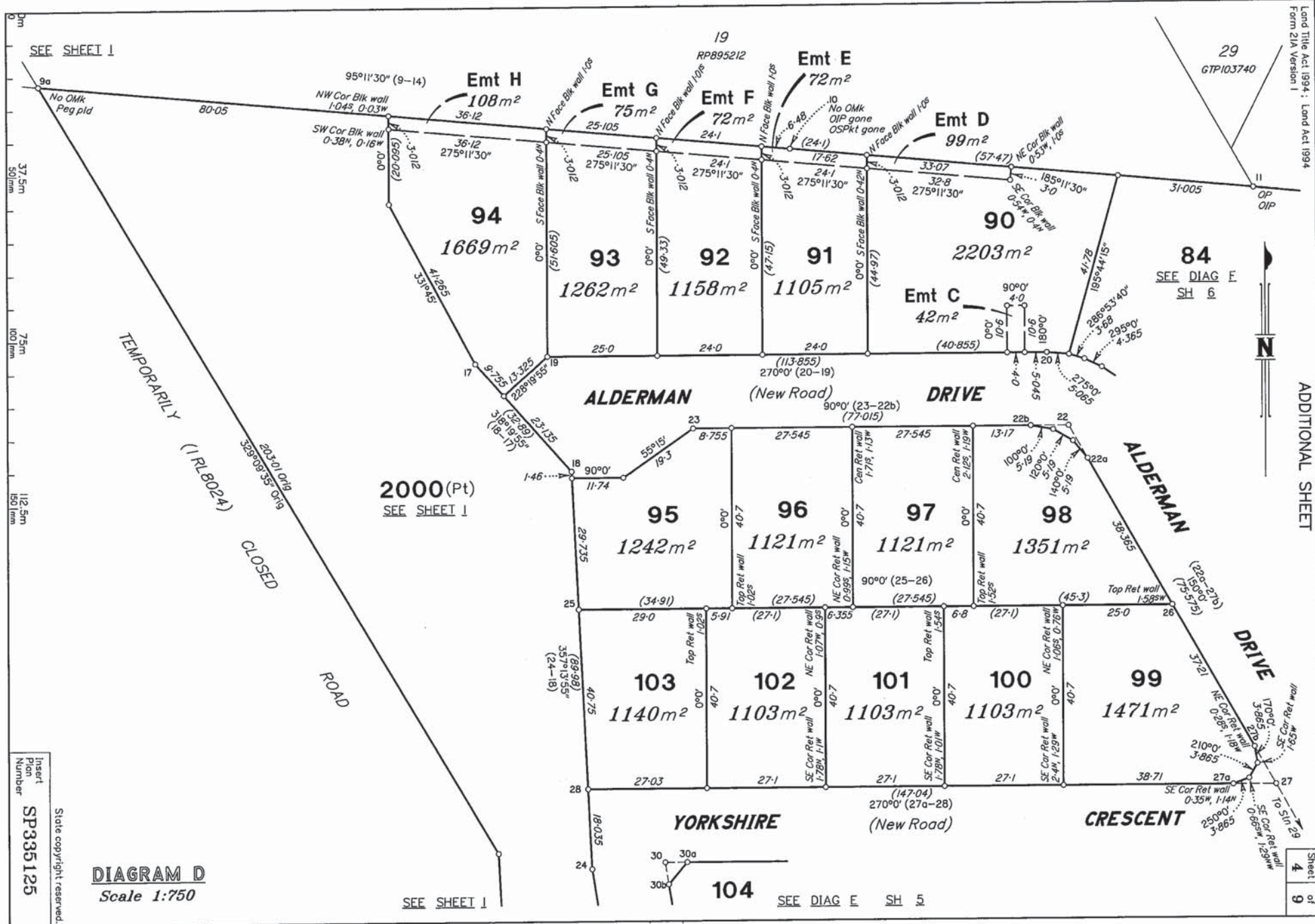
Survey Records: No

SP335125

Scale: 1:4000  
State copyright reserved.

Format: STANDARD





SEE SHEET 1

SEE DIAG E SH 6

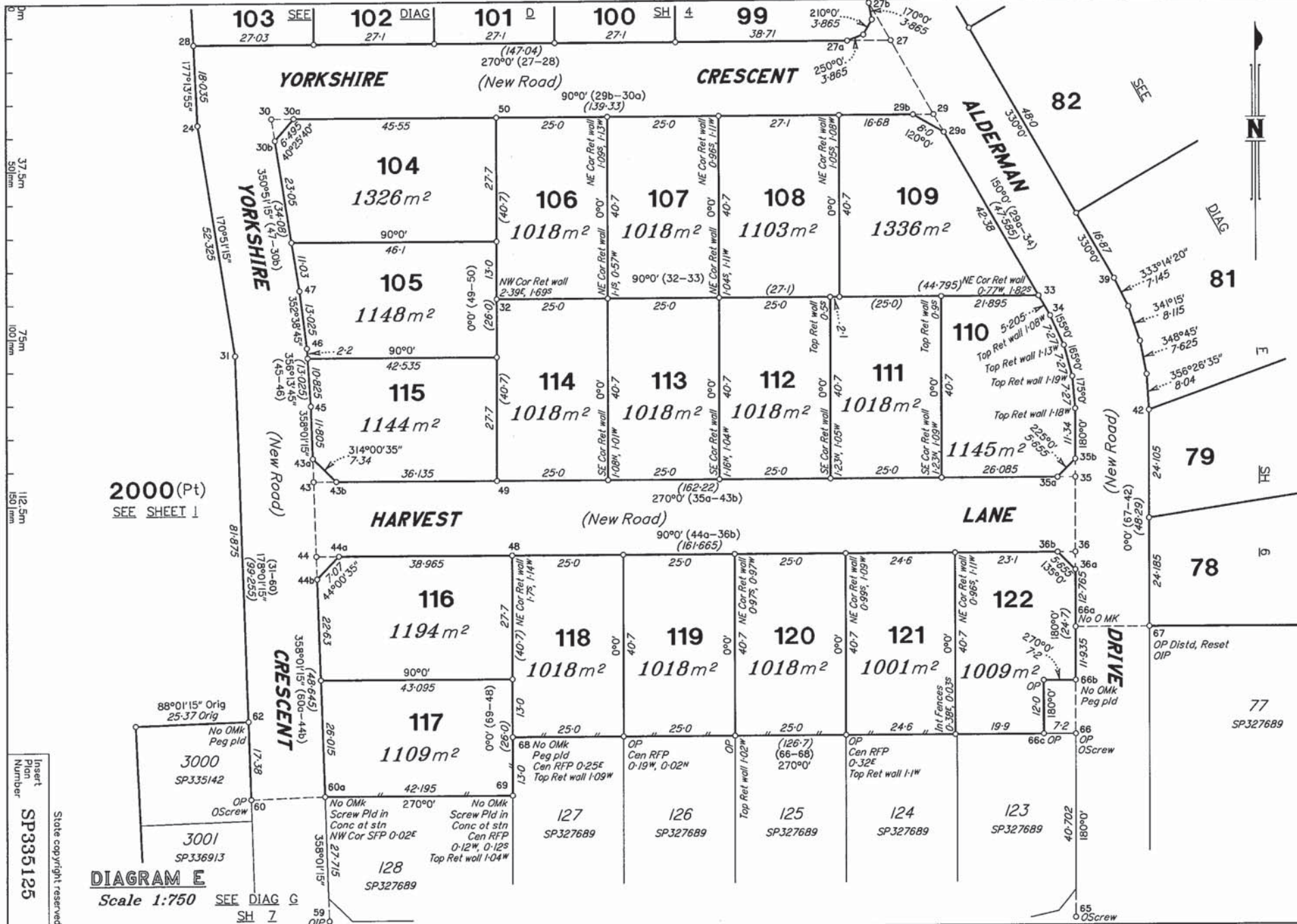
SEE DIAG E SH 5

**DIAGRAM D**  
Scale 1:750

Insert from Number SP335125

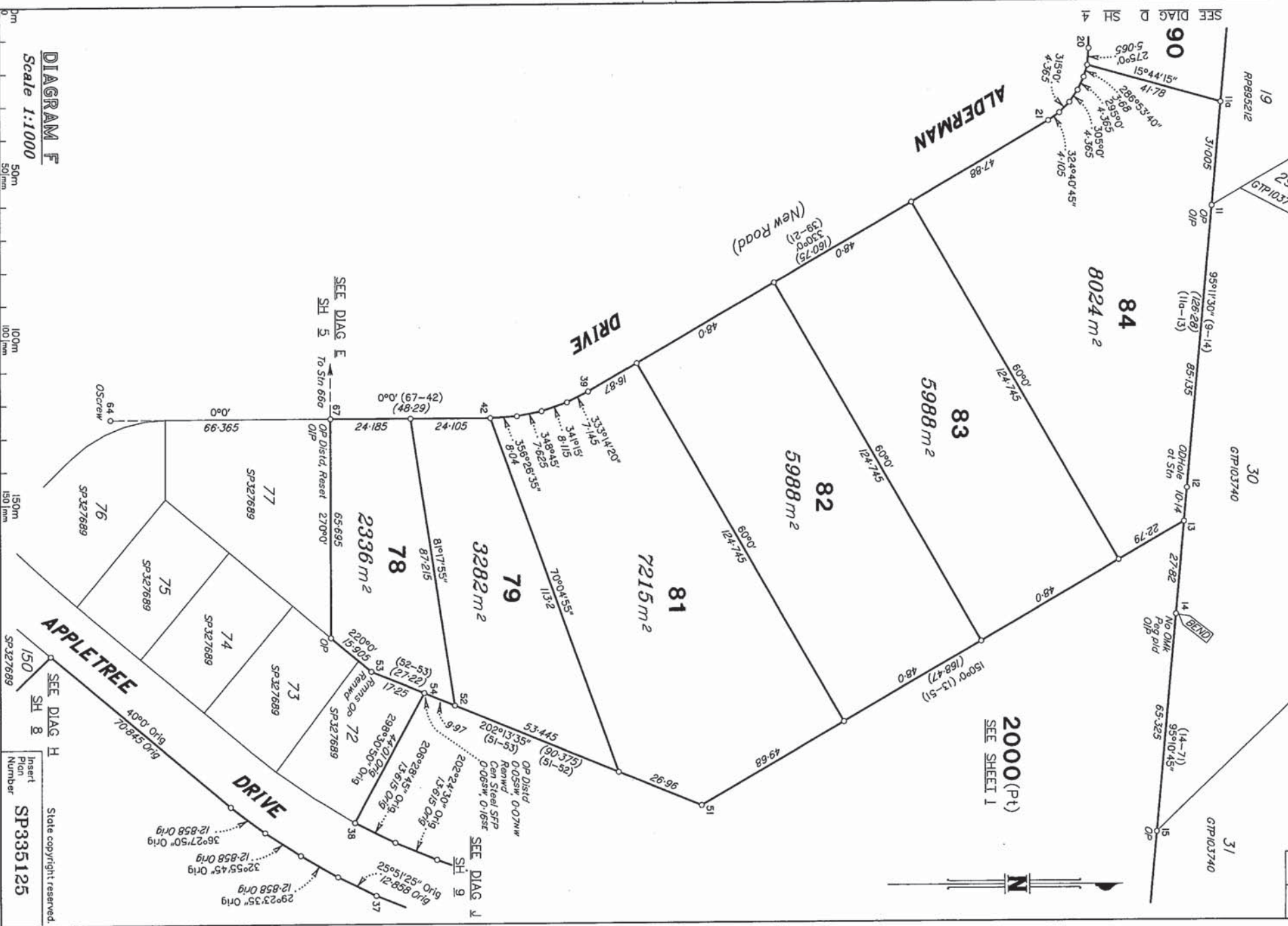
State copyright reserved.

SEE SHEET 1



Insert  
Plan  
Number  
**SP335125**

State copyright reserved.



**DIAGRAM F**  
Scale 1:1000



Insert  
Plan  
Number  
**SP335125**

State copyright reserved.

SEE DIAG D SH 4

YORKSHIRE

104

SEE

105

DIAG

115

PT

116

117

CRESCENT

2000(Pt)  
SEE SHEET 1

128

YORKSHIRE

CRESCENT

129

RUBENS

135

130

131

136

131

132

143

132

133

144

133

134

STREET

173°44' Orig

30-17-07g

146°15'55" Orig

30-225 Orig

49-8 Orig

147°15'35" Orig

53-805 Orig

159°22'45" Orig

20-79 Orig

17°09'35" Orig

100-075 Orig

268°01'15" Orig

25-37 Orig

81-875

52-325

170°51'15"

(99-255)

178°01'15"

(31-60)

44

43

600

59

59

82

82

80

80

80

80

80

80

80

80

80

80

80



DIAGRAM G

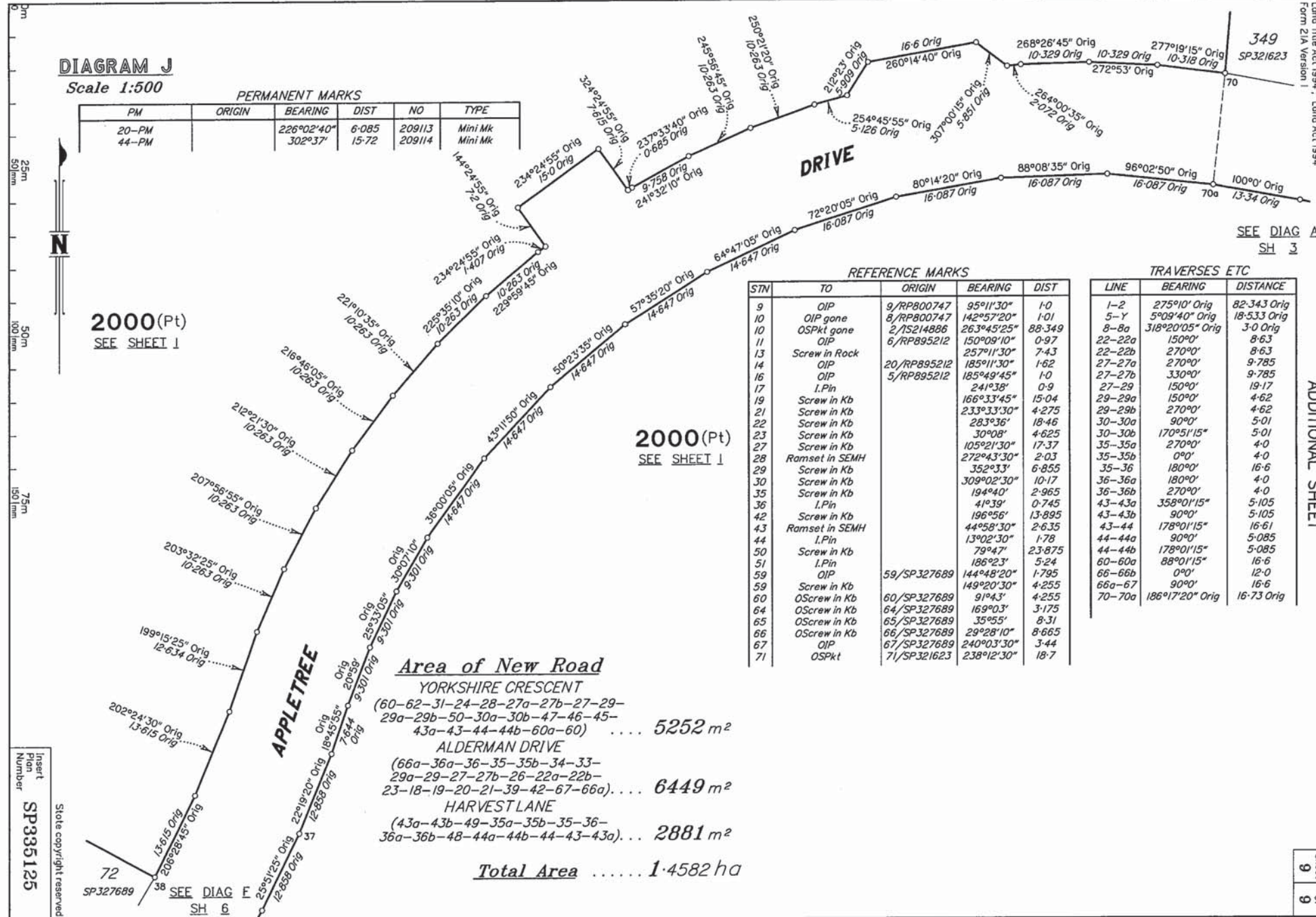
Scale 1:1000

State copyright reserved.  
Insert  
Plan  
Number  
SP3335125

SEE DIAG H  
SH 8

**DIAGRAM J**  
Scale 1:500

PM	ORIGIN	BEARING	DIST	NO	TYPE
20-PM		226°02'40"	6-085	209113	Mini Mk
44-PM		302°37'	15-72	209114	Mini Mk



2000 (Pt)  
SEE SHEET I

2000 (Pt)  
SEE SHEET I

Insert Plan Number  
SP335125  
State copyright reserved.

**PERMANENT MARKS**

PM	ORIGIN	BEARING	DIST	NO	TYPE
20-PM		226°02'40"	6-085	209113	Mini Mk
44-PM		302°37'	15-72	209114	Mini Mk

**REFERENCE MARKS**

STN	TO	ORIGIN	BEARING	DIST
9	OIP	9/RP800747	95°11'30"	1-0
10	OIP gone	8/RP800747	142°57'20"	1-01
10	OSPkt gone	2/15214886	263°45'25"	88-349
11	OIP	6/RP895212	150°09'10"	0-97
13	Screw in Rock		257°11'30"	7-43
14	OIP	20/RP895212	185°11'30"	1-62
16	OIP	5/RP895212	185°49'45"	1-0
17	I.Pin		241°38'	0-9
19	Screw in Kb		166°33'45"	15-04
21	Screw in Kb		233°33'30"	4-275
22	Screw in Kb		283°36'	18-46
23	Screw in Kb		30°08'	4-625
27	Screw in Kb		105°21'30"	17-37
28	Ramset in SEMH		272°43'30"	2-03
29	Screw in Kb		352°33'	6-855
30	Screw in Kb		309°02'30"	10-17
35	Screw in Kb		194°40'	2-965
36	I.Pin		41°39'	0-745
42	Screw in Kb		196°56'	13-895
43	Ramset in SEMH		44°58'30"	2-635
44	I.Pin		13°02'30"	1-78
50	Screw in Kb		79°47'	23-875
51	I.Pin		186°23'	5-24
59	OIP	59/SP327689	144°48'20"	1-795
59	Screw in Kb		149°20'30"	4-255
60	OScrew in Kb	60/SP327689	91°43'	4-255
64	OScrew in Kb	64/SP327689	169°03'	3-175
65	OScrew in Kb	65/SP327689	35°55'	8-31
66	OScrew in Kb	66/SP327689	29°28'10"	8-665
67	OIP	67/SP327689	240°03'30"	3-44
71	OSPkt	71/SP321623	238°12'30"	18-7

**TRAVERSES ETC**

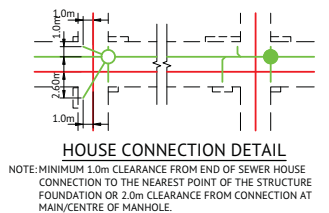
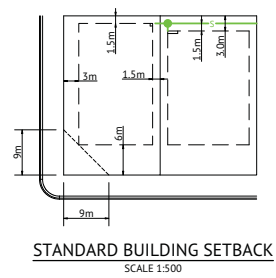
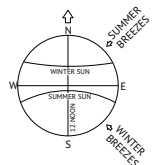
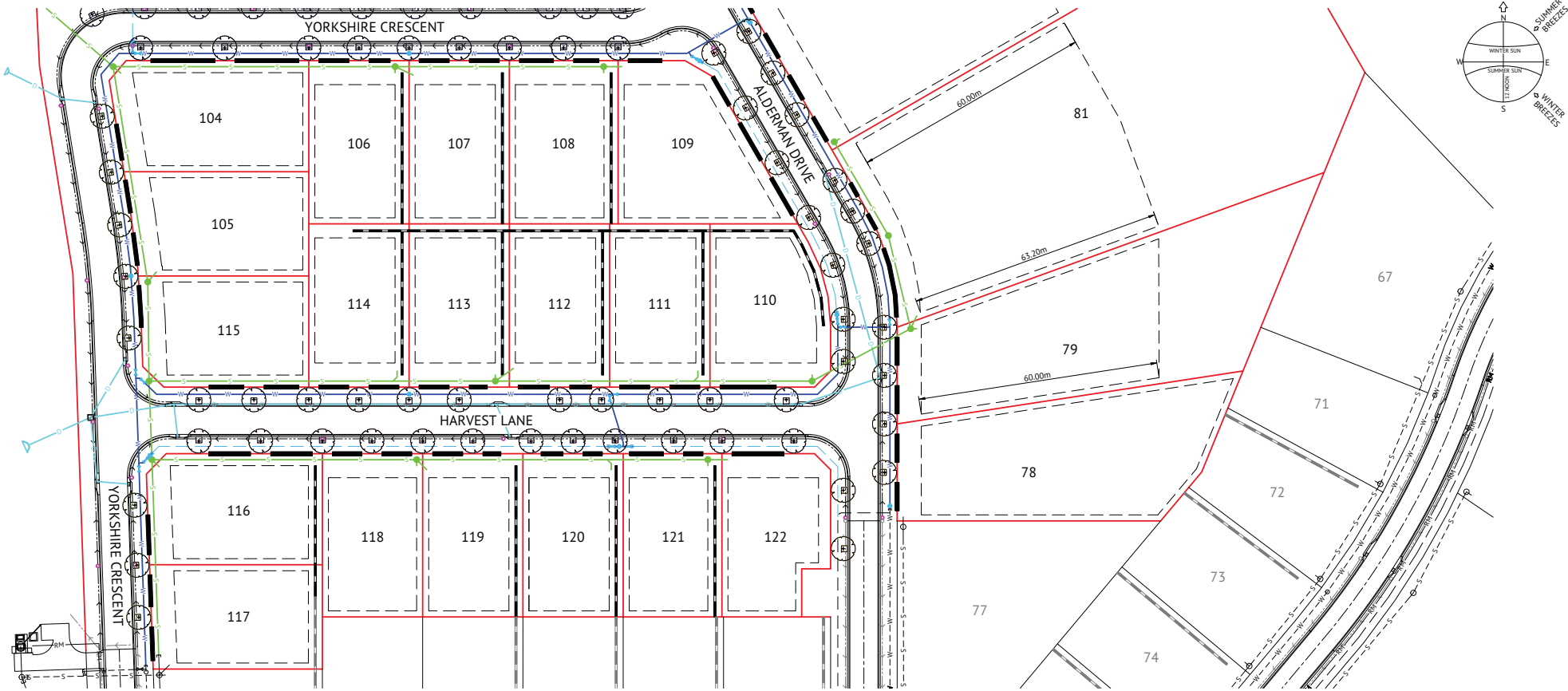
LINE	BEARING	DISTANCE
1-2	275°10' Orig	82-343 Orig
5-Y	5°09'40" Orig	18-533 Orig
8-8a	318°20'05" Orig	3-0 Orig
22-22a	150°0'	8-63
22-22b	270°0'	8-63
27-27a	270°0'	9-785
27-27b	330°0'	9-785
27-29	150°0'	19-17
29-29a	150°0'	4-62
29-29b	270°0'	4-62
30-30a	90°0'	5-01
30-30b	170°51'15"	5-01
35-35a	270°0'	4-0
35-35b	0°0'	4-0
35-36	180°0'	16-6
36-36a	270°0'	4-0
36-36b	180°0'	4-0
43-43a	358°01'15"	5-105
43-43b	90°0'	5-105
43-44	178°01'15"	16-61
44-44a	90°0'	5-085
44-44b	178°01'15"	5-085
60-60a	88°01'15"	16-6
66-66b	0°0'	12-0
66a-67	90°0'	16-6
70-70a	186°17'20" Orig	16-73 Orig

**Area of New Road**

- YORKSHIRE CRESCENT**  
(60-62-31-24-28-27a-27b-27-29-29a-29b-50-30a-30b-47-46-45-43a-43-44-44b-60a-60) ... 5252 m<sup>2</sup>
- ALDERMAN DRIVE**  
(66a-36a-36-35-35b-34-33-29a-29-27-27b-26-22a-22b-23-18-19-20-21-39-42-67-66a) ... 6449 m<sup>2</sup>
- HARVEST LANE**  
(43a-43b-49-35a-35b-35-36-36a-36b-48-44a-44b-44-43-43a) ... 2881 m<sup>2</sup>

**Total Area ..... 1.4582 ha**

SEE DIAG E  
SH 6



**BUILDING ENVELOPES**

- DIMENSIONS ARE ADOPTED FROM THE QUEENSLAND DEVELOPMENT CODE (01.03.06) PART MP 1.2. DIMENSIONS SHOWN SHALL APPLY TO CLASS 1 SINGLE STOREY STRUCTURES FOR CLASS 2 TWO STOREY STRUCTURES AND CLASS 10 STRUCTURES REFER TO THE CODE.
- THE OUTERMOST PROJECTION (OP) IS A DISTANCE MEASURED FROM THE EDGE OF THE FASCIA BOARD TO THE PROPERTY BOUNDARY.
- THE WALL SETBACK DISTANCE IS A DISTANCE MEASURED FROM THE FACE OF THE WALL TO THE PROPERTY BOUNDARY. NOTE: EAVE OVER HANG MAY PROJECT UP TO 600mm.
- ALL SETBACKS SHOWN ARE MINIMUM DISTANCES AND MAY VARY TO ACCOMMODATE THE ZONE OF INFLUENCE OF UNDERGROUND SERVICES AS STATED IN COUNCILS POLICY ON BUILDING OVER ADJACENT SEWERS.

**DRIVEWAY ACCESS ENVELOPES**

- FOR DRIVEWAY ACCESS ENVELOPES 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 CLEARANCE.
- ALL DRIVEWAYS REQUIRE A PERMIT FROM COUNCIL PRIOR TO CONSTRUCTION.

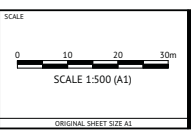
- LEGEND**
- ALLOWABLE DRIVEWAY ACCESS
  - SEWER MAIN & MANHOLE
  - WATER MAIN, FIRE HYDRANT & SLUICE VALVE
  - STORMWATER DRAINAGE LINE
  - SUBSOIL DRAIN & CLEANOUT POINT
  - EXISTING SEWER MAIN & MANHOLE
  - EXISTING SEWER RISING MAIN
  - EXISTING WATER MAIN
  - EXISTING STORMWATER
  - BUILDING SETBACK,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

LIGHT POLES & TELSTRA PITS HAVE NOT BEEN SHOWN

FOR INFORMATION			
DATE	REV	DESCRIPTION	REVISIONS
15/02/2022	1	ISSUED FOR INFORMATION	

**TOWNSVILLE OFFICE**  
84 DENHAM STREET  
PO BOX 1110  
TOWNSVILLE, QLD 4810  
PH: (07) 4772 0666  
WEB: www.premise.com.au

DESIGNED: G.BROSANAN  
CHECKED: P.PETERSEN  
PROJECT MANAGER: P.PETERSEN  
ENGINEERING CERTIFICATION  
P.PETERSEN RPEQ 13231



CLIENT: ELEMENTS NQ PTY LTD

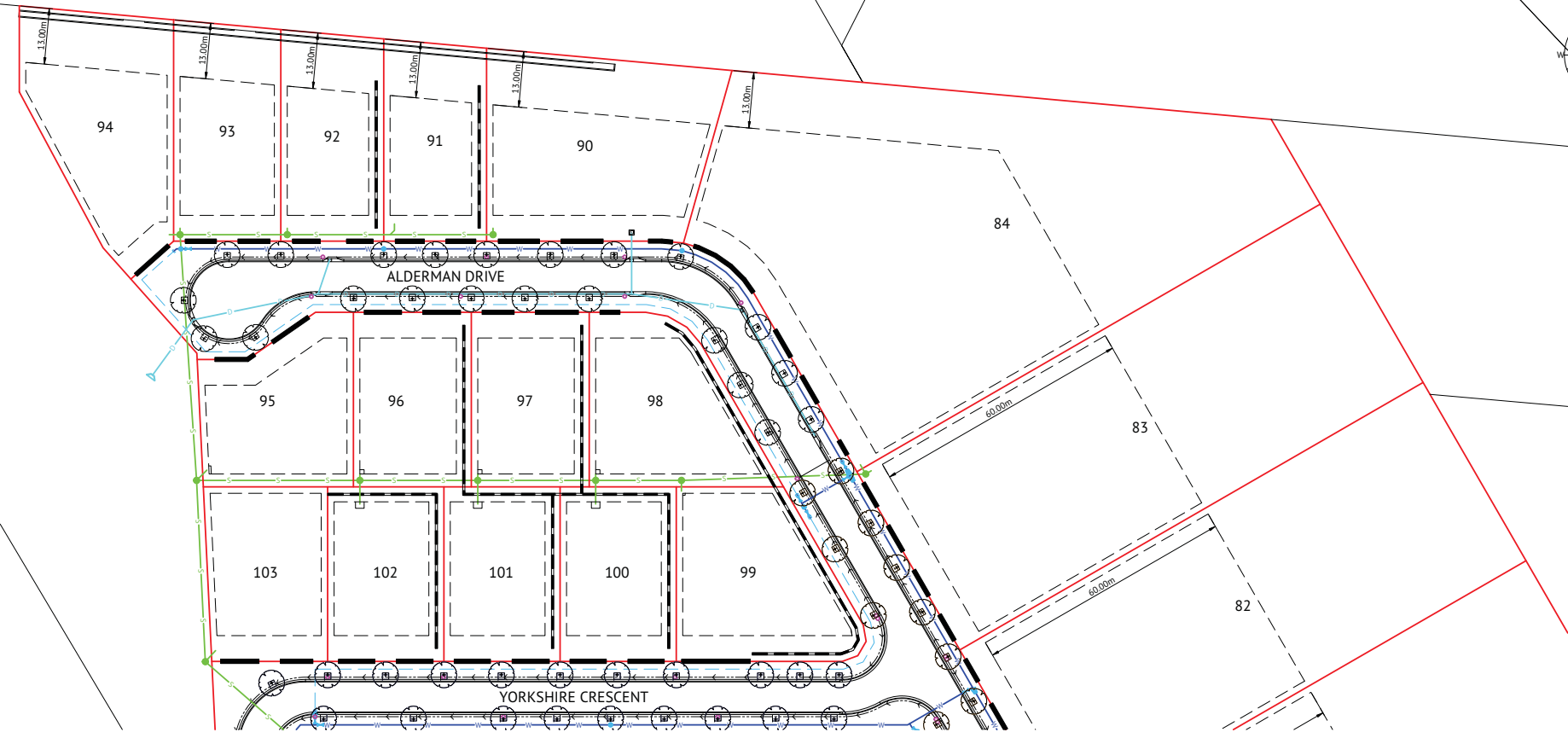
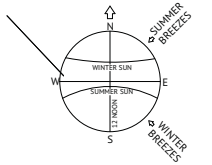
PROJECT: THE ORCHARD STAGE 4 & 5

LOCATION: DARLING ROAD, JENSEN

SHEET TITLE: BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN SHEET 1 OF 2

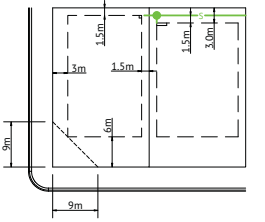
JOB CODE	
ELE-0009	
SHEET NUMBER	REV
C032	1



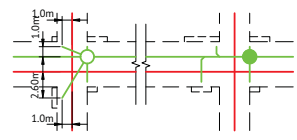


**LEGEND**

- ALLOWABLE DRIVEWAY ACCESS
- SEWER MAIN & MANHOLE
- WATER MAIN, FIRE HYDRANT & SLUICE VALVE
- STORMWATER DRAINAGE LINE
- SUBSOIL DRAIN & CLEANOUT POINT
- EXISTING SEWER MAIN & MANHOLE
- EXISTING SEWER RISING MAIN
- EXISTING WATER MAIN
- EXISTING STORMWATER
- BUILDING SETBACK, REFER NOTE 3
- RETAINING WALL
- STREET TREES



**STANDARD BUILDING SETBACK**  
SCALE 1:500



**HOUSE CONNECTION DETAIL**  
NOTE: MINIMUM 1.0m CLEARANCE FROM END OF SEWER HOUSE CONNECTION TO THE NEAREST POINT OF THE STRUCTURE FOUNDATION OR 2.0m CLEARANCE FROM CONNECTION AT MAIN/CENTRE OF MANHOLE.

**BUILDING ENVELOPES**

- DIMENSIONS ARE ADOPTED FROM THE QUEENSLAND DEVELOPMENT CODE (01.03.06) PART MP 1.2. DIMENSIONS SHOWN SHALL APPLY TO CLASS 1 SINGLE STORY STRUCTURES FOR CLASS 2 TWO STOREY STRUCTURES AND CLASS 10 STRUCTURES REFER TO THE CODE. THE OUTERMOST PROJECTION (OP) IS A DISTANCE MEASURED FROM THE EDGE OF THE FASCIA BOARD TO THE PROPERTY BOUNDARY.
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**DRIVEWAY ACCESS ENVELOPES**

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LIGHT POLES & TELSTRA PITS HAVE NOT BEEN SHOWN

**FOR INFORMATION**

DATE	REV	DESCRIPTION	CB	PP
15/02/2022	1	ISSUED FOR INFORMATION		

REVISIONS

**TOWNSVILLE OFFICE**  
84 DENHAM STREET  
PO BOX 1110  
TOWNSVILLE, QLD 4810  
PH: (07) 4772 0666  
WEB: www.premise.com.au

DESIGNED: G.BROSINAN  
CHECKED: P.PETERSEN  
PROJECT MANAGER: P.PETERSEN  
ENGINEERING CERTIFICATION  
P.PETERSEN RPEQ 13231

SCALE  
0 10 20 30m  
SCALE 1:500 (A1)  
ORIGINAL SHEET SIZE A1

CLIENT: ELEMENTS NQ PTY LTD  
PROJECT: THE ORCHARD STAGE 4 & 5  
LOCATION: DARLING ROAD, JENSEN  
SHEET TITLE: BUILDING ENVELOPE & DRIVEWAY ACCESS PLAN SHEET 2 OF 2

JOB CODE: ELE-0009  
SHEET NUMBER: C033  
REV: 1