



CIVIL ENGINEERING REPORT

Proposed Residential Townhouse Development
MG Land Pty Ltd
202 Baileys Mountain Road, Upper Coomera
Lot 58 on SP191940

Prepared for:

MG Land Pty Ltd

Approved by:

Mr Tristan Nelson
Director
Cozens Regan Group Pty Ltd
RPEQ: 15735

Date:

October 2024

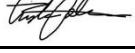
Revised:

April 2026

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Lot 58 on SP191940
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1.0 INTRODUCTION

Cozens Regan Group Pty Ltd has been commissioned by MG Land Pty Ltd to prepare an Engineering Report for the Proposed Residential Townhouse Development at 202 Baileys Mountain Road, Upper Coomera.

This Civil Engineering Report is required to support a proposed Material Change of use application to Gold Coast City Council.

This Civil Engineering Report summarises our various preliminary investigations and designs into the existing services. The Report addresses the existing engineering constraints and proposes solutions which are tailored to enable practical and cost effective development of the project.

2.0 THE SITE

2.1 SITE LOCATION

The subject site is described as Lot 58 on SP191940 located at 202 Baileys Mountain Road, Upper Coomera. The site is bound by Baileys Mountain Road to the East, Reserve Road to the South and vacant land to the West and North.

The subject site and approximate area of works is shown in Figure 1 below.



Figure 1 – Aerial Photograph (Qld Globe)

2.2 SITE DESCRIPTION

The site is currently vacant but historically a house existed and the remnants of some ancillary features still remain. The site is mostly cleared with a number of existing trees, the ground has good grass coverage throughout.

The site generally falls from the north west to the south east. The levels of the site range from RL 36.80 in the north west corner down to R.L 20.80 in the south east corner.

The total site area is equal to 3,087 ha. A contour and detail survey has been produced for the site and is contained within Appendix B

2.3 DESCRIPTION OF DEVELOPMENT

The proposed development incorporates the construction of a Residential Townhouse Development. The development will require the construction of buildings, access driveways, parking areas, stormwater, sewer, water supply and landscaping.

Refer the Architectural Site Plan contained within Appendix A for more information in regards to the proposed development.

3.0 EARTHWORKS

The bulk earthworks proposed for the development will involve cut to fill and is focused around providing acceptable vehicular/pedestrian access to all buildings along with providing building platforms with freeboard above the 1% AEP overland flow paths.

The earthworks propose to alter the existing overland flow path traversing the site from North to South. The existing overland flow path traversing the site from West to East is to remain undisturbed.

Due to earthworks proposed within the waterway/overland flow path a hydraulic impact assessment was necessary to demonstrate nil adverse impacts which has been prepared by Alan & Dennis. Please refer this report for further information.

Bulk Earthworks volumes have been preliminarily assessed and are estimated to be in the order of 6,100m³ Cut, 8,600m³ Fill with a net import quantity of 2,500m³. Note these figures are an indicative estimate only and do not include any bulking factors or spoil generated by services and detailed excavation etc.

Refer Earthworks plan 230094/C09 – C11 contained in Appendix C for more information.

Retaining walls are proposed around the perimeter of the site and internally between buildings where difference in levels require. Retaining walls are all proposed as single concrete tier walls.

All earthworks will be done to Level 1 Geotechnical Supervision.

4.0 EROSION AND SEDIMENT CONTROL

The site is subject to compliance with the requirements of the Gold Coast City Councils' Land Development Guidelines.

Conceptual Erosion and Sediment Control requirements are outlined within the Site Based Stormwater Management Plan prepared by Cozens Regan Group Pty Ltd., including all the requirements for maintenance of the structures during the construction phase and required methods of reporting.

The Local Authority By-Law and Statutory Authority provisions related to Workplace Health & Safety, Dust and Smoke Nuisance, Environment and Occupational Noise Suppression will be rigidly enforced as part of the general site works contractual arrangements.

5.0 FLOODING

The site has been reviewed against City of Gold Coast online flood mapping and has been determined to be free of regional flooding or inundation. There are however two overland flow paths which traverse the site and collect runoff from significant upstream catchments. This is discussed in more detail within the Hydraulic Impact Assessment prepared by Allan & Dennis.

6.0 ROADWORKS AND ACCESS

It is proposed to construct a new Council Collector Road along the Northern Boundary of the site with a new intersection to Baileys Mountain Road.

Vehicular access to the site will be provided by a new vehicular crossover from the new Council road in the north west corner of the site.

The proposed external roadworks upgrades discussed above have been assessed in more detail within the Traffic Report prepared by TTM, refer this report for more information.

7.0 SEWERAGE RETICULATION

The site is not currently serviced by a connection to Councils sewer reticulation network.

A 300mm Council Trunk Sewer is located within near verge of Reserve Road adjacent the southern boundary. A recently constructed 225mm Council Sewer is located within the far verge of Baileys Mountain Road to the north of the development.

The development is proposed to be serviced by extending a 150mm branch of Councils sewer reticulation from Baileys Mountain Road into the site and across the existing and proposed road reserve. A 150mm dia property connection is proposed to be installed to service the development.

Conditions of approval can ensure the proposal contributes proportionately to any necessary sewer network upgrades if required.

Civil Sketch Drawings 230094/SK10 – 11 outlines the concept sewerage reticulation and connection point for the proposed development.

Design and construction of the sewer connection shall be in accordance with the requirements of SEQ Water Supply and Sewer and Code and subject to approval.

Design and construction of the private sanitary drain shall be in accordance with the requirements of Plumbing and Drainage Code AS3500 and subject to Council Plumbing and Drainage approval.

8.0 WATER RETICULATION

The development site is not currently serviced by a metred connection to Councils Water reticulation network.

The nearest Council watermain is a DN200mm watermain located within the near verge of Baileys Mountain Road adjacent the sites northern boundary.

It is proposed to extend a new DN100mm watermain along the verge of the new Council road to the west of the development.

A DN100mm metered connection is proposed from the new watermain at the site's entry point to service the developments domestic and fire servicing requirements.

The proposed 100mm combined water meter will be required to be installed in an above ground arrangement at the site's boundary. The final location and size of the meter is to be confirmed during detailed design.

Conditions of approval can ensure the proposal contributes proportionately to any necessary water network upgrades if required.

It is intended that a flow and pressure test will be conducted on the existing water reticulation network during detailed design to confirm that sufficient firefighting supply is available.

Civil Sketch Drawings 230094/SK10 – 11 outlines the concept water supply reticulation and connection point for the proposed development.

Design and construction of the water connection shall be in accordance with the requirements of SEQ Water Supply and Sewer and Code and subject to approval.

Design and construction of the private water supply shall be in accordance with the requirements of Plumbing and Drainage Code AS3500 and subject to Council Plumbing and Drainage approval.

9.0 OTHER SERVICES

Electrical and Telecommunications overhead and underground services are understood to be located within Baileys Mountain Road and Reserve Road. It is recommended the capacity and availability of these services be confirmed during detailed design.

10.0 CONCLUSION

This civil engineering report has shown that the proposed development for this site can be serviced and constructed using suitable engineering solutions to council's requirements. All preliminary comments and assumptions are subject to confirmation by detail design.

APPENDIX A

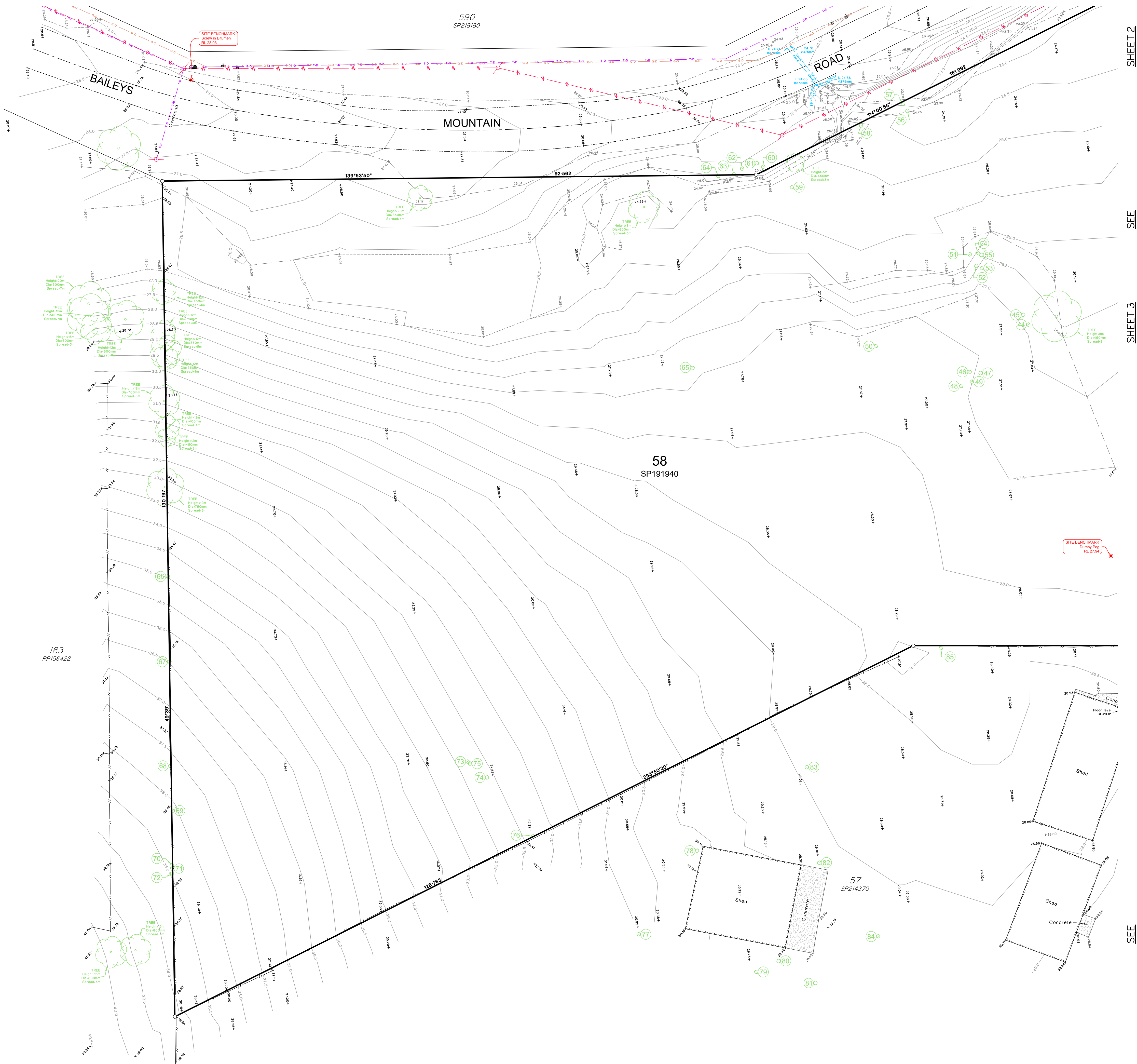
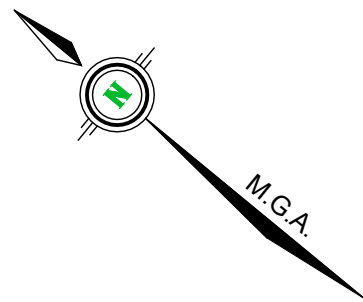
ARCHITECTURAL SITE PLAN



REDDOOR
ARCHITECTURE

APPENDIX B

DETAIL SURVEY PLAN



Client

MG Homes

Project

Detail Survey of
202 Baileys Mountain Road,
Upper Coomera

Described as Lot 58 on SP191940

Scale: 1:300 at A1

Datum: AHD vide PSM 9055

RL: 7.251m

Contour Int: 0.5m

Locality: Upper Coomera

LGA: Gold Coast City

Cadfile: MGH-323.DET.01

A INITIAL ISSUE

Issue Description

SSD 26.06.23 MP

Drw Date Appd

Notes

The title boundaries shown hereon were not marked at the time of survey and have been compiled from previous survey.
Services shown hereon have been located where possible by field survey.
Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

LEGEND

BB	Bottom of bank	---
BW	Bottom of wall	---
BX	Building	---
CG	Change of grade	---
CL	Centreline of road	---
EBT	Edge of bitumen	---
ECO	Edge of concrete	---
ELP	Light Pole	---
EMH	Electricity Pit	---
EP	Electricity Pole	---
ERD	Edge of gravel road	---
EW	Edge of water	---
FHP	Fire Hydrant Pillar	---
FNX	Fence	---
GB	Garden	---
GMK	Gas Marker	---
GTS	Gully pit	---
HWL	Headwall	---
KCL	Kerb lip	---
KIN	Kerb invert	---
KTB	Kerb top back	---
MHO	Ø\$1mm	---
MHS	\$x	---
PDV	Patio or Deck	---
RWP	Recycled Water Pipe	---
SGN	Traffic sign	---
SHD	Shed	---
SMH	Sewer Manhole	---
TB	Top of Bank	---
TEP	Telstra Pit	---
TRE	Tree	---
TW	Top of wall	---

Tree Legend

for further information on tagged trees and TPZs see report by S6 Consulting

Un-tagged Tree	---
Tagged Tree	---

Service Location Legend

eloc - Position Via Electronic Locator

UNDERGROUND SERVICES - ALPHA CLASSIFICATION
AS PER AUSTRALIAN STANDARD AS4488.

Sewer main	---
Stormwater drainage	---
Water main	---
Telstra service	---
NBN service	---
Gas supply	---
Electricity supply	---

0 9 18 m
SCALE 1:300 (A1)



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Unit 4b, 115a Point Cartwright, Buddina, 4575

Sheet No.

1 of 3

Dwg. No.

MGH-323.DET.01

Surveyed By

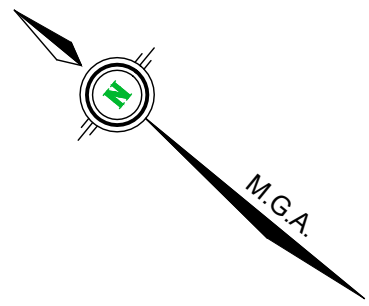
SAB

Date Surveyed

19.06.23

Issue

A



SHEET 1

SEE

SEE



Client

MG Homes

Project

**Detail Survey of
202 Baileys Mountain Road,
Upper Coomera**
Described as Lot 58 on SP191940

Scale: 1:300 at A1

Datum: AHD vide PSM 9055

RL: 7.251m

Contour Int: 0.5m

Locality: Upper Coomera

LGA: Gold Coast City

Cadfile: MGH-323.DET.01

A INITIAL ISSUE
Issue Description

SSD 26.06.23 MP
Drw Date Appd

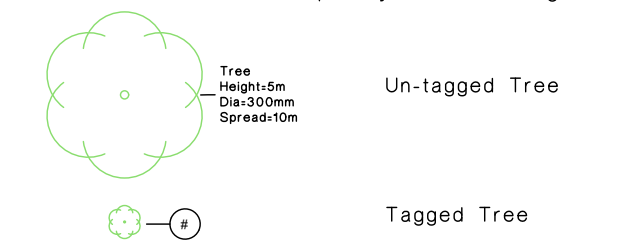
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FNX	Fence	---
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GMK	Gas Marker	---
GTS	Gully pit	---
HWL	Headwall	---
KCL	Kerb lip	---
KIN	Kerb invert	---
KTB	Kerb top back	---
MHO	Ø\$mm	---
MHS	\$x	---
PDV	Patio or Deck	---
RWP	Recycled Water Pipe	---
SGN	Traffic sign	---
SHD	Shed	---
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TRE	Tree	---
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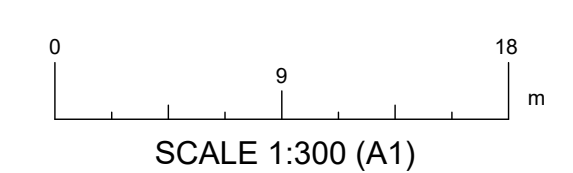
Tree Legend
for further information on tagged trees and
TPZs see report by SS Consulting



Service Location Legend
eLoc - Position Via Electronic Locator

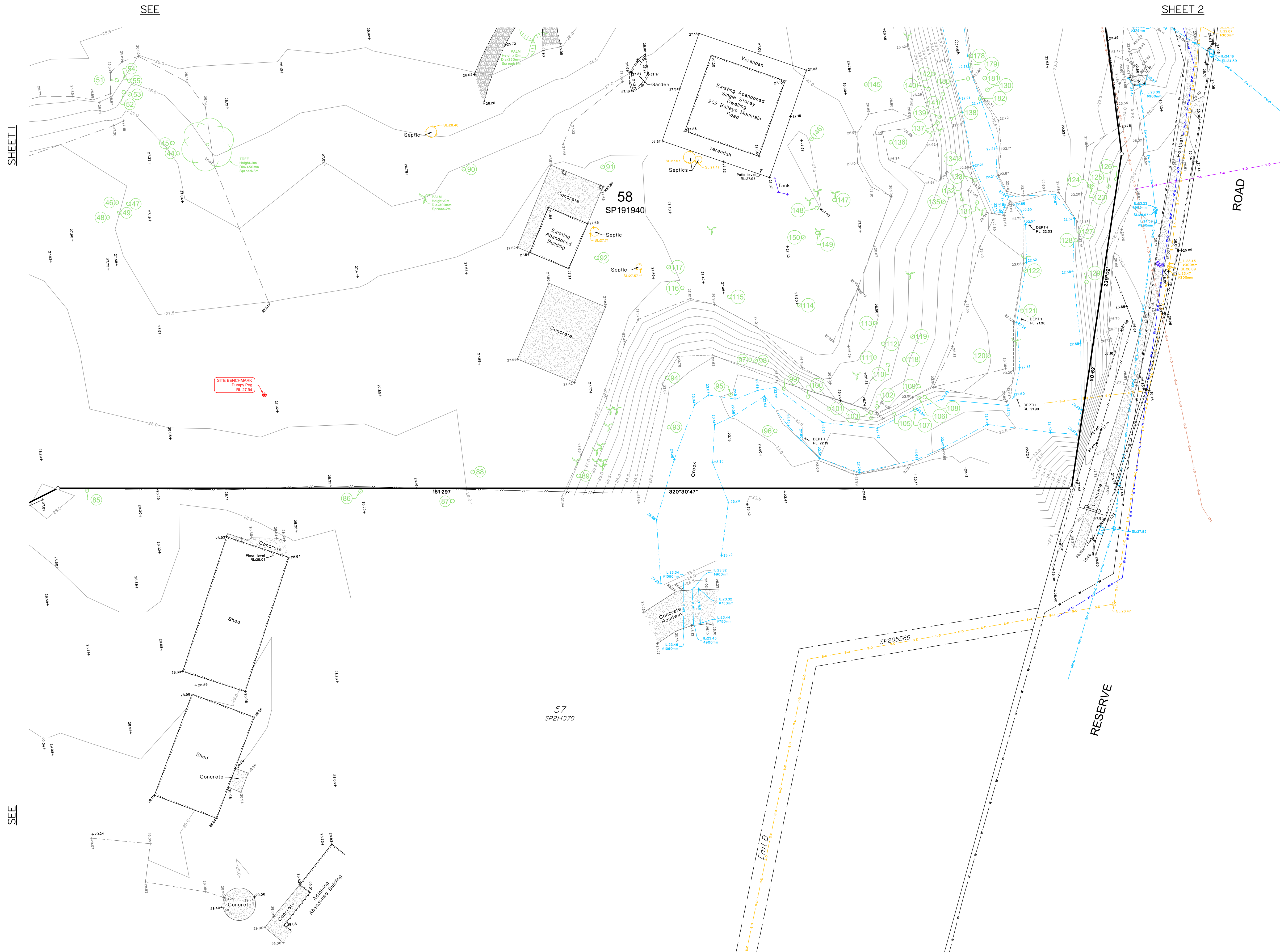
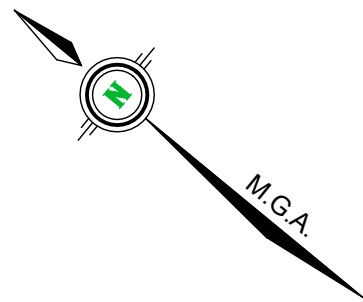
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AS PER AUSTRALIAN STANDARD AS5488.

Sewer main	---
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Water main	---
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NBN service	---
Gas supply	---
Electricity supply	---



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Sheet No. 2 of 3
Dwg. No. MGH-323.DET.01
Surveyed By: SAB
Date Surveyed: 19.06.23
Issue: A



Client

MG Homes

Project
**Detail Survey of
202 Baileys Mountain Road,
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Described as Lot 58 on SP191940

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Locality: Upper Coomera
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A	INITIAL ISSUE	SSD	26.06.23	MP
Issue	Description	Drw	Date	Appd

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SHD	Shed
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TB	Top of Bank
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TRE	Tree
TW	Top of wall

Tree Legend
for further information on tagged trees and TPZs see report by S5 Consulting

Un-tagged Tree

Tagged Tree

Service Location Legend
eLoc - Position Via Electronic Locator

UNDERGROUND SERVICES - ALPHA CLASSIFICATION
AS PER AUSTRALIAN STANDARD AS5488.

Sewer main	5.0	5.0	5.0
Stormwater drainage	SW.0	SW.0	SW.0
Water main	W.0	W.0	W.0
Telstra service	T.0	T.0	T.0
NBN service	NBN.0	NBN.0	NBN.0
Gas supply	G.0	G.0	G.0
Electricity supply	E.0	E.0	E.0

0 9 18 m
SCALE 1:300 (A1)



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Sheet No.	Surveyed By:	Date Surveyed:
3 of 3	SAB	19.06.23
Dwg. No.		Issue
MGH-323.DET.01		A

APPENDIX C

CONCEPT ENGINEERING PLANS



IMPORTANT NOTE:



ALL UNDERGROUND SERVICES
SHOULD BE LOCATED ONSITE
BY RELEVANT AUTHORITIES
BEFORE ANY WORK IS COMMENCED.

Elevations Table

No.	From Depth	To Depth	Colour	Depth Range	Volume
1	-4.000	-3.500		0.14m ³	
2	-3.500	-3.000		8.06m ³	
3	-3.000	-2.500		52.91m ³	
4	-2.500	-2.000		197.14m ³	
5	-2.000	-1.500		439.46m ³	
6	-1.500	-1.000		737.62m ³	
7	-1.000	-0.500		1504.55m ³	
8	-0.500	0.000		3162.38m ³	
9	0.000	0.500		3886.56m ³	
10	0.500	1.000		2453.17m ³	
11	1.000	1.500		1314.54m ³	
12	1.500	2.000		659.26m ³	
13	2.000	2.500		384.94m ³	
14	2.500	3.000		113.60m ³	
15	3.000	3.500		5.36m ³	

CUT	FILL
6,102m ³	8,817m ³

NET = 2,715m³ (FILL)

No.	DATE	ISSUE	REVISED	CHECKED
P7	01/04/26	PRELIMINARY ISSUE - ARCH UPDATE	B.A.R.	T.W.N.
P6	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P5	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P4	02/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P3	10/24	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	04/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

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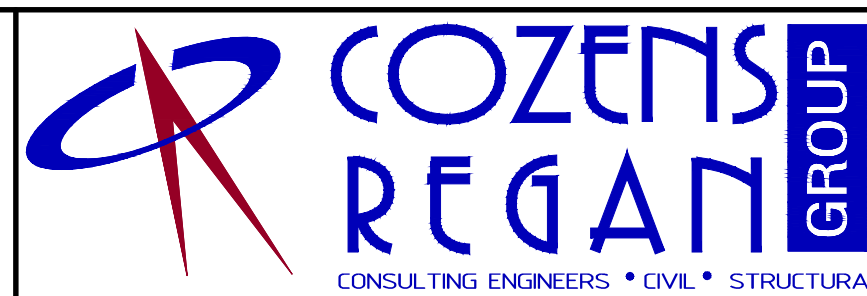
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SCALE A
SCALE B



DATUM AHD (I.N.O.)

SCALES SHOWN ARE AT A1 SIZE



SUITE 7 ADVANCE BUSINESS CENTRE
39 LAWRENCE DRIVE NERANG
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F: (07) 5578 4092
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DESIGNED T.W.N.
DRAWN B.A.R.
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ No 157351)

CLIENT MG LAND PTY LTD
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
OVERALL EARTHWORKS PLAN

JOB NO. 230094
DRAWING NO. C09
ISSUE P1P2P3P4P5P6P7

Elevations Table				
No.	From Depth	To Depth	Colour	Depth Range Volume
1	-4.000	-3.500		0.14m ³
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15	3.000	3.500		5.36m ³

CUT 6,102m³
FILL 8,817m³
NET = 2,715m³ (FILL)

NOTE: EARTHWORKS CUT/FILL RANGES ARE CALCULATED TO THE (FS -350 TO NS -150) AND ARE TO BE USED AS A GUIDE ONLY.

IMPORTANT NOTE:



ALL UNDERGROUND SERVICES SHOULD BE LOCATED ONSITE BY RELEVANT AUTHORITIES BEFORE ANY WORK IS COMMENCED.

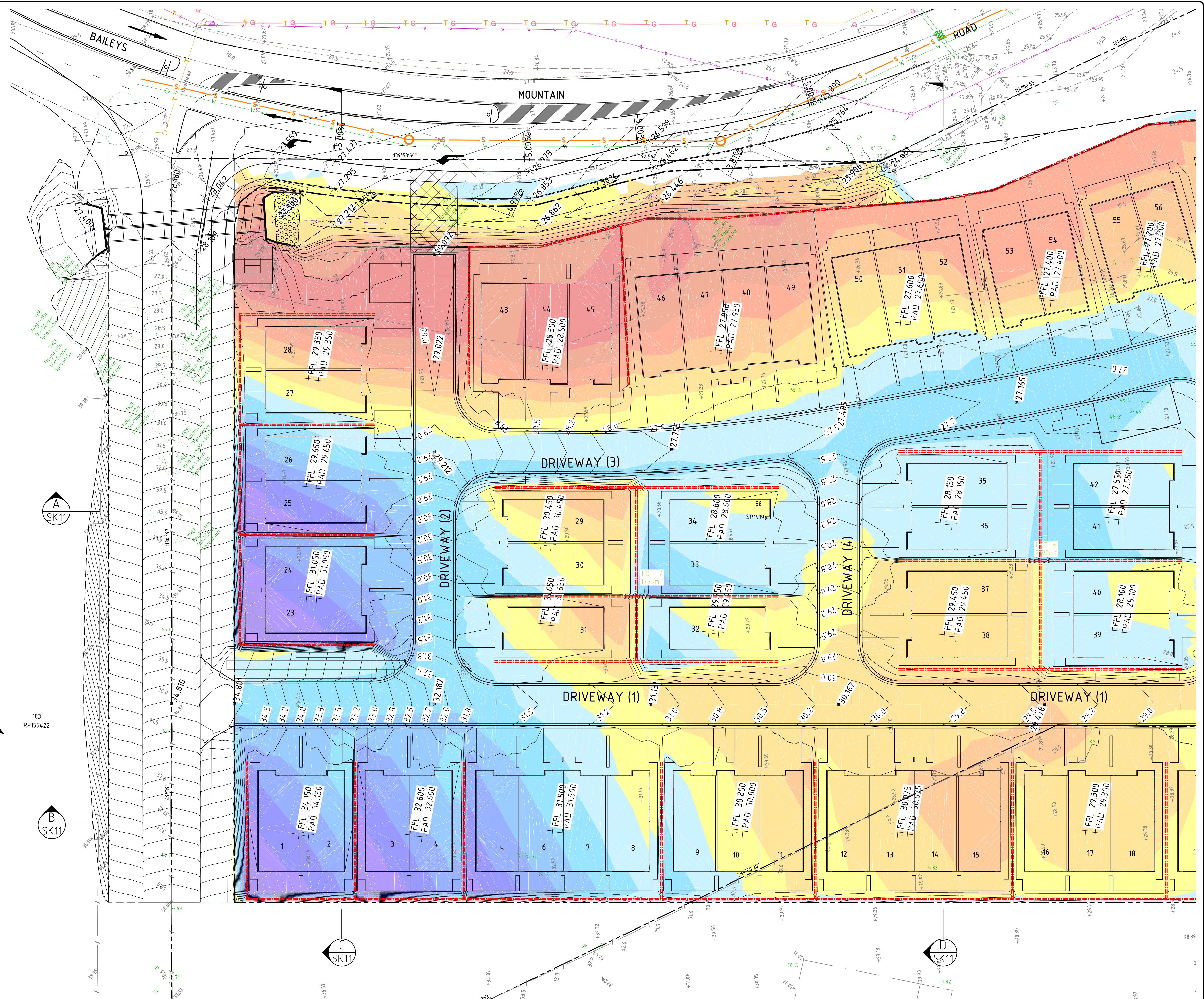
UNDER QUEENSLAND LEGISLATION, THE GENERAL BIOSECURITY OBLIGATION REQUIRES ALL REASONABLE STEPS TO BE TAKEN TO PREVENT THE SPREAD OF FIRE ANTS.

ALL SUSPECTED SIGHTINGS OF FIRE ANTS MUST BE REPORTED WITHIN 24 HOURS OF THEIR DISCOVERY (PH: 13 25 23). THE MOVEMENT OF FIRE ANTS IS PROHIBITED. FAILING TO COMPLY MAY INCUR PENALTIES.

THE CONTRACTOR SHALL ACQUIRE THE NECESSARY PERMITS AND EDUCATION TO MOVE ORGANIC MATERIALS THAT MAY CONTAIN FIRE ANTS.

LEGEND

---	-16.0-	EXISTING CONTOUR
+	15.76	EXISTING SURFACE LEVEL
W		EXISTING WATER
SW		EXISTING STORMWATER
S		EXISTING SEWER
+	29.000	FINISHED SURFACE LEVEL
+	FFL 29.000	FINISHED FLOOR LEVEL
+	PAD 22.750	EARTHWORKS PAD LEVEL
TW		TOP OF WALL SURFACE LEVEL
BW		BOTTOM OF WALL SURFACE LEVEL
---		FINISHED BATTER LINE
---	83.0	FINISHED SURFACE CONTOURS
=====		PROPOSED RETAINING WALLS CONCRETE SLEEPERS TO FUTURE DESIGN.



No.	DATE	ISSUE	REVISED	CHECKED
P6	01/04/26	PRELIMINARY ISSUE - ARCH UPDATE		
P5	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
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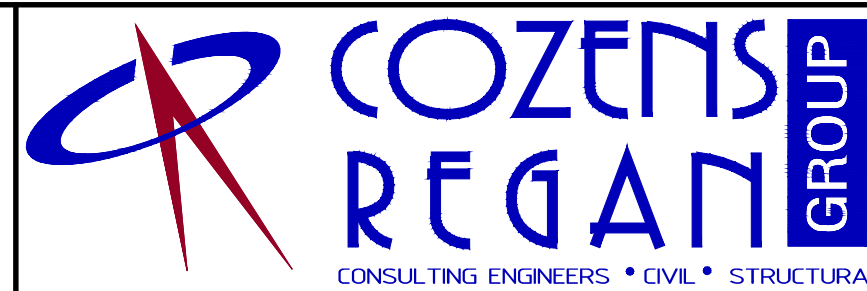
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PRELIMINARY
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SCALE A
SCALE B



DATUM AHD (I.N.O.) SCALES SHOWN ARE AT A1 SIZE



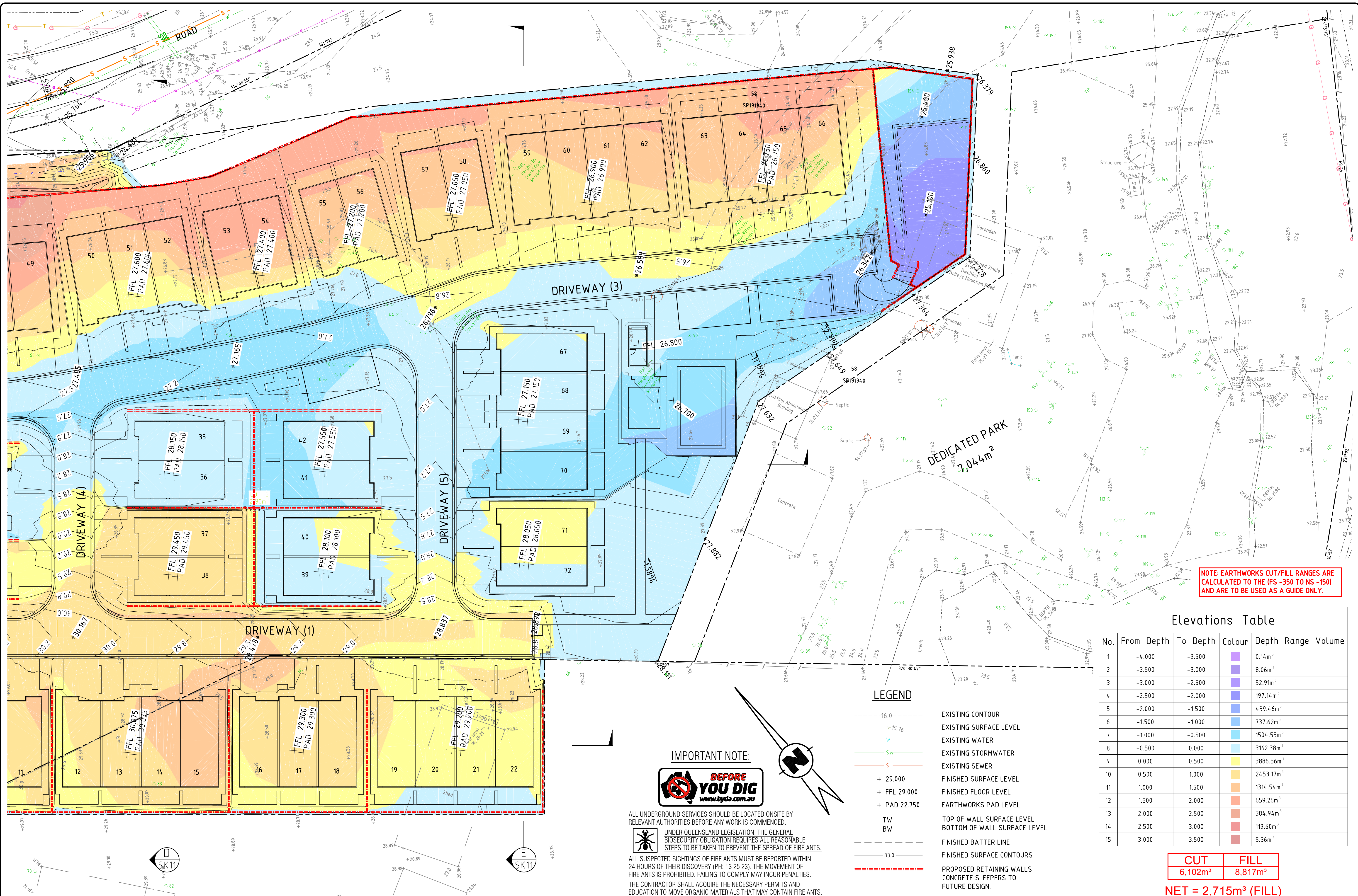
SUITE 7 ADVANCE BUSINESS CENTRE
39 LAWRENCE DRIVE NERANG
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P: (07) 5578 4100
F: (07) 5578 4092
E: mail@cozreg.com.au
W: www.cozreg.com.au

DESIGNED T.W.N.
DRAWN B.A.R.
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ No 157351)

CLIENT MG LAND PTY LTD
PROJECT

PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
BULK EARTHWORKS PLAN - 1 OF 2

JOB NO. 230094
DRAWING NO. C10
ISSUE P1P2P3P4P5P6



NOTE: EARTHWORKS CUT/FILL RANGES ARE CALCULATED TO THE (FS -350 TO NS -150) AND ARE TO BE USED AS A GUIDE ONLY.

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2	-3.500	-3.000		8.06m	
3	-3.000	-2.500		52.91m	
4	-2.500	-2.000		197.14m	
5	-2.000	-1.500		439.46m	
6	-1.500	-1.000		737.62m	
7	-1.000	-0.500		1504.55m	
8	-0.500	0.000		3162.38m	
9	0.000	0.500		3886.56m	
10	0.500	1.000		2453.17m	
11	1.000	1.500		1314.54m	
12	1.500	2.000		659.26m	
13	2.000	2.500		384.94m	
14	2.500	3.000		113.60m	
15	3.000	3.500		5.36m	

CUT 6,102m³ FILL 8,817m³

NET = 2,715m³ (FILL)

LEGEND

- EXISTING CONTOUR
- EXISTING SURFACE LEVEL
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING SEWER
- FINISHED FLOOR LEVEL
- FINISHED FLOOR LEVEL
- EARTHWORKS PAD LEVEL
- TOP OF WALL SURFACE LEVEL
- BOTTOM OF WALL SURFACE LEVEL
- FINISHED BATTER LINE
- FINISHED SURFACE CONTOURS
- PROPOSED RETAINING WALLS
- CONCRETE SLEEPERS TO FUTURE DESIGN.

IMPORTANT NOTE:



ALL UNDERGROUND SERVICES SHOULD BE LOCATED ONSITE BY RELEVANT AUTHORITIES BEFORE ANY WORK IS COMMENCED.

UNDER QUEENSLAND LEGISLATION, THE GENERAL BIOSECURITY OBLIGATION REQUIRES ALL REASONABLE STEPS TO BE TAKEN TO PREVENT THE SPREAD OF FIRE ANTS.

ALL SUSPECTED SIGHTINGS OF FIRE ANTS MUST BE REPORTED WITHIN 24 HOURS OF THEIR DISCOVERY (PH: 13 25 23). THE MOVEMENT OF FIRE ANTS IS PROHIBITED. FAILING TO COMPLY MAY INCUR PENALTIES.

THE CONTRACTOR SHALL ACQUIRE THE NECESSARY PERMITS AND EDUCATION TO MOVE ORGANIC MATERIALS THAT MAY CONTAIN FIRE ANTS.

No.	DATE	ISSUE	REVISED	CHECKED
P1	04/24	ORIGINAL ISSUE		
P2	10/24	PRELIMINARY ISSUE		
P3	10/24	PRELIMINARY ISSUE		
P4	02/25	PRELIMINARY ISSUE		
P5	06/25	PRELIMINARY ISSUE		
P6	06/25	PRELIMINARY ISSUE		
P7	01/06/26	PRELIMINARY ISSUE - ARCH UPDATE		

IN ASSOCIATION WITH	T.W.N.

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



SCALES SHOWN ARE AT A1 SIZE



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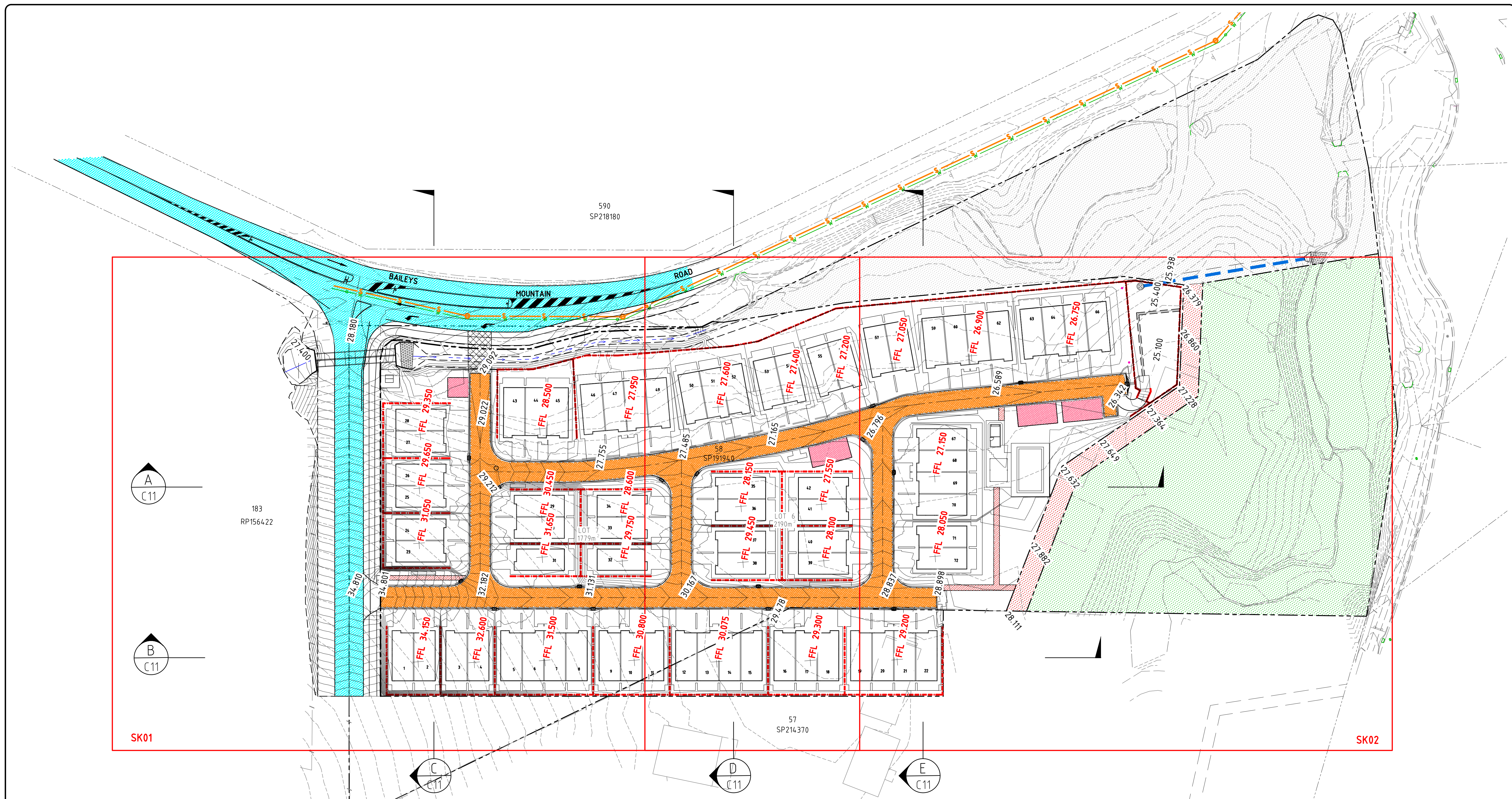
DESIGNED T.W.N.
DRAWN B.A.R.
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ NO 157351)

CLIENT MG LAND PTY LTD
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
BULK EARTHWORKS PLAN - 2 OF 2

JOB NO. 230094
DRAWING NO. C11
ISSUE P1P2P3P4P5P6P7



JOB NO.		230094	
DRAWING NO.		C12	
ISSUE			
P1	P2	P3	P4
P5	P6		



IMPORTANT NOTE:



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BY RELEVANT AUTHORITIES
BEFORE ANY WORK IS COMMENCED.

LEGEND

- 16.0 --- EXISTING CONTOUR
- W EXISTING WATER
- SW EXISTING STORMWATER
- S EXISTING SEWER
- T EXISTING TELSTRA
- G EXISTING HIGH PRESSURE GAS (CL500)
- E EXISTING ELECTRICAL
- RM EXISTING COUNCIL SEWER RISING MAIN
- 83.0 --- PROPOSED CONTOUR
- PROPOSED PRIVATE STORMWATER RETICULATION
- PROPOSED COUNCIL STORMWATER RETICULATION

- + 23.400 FINISHED SURFACE LEVEL
- + FFL 23.200 FINISHED FLOOR LEVEL
- + PAD 22.750 EARTHWORKS PAD LEVEL
- PROPOSED CONCRETE SLEEPER RETAINING WALL OR SIMILAR TO FUTURE DESIGN
- BRW PROPOSED BLOCK RETAINING WALL
- TW TOP OF WALL LEVEL
- BW BOTTOM OF WALL LEVEL
- DENOTES DIVERSION DRAIN
- PROPOSED INTERNAL PRIVATE ROADS/DRIVEWAYS

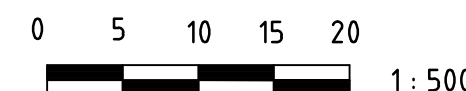
- PROPOSED CAR PARKING BAYS
- PROPOSED CONCRETE FOOTPATH
- PROPOSED EXTERNAL ROADWORKS
- PROPOSED ROAD RESERVE DEDICATION
- PROPOSED LAND DEDICATION FOR CONSERVATION & WATERWAY
- PROPOSED LGIP RECREATIONAL LINK TO BE DEDICATED TO COUNCIL

No.	DATE	ISSUE	REVISED	CHECKED
P5	01/04/26	PRELIMINARY ISSUE - ARCH UPDATE	B.A.R.	T.W.N.
P4	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P3	02/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	05/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

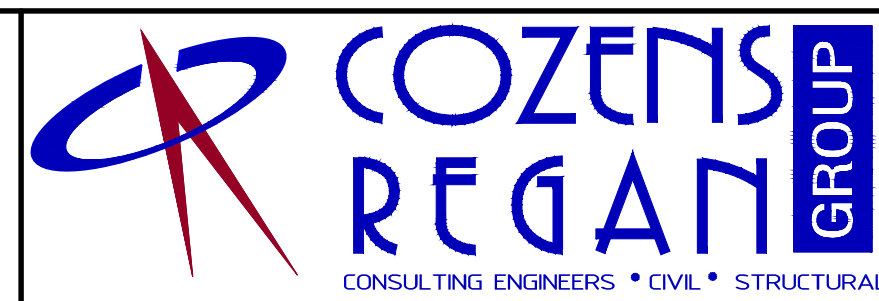
IN ASSOCIATION WITH

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



[DATUM AND (U.N.O.)] SCALES SHOWN ARE AT A1 SIZE

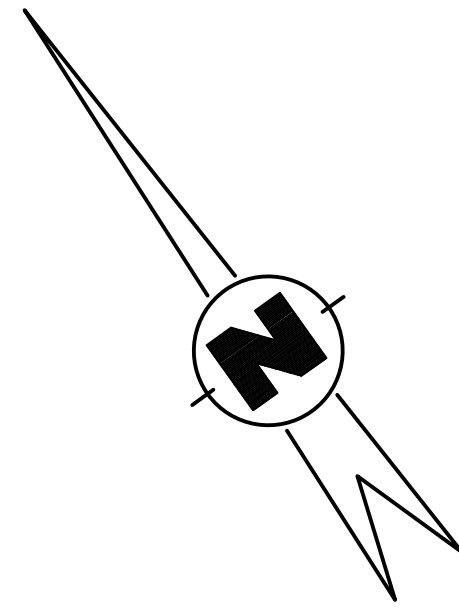


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COZENS REGAN GROUP PTY LTD
(RPEQ No 15735)

CLIENT MG LAND PTY LTD
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
CONCEPT OVERALL SITE PLAN

JOB NO. 230094
DRAWING NO. SK00
ISSUE P1P2P3P4P5



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LEGEND

	EXISTING CONTOUR
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING SEWER
	EXISTING TELSTRA
	EXISTING HIGH PRESSURE GAS (CL500)
	EXISTING ELECTRICAL
	EXISTING COUNCIL SEWER RISING MAIN
	PROPOSED CONTOUR
	PROPOSED PRIVATE STORMWATER RETICULATION
	PROPOSED COUNCIL STORMWATER RETICULATION
	PROPOSED WATER RETICULATION
	PROPOSED SEWERAGE RETICULATION
	FINISHED SURFACE LEVEL
	FINISHED FLOOR LEVEL
	EARTHWORKS PAD LEVEL
	PROPOSED CONCRETE SLEEPER RETAINING WALL OR SIMILAR TO FUTURE DESIGN
	PROPOSED BLOCK RETAINING WALL
	TOP OF WALL LEVEL
	BOTTOM OF WALL LEVEL
	DENOTES DIVERSION DRAIN
	PROPOSED INTERNAL PRIVATE ROADS/DRIVEWAYS
	PROPOSED CAR PARKING BAYS
	PROPOSED CONCRETE FOOTPATH
	PROPOSED EXTERNAL ROADWORKS
	PROPOSED TEMPORARY SITE ACCESS
	PROPOSED DRAINAGE EASEMENT (INDICATIVE ONLY)

No.	DATE	ISSUE	REVISED	CHECKED
P8	01/04/24	PRELIMINARY ISSUE - ARCH UPDATE	B.A.R.	T.W.N.
P7	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P6	02/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P5	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P4	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P3	05/24	PRELIMINARY ISSUE - 12 BATTER ADDED	B.A.R.	T.W.N.
P2	05/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	05/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

IN ASSOCIATION WITH	
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PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



DATUM AHD (I.U.N.O.)

SCALES SHOWN ARE AT A1 SIZE

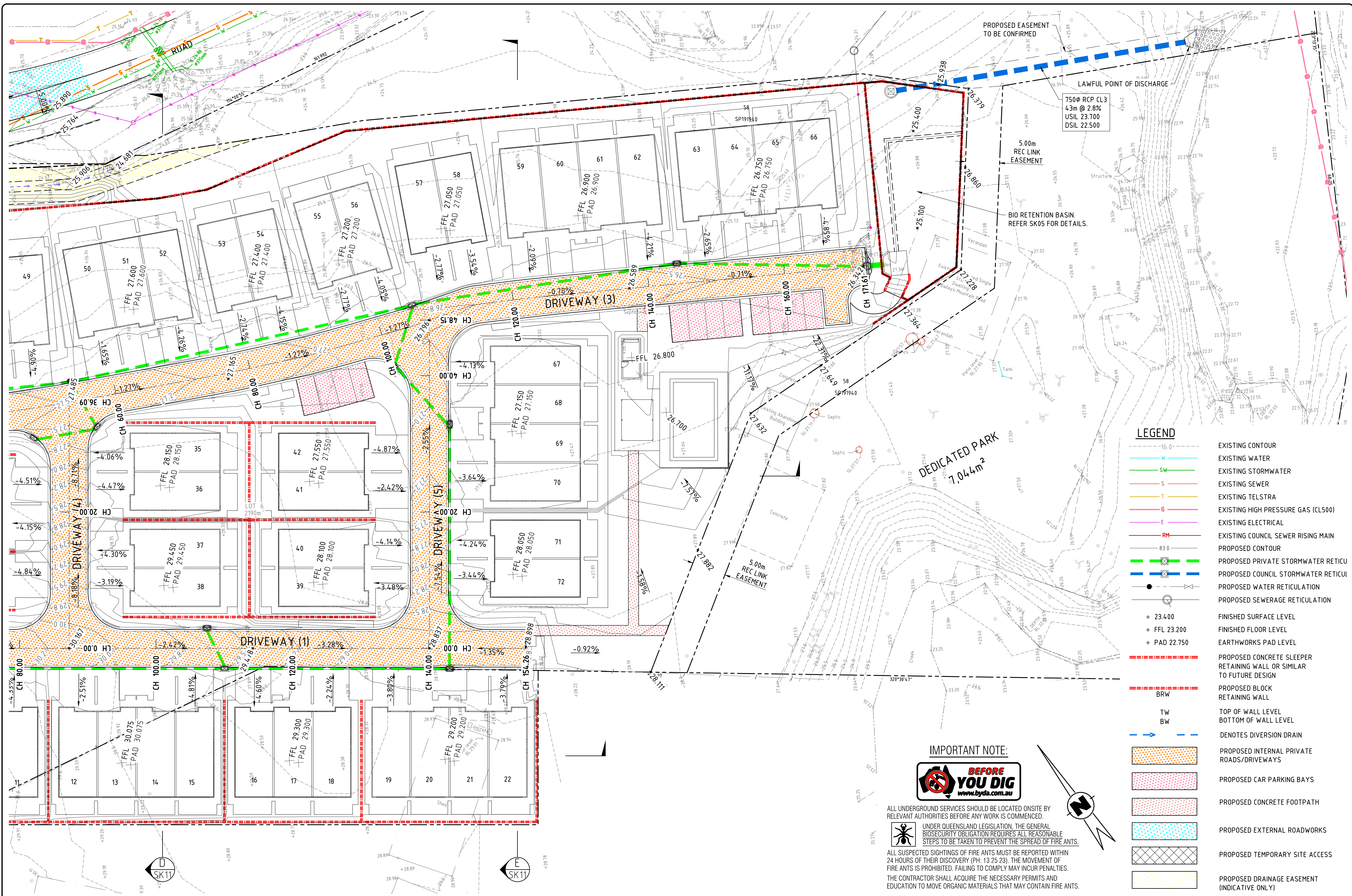


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DESIGNED T.W.N.
DRAWN B.A.R.
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ No 157351)

CLIENT
MG LAND PTY LTD
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
CONCEPT CIVIL WORKS PLAN - 1 OF 2

JOB NO.
230094
DRAWING NO.
SK01
ISSUE
P1P2P3P4P5P6P7P8



LEGEND	
	EXISTING CONTOUR
	EXISTING WATER
	EXISTING STORMWATER
	EXISTING SEWER
	EXISTING TELSTRA
	EXISTING HIGH PRESSURE GAS (CL500)
	EXISTING ELECTRICAL
	EXISTING COUNCIL SEWER RISING MAIN
	PROPOSED CONTOUR
	PROPOSED PRIVATE STORMWATER RETICULATION
	PROPOSED COUNCIL STORMWATER RETICULATION
	PROPOSED WATER RETICULATION
	PROPOSED SEWERAGE RETICULATION
	FINISHED SURFACE LEVEL
	FINISHED FLOOR LEVEL
	EARTHWORKS PAD LEVEL
	PROPOSED CONCRETE SLEEPER RETAINING WALL OR SIMILAR TO FUTURE DESIGN
	PROPOSED BLOCK RETAINING WALL
	TOP OF WALL LEVEL BOTTOM OF WALL LEVEL
	DENOTES DIVERSION DRAIN
	PROPOSED INTERNAL PRIVATE ROADS/DRIVEWAYS
	PROPOSED CAR PARKING BAYS
	PROPOSED CONCRETE FOOTPATH
	PROPOSED EXTERNAL ROADWORKS
	PROPOSED TEMPORARY SITE ACCESS
	PROPOSED DRAINAGE EASEMENT (INDICATIVE ONLY)



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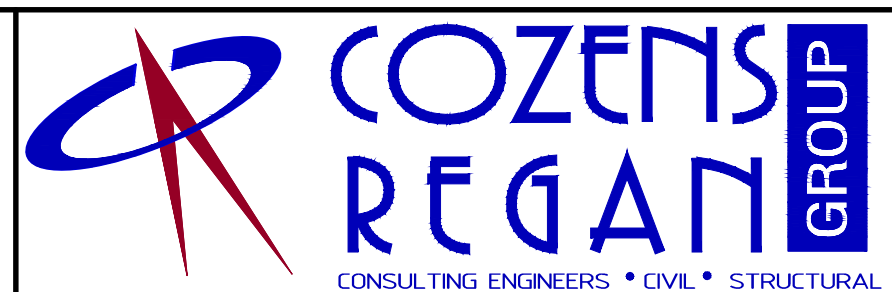
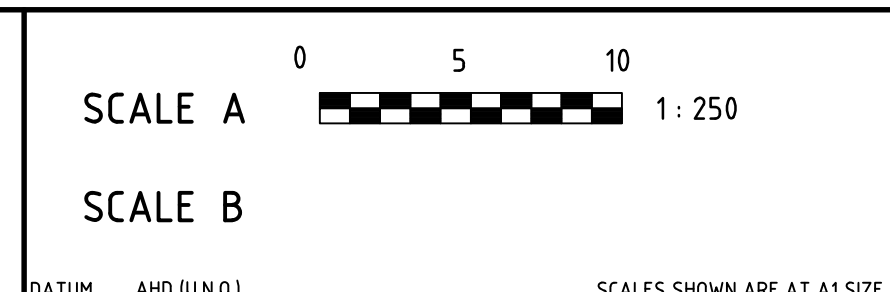
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No.	DATE	ISSUE	REVISED	CHECKED
P1	01/04/26	PRELIMINARY ISSUE - ARCH UPDATE	B.A.R.	T.W.N.
P6	06/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P5	02/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P4	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P3	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P2	05/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	05/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

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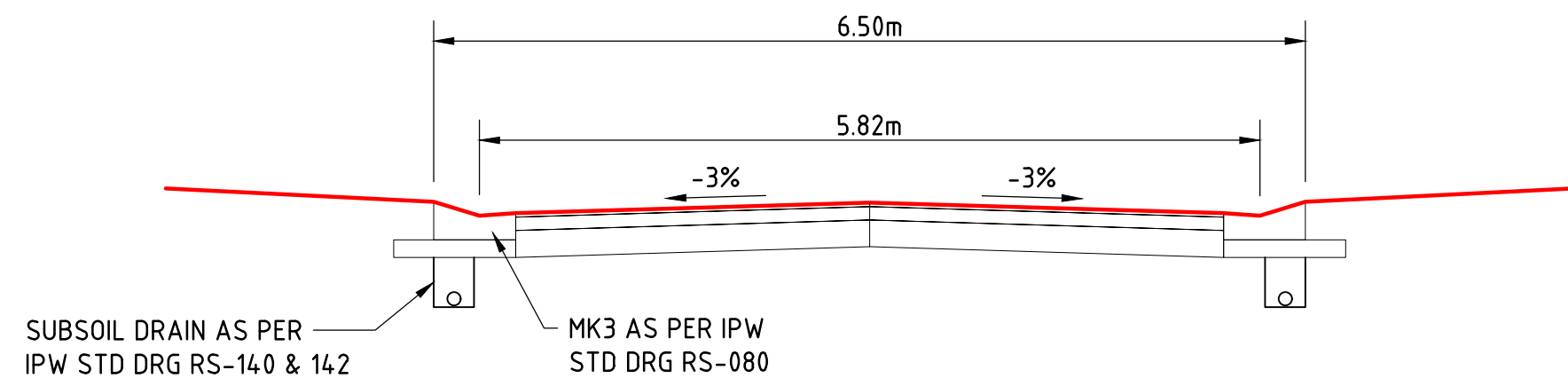
SUITE 7 ADVANCE BUSINESS CENTRE
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PO BOX 2711 NERANG QLD 4211

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F: (07) 5578 4092
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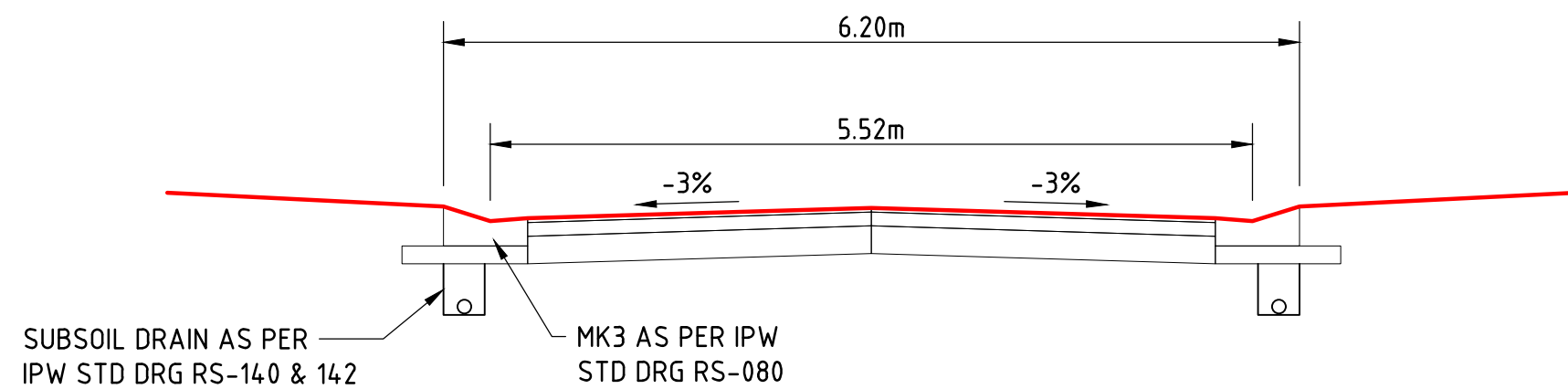
CONSULT AUSTRALIA
Member Firm

DESIGNED	T.W.N.
DRAWN	B.A.R.
CHECKED	T.W.N.
APPROVED FOR AND ON BEHALF OF COZENS REGAN GROUP PTY LTD (RPEQ No 157351)	

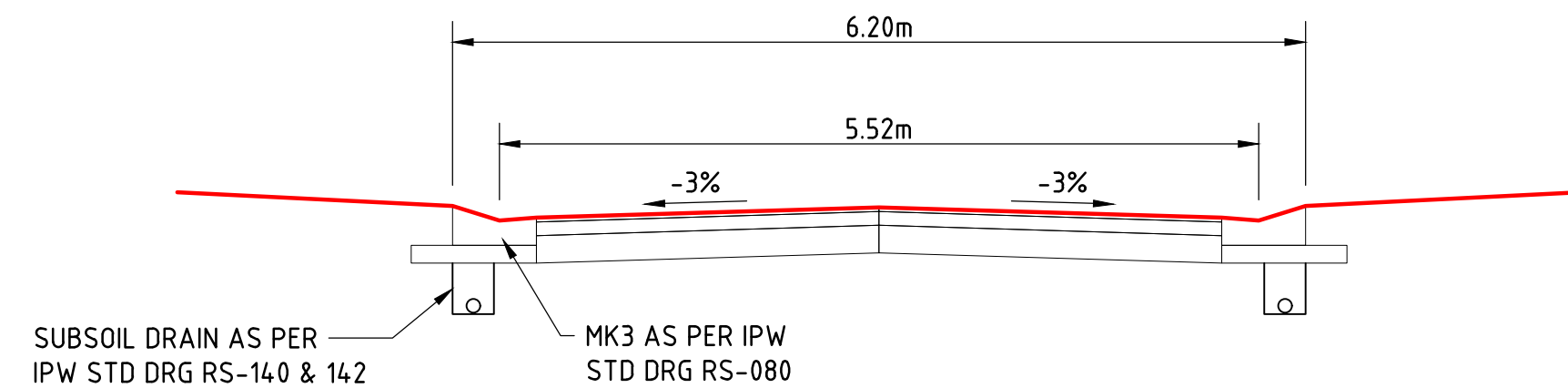
CLIENT	MG LAND PTY LTD	JOB NO.	230094
PROJECT	PROPOSED TOWNHOUSE DEVELOPMENT 202 BAILEYS MOUNTAIN RD, UPPER COOMERA	DRAWING NO.	SK02
	CONCEPT CIVIL WORKS PLAN - 2 OF 2	ISSUE	P1P2P3P4P5P6P7



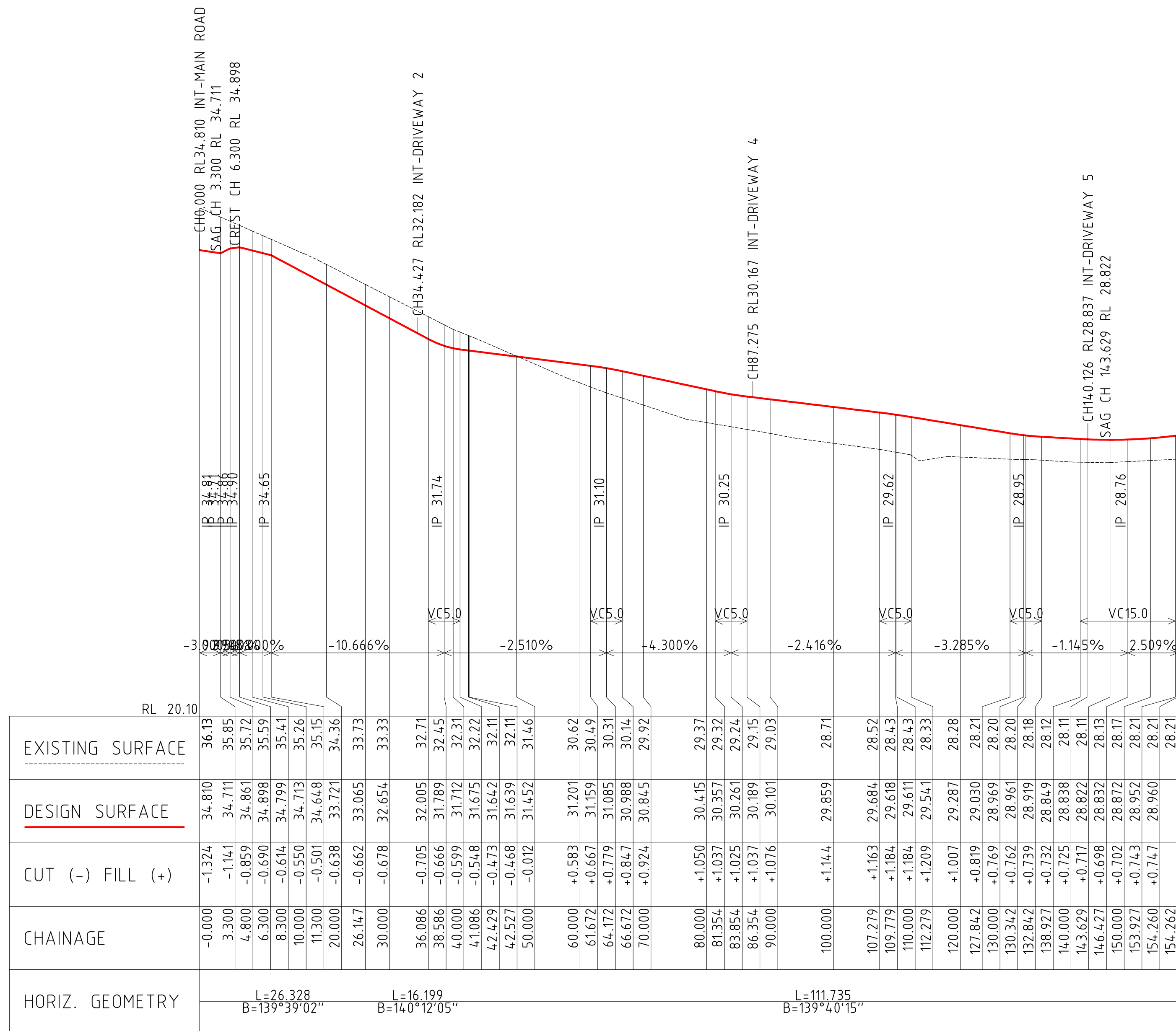
TYPICAL DRIVEWAY (1) SECTION
(BETWEEN CH.00 - CH.40)
SCALE 1:50



TYPICAL DRIVEWAY (1) SECTION
(BETWEEN CH.40 - CH.154)
SCALE 1:50

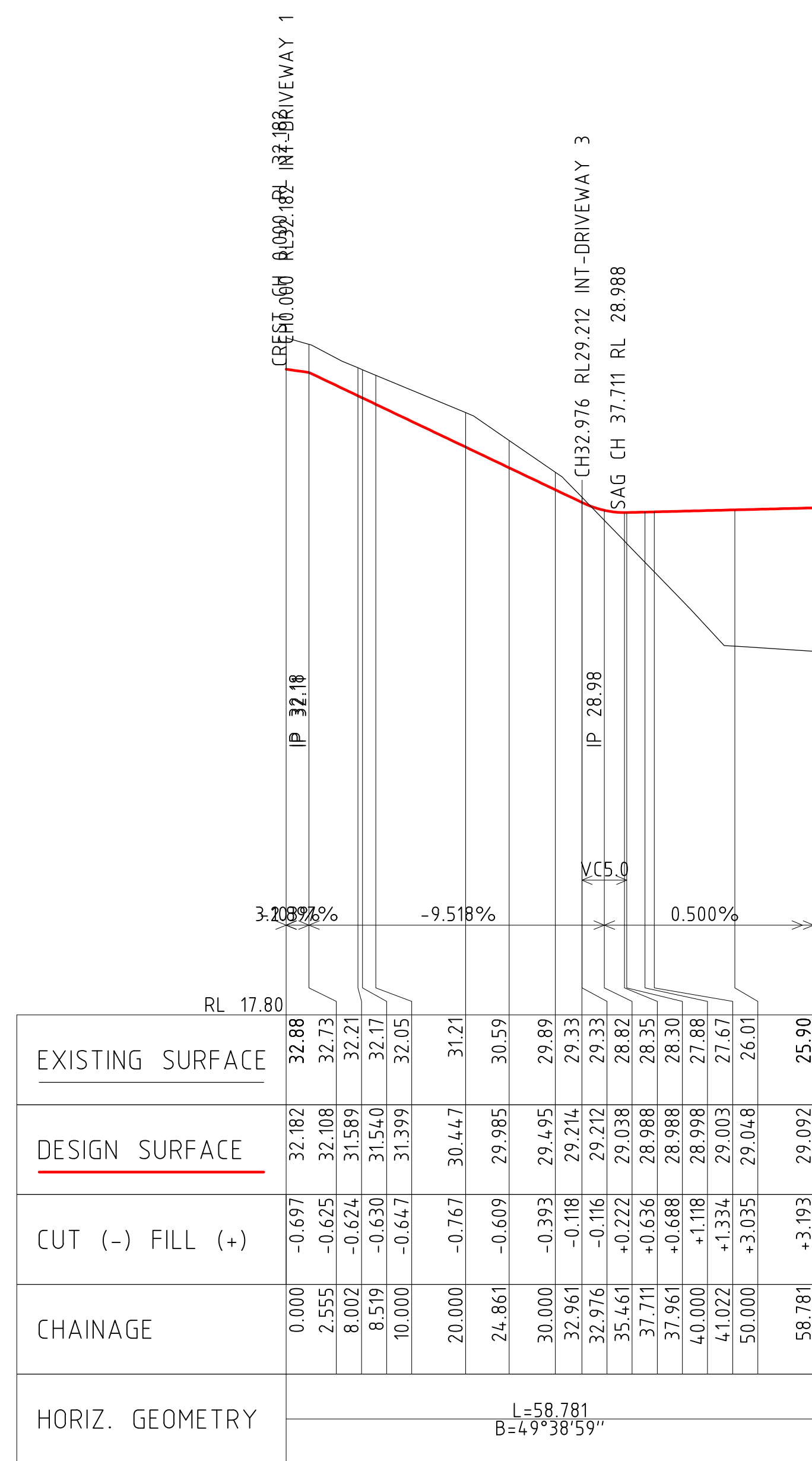


TYPICAL DRIVEWAY (2) SECTION
SCALE 1:50



ROAD LONGITUDINAL SECTION DRIVEWAY 1
Scale 1:500 h 1:100 v

DRIVEWAY 1



ROAD LONGITUDINAL SECTION DRIVEWAY 2
Scale 1:500 h 1:100 v

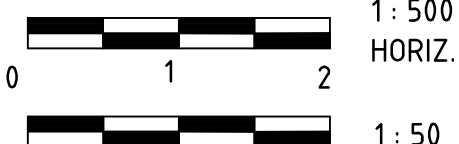
DRIVEWAY 2

P3	01/04/26	PRELIMINARY ISSUE - ARCH UPDATE	B.A.R.	T.W.N.	
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.	
P1	09/24	ORIGINAL ISSUE	B.A.R.	T.W.N.	
No.	DATE	ISSUE	REVISED	CHECKED	

IN ASSOCIATION WITH

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



DATUM AHD (U.N.O.) SCALES SHOWN ARE AT A1 SIZE

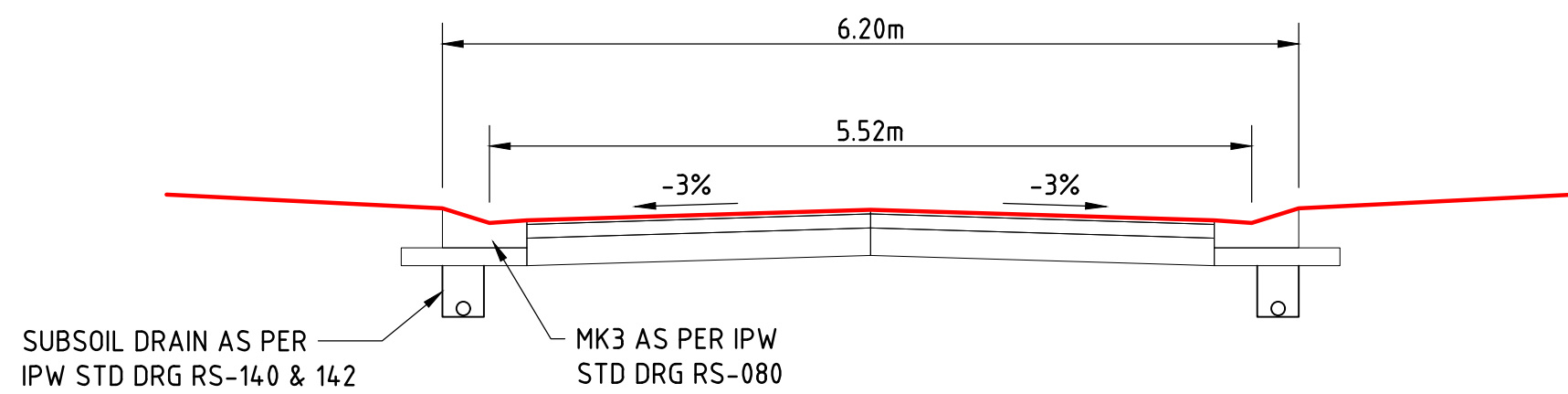


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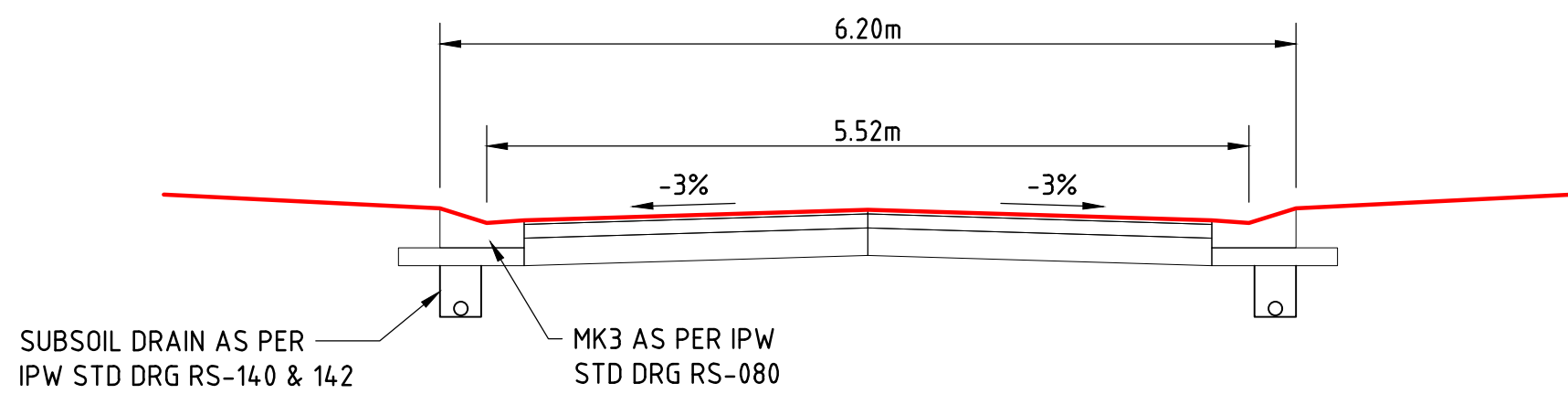
DESIGNED	TWN
DRAWN	BAR
CHECKED	TWN
APPROVED FOR AND ON BEHALF OF COZENS REGAN GROUP PTY LTD (RPEQ No 15735)	

CLIENT
MG LAND PTY LTD
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
CONCEPT DRIVEWAY LONG SECTIONS 1 OF 2

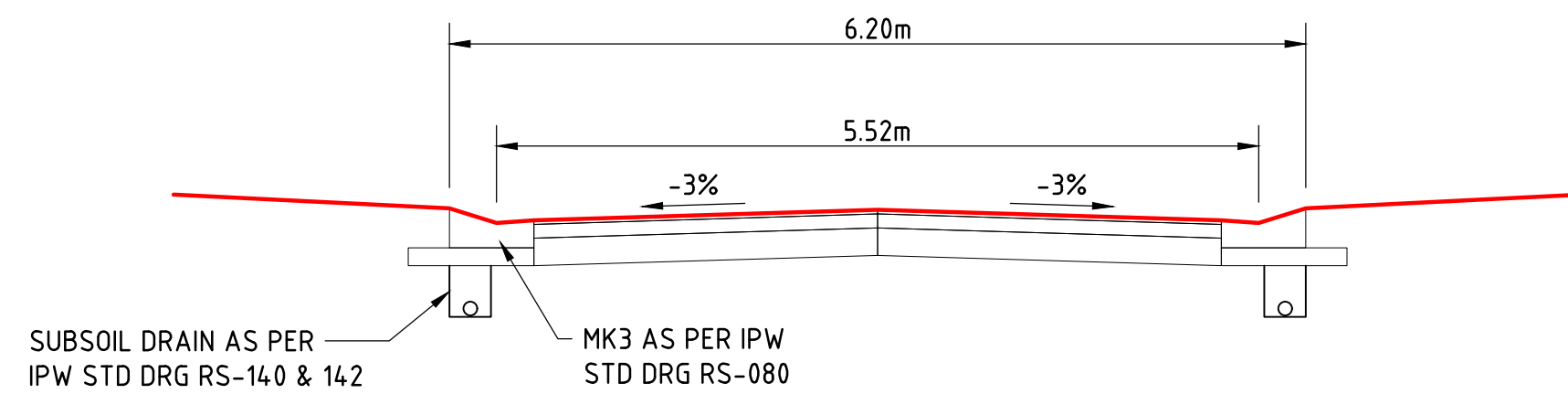
JOB NO.	230094
DRAWING NO.	SK03
ISSUE	P1P2P3



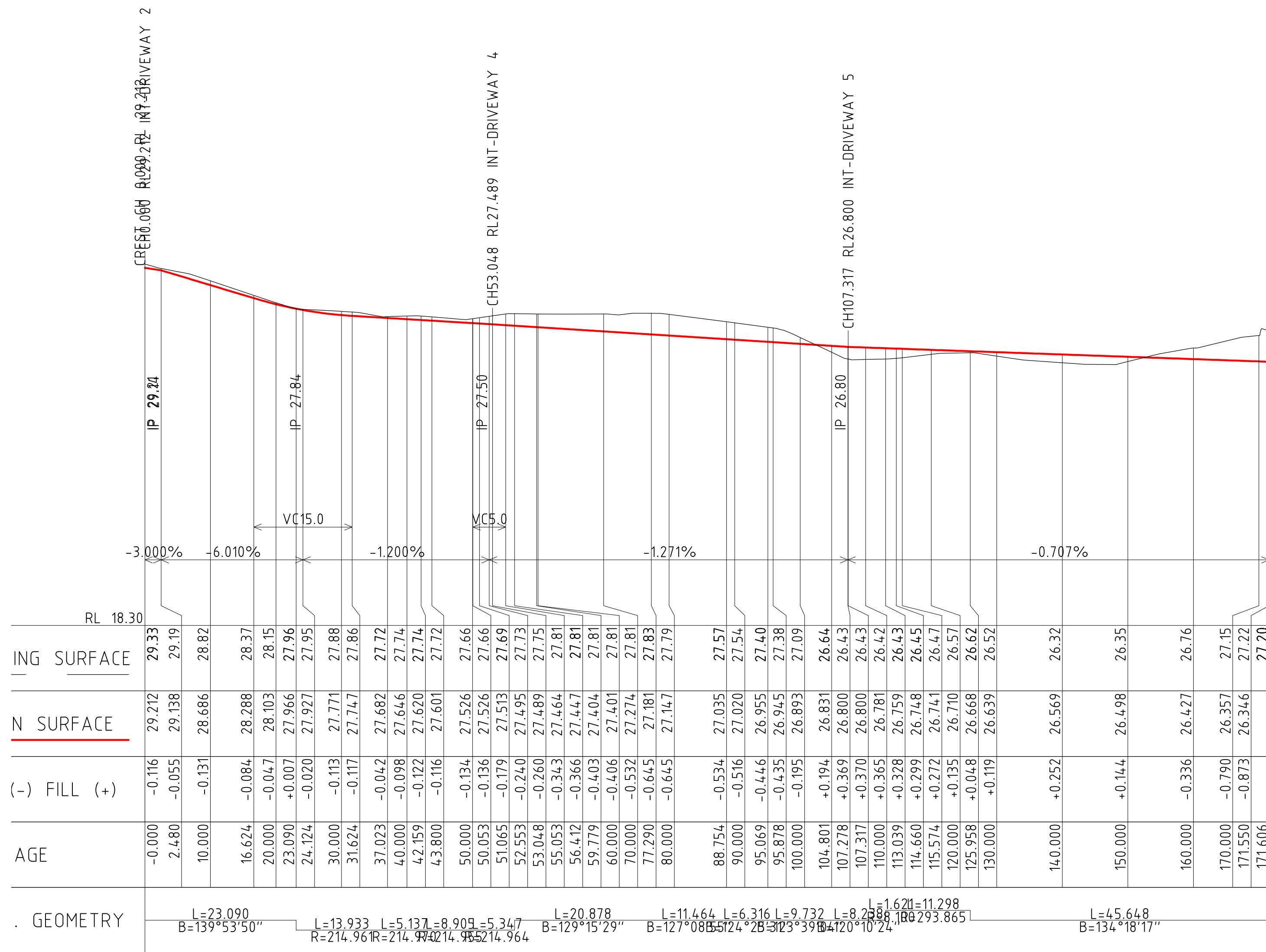
TYPICAL DRIVEWAY (3) SECTION
SCALE 1:50



TYPICAL DRIVEWAY (4) SECTION
SCALE 1:50

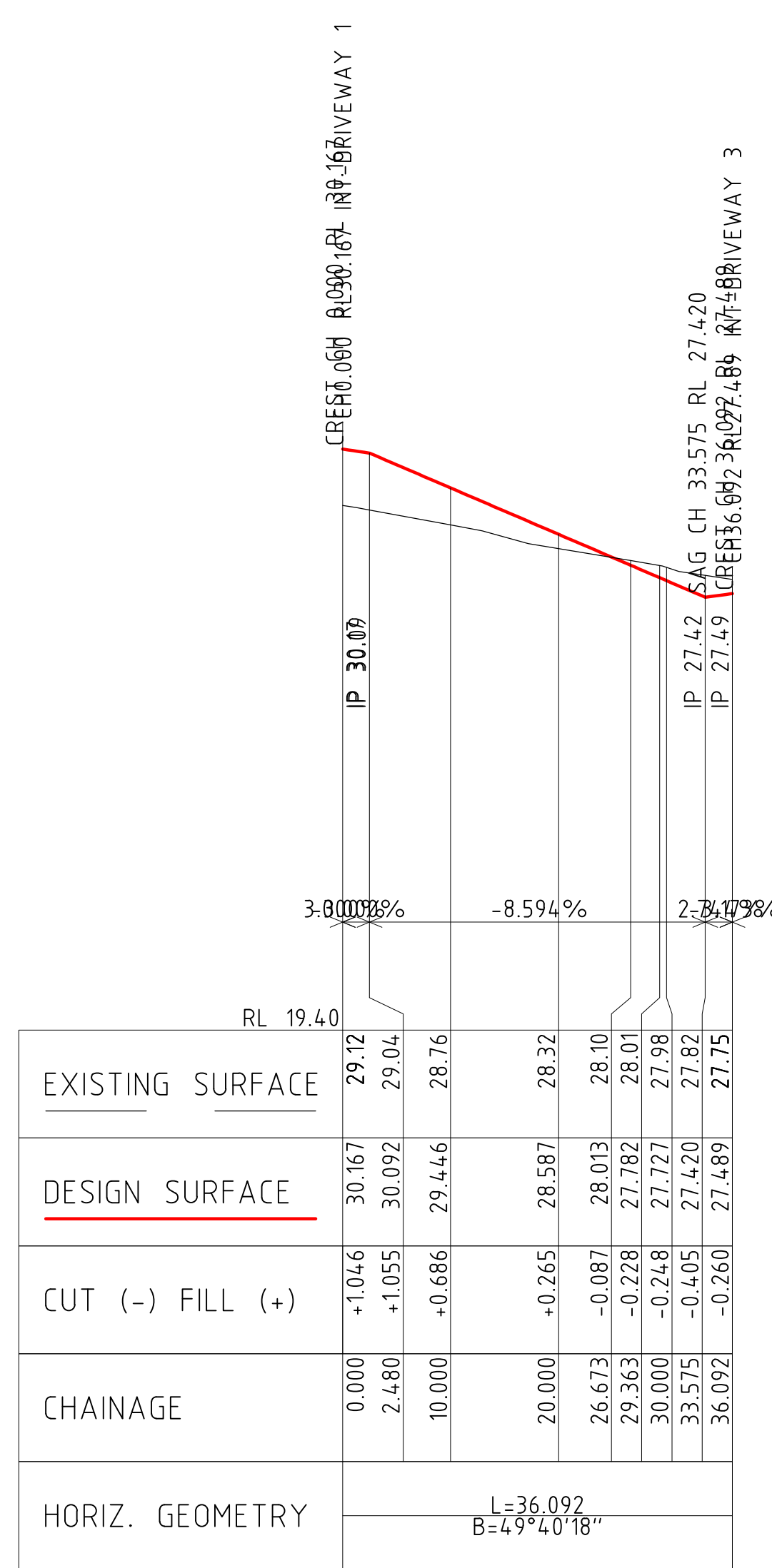


TYPICAL DRIVEWAY (5) SECTION
SCALE 1:50



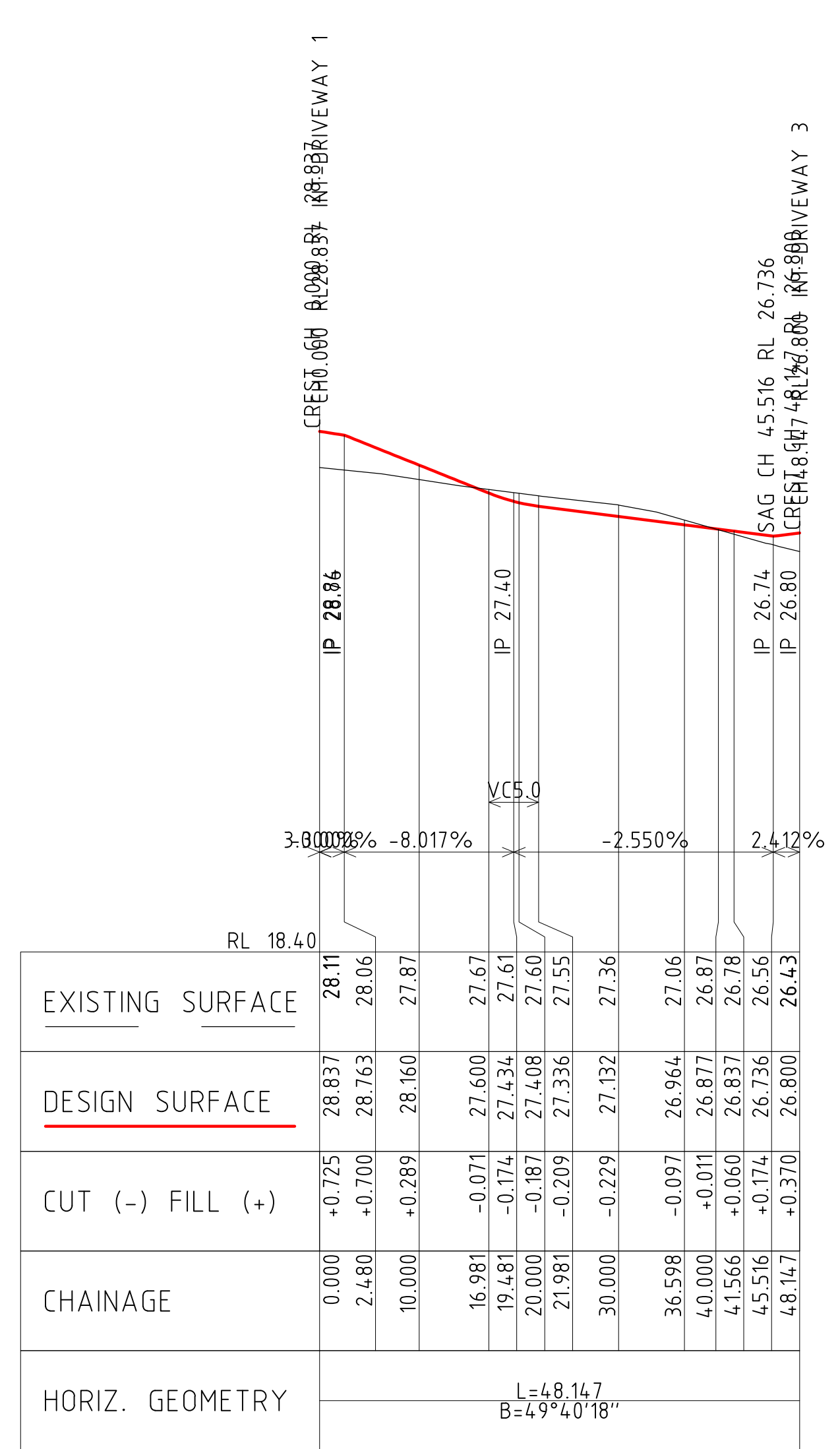
ROAD LONGITUDINAL SECTION DRIVEWAY 3
Scale 1:500 h 1:100 v

DRIVEWAY 3



ROAD LONGITUDINAL SECTION DRIVEWAY 4
Scale 1:500 h 1:100 v

DRIVEWAY 4



ROAD LONGITUDINAL SECTION DRIVEWAY 5
Scale 1:500 h 1:100 v

DRIVEWAY 5

No.	DATE	ISSUE	REVISED	CHECKED
P4	01/04/26	PRELIMINARY ISSUE - ARCH UPDATE	B.A.R.	T.W.N.
P3	02/25	PRELIMINARY ISSUE UPDATE	B.A.R.	T.W.N.
P2	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
P1	09/24	ORIGINAL ISSUE	B.A.R.	T.W.N.

IN ASSOCIATION WITH

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE A
SCALE B



DATUM AHD (I.N.O.) SCALES SHOWN ARE AT A1 SIZE



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DESIGNED T.W.N.
DRAWN BAR
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(IRPEQ No 15735)

CLIENT MG LAND PTY LTD
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
CONCEPT DRIVEWAY LONG SECTIONS 2 OF 2

JOB NO. 230094
DRAWING NO. SK04
ISSUE P1P2P3P4

LEGEND

---	16.0	EXISTING CONTOUR
---	W	EXISTING WATER
---	SW	EXISTING STORMWATER
---	S	EXISTING SEWER
---	T	EXISTING TELSTRA
---	E	EXISTING ELECTRICAL
---	83.0	PROPOSED CONTOUR
---	W	PROPOSED COUNCIL WATER MAIN EXTENSION
---	W	COUNCIL WATER MAIN
---	W	PROPOSED PRIVATE SANITARY DRAINAGE
---	S	PROPOSED COUNCIL SEWER EXTENSION
---	S	COUNCIL SEWER MAIN

IMPORTANT NOTE:

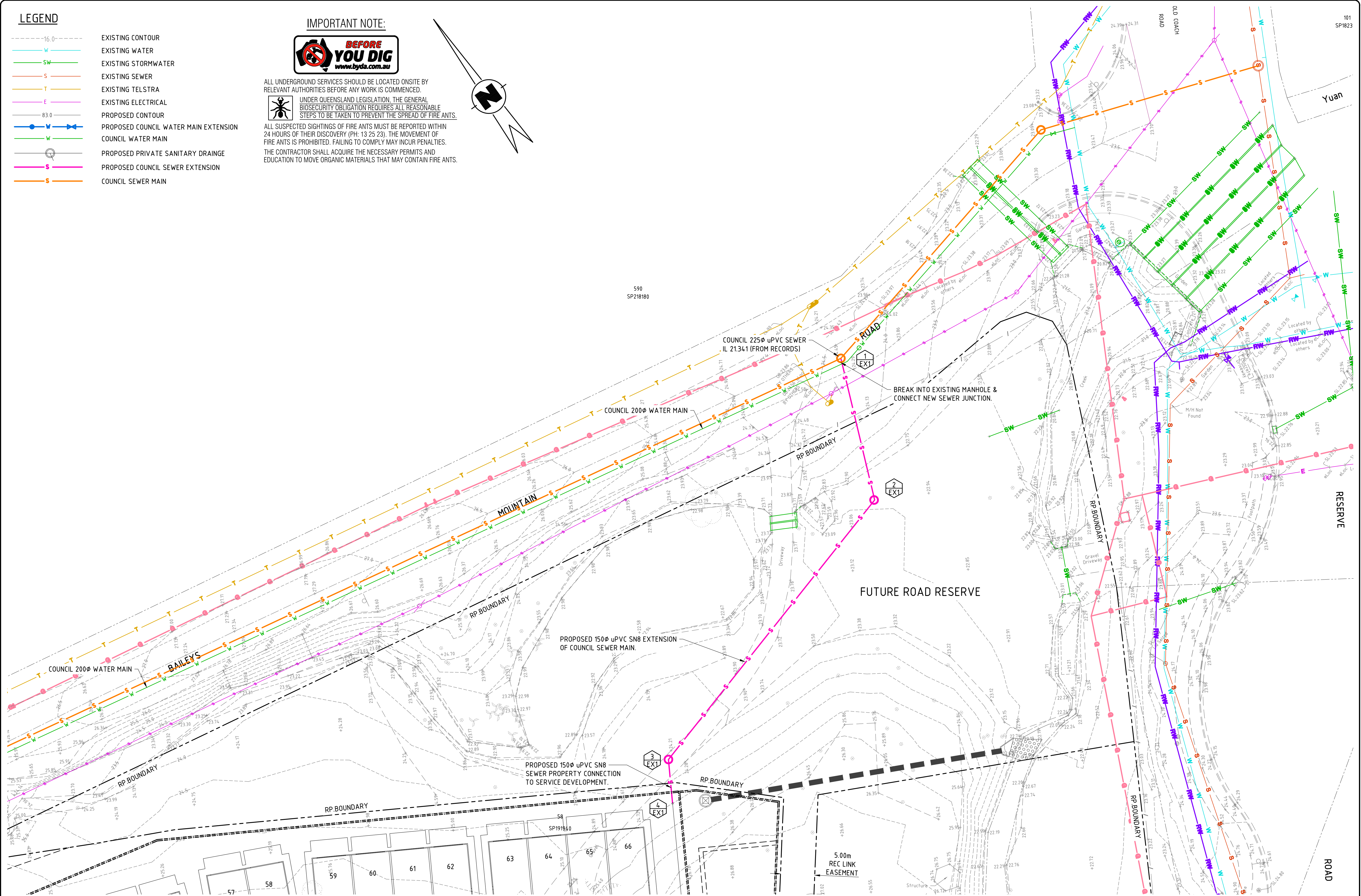
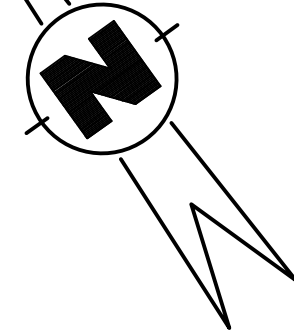


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No.	DATE	ISSUE	REVISED	CHECKED
F	01.04.26	PRELIMINARY ISSUE - ARCH UPDATE		
E	06.06.25	RFI RESPONSE		
D	30.05.25	RFI RESPONSE		
C	02/25	APPROVAL ISSUE		
B	10/24	PRELIMINARY ISSUE		
A	09/24	APPROVAL ISSUE		

IN ASSOCIATION WITH	REVISED	CHECKED
B.A.R.	T.W.N.	
B.A.R.	T.W.N.	
B.A.R.	T.W.N.	
B.A.R.	T.W.N.	
B.A.R.	T.W.N.	

APPROVAL ISSUE
NOT FOR CONSTRUCTION

SCALE A
SCALE B



DATUM AHD (U.N.O.) SCALES SHOWN ARE AT A1 SIZE

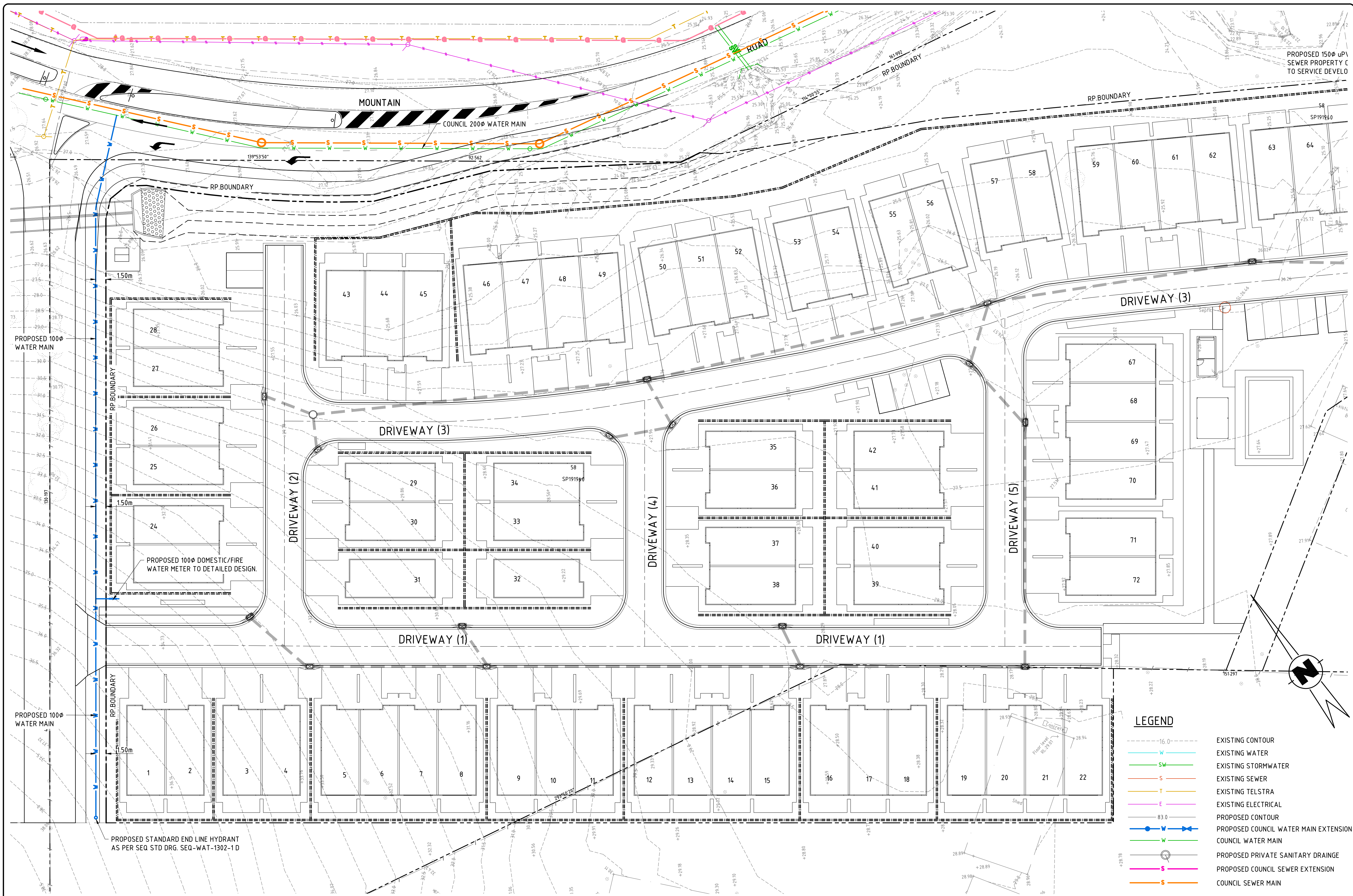


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DESIGNED T.W.N.
DRAWN B.A.R.
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ No 157351)

CLIENT MG LAND PTY LTD
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
CONCEPT WATER AND SEWER PLAN - 1 OF 2

JOB NO. 230094
DRAWING NO. SK10
ISSUE A B C D E F



No.	DATE	ISSUE	REVISED	CHECKED
E	01/04/26	PRELIMINARY ISSUE - ARCH UPDATE	B.A.R.	T.W.N.
D	06/06/25	RFI RESPONSE	B.A.R.	T.W.N.
C	02/25	APPROVAL ISSUE	B.A.R.	T.W.N.
B	10/24	PRELIMINARY ISSUE	B.A.R.	T.W.N.
A	09/24	APPROVAL ISSUE	B.A.R.	T.W.N.

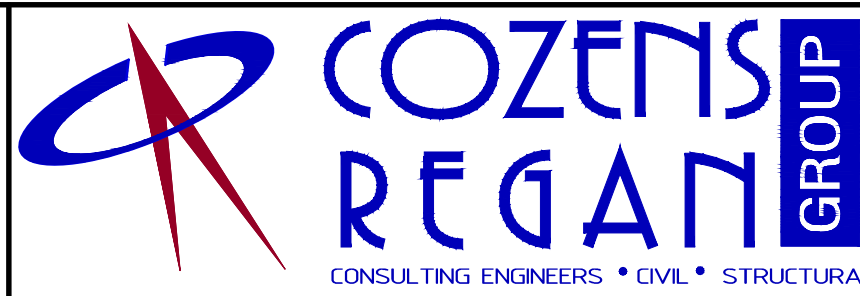
IN ASSOCIATION WITH

APPROVAL ISSUE
NOT FOR CONSTRUCTION

SCALE A
SCALE B



DATUM AHD (I.N.O.) SCALES SHOWN ARE AT A1 SIZE



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39 LAWRENCE DRIVE NERANG
PO BOX 2711 NERANG QLD 4211
P: (07) 5578 4100
F: (07) 5578 4092
E: mail@cozreg.com.au
W: www.cozreg.com.au

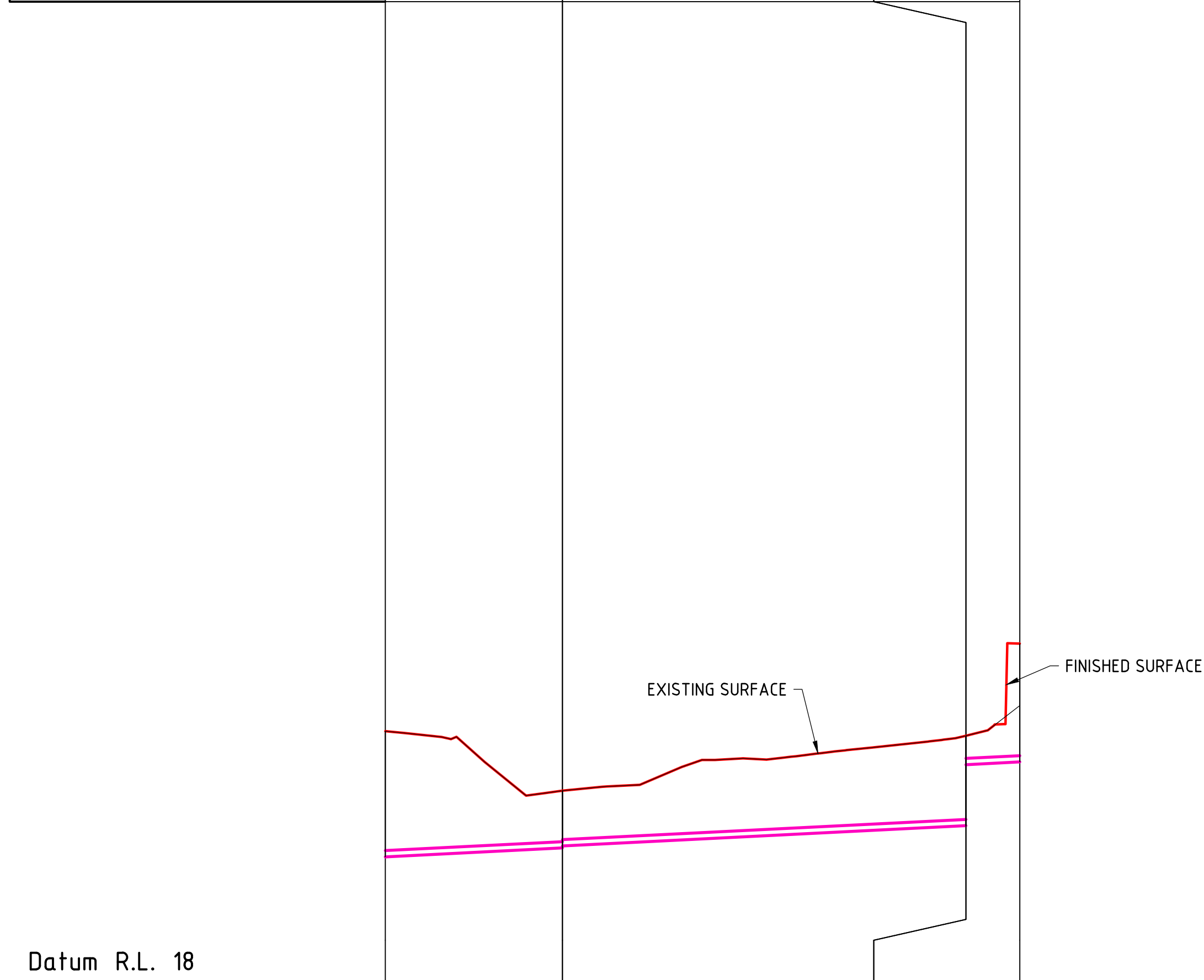
DESIGNED T.W.N.
DRAWN B.A.R.
CHECKED T.W.N.
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ No 157351)

CLIENT MG LAND PTY LTD
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
CONCEPT WATER AND SEWER PLAN - 2 OF 2

JOB NO. **230094**
DRAWING NO. **SK11**
ISSUE **A B C D E**

Maintenance Hole / Shaft No. 1/EX1 2/EX1 3/EX1 4/EX1

MH / MS Cover Type	EX -	C.I.B	C.I.B	
MH / MS Type	EX MH	A	A	HC
Branch Drop Type				
Property Connection Type				



Property Description				
Pipe Nom. Dia.(DN)Type Class	150Ø PVC	150Ø PVC	150Ø PVC	
Grade (1 in x) Length	1:100 21.23m	1:100 48.36m	1:99 6.46m	
Embedment Type				
Depth of Invert Below FSL	3.014	1.372 1.322	2.155 0.692	2.838
Invert Level (IL)	21.380	21.592 21.642	22.126 23.589	23.654
Finished Surface Level (FSL)	24.394	22.964	24.281	26.492
Existing Surface Level (ESL)	24.394	22.964	24.281	25.004
Structure Setout Easting/Northing	N6917574.047 E528285.262	E528272.709 N6917556.924	E528224.377 N6917555.350	E528219.866 N6917550.728
Chainage	0.000	21.231	69.589	76.048

SEWER LINE EX1
SCALES: HORIZONTAL 1:500 VERTICAL 1:100

A	06.06.25	RFI RESPONSE		B.A.R.	T.W.N.
P1	02/25	ORIGINAL ISSUE		B.A.R.	T.W.N.
No.	DATE	ISSUE		REVISED	CHECKED

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SCALE A
SCALE B



(DATUM AHD (U.N.O.)) SCALES SHOWN ARE AT A1 SIZE



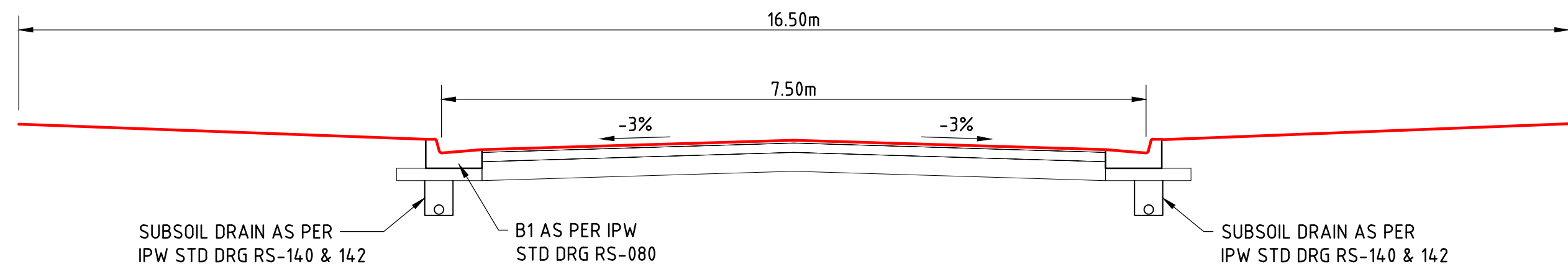
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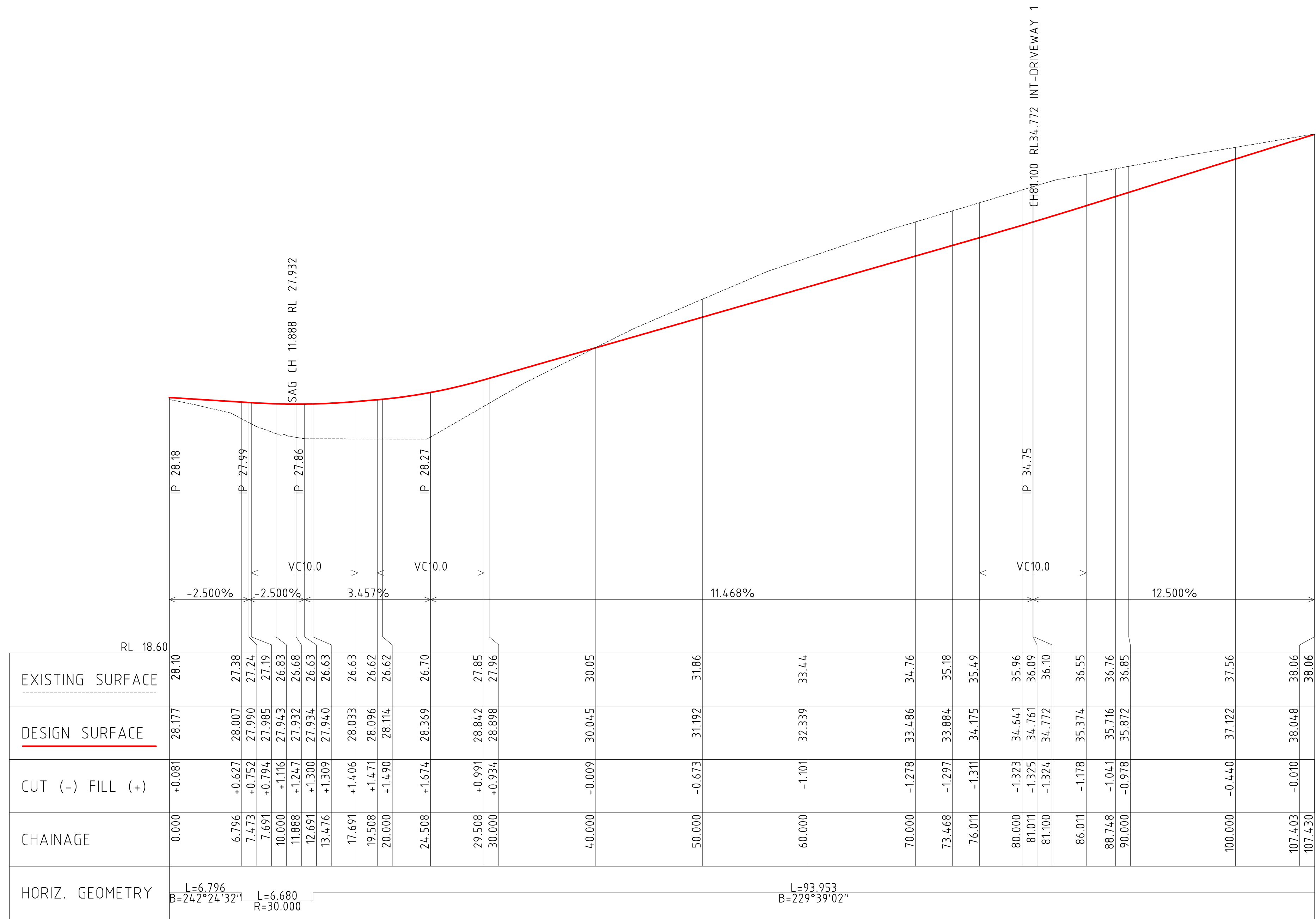
DESIGNED	BAR
DRAWN	BAR
CHECKED	TWN
APPROVED FOR AND ON BEHALF OF COZENS REGAN GROUP PTY LTD (RPEQ No 157351)	

CLIENT
MG LAND PTY LTD
PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
CONCEPT EXTERNAL SEWER LONGITUDINAL SECTION

JOB NO.	230094
DRAWING NO.	SK12
ISSUE	P1
A	



TYPICAL ROAD SECTION
SCALE 1:50



ROAD LONGITUDINAL SECTION, MAIN ROAD
Scale 1:250 h 1:100 v

P2	10/24	PRELIMINARY ISSUE		B.A.R.	T.W.N.
P1	09/24	ORIGINAL ISSUE		B.A.R.	T.W.N.
No.	DATE	ISSUE		REVISED	CHECKED

IN ASSOCIATION WITH

PRELIMINARY
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SCALE A
SCALE B



DATUM AHD (N.O.) SCALES SHOWN ARE AT A1 SIZE



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DESIGNED TWN
DRAWN BAR
CHECKED TWN
APPROVED FOR AND ON BEHALF OF
COZENS REGAN GROUP PTY LTD
(RPEQ No 15735)

CLIENT MG LAND PTY LTD
PROJECT PROPOSED TOWNHOUSE DEVELOPMENT
202 BAILEYS MOUNTAIN RD, UPPER COOMERA
CONCEPT EXTERNAL ROADWORKS LONG SECTION

JOB NO. 230094
DRAWING NO. SK31
ISSUE P1P2

APPENDIX D

City of Gold Coast GIS Mapping

