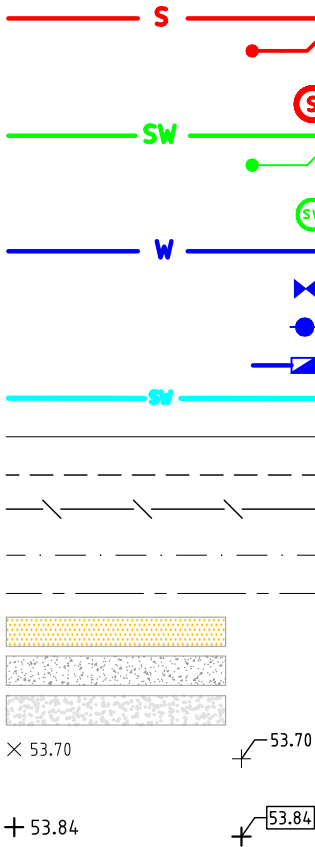


LEGEND - NEW

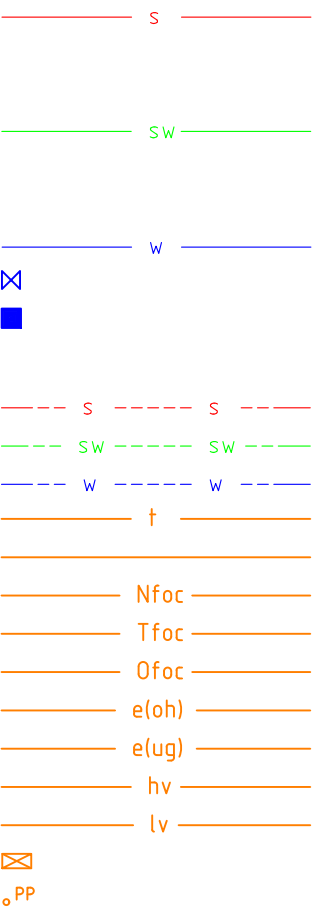
- NEW SEWER MAIN
NEW SEWER LOT CONNECTION
NEW SEWER MANHOLE
NEW STORMWATER MAIN
NEW STORMWATER LOT CONNECTION
NEW STORMWATER MANHOLE
NEW WATER MAIN
NEW STOP VALVE
NEW FIRE HYDRANT
NEW PROPERTY WATER CONNECTION
NEW STORMWATER (PRIVATE)
PROPERTY BOUNDARY
NEW BUILDINGS
EXISTING FENCE
TOP OF BANK (EXISTING)
BOTTOM OF BANK (EXISTING)
ASPHALT ROADWAY/DRIVEWAY TO DETAIL
REINFORCED CONCRETE DRIVEWAY TO DETAIL
REINFORCED CONCRETE FOOTPATH TO DETAIL
NATURAL SURFACE LEVELS

FINISHED SURFACE LEVELS



LEGEND - EXISTING

- SEWER MAIN
SEWER LOT CONNECTION
SEWER MANHOLE
STORMWATER MAIN
STORMWATER LOT CONNECTION
STORMWATER MANHOLE
WATER MAIN
STOP VALVE
FIRE HYDRANT
PROPERTY WATER CONNECTION
EXISTING SEWER MAIN TO BECOME REDUNDANT
EXISTING STORMWATER MAIN TO BECOME REDUNDANT
EXISTING WATER MAIN TO BECOME REDUNDANT
EXISTING TELSTRA
EXISTING OPTUS
EXISTING NBN FIBER OPTIC
EXISTING TELSTRA FIBER OPTIC
EXISTING OPTUS FIBER OPTIC
EXISTING OVHERHEAD ELECTRICAL
EXISTING UNDERGROUND ELEC.
EXISTING HIGH VOLTAGE ELEC.
EXISTING LOW VOLTAGE ELEC.
EXISTING TELSTRA PIT
EXISTING POWER POLE



JMG Engineers & Planners - Civil Concept Services Schedules

C2.5 USE STANDARDS

Relevant Planning Scheme	Qualitative Development Consideration	Quantitative Expectations	Development Proposals	Details and explanatory notes
C2.5.1	Car Parking Numbers as per Table C2.1 to meet acceptable solution A1	0	0	The existing church car park remmains functional as is and is not scheduled to be impacted. No changes to this car park are incorporated.

C3.5 USE STANDARDS

N/A	Pre-development impervious area	2715	m ²	
N/A	Pre-development 5% AEP total Q	102	l/s	Rational method with 16% CC
N/A	Pre-development 1% AEP total Q	164	l/s	Rational method with 16% CC
	Overland Flow total Q (Pre development)	-45	l/s	Location: Through POS and over footpath adjacent to hwy
N/A	Estimated post development pervious area	6	m ²	
N/A	Estimated post development impervious area	3555	m ²	
N/A	Estimated post-development 5% AEP total Q	123	l/s	Rational method with 16% CC
N/A	Estimated post-development 1% AEP total Q	198	l/s	Rational method with 16% CC
	Overland Flow total Q (Post development)	4.7	l/s	Location: Through POS and over footpath adjacent to hwy
N/A	Post development likely detention volume	12	m ³	Rational method using Boyd's Formula.
N/A	Post development likely % reduction in suspended solids	80	%	Suggested treatment train Pit inserts on church car park and SEP's. swale through POS and rain garden built into
N/A	Post development likely % reduction in total phosphates	45	%	
N/A	Post development likely % reduction in total nitrates	45	%	

SEWER AND WATER

N/A	No. equivalent tenements - water	6	No.	6 lots (discounting existing church and connection that is to remain in place)
N/A	Probable Simultaneous Demand - Water	1.3	l/s	
N/A	No. equivalent tenements - Sewer	6	No.	6 lots (discounting existing church and connection that is to remain in place)
N/A	Average Dry Weather Flow - Sewer	0.0324	l/s	
N/A	Peak Dry Weather Flow - Sewer	0.22	l/s	
N/A	Design Flow Sewer	0.68	l/s	

P4	21.09.2022	REVISED LAYOUT
P3	06.05.2022	NEW LOT LAYOUT
P2	10.05.2021	LOT BOUNDARIES REVISED
P1	11.09.2020	ISSUED FOR CLIENT REVIEW
REV	DATE	REMARK



Johnstone McGee & Gandy Pty. Ltd.
incorporating **Dale P Luck & Associates**
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infofnl@jmg.net.au

PROJECT
**30 HOLLAND COURT
HOWRAH - PROPOSED
SUBDIVISION**
TITLE
CONCEPT SERVICES

Accepted Chris Males (Discipline Head)	Date
Accepted Matt Clark (Team Leader)	Date
Approved Matt Clark (Group Manager)	Date
This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.	
SCALES @ A3 1:500	DESIGNED BY CJM
	DRAWN BY RH
	PLOT DATE 21/10/2022

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

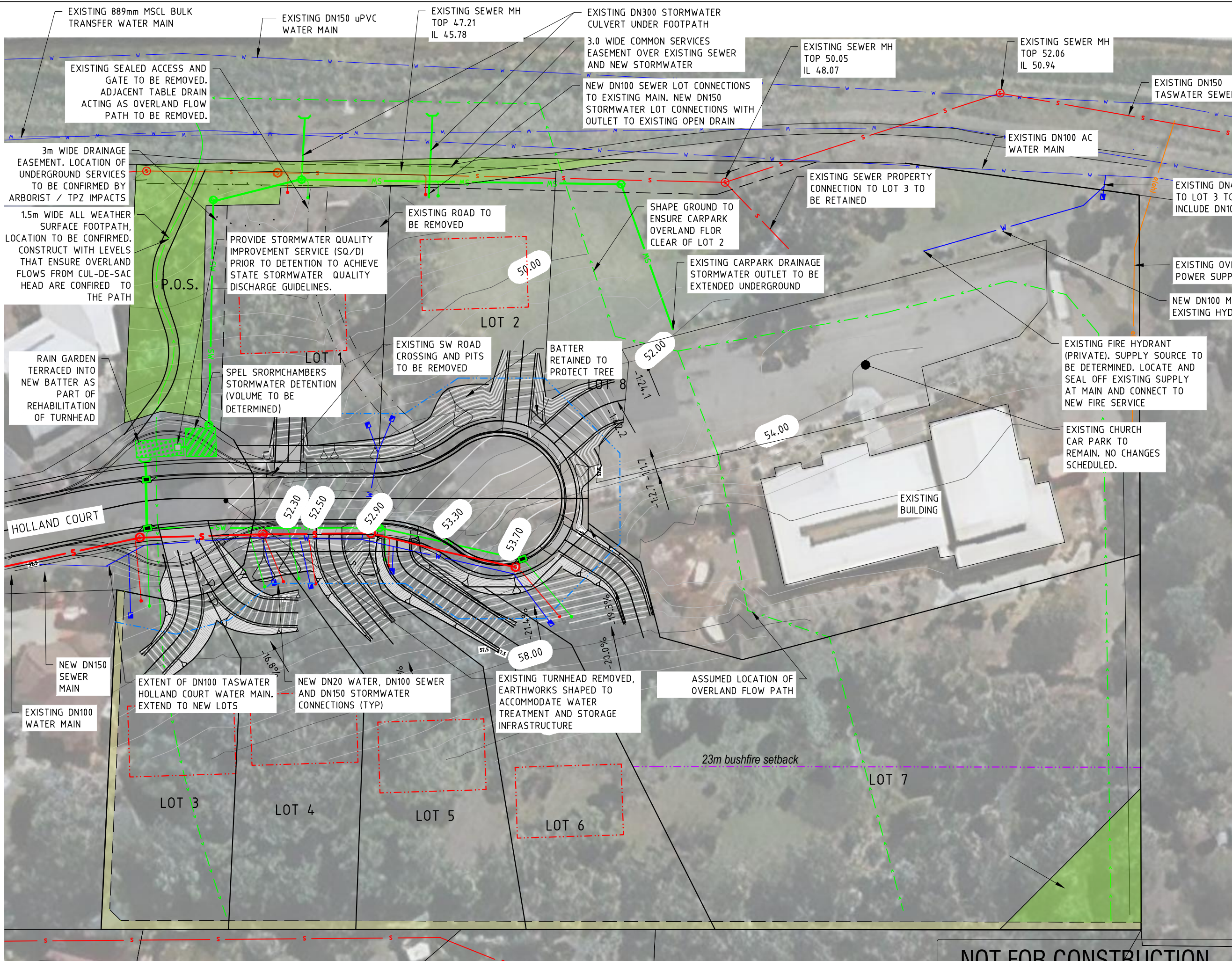
PLOT DETAILS J203057PH - CIV3D BASE OPTION 2.DWG

PROJECT NO. **J203057PH**

DWG NO. C01	REVISION P4
-----------------------	-----------------------

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG). The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

NOT FOR CONSTRUCTION



P6	19.10.2022	REVISED FOLLOWING COUNCIL REVIEW
P5	4.10.2022	SW UPDATED
P4	21.09.2022	REVISED LAYOUT
P3	06.05.2022	NEW LOT LAYOUT
P2	10.05.2021	LOT BOUNDARIES REVISED
P1	11.09.2020	ISSUED FOR CLIENT REVIEW
REV	DATE	REMARK



Johnstone McGee & Gandy Pty. Ltd.
incorporating **Dale P Luck & Associates**
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au info@jmg.net.au info@jmg.net.au

PROJECT
**30 HOLLAND COURT
HOWRAH - PROPOSED
SUBDIVISION**

TITLE
**CONCEPT SERVICES
PLAN**

Accepted Chris Males (Discipline Head)	Date
Accepted Matt Clark (Team Leader)	Date
Approved Matt Clark (Group Manager)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3 1:500	DESIGNED BY CJM	DRAWN BY RH
	PLOT DATE 21/10/2022	

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

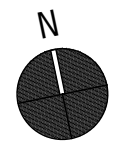
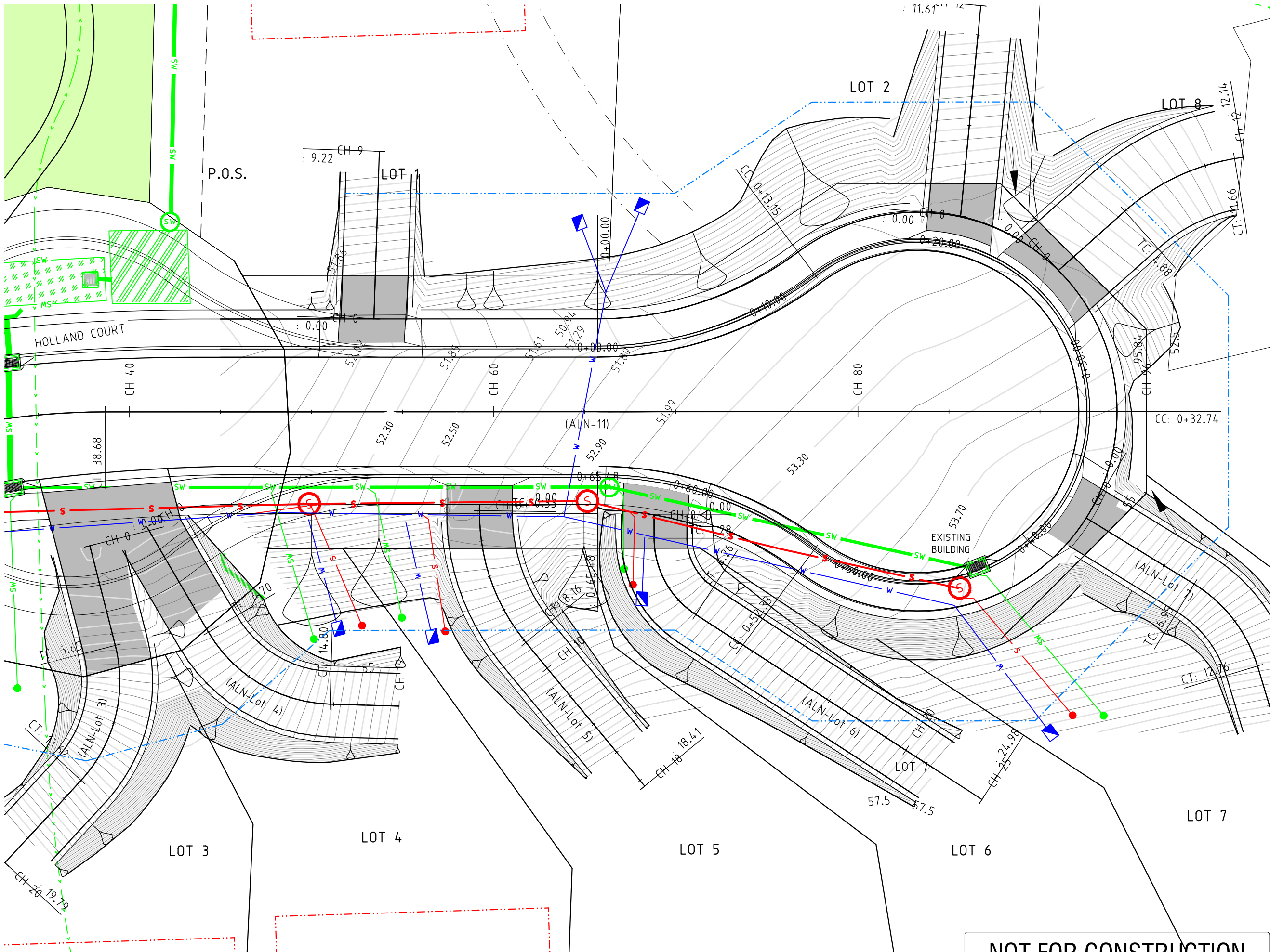
PLOT DETAILS J203057PH - CIV3D BASE OPTION 2.DWG

PROJECT NO. **J203057PH**

DWG NO. C02	REVISION P6
-----------------------	-----------------------

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG). The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

NOT FOR CONSTRUCTION



P4	21.09.2022	REVISED LAYOUT
P3	06.05.2022	NEW LOT LAYOUT
P2	10.05.2021	LOT BOUNDARIES REVISED
P1	11.09.2020	ISSUED FOR CLIENT REVIEW
REV	DATE	REMARK



Johnstone McGee & Gandy Pty. Ltd.
incorporating **Dale P Luck & Associates**
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infohln@jmg.net.au

PROJECT
**30 HOLLAND COURT
HOWRAH - PROPOSED
SUBDIVISION**

TITLE
**ACCESS
PLAN**

Accepted Chris Males (Discipline Head)	Date
Accepted Matt Clark (Team Leader)	Date
Approved Matt Clark (Group Manager)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:500	CJM	RH
	PLOT DATE	21/10/2022

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

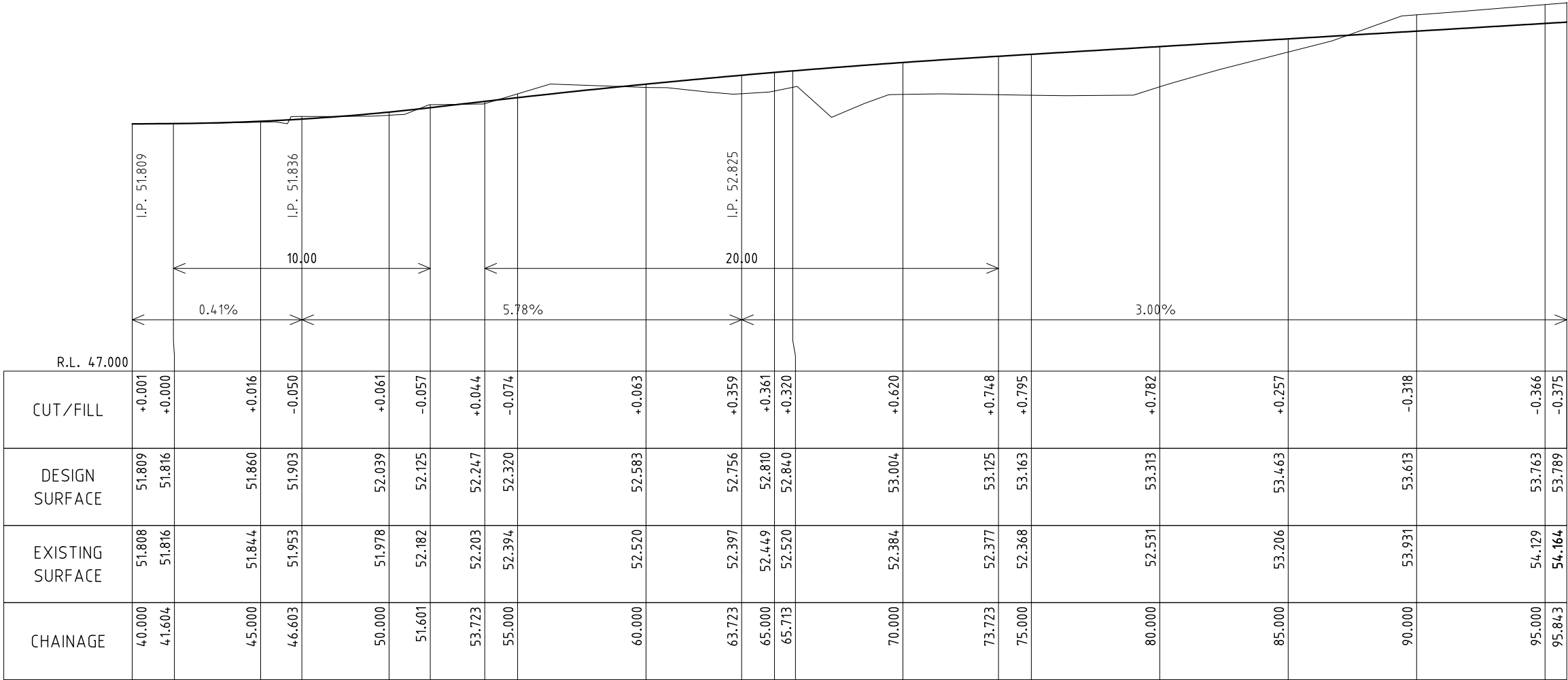
PLOT DETAILS J203057PH - CIV3D BASE OPTION 2.DWG

PROJECT NO. **J203057PH**

DWG NO.	REVISION
C03	P4

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG). The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

NOT FOR CONSTRUCTION



Profile ALN-11 From 40.000 To 95.843
Scales: (H) 1:200 (V) 1:100

P5	19.10.22	PROFILE LAYOUTS UPDATED
P4	21.09.2022	REVISED LAYOUT
P3	06.05.2022	NEW LOT LAYOUT
P2	10.05.2021	LOT BOUNDARIES REVISED
P1	11.09.2020	ISSUED FOR CLIENT REVIEW
REV	DATE	REMARK



Johnstone McGee & Gandy Pty. Ltd.
incorporating **Dale P Luck & Associates**
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au info@jmg.net.au

PROJECT
**30 HOLLAND COURT
HOWRAH - PROPOSED
SUBDIVISION**

TITLE
**CONCEPT SERVICES
ALN-LOT 11 CUL-DE-SAC
EXTENSION PROFILE**

Accepted Chris Males (Discipline Head)	Date
Accepted Matt Clark (Team Leader)	Date
Approved Matt Clark (Group Manager)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:200 (H)	CJM	RH
1:100 (V)	PLOT DATE	21/10/2022

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

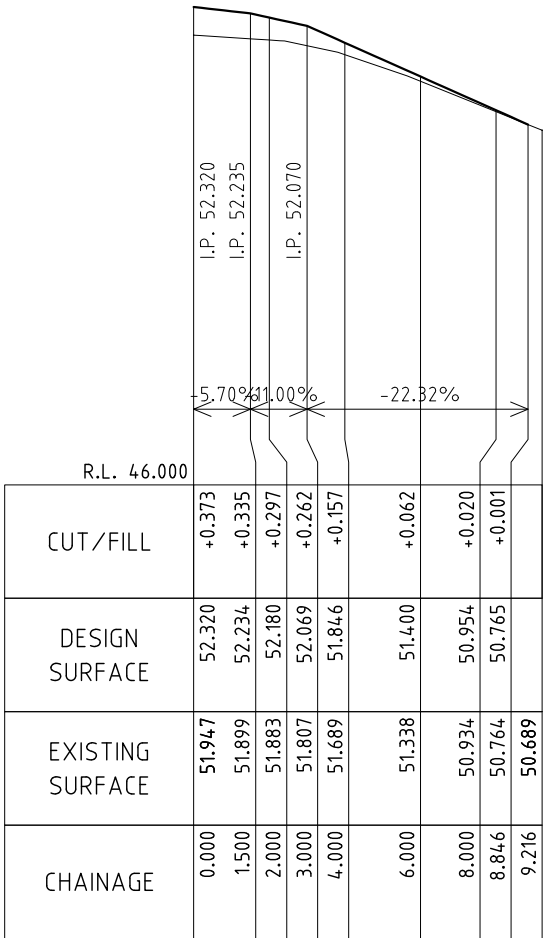
PLOT DETAILS J203057PH - CIV3D BASE OPTION 2.DWG

PROJECT NO. **J203057PH**

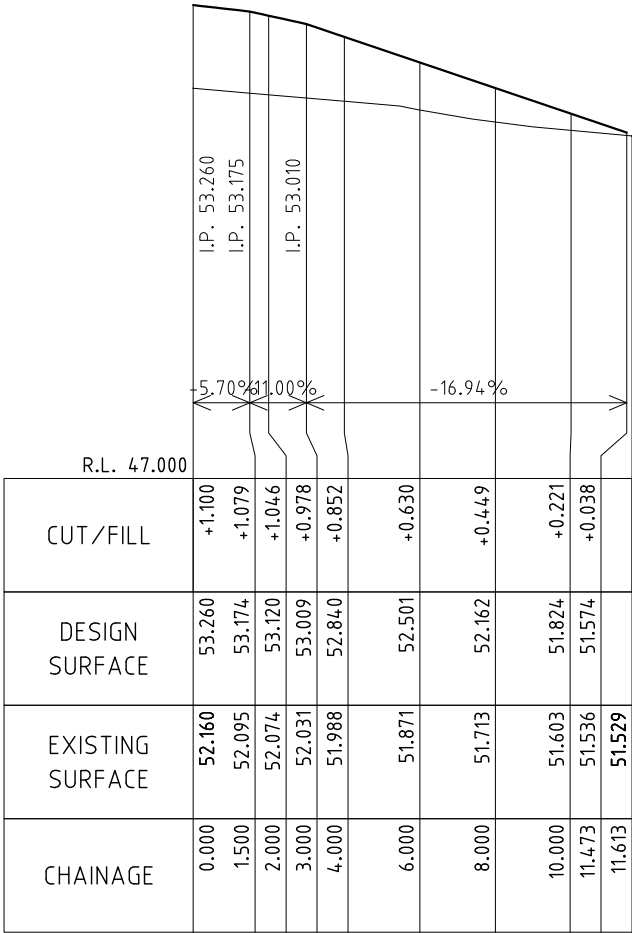
DWG NO. C04	REVISION P5
-----------------------	-----------------------

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG).
The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

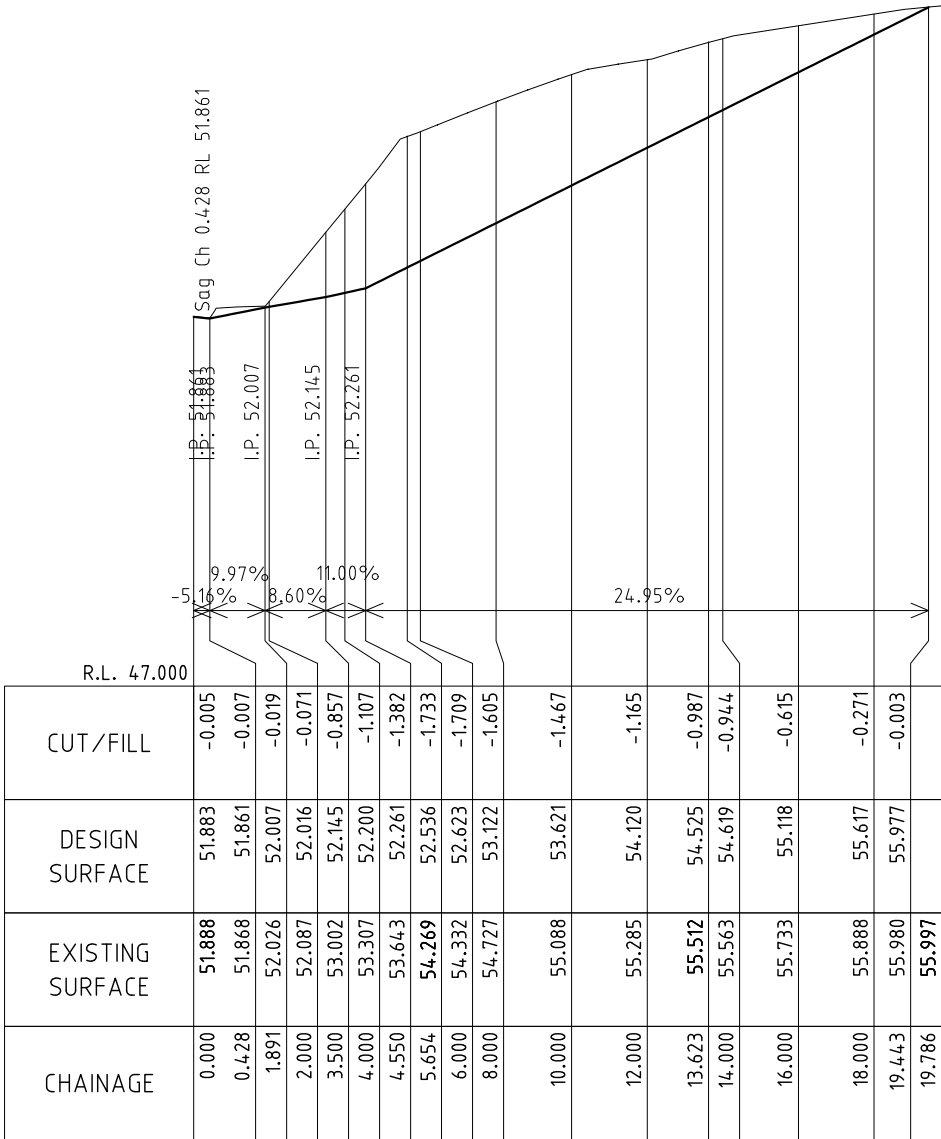
NOT FOR CONSTRUCTION



Profile ALN-Lot 1 From 0.000 To 9.216
Scales: (H) 1:200 (V) 1:100



Profile ALN-Lot 2 From 0.000 To 11.613
Scales: (H) 1:200 (V) 1:100



Profile ALN-Lot 3 From 0.000 To 19.786
Scales: (H) 1:200 (V) 1:100

P5	19.10.2022	PROFILE LAYOUTS UPDATED
P4	21.09.2022	REVISED LAYOUT
P3	06.05.2022	NEW LOT LAYOUT
P2	10.05.2021	LOT BOUNDARIES REVISED
P1	11.09.2020	ISSUED FOR CLIENT REVIEW
REV	DATE	REMARK



Johnstone McGee & Gandy Pty. Ltd.
incorporating **Dale P Luck & Associates**
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infofnl@jmg.net.au

PROJECT
**30 HOLLAND COURT
HOWRAH - PROPOSED
SUBDIVISION**

TITLE
**CONCEPT SERVICES
LOTS 1, 2 & 3
DRIVEWAY PROFILES**

Accepted Chris Males (Discipline Head)	Date
Accepted Matt Clark (Team Leader)	Date
Approved Matt Clark (Group Manager)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:200 (H)	CJM	RH
1:100 (V)	PLOT DATE	21/10/2022

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

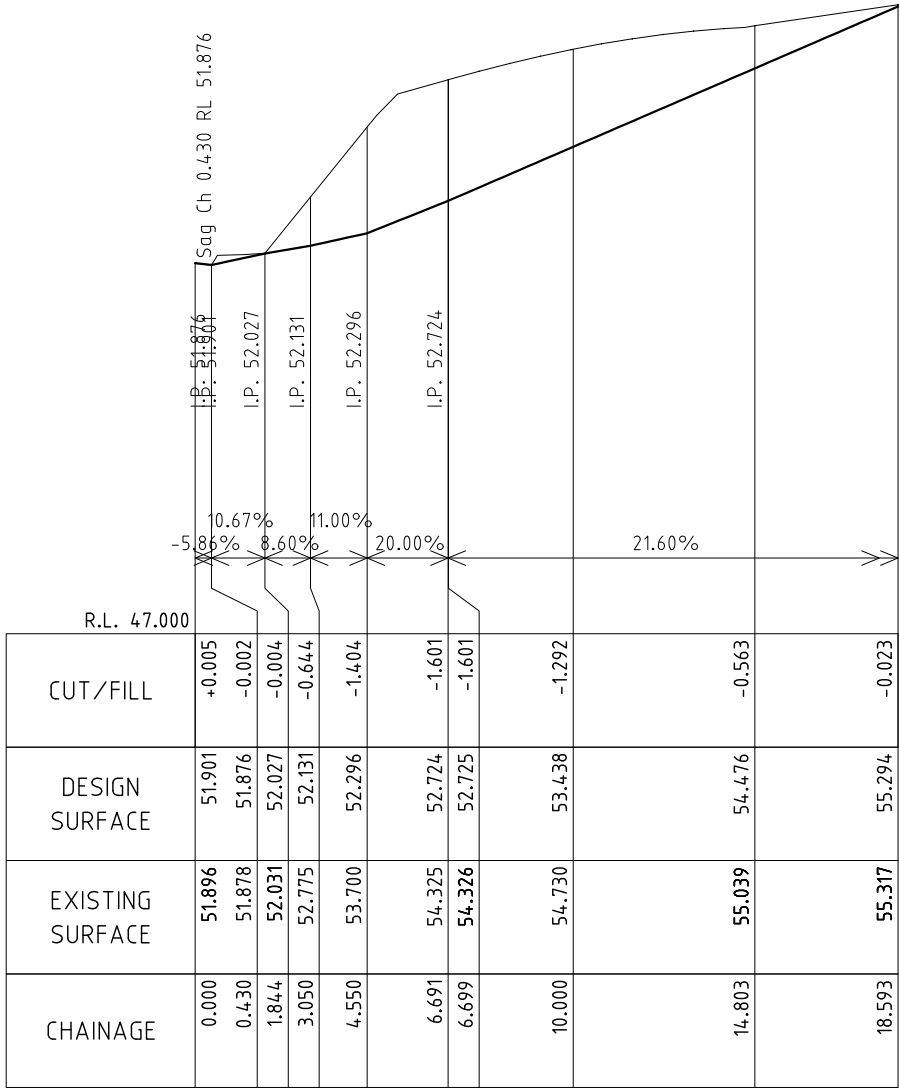
PLOT DETAILS J203057PH - CIV3D BASE OPTION 2.DWG

PROJECT NO. **J203057PH**

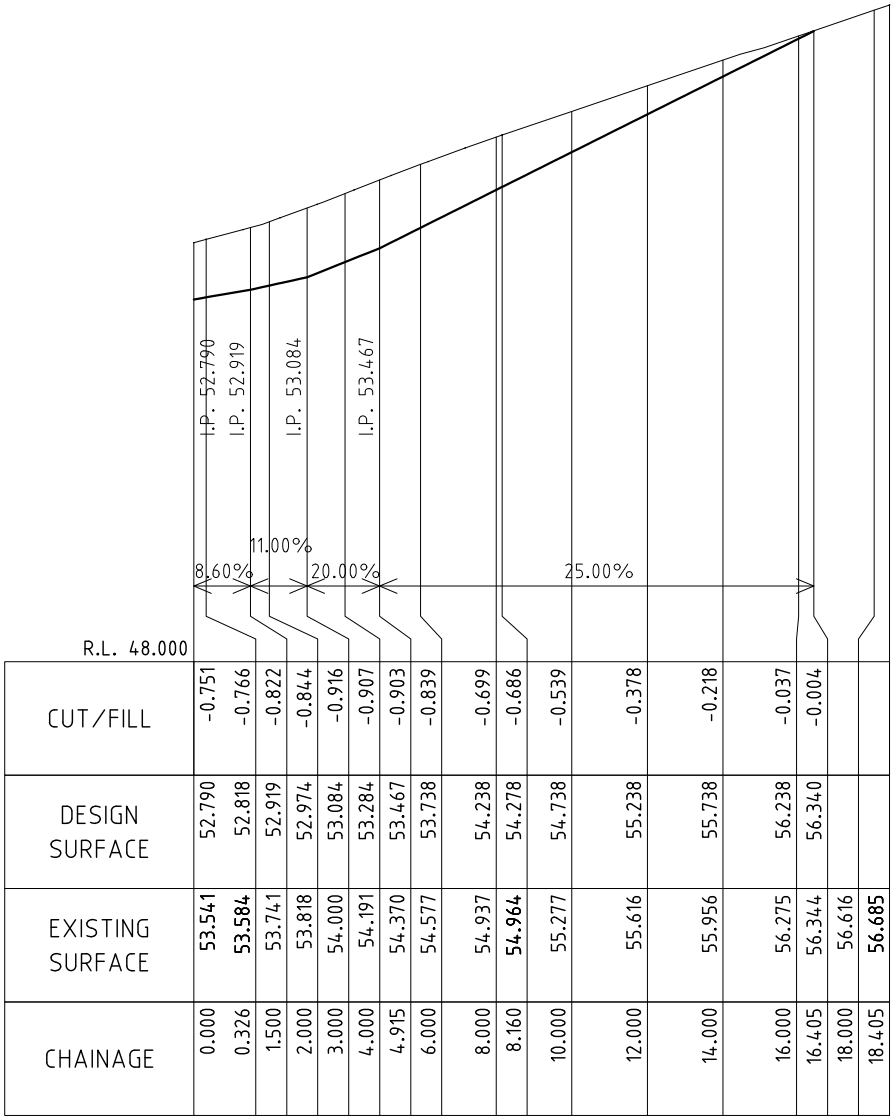
DWG NO. C05	REVISION P5
-----------------------	-----------------------

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG).
The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

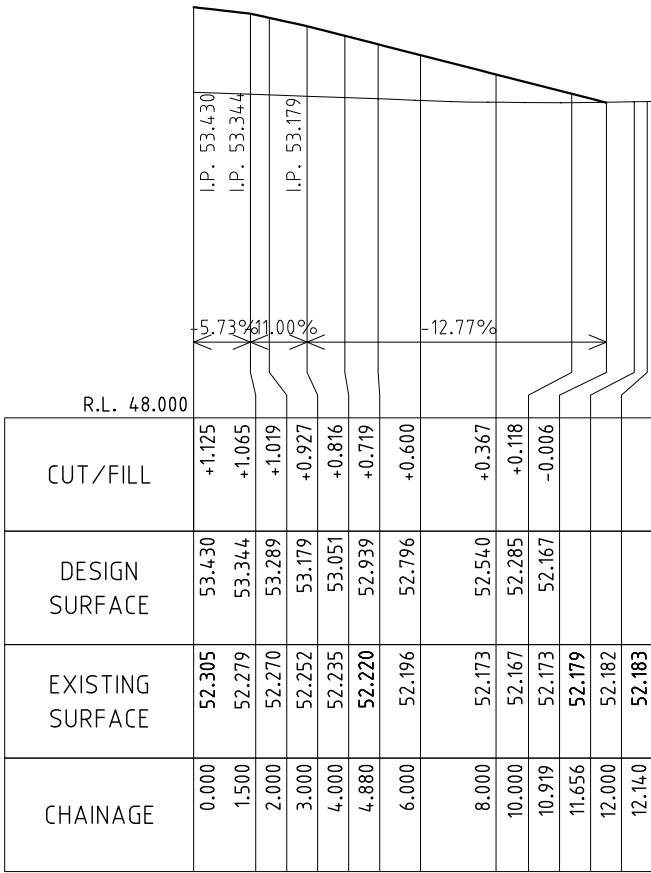
NOT FOR CONSTRUCTION



Profile ALN-Lot 4 From 0.000 To 18.593
Scales: (H) 1:200 (V) 1:100



Profile ALN-Lot 5 From 0.000 To 18.405
Scales: (H) 1:200 (V) 1:100



Profile ALN-Lot 8 From 0.000 To 12.140
Scales: (H) 1:200 (V) 1:100

P5	19.10.2022	PROFILE LAYOUTS UPDATED
P4	21.09.2022	REVISED LAYOUT
P3	06.05.2022	NEW LOT LAYOUT
P2	10.05.2021	LOT BOUNDARIES REVISED
P1	11.09.2020	ISSUED FOR CLIENT REVIEW
REV	DATE	REMARK



Johnstone McGee & Gandy Pty. Ltd.
incorporating **Dale P Luck & Associates**
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infofn@jmg.net.au

PROJECT
**30 HOLLAND COURT
HOWRAH - PROPOSED
SUBDIVISION**

TITLE
**CONCEPT SERVICES
LOTS 4, 5 & 8
DRIVEWAY PROFILES**

Accepted Chris Males (Discipline Head)	Date
Accepted Matt Clark (Team Leader)	Date
Approved Matt Clark (Group Manager)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:200 (H)	CJM	RH
1:100 (V)	PLOT DATE	21/10/2022

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

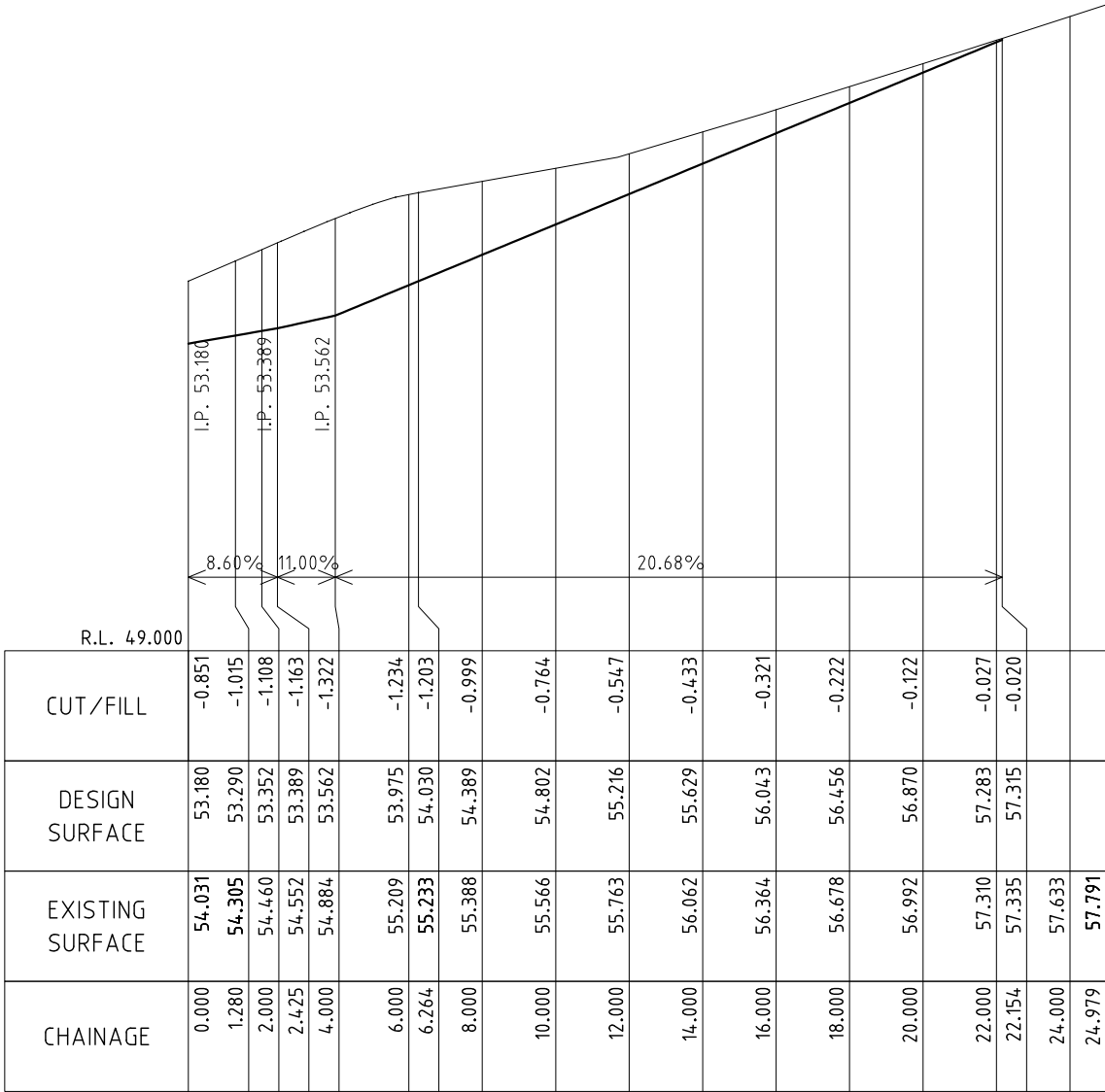
PLOT DETAILS J203057PH - CIV3D BASE OPTION 2.DWG

PROJECT NO. **J203057PH**

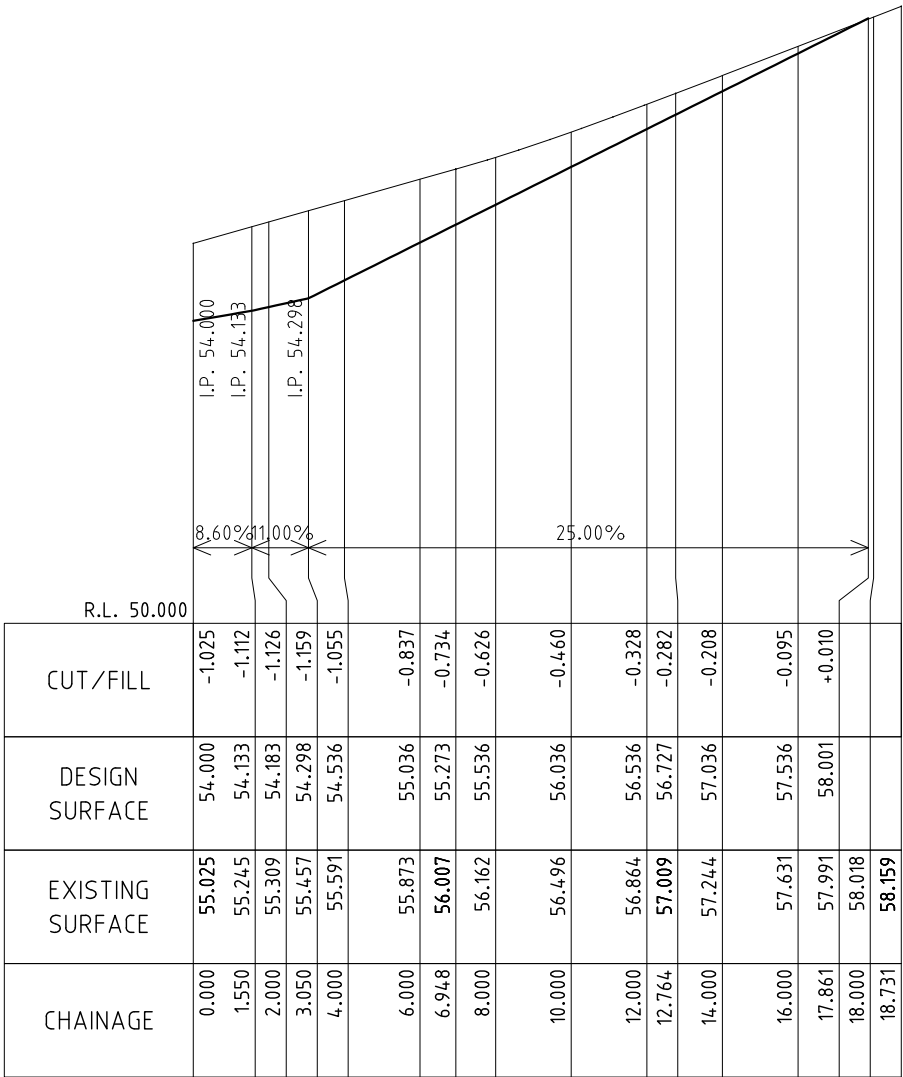
DWG NO. C06	REVISION P5
-----------------------	-----------------------

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG).
The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

NOT FOR CONSTRUCTION



Profile ALN-Lot 6 From 0.000 To 24.979
Scales: (H) 1:200 (V) 1:100



Profile ALN-Lot 7 From 0.000 To 18.731
Scales: (H) 1:200 (V) 1:100

P5	19.10.2022	PROFILE LAYOUTS UPDATED
P4	21.09.2022	REVISED LAYOUT
P3	06.05.2022	NEW LOT LAYOUT
P2	10.05.2021	LOT BOUNDARIES REVISED
P1	11.09.2020	ISSUED FOR CLIENT REVIEW
REV	DATE	REMARK



Johnstone McGee & Gandy Pty. Ltd.
incorporating **Dale P Luck & Associates**
ACN 009 547 139 ABN 76 473 834 852
117 Harrington Street, Hobart, Tas (03) 6231 2555
49-51 Elizabeth Street, Launceston, Tas (03) 6331 7044
www.jmg.net.au infohbt@jmg.net.au infofn@jmg.net.au

PROJECT
**30 HOLLAND COURT
HOWRAH - PROPOSED
SUBDIVISION**

TITLE
**CONCEPT SERVICES
LOT 6 & 7
DRIVEWAY PROFILES**

Accepted Chris Males (Discipline Head)	Date
Accepted Matt Clark (Team Leader)	Date
Approved Matt Clark (Group Manager)	Date

This document must be signed "Approved" by JMG to authorise it for use. JMG accept no liability whatsoever for unauthorised or unlicensed use.

SCALES @ A3	DESIGNED BY	DRAWN BY
1:200 (H)	CJM	RH
1:100 (V)	PLOT DATE	21/10/2022

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.

PLOT DETAILS J203057PH - CIV3D BASE OPTION 2.DWG

PROJECT NO. **J203057PH**

DWG NO.	REVISION
C07	P5

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG).
The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

NOT FOR CONSTRUCTION