

APPENDIX D – CONCEPT PLAN

CONCEPT PLAN



DEVELOPMENT STATISTICS

Total Site Area 33.8ha (approx)

Part 'A'

Total Area 11.06ha

Total No of allotments

'a' 15m Frontage, min 450m 18

'b' 16m Frontage, min 480m 15

'c' 17m Frontage, min 510m 13

'd' 18m Frontage, min 540m 7

'e' 20m Frontage, min 600m 5

'f' 20m Frontage Duplex, min 600m 18(36 dwellings)

Total 76 (94 dwellings)

Integrated Precinct (2.6 ha)

@ 25 dwellings per ha 65 dwellings

Part 'B'

Total Area 22.74ha

Total No. Of Allotments

Min 20m Frontage, 640 - 5450m 77

Note:

1. Part A and B areas include Detention basins, open space & road widening.

2. Develop within Champagne Drive subject to review.

3. Road widening to Fraser Drive to be confirmed.

4. Engineering and hydraulic subject to detail design.

LEGEND

→ EXISTING DRAIN

○ HIGH POINT

SEPP 14 WETLAND

50m BUFFER

● EXISTING TREES TO BE PRESERVED

POTENTIAL SLIP AREA

YEAR 2010 AUSTRALIAN NOISE EXPOSURE FORECAST

YEAR 2020 AUSTRALIAN NOISE EXPOSURE FORECAST

EXISTING ROAD RESERVE

SCHOOL SITE UNDER CONSTRUCTION

VIEW

POTENTIAL PEDESTRIAN LINK

POTENTIAL NOISE FROM FRASER DRIVE

SITE BOUNDARY

OPEN SPACE

PRELIMINARY
FOR DISCUSSION PURPOSES ONLY

pmm
BRISBANE
urban designers
town planners
landscapers
a trivix company

Job No. 20934-04a Date: 10.08.2006 Scale 1:2000@A1

VILLAWORLD
FRASER DRIVE

Note: The contents of this plan are preliminary only and for discussion purposes only.
Subject to detailed design, engineering, survey and Council approval.

APPENDIX C

Cardno DA Engineering Plans (bound separately)

Appendix 18

Community Consultation Letters

Our Ref: **20934**



To the Resident

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RE: Proposed Residential Subdivision, Fraser Drive Tweed.

MFS Diversified Pty Ltd and Greenview Developments Pty Ltd (the applicant) have commenced discussions with Tweed Shire Council and the Department of Planning on a proposal to subdivide land known as Fraser Drive, South Tweed. A development application proposing to subdivide the land for residential uses, open space and environmental conservation will be submitted to the Department of Planning for assessment in the near future. A preliminary application can be viewed at: www.planning.nsw.gov.au/asp/register2006.asp#tweed.

To date, the applicants have been negotiating with a range of State and local government agencies to ensure that any future development addresses issues such as the protection of rare and threatened flora and fauna species, conservation of the wetland, and providing access to adjoining residential areas.

Public comments are being sought prior to submitting our Environmental Assessment Report. It would be appreciated if you could forward your comments on the proposed plan via email to: pmmsydney@pmm.com.au. Written correspondence can be addressed to:

Pradesh Ramiah
Senior Planner
GPO Box 4401
SYDNEY NSW 2001

Comments should be forwarded by 23 March 2007. We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the writer by telephone.

Yours faithfully
PMM SYDNEY PTY LTD

Pradesh Ramiah
Senior Planner

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Senior Planner
PMM Sydney Pty Ltd
GPO Box 4401
Sydney NSW 2001

RECEIVED
27 MAR 2007
BY:.....

Dear Sir,

Proposed Residential Subdivision, Fraser Drive Tweed

I believe I should draw to your attention a characteristic of the proposed area that should be considered.

On the attached photocopy of the proposed subdivision I have marked, in red, the general area of a natural spring on the area.

This spring is not active under normal conditions but when we have significant heavy rain there is a considerable head of water that is absorbed on the higher land bordered by Ocean Avenue, Seaview Street and Hillcrest Avenue that finds its way deep in the earth and emerges as a spring in the marked area.

It is not unusual in recent times for the owner of the land to dump soil on the area after the spring has dried up following heavy rain and evidence of this can be seen in the photos attached.

There would be residents that have photos of the land taken in the 1990's prior to the land being raised with fill. These photos would show the extent of the spring and the fact that when the owner at that time mowed the area he was unable to mow the area around the spring as the mower would bog.

I unfortunately do not have such photos but I have seen the area at that time following prolonged heavy rain.

I fear that any residential buildings on the area of the spring would experience problems over time and it is not out of the realm of possibility that you may end up with litigation. You may consider this.

You may consider this feature of the area to be of little importance but you should at least know of the spring.