

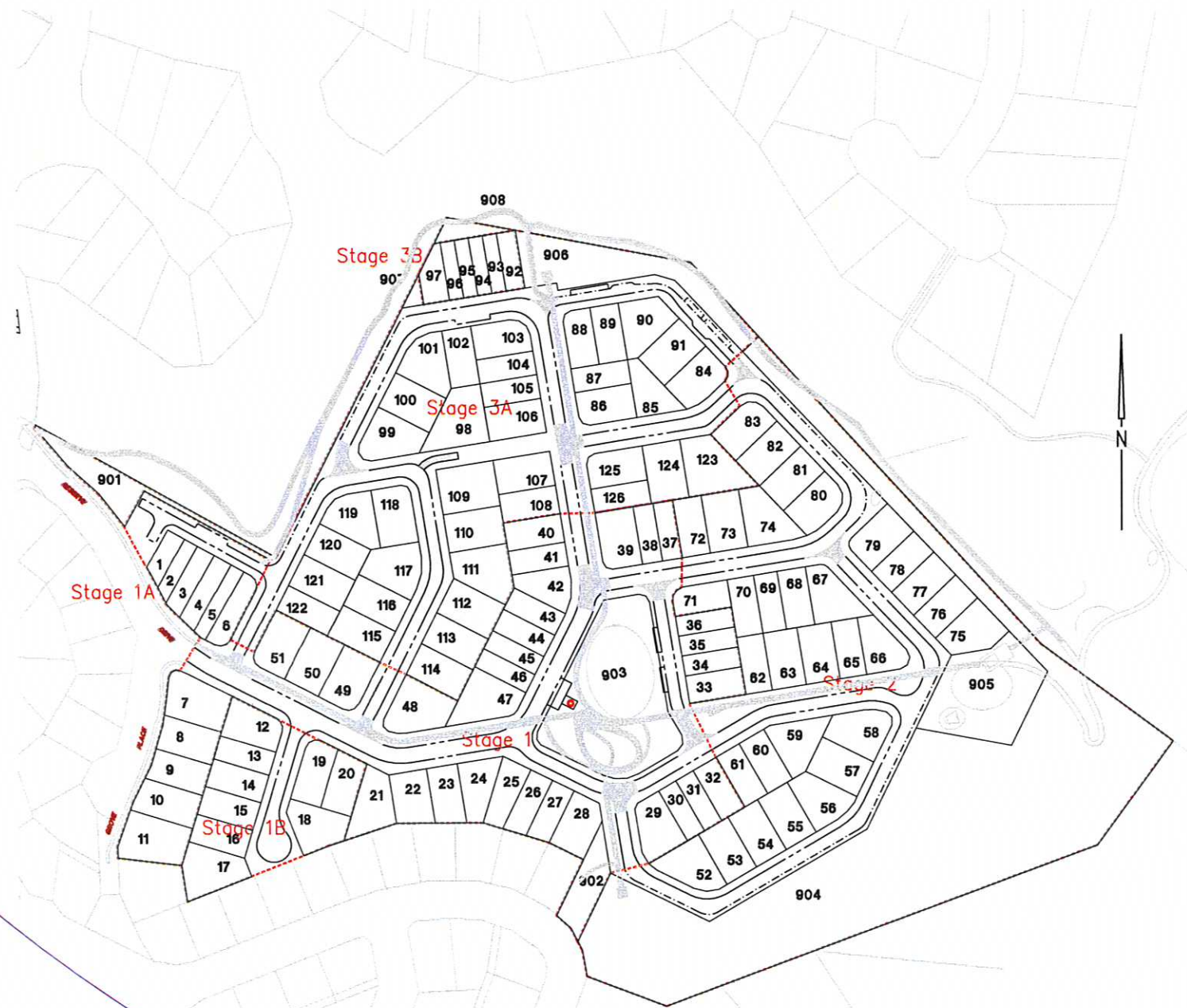
FLAGSTONE ESTATE THE RESERVE

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 9/ 3 /11

LOT 900 SP216471



MTAA SUPERANNUATION FUND (FLAGSTONE CREEK
AND SPRING MOUNTAIN PARK) PROPERTY PTY LTD



SCHEDULE OF DRAWINGS	
Figure No.	DESCRIPTION
7217/11/04-000	Cover Sheet
7217/11/04-001	Existing Features
7217/11/04-002	Finished Surface Contours
7217/11/04-003	Earthworks Cut/Fill Contours Layout Plan
7217/11/04-004	Site Sections
7217/11/04-005	Road Hierarchy Layout Plan
7217/11/04-006	Typical Road Cross-Sections
7217/11/04-007	Stormwater Drainage Layout Plan
7217/11/04-008	Sewer Layout Plan
7217/11/04-009	Water Reticulation Plan



Level 2 Podium Level, Emerald Lakes Town Centre,
1/3321 Central Place, Gold Coast QLD 4211 Australia

Telephone: 07 5539 9333
Facsimile: 07 5538 4647

CAD FILE: P:\21711 The Reserve - ULDA Submission\Card\02 Figures\72171104-000 Cover.dwg
XREF's: SR-Base The Reserve, In contour only



LEGEND

— 33.0 — EXISTING CONTOUR
(0.5m INTERVAL)

— Q100 FLOOD LINE

20 10 0 20 40 60 80m
SCALE @ A1
1: 1000

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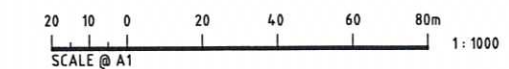
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FLAGSTONE ESTATE - THE RESERVE

ULDA APPLICATION

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DATE: OCTOBER, 2010	Rev. A
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7217/11/04	

FIGURE No. 001
EXISTING SURFACE
CONTOURS LAYOUT PLAN



CAD FILE NAME: P:\721711 The Reserve - ULDA Submission\Cad\02 Figures\72171104-002 Finished Surface.dwg

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FIGURE No. 002
FINISHED SURFACE
CONTOURS LAYOUT PLAN

LEGEND

- BULK EARTHWORKS INTERFACE
- EXISTING SURFACE CONTOURS (0.5m INTERVALS)
- BULK EARTHWORKS DEPTH CUT CONTOUR (0.5m INTERVAL)
- BULK EARTHWORKS DEPTH FILL CONTOUR (0.5m INTERVAL)
- BULK EARTHWORKS CUT AREA
- BULK EARTHWORKS FILL AREA
- Q100 FLOOD LINE



20 10 0 20 40 60 80m
SCALE @ A1
1 : 1000

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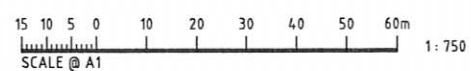
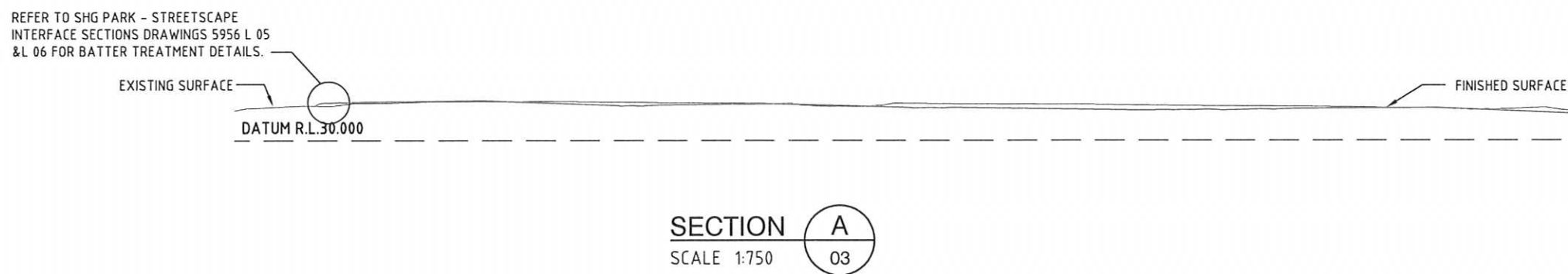
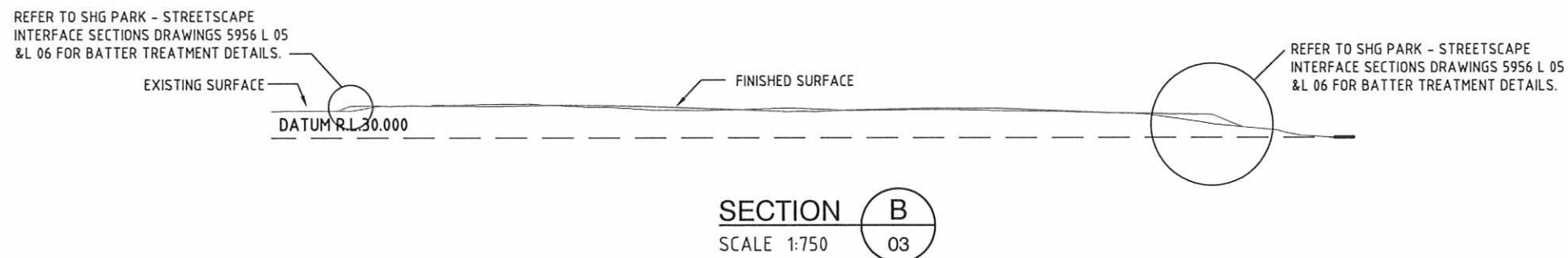
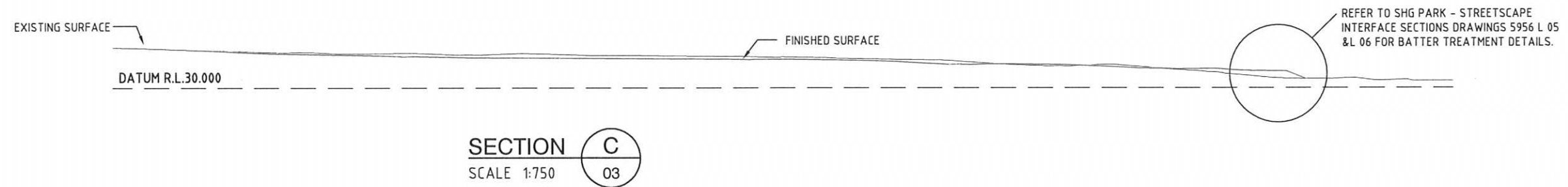
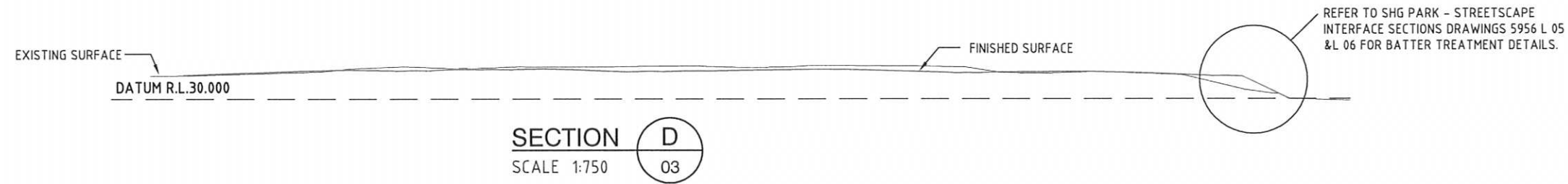
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FIGURE No. 003

**EARTHWORKS CUT/FILL
CONTOURS LAYOUT PLAN**



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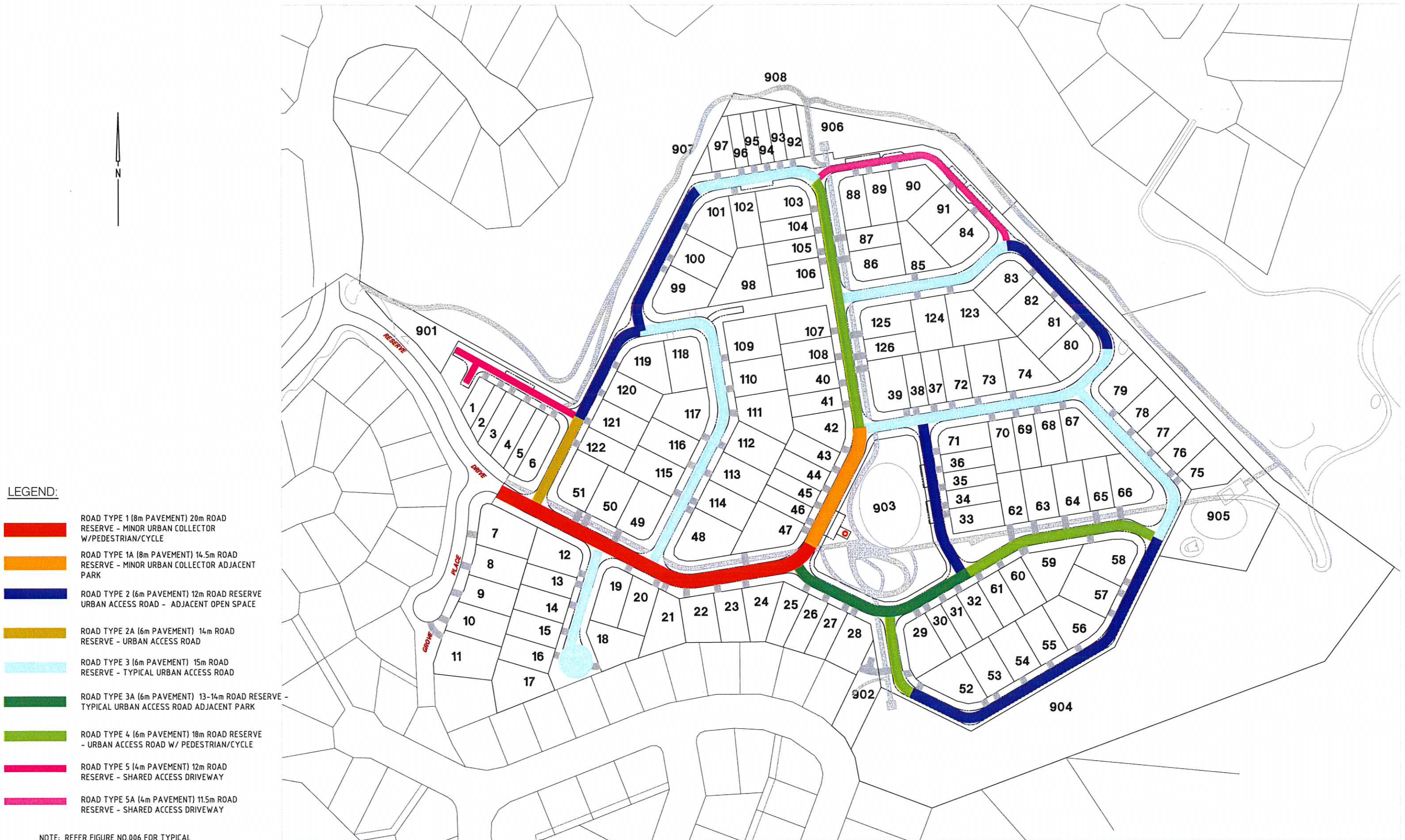
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FIGURE No. 004
SITE SECTIONS



20 10 0 20 40 60 80m
SCALE @ A1 1:1000

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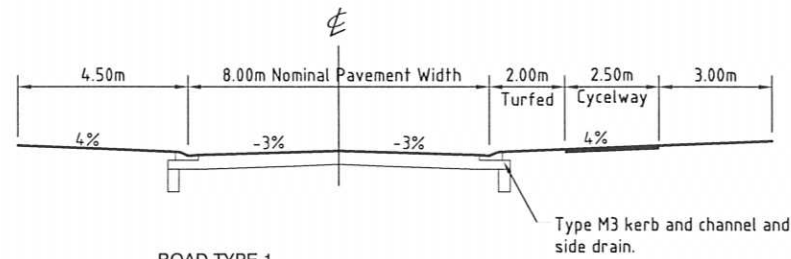
7217/11/04

A1

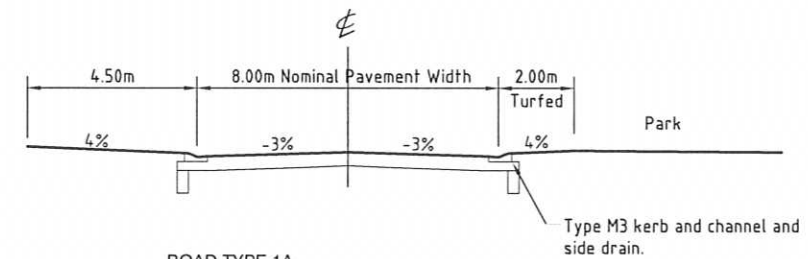
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FIGURE No. 005

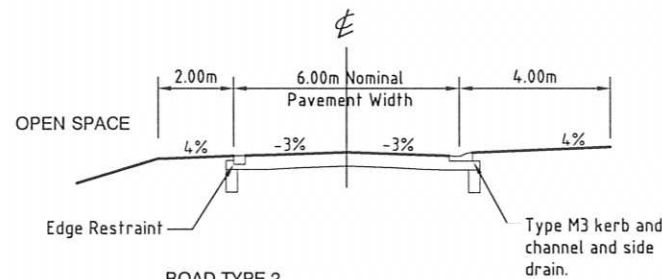
**ROAD HIERARCHY
LAYOUT PLAN**



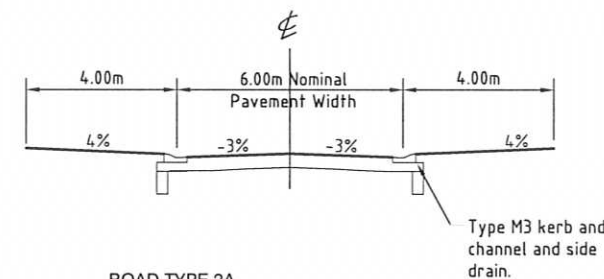
ROAD TYPE 1
20m ROAD RESERVE
MINOR URBAN COLLECTOR - ENTRY ROAD
SCALE 1:100



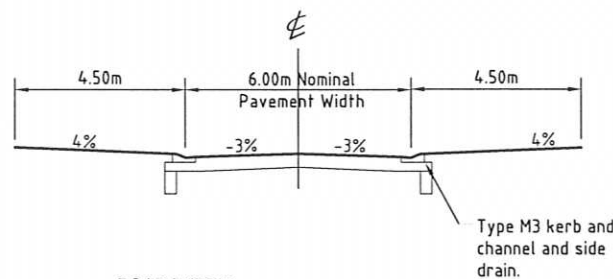
ROAD TYPE 1A
14.5m ROAD RESERVE
MINOR URBAN COLLECTOR - ADJACENT PARK
SCALE 1:100



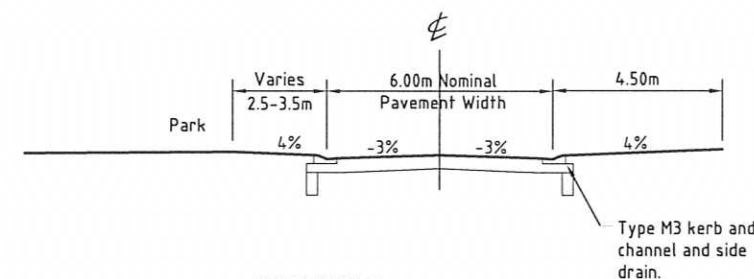
ROAD TYPE 2
12m ROAD RESERVE
URBAN ACCESS ROAD - OPEN SPACE ESPLANADE
SCALE 1:100



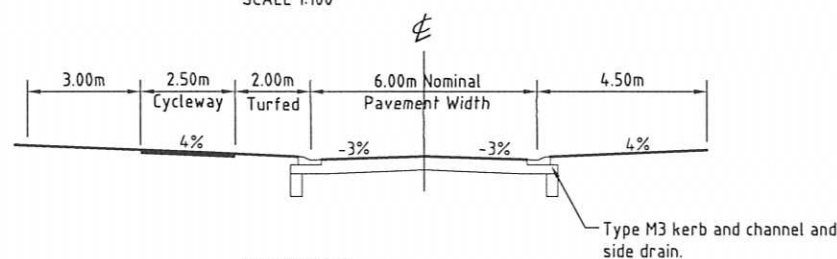
ROAD TYPE 2A
14m ROAD RESERVE
URBAN ACCESS ROAD
SCALE 1:100



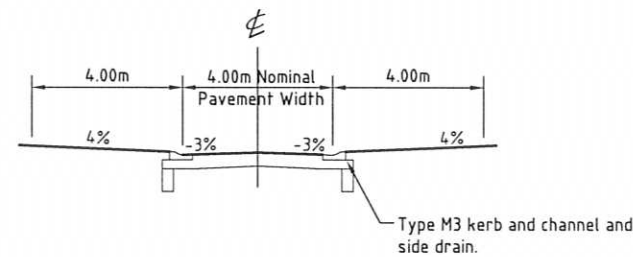
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15m ROAD RESERVE
TYPICAL URBAN ACCESS ROAD
SCALE 1:100



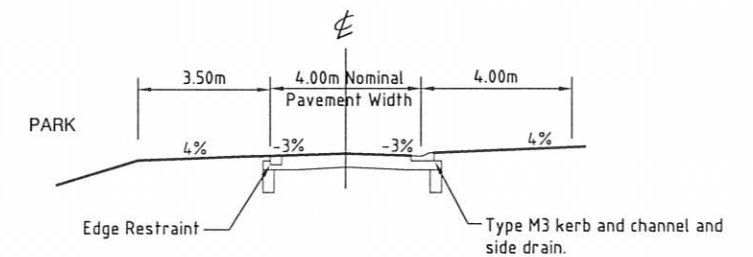
ROAD TYPE 3A
13-14m ROAD RESERVE
TYPICAL URBAN ACCESS ROAD - ADJACENT PARK
SCALE 1:100



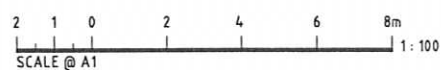
ROAD TYPE 4
18.0m ROAD RESERVE
URBAN ACCESS ROAD - INCLUDING SHARED
PEDESTRIAN/CYCLE
SCALE 1:100



ROAD TYPE 5
12m ROAD RESERVE
SHARED ACCESS DRIVEWAY
SCALE 1:100



ROAD TYPE 5A
11.5m ROAD RESERVE
SHARED ACCESS DRIVEWAY
SCALE 1:100



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FIGURE No. 006
TYPICAL ROAD CROSS SECTIONS



LEGEND:

-  PROPOSED STORMWATER DRAINAGE
-  EXISTING STORMWATER DRAINAGE
-  STORMWATER TREATMENT DEVICE
-  BIO-RETENTION BASIN
-  OFF-LINE DETENTION BASIN OPTION
-  Q100 FLOOD LINE

20 10 0 20 40 60 80m
SCALE @ A1
1 : 1000

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FIGURE No. 007

**STORMWATER DRAINAGE
LAYOUT PLAN**



LEGEND:

- PROPOSED SEWER
- EXISTING SEWER
- Q100 FLOOD LINE

20 10 0 20 40 60 80m
SCALE @ A1 1:1000

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FIGURE No. 008
SEWER
LAYOUT PLAN



LEGEND:

- PROPOSED 100 ϕ WATERMAIN
- PROPOSED 150 ϕ WATERMAIN
- EXISTING WATERMAIN
- WATER CONDUIT
- PROPOSED FIRE HYDRANT
- ✕ PROPOSED VALVE
- ⊙ PROPOSED WATER SERVICE CONNECTION POINT

20 10 0 20 40 60 80m
SCALE @ A1 1: 1000

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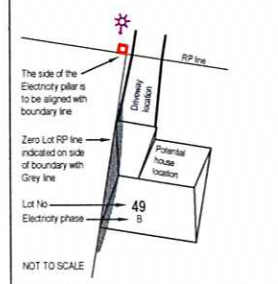
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FIGURE No. 009
WATER RETICULATION
LAYOUT PLAN

PILLARS ON ZERO LOT BOUNDARY

Proposed pillars are to be offset as indicated away from the zero lot line boundary lots with the side of the pillar aligned with the boundary alignment - offset the pillar opposite potential driveway locations (min. 1.0m clearance from edge of driveway required).
Proposed streetlights are to be offset 1.0m from zero lot RP lines away from potential driveway positions.

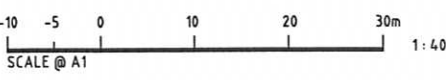
Telstra pits shall not clash with potential driveway positions indicated



LEGEND:

- PROPOSED LAYBACK KERB AND CHANNEL
- PROPOSED EDGE RESTRAINT (FLUSH KERB)
- MH --- PROPOSED SEWER
- EXISTING SEWER
- HYD. S.V. --- PROPOSED 100Ø WATERMAIN
- HYD. S.V. --- PROPOSED 150Ø WATERMAIN
- EXISTING WATERMAIN
- WATER CONDUIT
- SWD --- PROPOSED STORMWATER DRAINAGE
- SWD --- EXISTING STORMWATER DRAINAGE
- PROPOSED ELECTRICITY
- EXISTING ELECTRICITY
- RETAINING WALL 0.5m HIGH
- RETAINING WALL 2.0m HIGH MAX.
- W --- PROPOSED WATER METER SERVICE CONNECTION POINT
- DIRECTION OF ROAD GRADES AND CROSSFALLS

NOTE: TELSTRA & GAS IN JOINT USE ENEGEX
TELSTRA PITS ADJACENT ELECTRICITY PILLARS
ALSO OFFSET FROM ZERO LOT LINES



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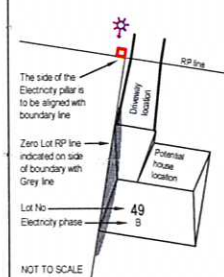
FIGURE No. 011

**SERVICES
LAYOUT PLAN
SHEET 1**



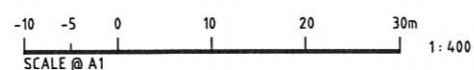
Proposed pillars are to be offset as indicated away from the zero lot line boundary lots with the side of the pillar aligned with the boundary alignment - offset the pillar opposite potential driveway locations (min. 1.0m clearance from edge of driveway required)
Proposed streetlights are to be offset 1.0m from zero lot RP lines away from potential driveway positions.

Teistra pits shall not clash with potential driveway positions indicated



	PROPOSED LAYBACK KERB AND CHANNEL
	PROPOSED EDGE RESTRAINT (FLUSH KERB)
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED 100mm WATERMAIN
	PROPOSED 150mm WATERMAIN
	EXISTING WATERMAIN
	WATER CONDUIT
	PROPOSED STORMWATER DRAINAGE
	EXISTING STORMWATER DRAINAGE
	PROPOSED SUB SOIL DRAINAGE
	PROPOSED ELECTRICITY
	EXISTING ELECTRICITY
	PROPOSED WATER METER SERVICE CONNECTION POINT
	DIRECTION OF ROAD GRADES AND CROSSFALLS

NOTE: TELSTRA & GAS IN JOINT USE ENEGEX
TELSTRA PITS ADJACENT ELECTRICITY PILLARS
ALSO OFFSET FROM ZERO LOT LINES



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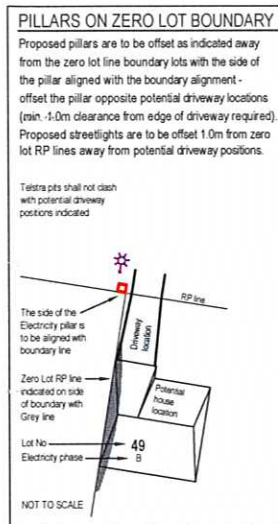
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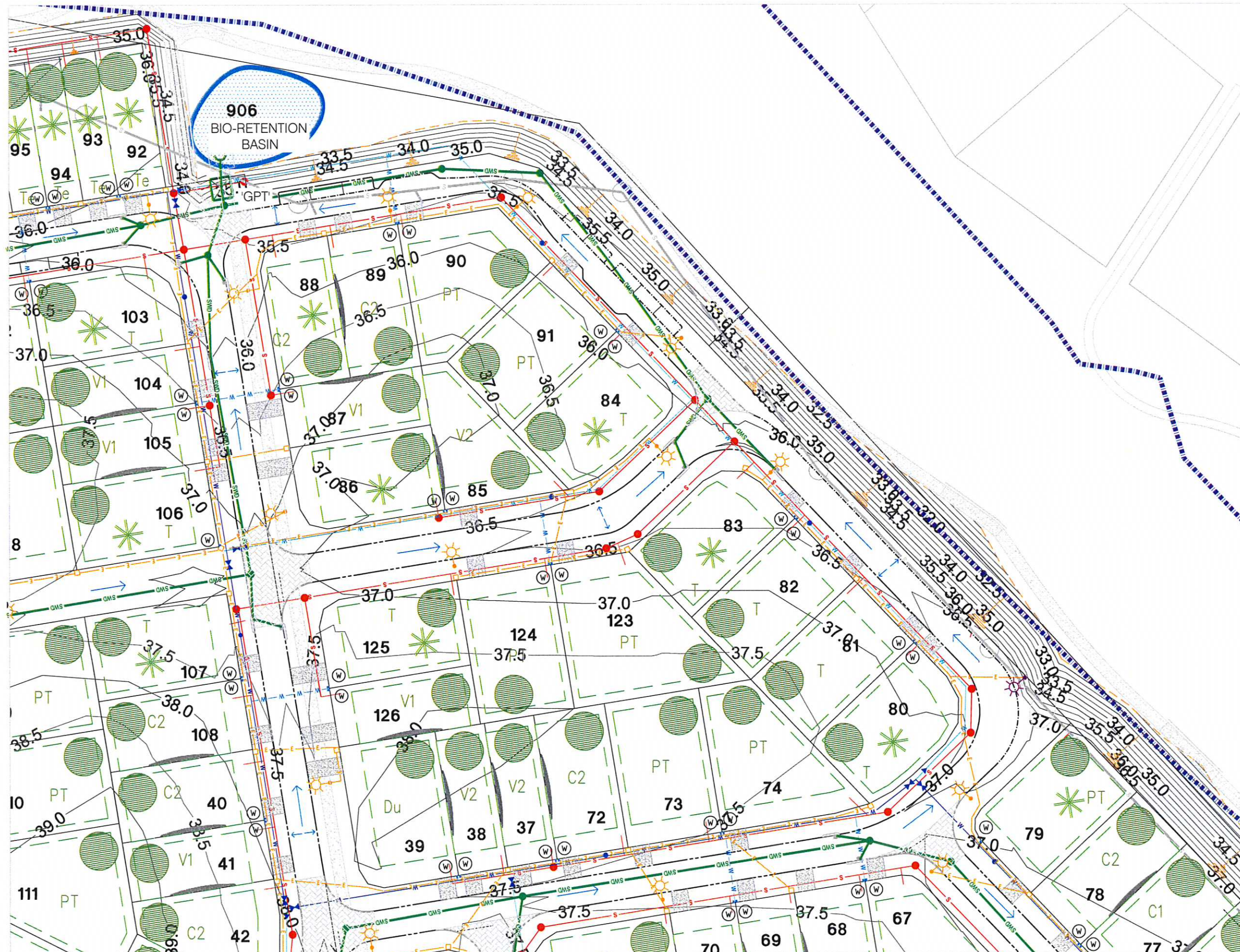
SERVICES LAYOUT PLAN SHEET 2



LEGEND:

- PROPOSED LAYBACK KERB AND CHANNEL
- PROPOSED EDGE RESTRAINT (FLUSH KERB)
- MH --- PROPOSED SEWER
- EXISTING SEWER
- HYD. S.V. --- PROPOSED 100Ø WATERMAIN
- HYD. S.V. --- PROPOSED 150Ø WATERMAIN
- EXISTING WATERMAIN
- W --- W --- W --- W --- W --- WATER CONDUIT
- SWD --- PROPOSED STORMWATER DRAINAGE
- SWD --- EXISTING STORMWATER DRAINAGE
- E --- E --- E --- PROPOSED ELECTRICITY
- E --- E --- E --- EXISTING ELECTRICITY
- W --- PROPOSED WATER METER SERVICE CONNECTION POINT
- > DIRECTION OF ROAD GRADES AND CROSSFALLS
- Q100 FLOOD LINE

NOTE: TELSTRA & GAS IN JOINT USE ENEGEX
TELSTRA PITS ADJACENT ELECTRICITY PILLARS
ALSO OFFSET FROM ZERO LOT LINES



SCALE @ A1
-10 -5 0 10 20 30m
1:400

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FIGURE No. 013

**SERVICES
LAYOUT PLAN
SHEET 3**