

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 m ²
Total No. of Allotments	12 (15 Dwellings)
450 - 479 m ²	8
540 m ² +	1
duplex 600 m ² +	3 (6 Dwellings)
Area of Road Widening	297 m ²
Area of New Road	5064 m ²
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 m ²	1
540 m ² +	19
Area of New Road	4836.4 m ²
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 m ²	5
480 - 509 m ²	3
510 - 539 m ²	5
540 m ² +	18
duplex 600 m ² +	1 (2 Dwellings)
Area of Road Widening	1055 m ²
Area of New Road	4844 m ²
Length of New Road	
15.0m Wide Road	333 m

STAGE 2B

Total Stage Area.....	10.5 ha
Area of Open Space	
Water Quality	3759 m ²
SEPP 14 Wetland Conservation	6.48 ha
Total No. of Allotments	26
540 m ² +	26
Area of Road Widening	2746 m ²
Area of New Road	6568.4 m ²
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 m ²
Total No. of Allotments	33 (42 Dwellings)
450 - 479 m ²	16
480 - 509 m ²	3
510 - 539 m ²	1
540 m ² +	4
duplex 600 m ² +	9 (18 Dwellings)
Area of Road Widening	1978 m ²
Area of New Road	6443 m ²
Length of New Road	
13.0m Wide Road	81.6 m
15.0m Wide Road	349 m

STAGE 3B

Total Stage Area.....	5.519 ha
Area of Open Space	
Park and Recreation	3650 m ²
Total No. of Allotments	27
540 m ² +	27
Area of Road Widening	2465 m ²
Area of New Road	9750 m ²
Length of New Road	
13.0m Wide Road	616 m
18.0m Wide Road	69 m

FUTURE STAG E- INTEGRATED HOUSING

Total Stage Area.....	15699.1 m ²
-----------------------	------------------------

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 Midden 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



20 0 20 40 60 80 100 120 140 160 180 200 220 240 260 280m

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

CLIENT

GEO Property Group

**PROPOSED LAYOUT
FRASER DRIVE
TWEED HEADS**

PROJECT

**PROPOSED
SUBDIVISION**

Plan Reference

20934-5 o



© COPYRIGHT PROTECTS THIS PLAN
Unauthorised reproduction or amendment
not permitted. Please contact the author.

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