Appendix S

Plans for Approval

DEVELOPMENT STATISTICS

STAGE 1A

Total Stage Area.....	3.17 ha
Area of Open Space	
Water Quality	1.712 ha
Flood Relieved Overland Flow Path	2040 m²
Total No. of Allotments	12 (15 Dwellings)
450 - 479 m²	8
540 m² + ...	1
duplex 600 m² + ...	3 (6 Dwellings)
Area of Road Widening	297 m²
Area of New Road	5064 m²
Length of New Road	
18.0m Wide Road	291 m
15.0m Wide Road	44 m

STAGE 1B

Total Stage Area.....	5.70 ha
Total No. of Allotments	20
510 - 539 m²	1
540 m² + ...	19
Area of New Road	4407 m²
Length of New Road	
13.0m Wide Road	334 m

STAGE 2A

Total Stage Area.....	2.58 ha
Total No. of Allotments	32 (33 Dwellings)
450 - 479 m²	5
480 - 509 m²	3
510 - 539 m²	5
540 m² + ...	18
duplex 600 m² + ...	1 (2 Dwellings)
Area of Road Widening	1055 m²
Area of New Road	4849 m²
Length of New Road	
15.0m Wide Road	333 m

STAGE 2B

Total Stage Area.....	10.5 ha
Area of Open Space	
Water Quality	3755 m²
SEPP 14 Wetland Conservation	5.72 ha
Total No. of Allotments	26
540 m² + ...	26
Area of Road Widening	2746 m²
Area of New Road	6103 m²
Length of New Road	
13.0m Wide Road	392 m

STAGE 3A

Total Stage Area.....	3.117 ha
Area of Open Space	
Park and Recreation	2471 m²
Total No. of Allotments	33 (42 Dwellings)
450 - 479 m²	16
480 - 509 m²	3
510 - 539 m²	1
540 m² + ...	4
duplex 600 m² + ...	9 (18 Dwellings)
Area of Road Widening	1978 m²
Area of New Road	6442 m²
Length of New Road	
13.0m Wide Road	92.4 m
15.0m Wide Road	349 m

STAGE 3B

Total Stage Area.....	5.519 ha
Area of Open Space	
Park and Recreation	3650 m²
Total No. of Allotments	27
540 m² + ...	27
Area of Road Widening	2465 m²
Area of New Road	9654 m²
Length of New Road	
13.0m Wide Road	616 m
18.0m Wide Road	69 m

LEGEND

- Stage Boundaries
- Building Location Envelope
- Park and Recreation / Water Quality
- SEPP 14 Wetland Conservation
- SEPP 14 Wetland 50m Buffer
- SEPP 14 Wetland 20m APZ Buffer
- 10m Wide Road Widening
- Right of Way Access
- Proposed Bin Pad Locations
- Proposed Bus Stop
- Proposed Footpath
- Entry Road Flood Relieved Overland Flow Path
- Duplex Lots
- Proposed Miden Site

NOTES

Type	No Lots	No of Dwellings
Detached	138	138
Duplex	13	26
TOTAL	**151**	**164**

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.

Contours and Sep 14 Wetland information sourced from B&P Surveys, Plan T14246-12045 E

Level Datum	Date	11 August 2008
Origin	Surveyed	
	Comp By.	KCH/JWP/TJE/WW
	DWG Name.	20934-PRO
Scale 1:2000 @ A1	Local Authority	TWEED SHIRE COUNCIL
	Job Reference	20934

CLIENT
GEO Property Group

PROPOSED LAYOUT
FRASER DRIVE
TWEED HEADS

PROJECT
PROPOSED SUBDIVISION

Plan Reference
20934-5 m

CONICS (BRISBANE) PTY LTD
A.C.N. 010370448
A.B.N. 81591046588
743 ANN STREET
PO BOX 1559,
FORTITUDE VALLEY QLD 4006.
TELEPHONE 07 3237 8899
FACSIMILE 07 3237 8833
email: conics@conics.com.au
web: www.conics.com.au

STATEMENT OF LANDSCAPE INTENT

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The streetscape uses minimal hardscape while providing for a cycle and pedestrian network that links the residential subdivision to surrounding transit routes. Native and endemic species have been chosen to reinforce the local character. Native grasses and groundcovers along the road verge soften the hardscape of the bitumen. Shrubs and ground covers are planted to retaining walls and steep slopes to minimise the visual impact of these structures.

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An avenue of Araucaria heteraphylla creates an inviting esplanade within the entry precinct from Fraser Drive. Feature threshold pavement banding break the width of the road surface while providing visual interest to the landscape. Shrubs and groundcovers are planted to the boundary fence providing screening to the neighbouring property and softening the visual impact of the structure. Alternate planting of groundcovers to the verge considering with the road banding create a simple and elegant feature representational of the style of the redevelopment.

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Fraser Drive, Tweed South
landscape concept plan

0 50 100 200

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.01

CONICS

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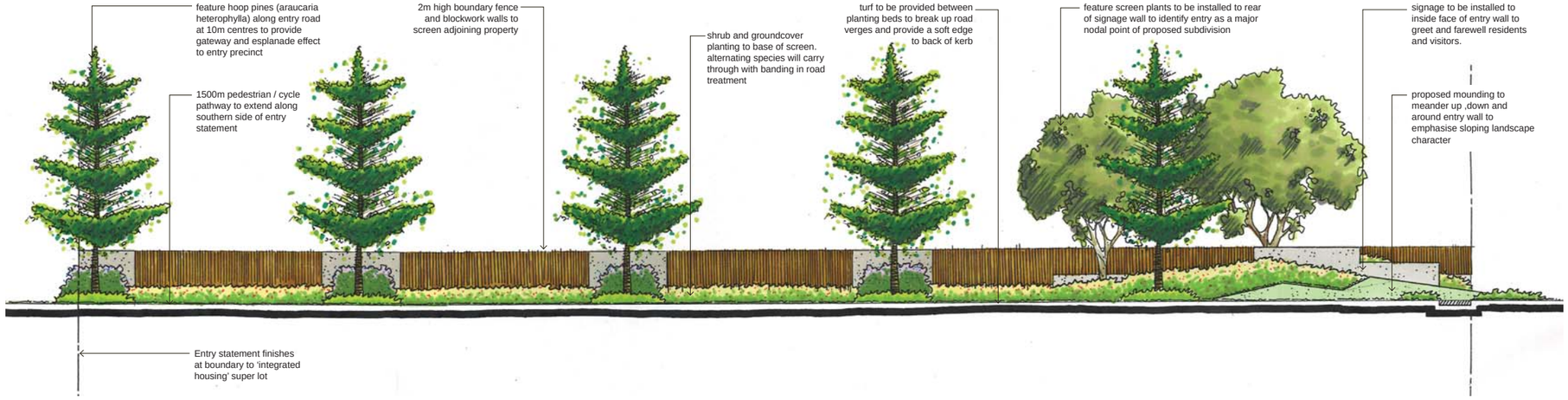

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scale 1:100 @ a1

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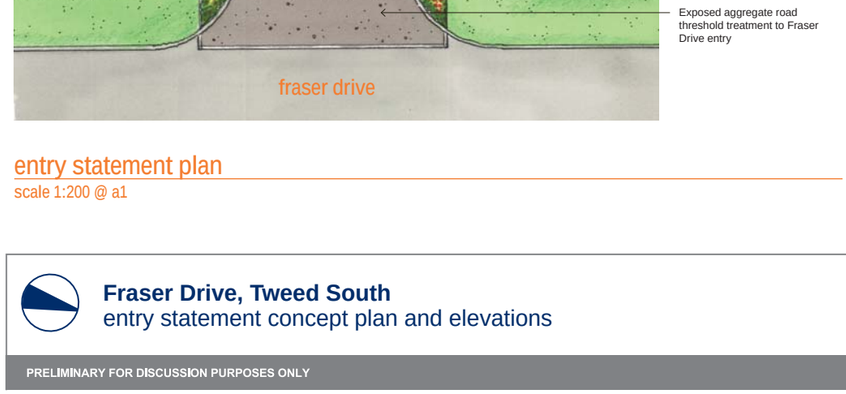
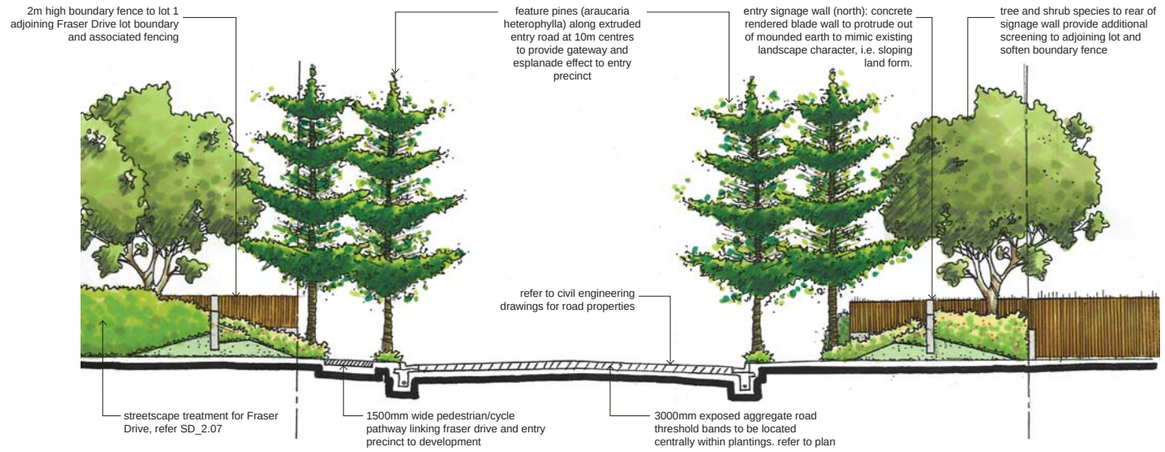


entry statement plan

scale 1:200 @ a1

entry statement - character images



entry statement elevation - view from fraser drive looking into proposed development

scale 1:100 @ a1

Fraser Drive, Tweed South
entry statement concept plan and elevations

CONICS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.02

18)
street tree planting to be located at 10m centres with a focus on aligning trees as closes as possible to allotment boundaries allowing for maximum options for driveway locations

19)
bbq and picnic shelters will be positioned to maximise passive surveillance of surrounding open space without creating blind spots. shelter amenities such as benches, tables, rubbish bins and bbq's will be provided for resident use (type to be confirmed)

20)
pedestrian / cycle pathways are positioned to maximise the use of the entire open space area that also provide links to the remainder of the development. pathways have been set at 1500mm to ensure both pedestrian and cycle use. bench seating will be provided in spaces that require rest spots surrounding recreation areas

21)
timber bollards provided to laneways create interest in the landscape as well as providing a security measure. timber bollards are planned to have the development logo incorporated into the bollard design to create or enhance the character of the development and provide a sense of ownership for residents

22)
mounding throughout open turf and planting beds areas to provide interest in open spaces and create informal separations allowing a sense of ownership for each user group

23)
a pedestrian / cycle pathway flanked by canopy trees will provide a more interesting experience for users as they begin from one side of the open space area to the other moving through the shade provided by the trees whilst also providing view lines

24)
1500mm pathways will consist of broom finished coloured concrete with feature exposed aggregate sections to mimic road thresholds in the streetscape

25)
a playground setting will be provided on the axis with the entering traffic and with the nearby picnic and bbq shelter allowing for passive surveillance and protection from the vehicular movement. bollards surrounding the streetscape frontage will further increase safety for children

property boundary fencing to be consistent with other allotments frontages within the development. design to be controlled via design guidelines in order to maintain a consistent look across the full extent of the park boundary

Fraser Drive, Tweed South
park a concept plan and character images

0 5 10 20

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

CONICS

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.03

26)
the parkland shelter is to be nestled into the landscape by providing planting beds and trees that maximise exposure to the open space yet provide some privacy from other users

mounding to be provided in garden beds between pathways and tree plantings. this vertical treatment will create more interesting spaces for children to explore without the fear of creating dark, out of the way spaces far from view of surrounding users

27)
example image of detention basin and its incorporation into open space parkland.

mass groundcover planting to be installed to planting beds below tree cover to create a carpet effect that emphasises the bunds and mounds

lot 116

lot 115

lot 117

lot 118

lot 114

lot 119

lot 113

lot 112

boundary fence - refer to SD_2.07 - boundary fence concept details and character images

lot 125

boundary fence - refer to SD_2.07 - boundary fence concept details and character images

detention basin - reger to civil engineers drawings

open turf area to allow users a range of uses: reading, quiet reflection, etc.

detention basin - reger to civil engineers drawings

screen planting to property boundaries to create a visual barrier to adjoining private lots

28)
example of pedestrian/cycle pathways flanked by canopy trees (after installation)

Fraser Drive, Tweed South
park b concept plan and character images

0 5 10 20

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.04

(29) Network to equal oppurtunity pathway traverse park. Also giving access to Champagne Drive road reserve

(30) A playground setting will be provided with the nearby picnic and bbq shelter allowing for passive surveillance.

(31) Shelters with skillion rooflines will maximise the view and vantage to the sea for users, while decreasing the visual intrusion for redisents behind.

seaview park concept plan

scale 1:500 @ a1

seaview park section

scale 1:200 @ a1

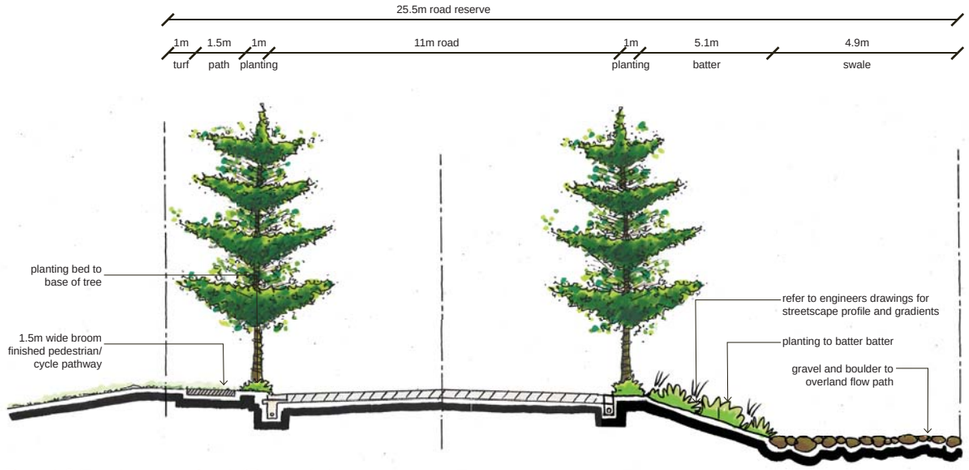
Fraser Drive, Tweed South

seaview park concept plan, section and character images

CONICS

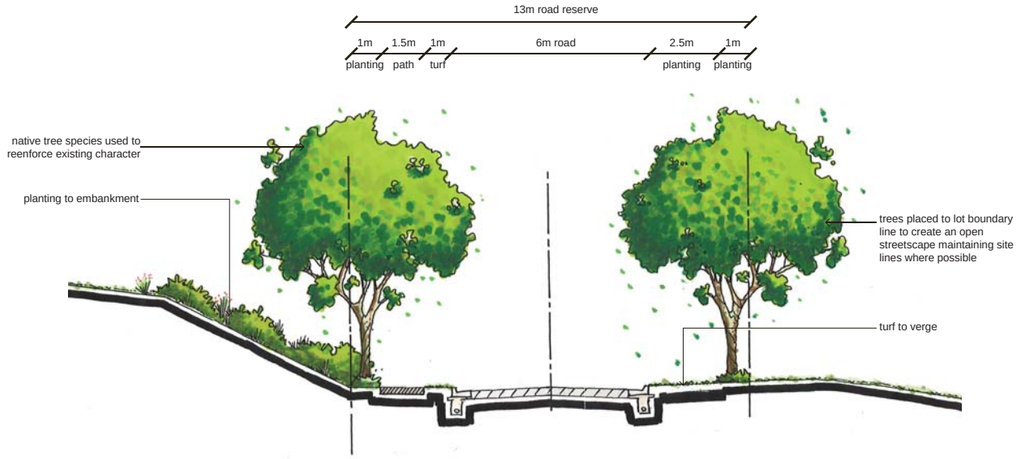
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.05



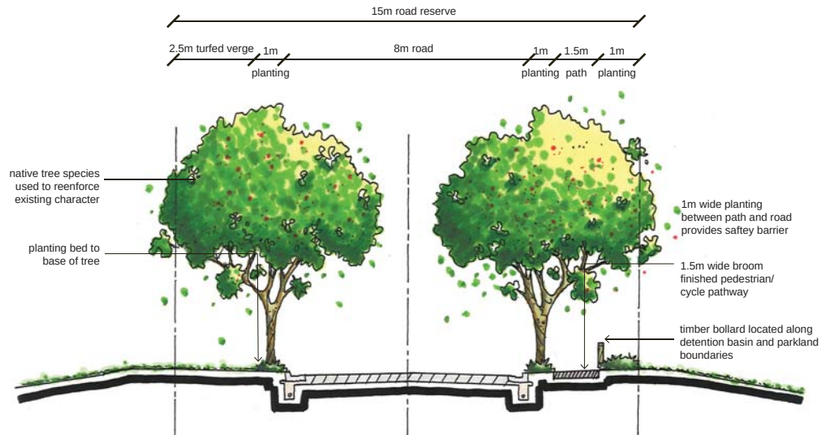
Road 01 entry precinct (R no. 1a)

scale 1:100 @ a1



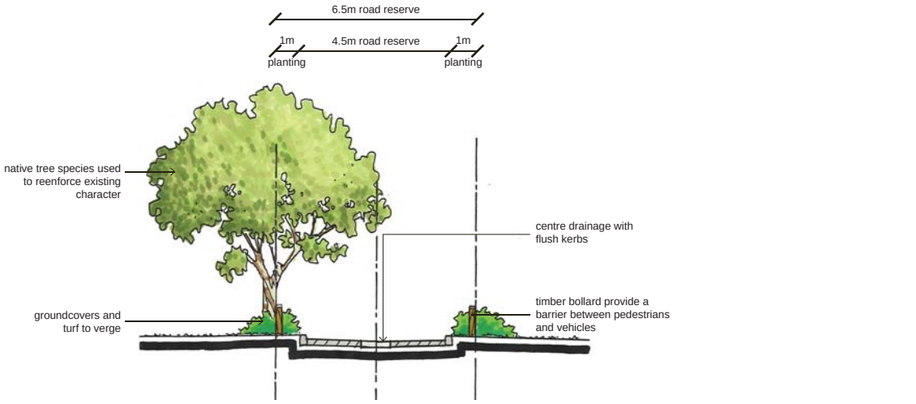
Road 03 and 04 (R no. 3 and R no. 4)

scale 1:100 @ a1



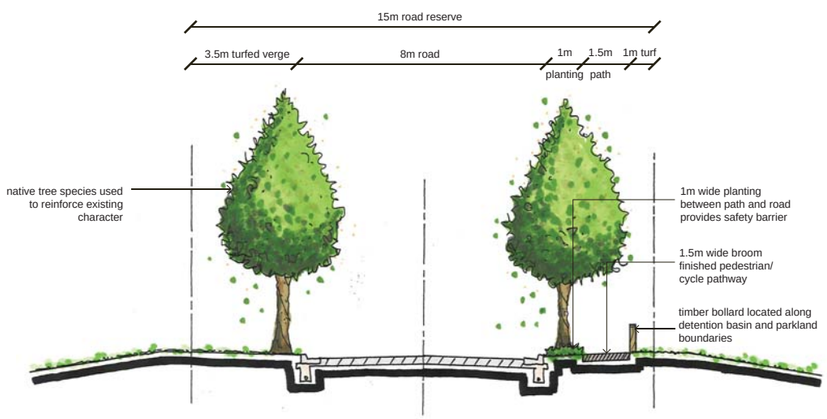
Road 01 (R no. 1)

scale 1:100 @ a1



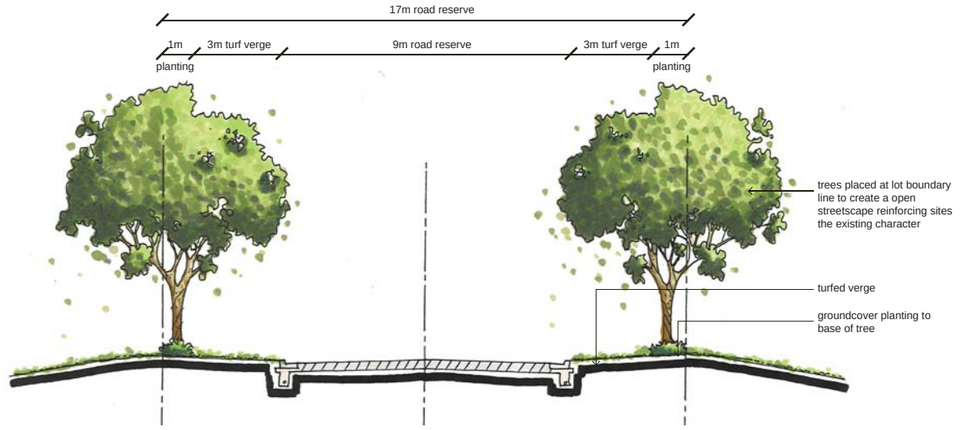
Laneways (R no. L)

scale 1:100 @ a1



Road 02 (R no. 2)

scale 1:100 @ a1



Merlot court (R no. m)

scale 1:100 @ a1

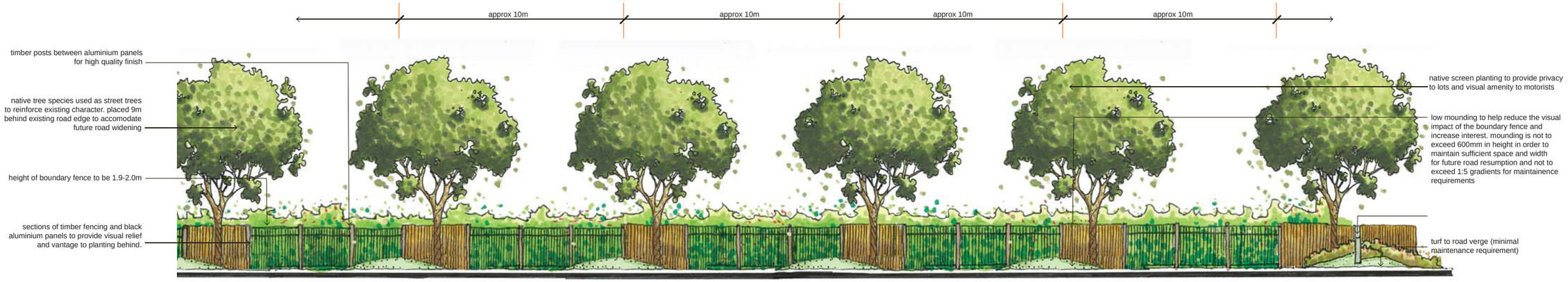
Fraser Drive, Tweed South

streetscape types - typical sections

0 2.5 5.0 10

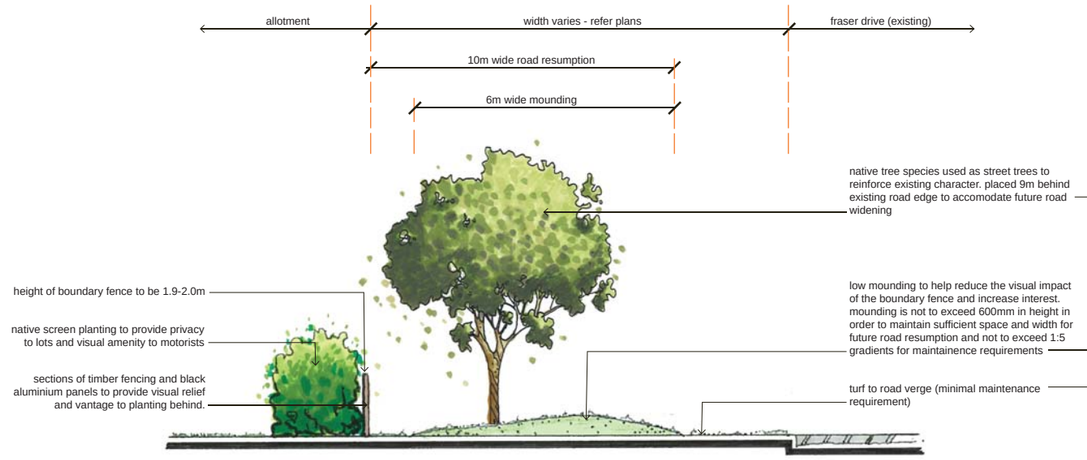
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.06



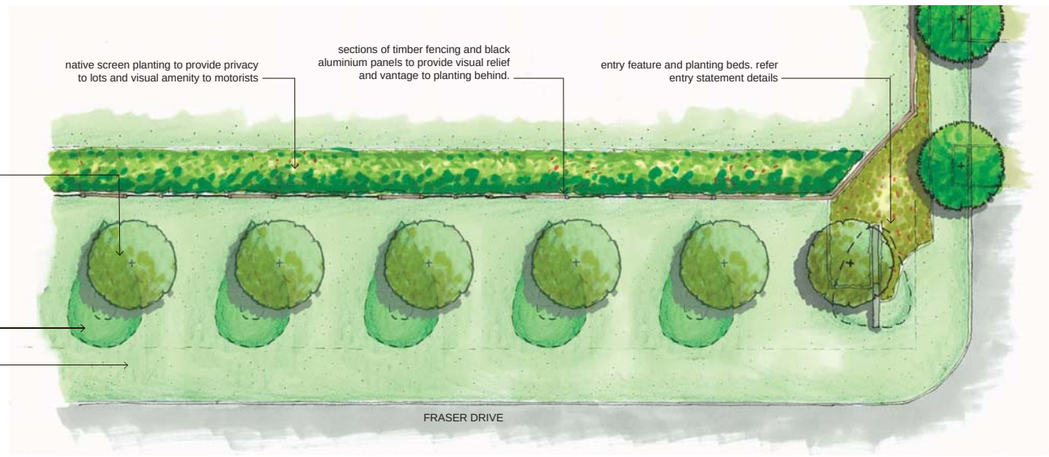
Fraser Drive Streetscape / Boundary Fence - Typical Elevation

scale 1:100 @ a1



Fraser Drive Streetscape - Typical Section

scale 1:100 @ a1



Fraser Drive Streetscape - Typical Plan

scale 1:200 @ a1

63)
a visually permeable fence is used along the boundary to provide privacy for the lot owners and visual relief for the extent of the development. shrub / screen planting behind this softens the boundary line.

64)
panels of timber fencing replicates the features in the entry to the site and breaks ups long strecthes of fencing

65)
mounding increases the visual amenity by adding different levels, thereby creating a more interesting periphery to motorists travelling on Fraser Drive.

Boundary Fence - Character Images

Boundary Fence - Site Plan

nts

Fraser Drive, Tweed South
fraser drive streetscape and boundary fence details and characer images

CONICS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.07

street and park trees

33)
elaeocarpus grandis (blue quandong)

34)
agathis robusta

35)
melaleuca quinquinerva

36)
casuarina glauca

37)
casuarina cunninghamiana

38)
arucaria heterophylla

39)
cupaniopsis anacardiodes

40)
corymbia tessellaris

41)
acmena smithii

42)
flindersia australis

43)
waterhousia florabunda

44)
harpullia pendula

grass and groundcover species

45)
baumea articulata

46)
lomandra hystrix

47)
lomandra longifolia 'Tanika'

48)
lomandra filiformis

49)
liriope muscari

50)
convolvulus cneorum

preliminary plant schedule

SPECIES	COMMON NAME	POTSIZE	HTxSPRD
TREES			
Acmena smithii	Lily Pily Tree	45 Litre	8x5metres
Agathis robusta	Kauri Pine	45 Litre	30x10m
Araucaria hetophylla	Norfolk Island Pine	45 Litre	30x10m
Casuarina cunninghamiana	River She Oak	45 Litre	20m H
Casuarina glauca	Grey She Oak	45 Litre	18m H
Corymbia tessellans	Moreton Bay Ash	45 Litre	24m H
Cupaniopsis anacardiodes	Tuckeroo	45 Litre	8x4m
Elaeocarpus grandis	Blue Quandong	45 Litre	15x8m
Eucalptus longifolia	Woollybutt	45 Litre	30m H
Flindersia australis	Crows Ash	45 Litre	10x6m
harpulia pendula	Tulipwood	45 Litre	8x4m
Melaleuca thymifolia	Paper Park	45 Litre	6m H
Melaleuca quinenervia	Broard Leaved Paper Bark Tree	45 Litre	15m H
Waterhousia floribunda	Weeping Lily Pily	45 Litre	15m H
Xanthorrhoea johnsonii	Grass Tree	x-ground	2.5m H
SHRUBS			
Allocasurina lehmanniana		200mm	3.5m H
Melaleuca linariifolia 'Claret Tops'	Claret Tops	200mm	1.5x2m
Philodendron xanadu	Xanadu	200mm	1x2m
Strelitzia reginae	Bird of Paradise	200mm	1x.5m
Westringia sp	Native Rosemary	200mm	1.5x1.25m
GROUNDCOVERS			
Baumea articulata	jointed twig rush	140mm	1.5x1m
Convolvulus cneorum	Silver Bush	140mm	0.6x0.75m
Grevillea formosa		140mm	1x2m
Grevillea prostrate		140mm	1x2m
Lomandra filiformis	Wattle Mat-rush	140mm	0.5x0.5m
Lomandra hystrix	Mat Rush	140mm	1x0.5m
Lomandra lonifolia 'Tanika'	Tanika	140mm	1x0.5m
Liriope muscari	Lily Turf	140mm	1.5x0.75m

feature plants and shrub species

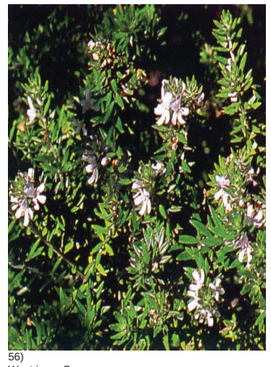
51)
xanthorrea johnsonii

52)
doryanthes excelsa

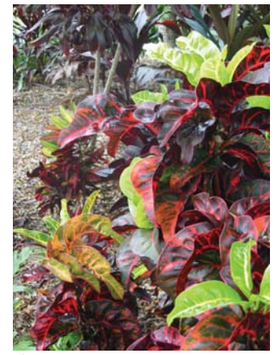
53)
Philodendron xanadu

54)
cordyline Sp

55)
strelitzia regina

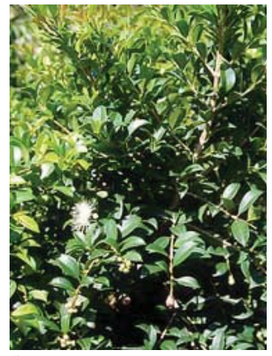


56)
Westringer Sp.



57)
codiaeum Sp.

58)
hymenocallis littoralis



59)
syzygium Sp.

60)
melalueca 'claret tops'

61)
callistemon Sp.

62)
grevillea Sp.

Fraser Drive, Tweed South
proposed plant palette

CONICS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.08

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landscape concept plan

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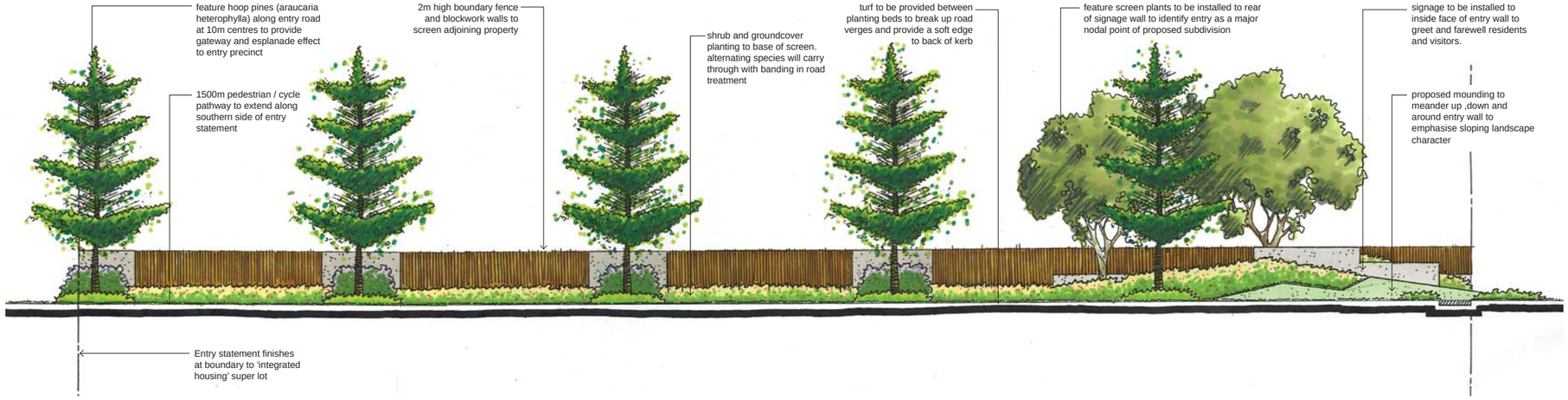

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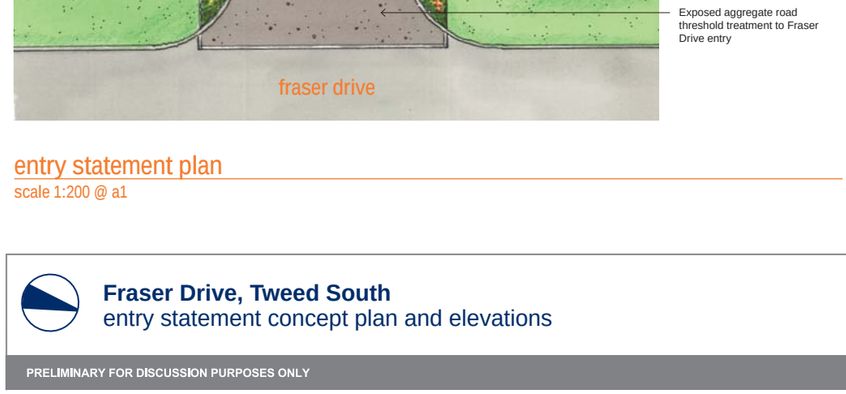
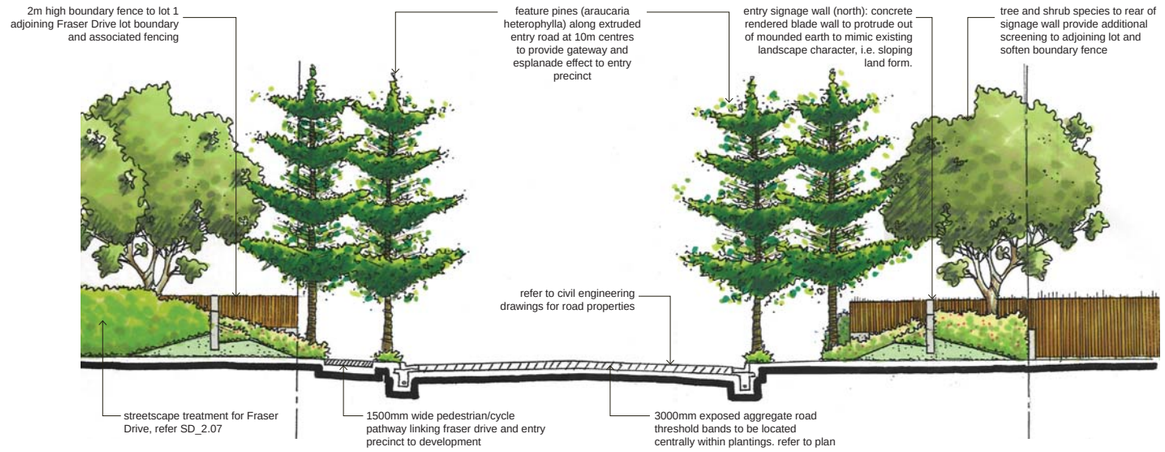


entry statement plan

scale 1:200 @ a1

entry statement - character images



entry statement elevation - view from fraser drive looking into proposed development

scale 1:100 @ a1

Fraser Drive, Tweed South
entry statement concept plan and elevations

CONICS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.02

18)
street tree planting to be located at 10m centres with a focus on aligning trees as closes as possible to allotment boundaries allowing for maximum options for driveway locations

19)
bbq and picnic shelters will be positioned to maximise passive surveillance of surrounding open space without creating blind spots. shelter amenities such as benches, tables, rubbish bins and bbq's will be provided for resident use (type to be confirmed)

20)
pedestrian / cycle pathways are positioned to maximise the use of the entire open space area that also provide links to the remainder of the development. pathways have been set at 1500mm to ensure both pedestrian and cycle use. bench seating will be provided in spaces that require rest spots surrounding recreation areas

21)
timber bollards provided to laneways create interest in the landscape as well as providing a security measure. timber bollards are planned to have the development logo incorporated into the bollard design to create or enhance the character of the development and provide a sense of ownership for residents

22)
mounding throughout open turf and planting beds areas to provide interest in open spaces and create informal separations allowing a sense of ownership for each user group

23)
a pedestrian / cycle pathway flanked by canopy trees will provide a more interesting experience for users as they begin from one side of the open space area to the other moving through the shade provided by the trees whilst also providing view lines

24)
1500mm pathways will consist of broom finished coloured concrete with feature exposed aggregate sections to mimic road thresholds in the streetscape

25)
a playground setting will be provided on the axis with the entering traffic and with the nearby picnic and bbq shelter allowing for passive surveillance and protection from the vehicular movement. bollards surrounding the streetscape frontage will further increase safety for children

property boundary fencing to be consistent with other allotments frontages within the development. design to be controlled via design guidelines in order to maintain a consistent look across the full extent of the park boundary

Fraser Drive, Tweed South
park a concept plan and character images

0 5 10 20

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

CONICS

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.03

26)
the parkland shelter is to be nestled into the landscape by providing planting beds and trees that maximise exposure to the open space yet provide some privacy from other users

mounding to be provided in garden beds between pathways and tree plantings. this vertical treatment will create more interesting spaces for children to explore without the fear of creating dark, out of the way spaces far from view of surrounding users

27)
example image of detention basin and its incorporation into open space parkland.

mass groundcover planting to be installed to planting beds below tree cover to create a carpet effect that emphasises the bunds and mounds

lot 116

lot 115

lot 117

lot 118

lot 114

lot 119

lot 113

lot 112

boundary fence - refer to SD_2.07 - boundary fence concept details and character images

lot 125

boundary fence - refer to SD_2.07 - boundary fence concept details and character images

detention basin - reger to civil engineers drawings

open turf area to allow users a range of uses: reading, quiet reflection, etc.

detention basin - reger to civil engineers drawings

screen planting to property boundaries to create a visual barrier to adjoining private lots

28)
example of pedestrian/cycle pathways flanked by canopy trees (after installation)

Fraser Drive, Tweed South
park b concept plan and character images

0 5 10 20

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.04

(29) Network to equal oppurtunity pathway traverse park. Also giving access to Champagne Drive road reserve

(30) A playground setting will be provided with the nearby picnic and bbq shelter allowing for passive surveillance.

(31) Shelters with skillion rooflines will maximise the view and vantage to the sea for users, while decreasing the visual intrusion for redisents behind.

seaview park concept plan

scale 1:500 @ a1

seaview park section

scale 1:200 @ a1

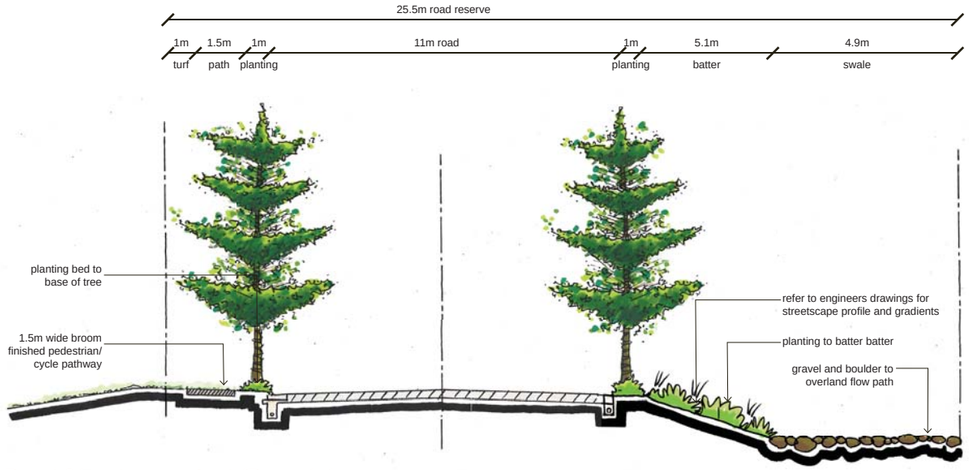
Fraser Drive, Tweed South

seaview park concept plan, section and character images

CONICS

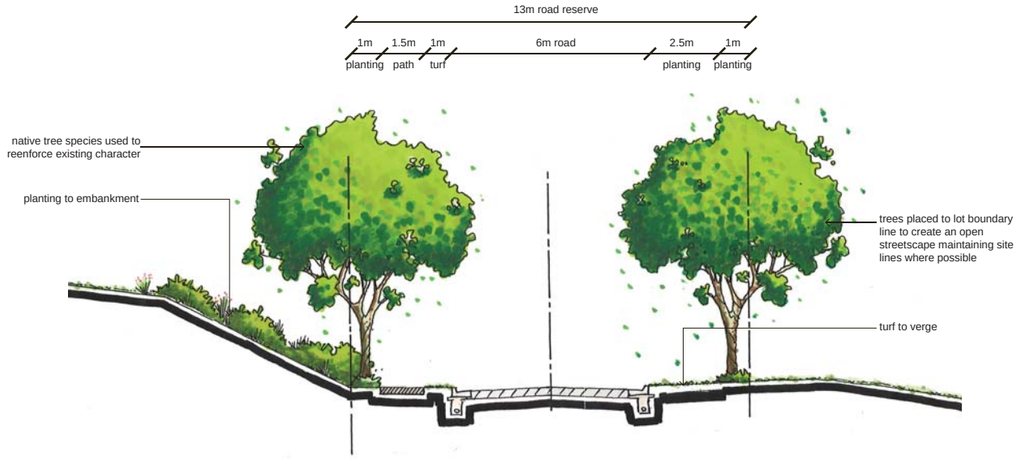
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.05



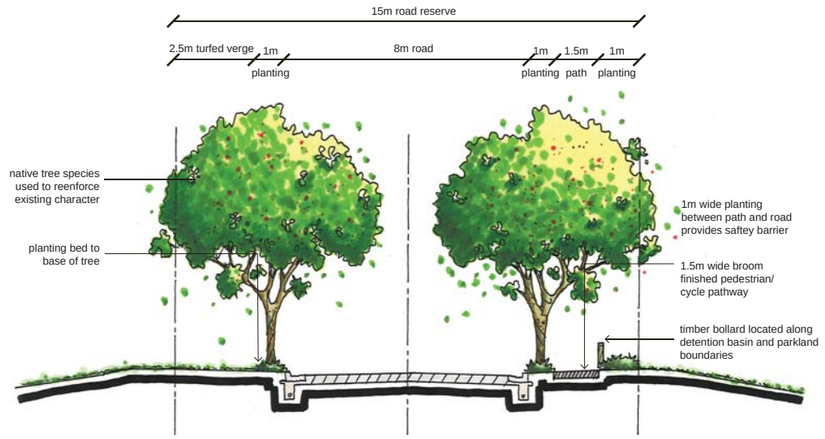
Road 01 entry precinct (R no. 1a)

scale 1:100 @ a1



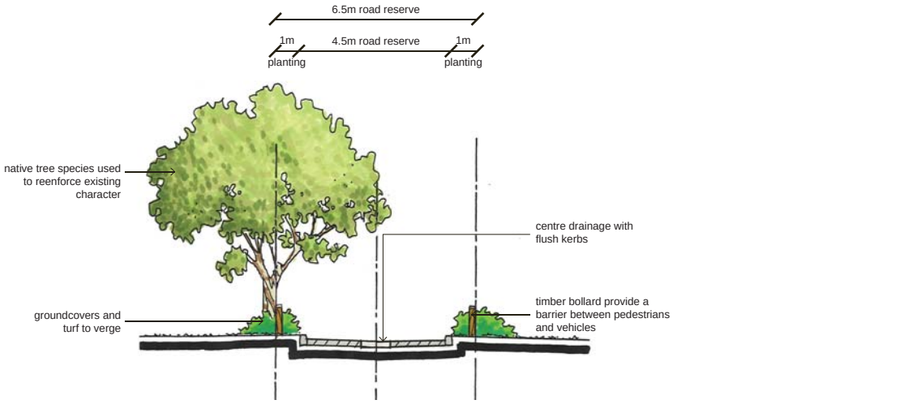
Road 03 and 04 (R no. 3 and R no. 4)

scale 1:100 @ a1



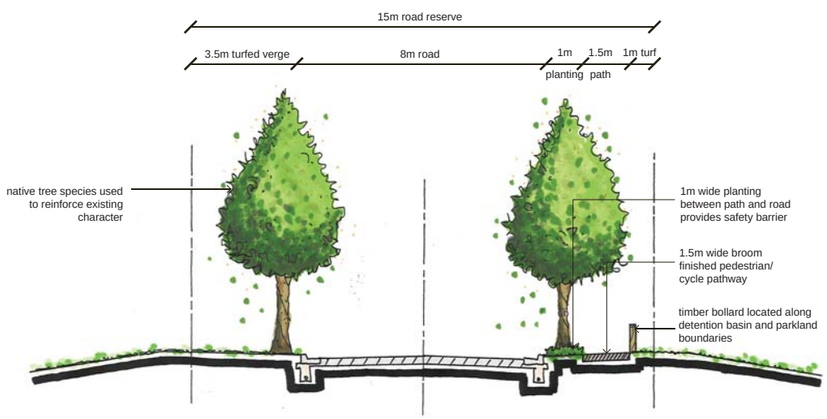
Road 01 (R no. 1)

scale 1:100 @ a1



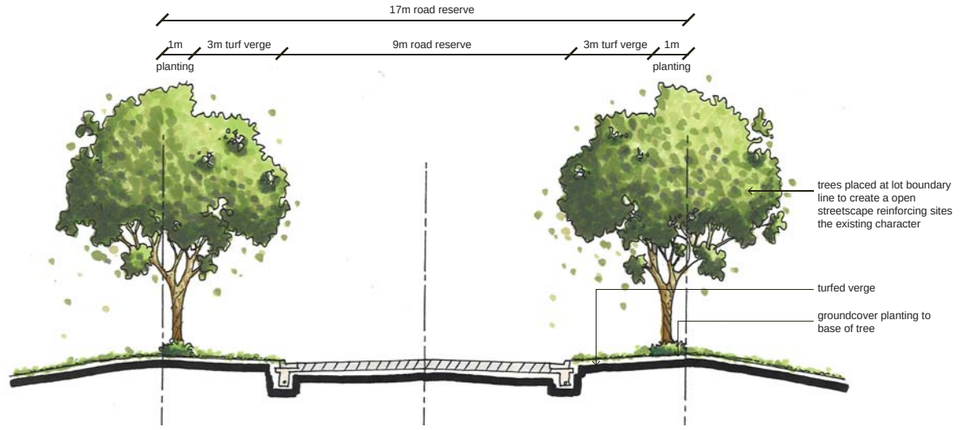
Laneways (R no. L)

scale 1:100 @ a1



Road 02 (R no. 2)

scale 1:100 @ a1



Merlot court (R no. m)

scale 1:100 @ a1

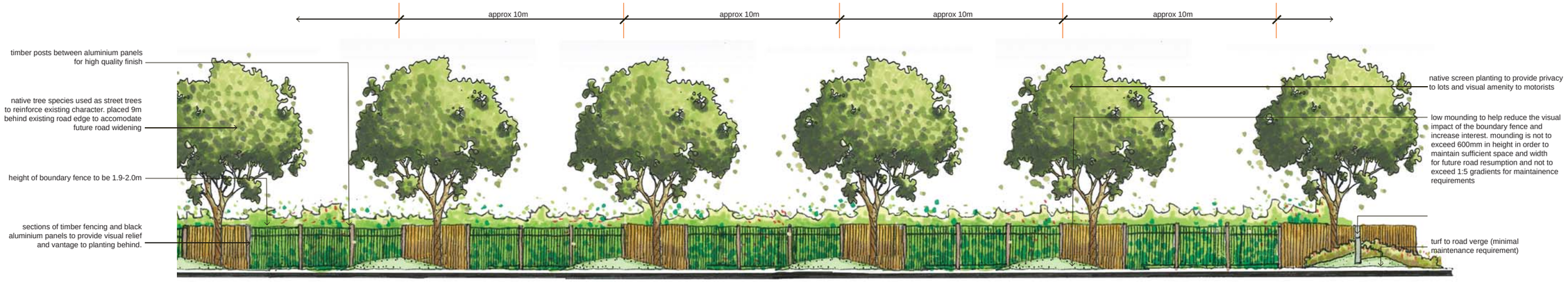
Fraser Drive, Tweed South

streetscape types - typical sections

0 2.5 5.0 10

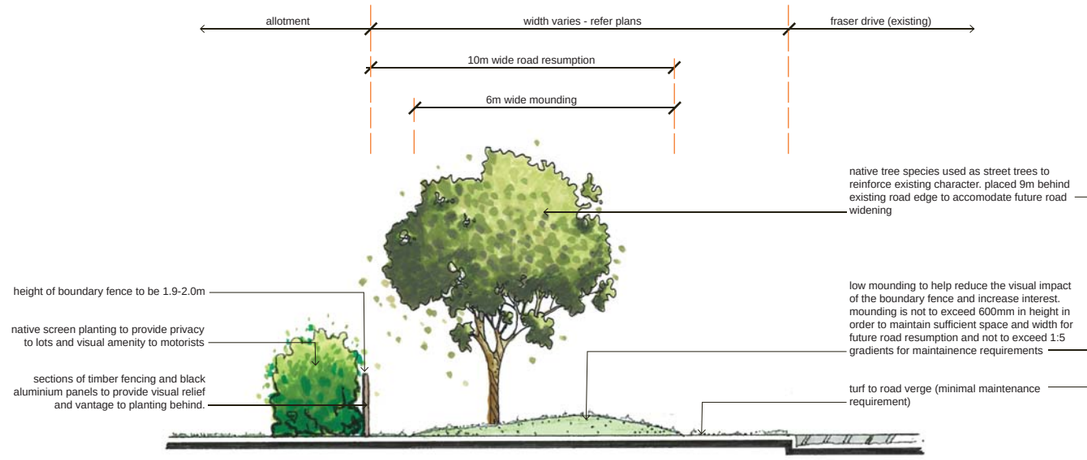
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.06



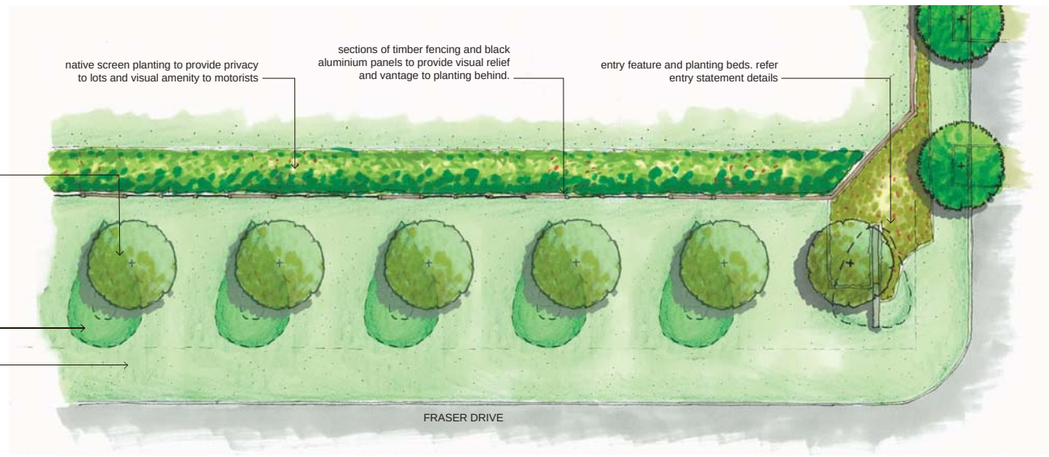
Fraser Drive Streetscape / Boundary Fence - Typical Elevation

scale 1:100 @ a1



Fraser Drive Streetscape - Typical Section

scale 1:100 @ a1



Fraser Drive Streetscape - Typical Plan

scale 1:200 @ a1

63)
a visually permeable fence is used along the boundary to provide privacy for the lot owners and visual relief for the extent of the development. shrub / screen planting behind this softens the boundary line.

64)
panels of timber fencing replicates the features in the entry to the site and breaks ups long strecthes of fencing

65)
mounding increases the visual amenity by adding different levels, thereby creating a more interesting periphery to motorists travelling on Fraser Drive.

Boundary Fence - Character Images

Boundary Fence - Site Plan

nts

Fraser Drive, Tweed South
fraser drive streetscape and boundary fence details and characer images

CONICS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.07

street and park trees

33)
elaeocarpus grandis (blue quandong)

34)
agathis robusta

35)
melaleuca quinquinerva

36)
casuarina glauca

37)
casuarina cunninghamiana

38)
arucaria heterophylla

39)
cupaniopsis anacardiodes

40)
corymbia tessellaris

41)
acmena smithii

42)
flindersia australis

43)
waterhousia florabunda

44)
harpullia pendula

grass and groundcover species

45)
baumea articulata

46)
lomandra hystrix

47)
lomandra longifolia 'Tanika'

48)
lomandra filiformis

49)
liriope muscari

50)
convolvulus cneorum

preliminary plant schedule

SPECIES	COMMON NAME	POTSIZE	HTxSPRD
TREES			
Acmena smithii	Lily Pily Tree	45 Litre	8x5metres
Agathis robusta	Kauri Pine	45 Litre	30x10m
Araucaria hetophylla	Norfolk Island Pine	45 Litre	30x10m
Casuarina cunninghamiana	River She Oak	45 Litre	20m H
Casuarina glauca	Grey She Oak	45 Litre	18m H
Corymbia tessellans	Moreton Bay Ash	45 Litre	24m H
Cupaniopsis anacardiodes	Tuckeroo	45 Litre	8x4m
Elaeocarpus grandis	Blue Quandong	45 Litre	15x8m
Eucalptus longifolia	Woollybutt	45 Litre	30m H
Flindersia australis	Crows Ash	45 Litre	10x6m
harpulia pendula	Tulipwood	45 Litre	8x4m
Melaleuca thymifolia	Paper Park	45 Litre	6m H
Melaleuca quinenervia	Broard Leaved Paper Bark Tree	45 Litre	15m H
Waterhousia floribunda	Weeping Lily Pily	45 Litre	15m H
Xanthorrhoea johnsonii	Grass Tree	x-ground	2.5m H
SHRUBS			
Allocasurina lehmanniana		200mm	3.5m H
Melaleuca linariifolia 'Claret Tops'	Claret Tops	200mm	1.5x2m
Philodendron xanadu	Xanadu	200mm	1x2m
Strelitzia reginae	Bird of Paradise	200mm	1x.5m
Westringia sp	Native Rosemary	200mm	1.5x1.25m
GROUNDCOVERS			
Baumea articulata	jointed twig rush	140mm	1.5x1m
Convolvulus cneorum	Silver Bush	140mm	0.6x0.75m
Grevillea formosa		140mm	1x2m
Grevillea prostrate		140mm	1x2m
Lomandra filiformis	Wattle Mat-rush	140mm	0.5x0.5m
Lomandra hystrix	Mat Rush	140mm	1x0.5m
Lomandra lonifolia 'Tanika'	Tanika	140mm	1x0.5m
Liriope muscari	Lily Turf	140mm	1.5x0.75m

feature plants and shrub species

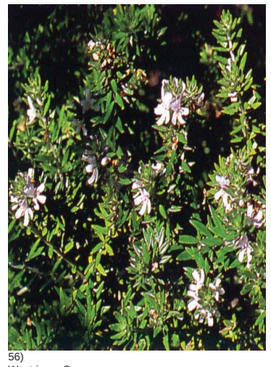
51)
xanthorrea johnsonii

52)
doryanthes excelsa

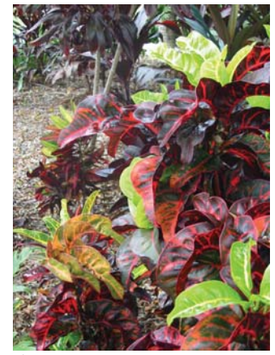
53)
Philodendron xanadu

54)
cordyline Sp

55)
strelitzia regina

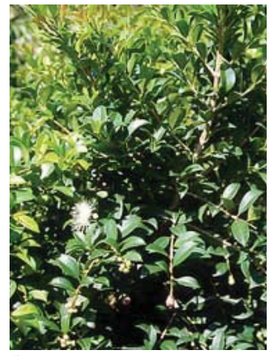


56)
Westringer Sp.



57)
codiaeum Sp.

58)
hymenocallis littoralis



59)
syzygium Sp.

60)
melalueca 'claret tops'

61)
callistemon Sp.

62)
grevillea Sp.

Fraser Drive, Tweed South
proposed plant palette

CONICS

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

Scale as shown I **Date** August 2008 I **Project No** 71887_SD_2.08

PRELIMINARY
ONLY
25/07/2007

GN — N

FRASER DRIVE

2
D.P.791367

10
6031m²

2
DP 1000385

NEW BOUNDARY

AREA OF LAND BEING
TRANSFERED 2078m²

EXISTING
BOUNDARY

8
D.P. 1039569
SCHOOL

PUBLIC RESERVE
D.P. 28390

11
32·18ha

DP 1039569

MERLOT COURT

SHIRAZ
PLACE

SEAVIEW
STREET

OCEAN AVENUE

CHAMPAGNE
DRIVE

JAMES ROAD

HILLCREST
AVENUE

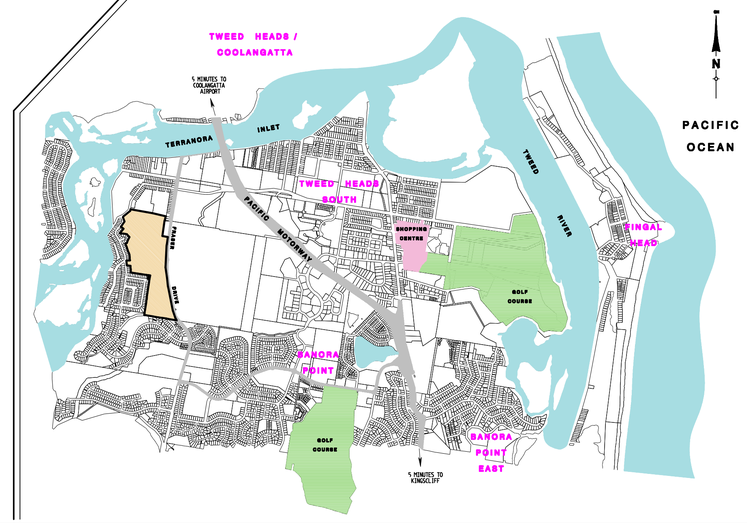
RIDGEWAY
CRESCENT

HILLCREST
AVENUE

VARIABLE
WIDTH

3 WIDE (S)
5 WIDE (W)
3·655 WIDE (Y)

LOCATION MAP



PRELIMINARY
ONLY
25/07/2007

LEGEND:

(W) .... EASEMENT TO DRAIN WATER 5 WIDE & VARIABLE (DP1039569)
(S) .... EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE (DP1039569)
(Y) .... RIGHT OF WAY 3·655 WIDE (DP28266/J28719)
(Z) .... PROPOSED RIGHT OF CARRIAGEWAY 18 WIDE AND VARIABLE WIDTH

Revision | Chk'd
Registered Proprietor
GREENVIEW DEVELOPMENTS PTY LTD

IMPORTANT NOTES:

THE PROPOSED BOUNDARIES AND AREAS AS SHOWN HEREON ARE PRELIMINARY ONLY AND ARE SUBJECT TO FINAL DESIGN, LOCAL AUTHORITY APPROVAL AND REGISTRATION IN THE LANDS TITLES OFFICE (NSW).

PROPOSED BOUNDARY ADJUSTMENT

Of Lot 2 in DP1000385 and
Lot 9 in DP1039569
Fraser Drive, Tweed Heads South

Parish of TERRANORA County of ROUS

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Scale	Level Datum	F.Bk	L.Bk	Drawn JKW / Chk'd
1:1500 @ A1 1:3000 @ A3	–	–	–	

B & P SURVEYS
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Webpage: www.bpsurveys.com.au
Offices Also At : Surfers Paradise Ph.(07)55390499 Murwillumbah Ph.(02)66721924
A QUALITY ASSURED COMPANY

Ref. No.	Date	Drawing No./Size	Rev.
T14246	07.05.03	12512 B	A

LEGEND:

- (W) .... EASEMENT TO DRAIN WATER 5 WIDE & VARIABLE (DP1039569)
- (S) .... EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE (DP1039569)
- (Y) .... RIGHT OF WAY 3·655 WIDE (DP28266/J28719)
- (Z) .... RIGHT OF CARRIAGEWAY 18 WIDE AND VARIABLE

Revision | Chk'd

Registered Proprietor

GREENVIEW DEVELOPMENTS PTY LTD

IMPORTANT NOTES:

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PROPOSED SUBDIVISION

Of Proposed Lot 11

Fraser Drive, Tweed Heads South

Parish of TERRANORA — County of ROUS

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Scale	Level Datum	F.Bk	L.Bk	Drawn	Ref. No.	Date	Drawing No./Size	Rev.
1:1500 @ A1 1:3000 @ A3	–	–	–	JKW / Chk'd	T14246	18-07-07	16104 B	-