

Appendix 18

Plans

PRELIMINARY FOR DISCUSSION PURPOSES ONLY



Note
All dimensions and areas are approximate only,
and are subject to survey and Council
approval.

Dimensions have been rounded to the nearest
0.1 metres.

The boundaries shown on this plan should not
be used for final detailed engineers design.

Aerial supplied by Landpartners.

Proposed Playing Field and Proposed High Level
Footway 3m Wide Corridor supplied by
Landpartners Limited.

For the purpose of this proposal plan, some
corner allotments will be slightly less than the
800m² indicated, the lot calculation process will
ensure that these are increased to meet the
minimum area requirement for large lots.

DEVELOPMENT STATISTICS

	Allotments	Dwellings
Total Number of Villa allotments (420 - 420sqm)	5	5
Total Number of Courtyard allotments (421 - 480sqm)	54	54
Total Number of Traditional allotments (575sqm+)	144	144
Total Number of Duplex allotments (600sqm+)	33	66
Total	236	269

LEGEND

- Site Boundary - 44.239 ha
- Approximate Electricity
Line Location
- Proposed Childcare Centre - 2065 m²
- Open Space - 1700 m²
- Proposed Playing Field - 2.097ha

AMENDMENTS

Level Datum	Date	2 APRIL 2008
Origin	Surveyed	
	Comp By	JWP/WRW/TJE
	DWG Name	20997PROP
Scale	Local Authority	BALLINA SHIRE COUNCIL
1500@B1	Job Reference	20997

CLIENT

RAYSHIELD PTY LTD

OVER LOTS 1-3 & 5
ON DP 1074242 AND
LOT 269 ON DP 755684

PROJECT

**PROPOSED
SUBDIVISION**

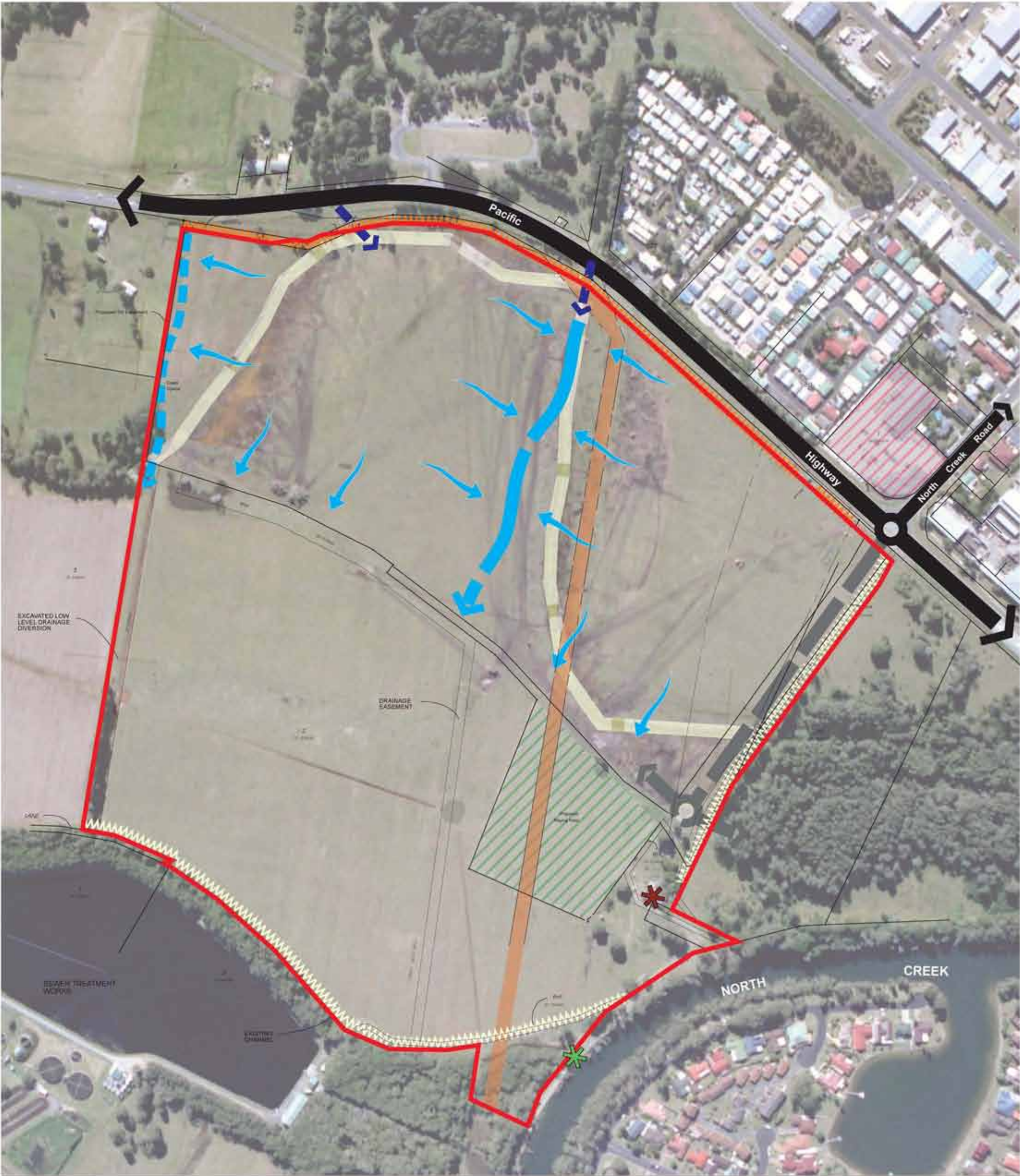
Plan Reference

20997-13N

CONICS

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Legend

- | | | | | |
|------------------------------|--|---|-------------------------------|---|
| Subject Site (44/239ha) | Existing Overhead Powerlines (to be relocated underground) | 8m Wide Buffer Easement Along Pacific Highway | Existing Major Highway & Road | Indicative Location of Minimum 3m Wide Swale |
| Existing Retail Precinct | Existing Drainage | 10m Wide Fire Buffer Easement | Proposed Adjoint Access Road | Indicative Location of Minimum 10m Wide Swale |
| Proposed Open Space Precinct | Existing House | Existing Floodgate | Existing Highway Pipe | Surface Drainage Direction |



Legend

Subject Site
(24.56ha)

Staging Boundary