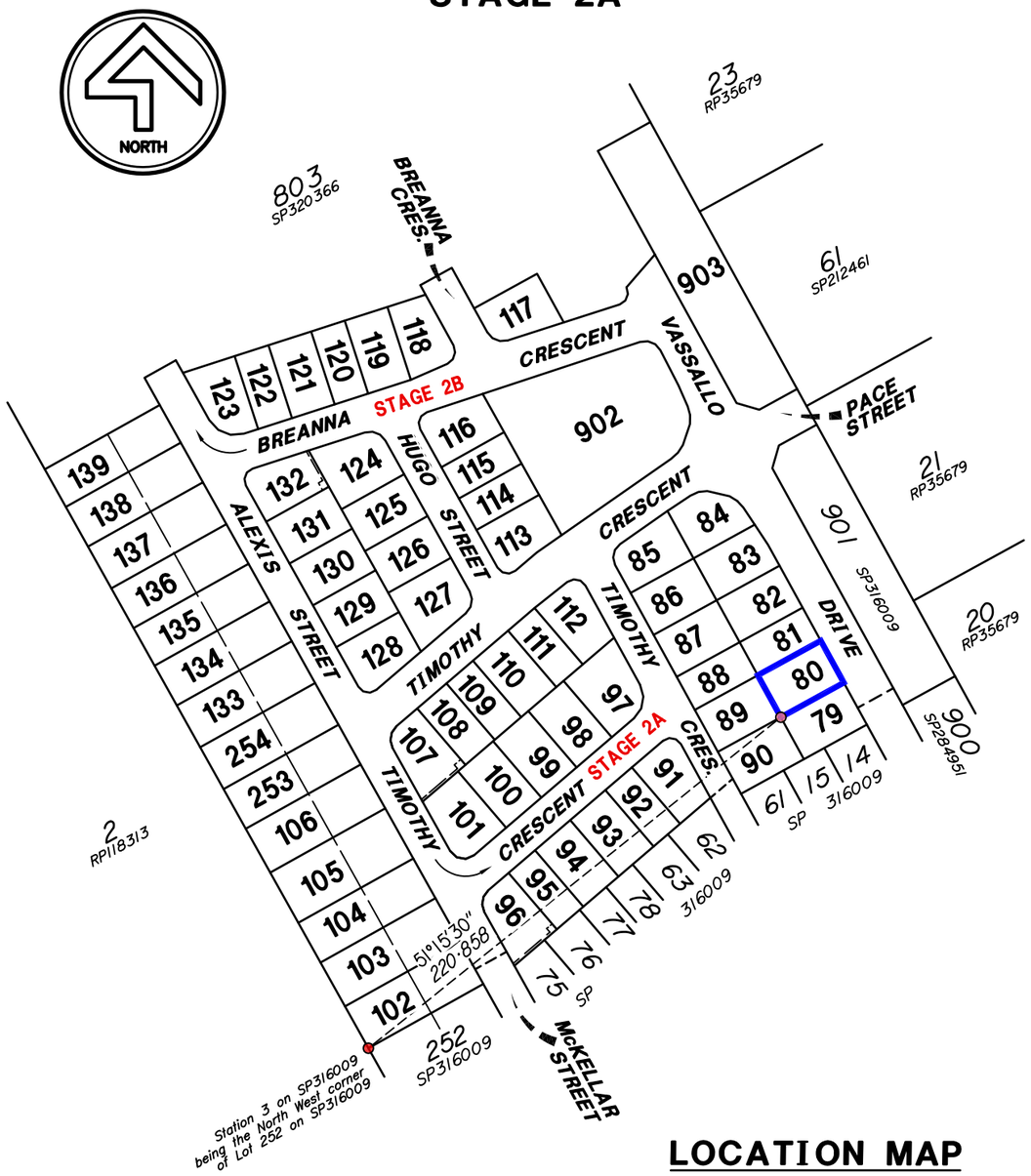
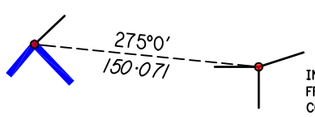
ROSEWOOD GREEN ESTATE
STAGE 2A



LOCATION MAP

Scale 1:2500

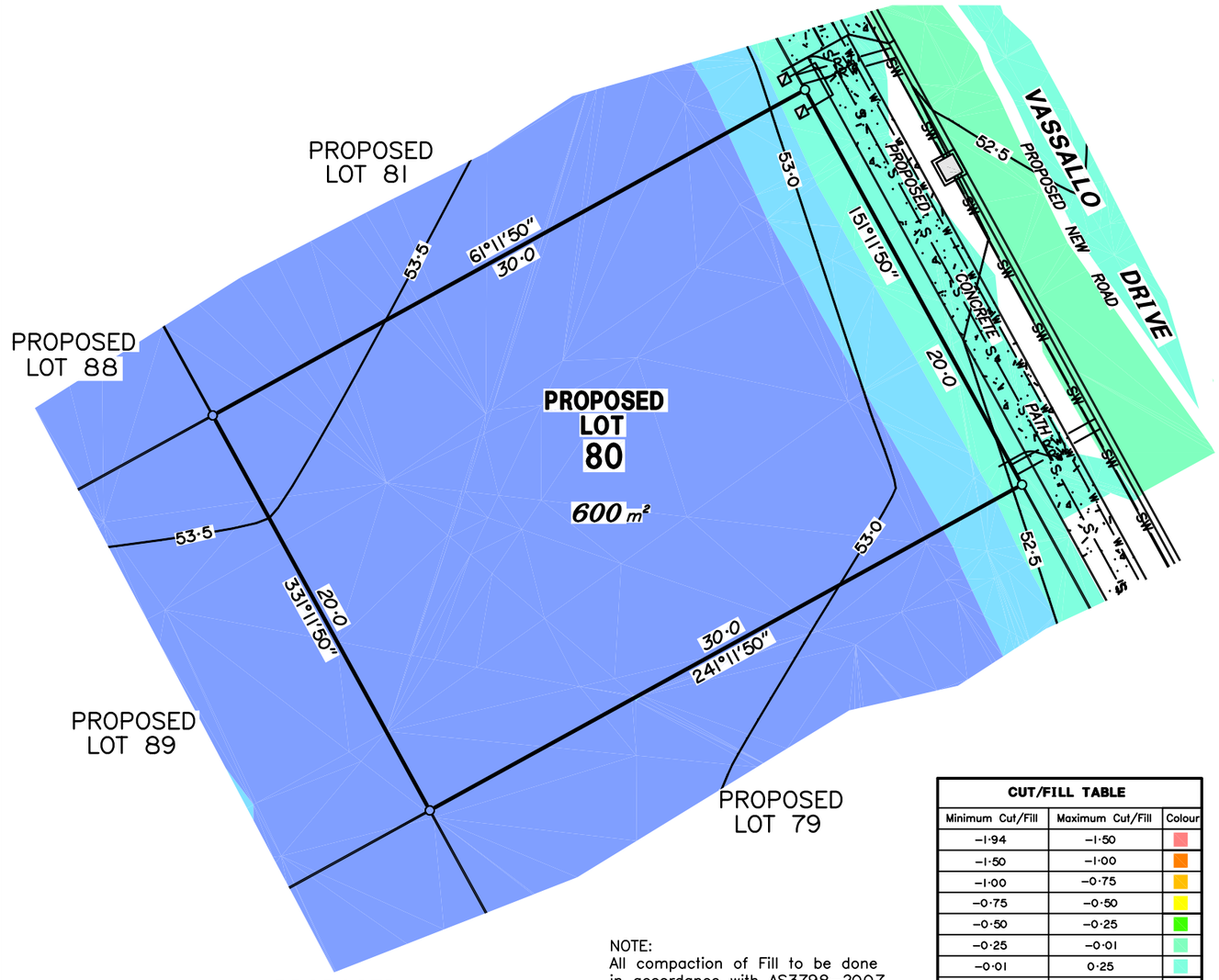
0 50 100 150 200 250 300 350 400 Metres



INDICATES A CALCULATED CONNECTION FROM A REGISTERED CADASTRAL CORNER.

"This plan shows the general location of the proposed lot in relation to the other proposed lots in the Estate. Refer to the Disclosure Plan for identification and location of the proposed lot. The Seller reserves the right to alter the configurations of other lots as identified in this plan at it's absolute discretion."

1. ALLOTMENTS MAY HAVE BEEN TRIMMED, RESHAPED AND TOPSOIL RESPREAD. ANY EARTHWORKS OR FILL ASSOCIATED WITH THOSE WORKS IS NOT SHOWN AND HAS NOT BEEN SUBJECT TO ENGINEERING COMPACTION REQUIREMENTS. IT IS ANTICIPATED THE DEPTH OF SUCH WORKS WOULD NOT EXCEED 450mm, HOWEVER, ISOLATED AREAS GREATER THAN THE DEPTH MAY OCCUR.
2. IT IS PURCHASER'S RESPONSIBILITY TO ARRANGE THEIR OWN INDEPENDENT GEOTECHNICAL TESTING ON A FILLED OR ANY ALLOTMENT TO DETERMINE FOUNDATION REQUIREMENTS PRIOR TO CONSTRUCTION.
3. IT IS THE PURCHASER'S RESPONSIBILITY TO OBTAIN THE ACCURATE LOCATION OF SERVICES FROM THE LOCAL AUTHORITY.
4. THE DIMENSIONS AND AREAS SHOWN ON THIS PLAN ARE SUBJECT TO FINAL COUNCIL SEALING APPROVAL AND REGISTRATION IN THE DEPARTMENT OF NATURAL RESOURCES, MINES & ENERGY.



CUT/FILL TABLE		
Minimum Cut/Fill	Maximum Cut/Fill	Colour
-1·94	-1·50	
-1·50	-1·00	
-1·00	-0·75	
-0·75	-0·50	
-0·50	-0·25	
-0·25	-0·01	
-0·01	0·25	
0·25	0·50	
0·50	0·75	
0·75	1·00	
1·00	1·25	
1·25	1·54	

NOTE:
All compaction of Fill to be done in accordance with AS3798–2007.

The compaction level and testing will be completed in accordance with Australian Standard AS3798–2007.

Scale 1:250

0 5 10 15 20 25 30 35 40 Metres

LEGEND

- 45·0 — Finished Contours
- Change of Grade
- Covenant for Koala Conservation Buffer Area
- S — S — Sewer Main
- S — S — Sewer Manhole
- SW — SW — Stormwater Main
- SW — SW — Stormwater Manhole
- SW SW — Stormwater Gully Pit
- RW — RW — Roofwater Line
- RW — RW — Roofwater Pit
- W — W — W — Water Main (Fire Hydrant & Valve)
- W — W — W — Water Meter

NOTE:
The dimensions and areas shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation.

Contour Interval 0.5 Metres.

Refer to Ipswich City Council Decision Notice for Change Application to a Development Approval 7564/2007/MAMC/B dated 15 August 2019 for full details.

This note is an intergral part of this plan.

DISCLOSURE PLAN

Description

PROPOSED LOT 80

BEING PART OF LOT 801 ON SP316009

LAND AT ROSEWOOD THAGOONA ROAD
ROSEWOOD

Scale in Metres: **1:250 at A3**

BAIRD & HAYES
SURVEYORS • TOWN PLANNERS
77 RODERICK STREET
IPSWICH Q. 4305
PH 3812 2076 FAX 3812 1614
survey@bairdandhayes.com.au

COMP FILE: 12669 D43-80.DWG
Issue: A
Date: 12/11/2020
Ref: 12669/43DP-80