

DEVELOPMENT STATISTICS

<b>STAGE 1A (LOTS 2 - 16)</b>	
Total Stage Area.....	4.78 ha
Area of Open Space.....	
Water Quality (Lot 16) .....	1.712 ha
Flood Relieved Overland Flow Path .....	1767 m <sup>2</sup>
Total No. of Residential Allotments .....	9
450 - 479 m <sup>2</sup> .....	5
540 m <sup>2</sup> + .....	1
duplex 600 m <sup>2</sup> + .....	3 (6 Dwellings )
Future Integrated Housing Site.....	1
Local Shops Site.....	1
Area of New Road .....	5064 m <sup>2</sup>
Length of New Road .....	18.0m Wide Road .....
291 m	44 m

<b>STAGE 1B (LOTS 91-103 &amp; 157-163)</b>	
Total Stage Area.....	5.71 ha
Total No. of Residential Allotments .....	20
510 - 539 m <sup>2</sup> .....	1
540 m <sup>2</sup> + .....	19
Area of New Road .....	4836.4 m <sup>2</sup>
Length of New Road .....	13.0m Wide Road .....
384 m	

<b>STAGE 2A (LOTS 58 - 90)</b>	
Total Stage Area.....	2.48 ha
Total No. of Residential Allotments .....	32
450 - 479 m <sup>2</sup> .....	5
480 - 509 m <sup>2</sup> .....	2
510 - 539 m <sup>2</sup> .....	6
540 m <sup>2</sup> + .....	18
duplex 600 m. + .....	1 (2 Dwellings )
Area of New Road .....	4844 m <sup>2</sup>
Length of New Road .....	15.0m Wide Road .....
383 m	

<b>STAGE 2B (LOTS 104-112 &amp; 147-156 &amp; 164)</b>	
Total Stage Area.....	9.75 ha
SEPP 14 Wetland Conservation (Lot 164)....	6.48 ha
Total No. of Residential Allotments .....	19
540 m <sup>2</sup> + .....	19
Area of New Road .....	6568.4 m <sup>2</sup>
Length of New Road .....	13.0m Wide Road .....
392 m	

<b>STAGE 3A (LOTS 17 - 57)</b>	
Total Stage Area.....	2.79 ha
Area of Open Space .....	
Park and Recreation (Lot 57) .....	2217 m <sup>2</sup>
Total No. of Residential Allotments .....	31
450 - 479 m <sup>2</sup> .....	17
480 - 509 m <sup>2</sup> .....	1
510 - 539 m <sup>2</sup> .....	0
540 m <sup>2</sup> + .....	4
duplex 600 m. + .....	9 (18 Dwellings )
Area of New Road .....	6443 m <sup>2</sup>
Length of New Road .....	13.0m Wide Road .....
81.6 m	349 m

<b>STAGE 3B (LOTS 112 - 146 &amp; 165 - 166)</b>	
Total Stage Area.....	6.48 ha
Area of Open Space .....	
Park and Recreation (Lot 166) .....	5165 m <sup>2</sup>
Water Quality (Lot 165).....	3832 m <sup>2</sup>
Total No. of Residential Allotments .....	34
540 m <sup>2</sup> + .....	34
Area of New Road .....	9750 m <sup>2</sup>
Length of New Road .....	13.0m Wide Road .....
616 m	69 m

<b>10m ROAD WIDENING .....</b>	<b>8746 m<sup>2</sup></b>
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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
- Overland Flow / Drainage Reserve
- Duplex Lots
- Proposed Midden Site
- Proposed Road Traffic Noise Acoustic Barrier

NOTES: RESIDENTIAL LOT SUMMARY

Type	No Lots	No of Dwellings
Detached	132	132
Duplex	13	26
TOTAL	145	158

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

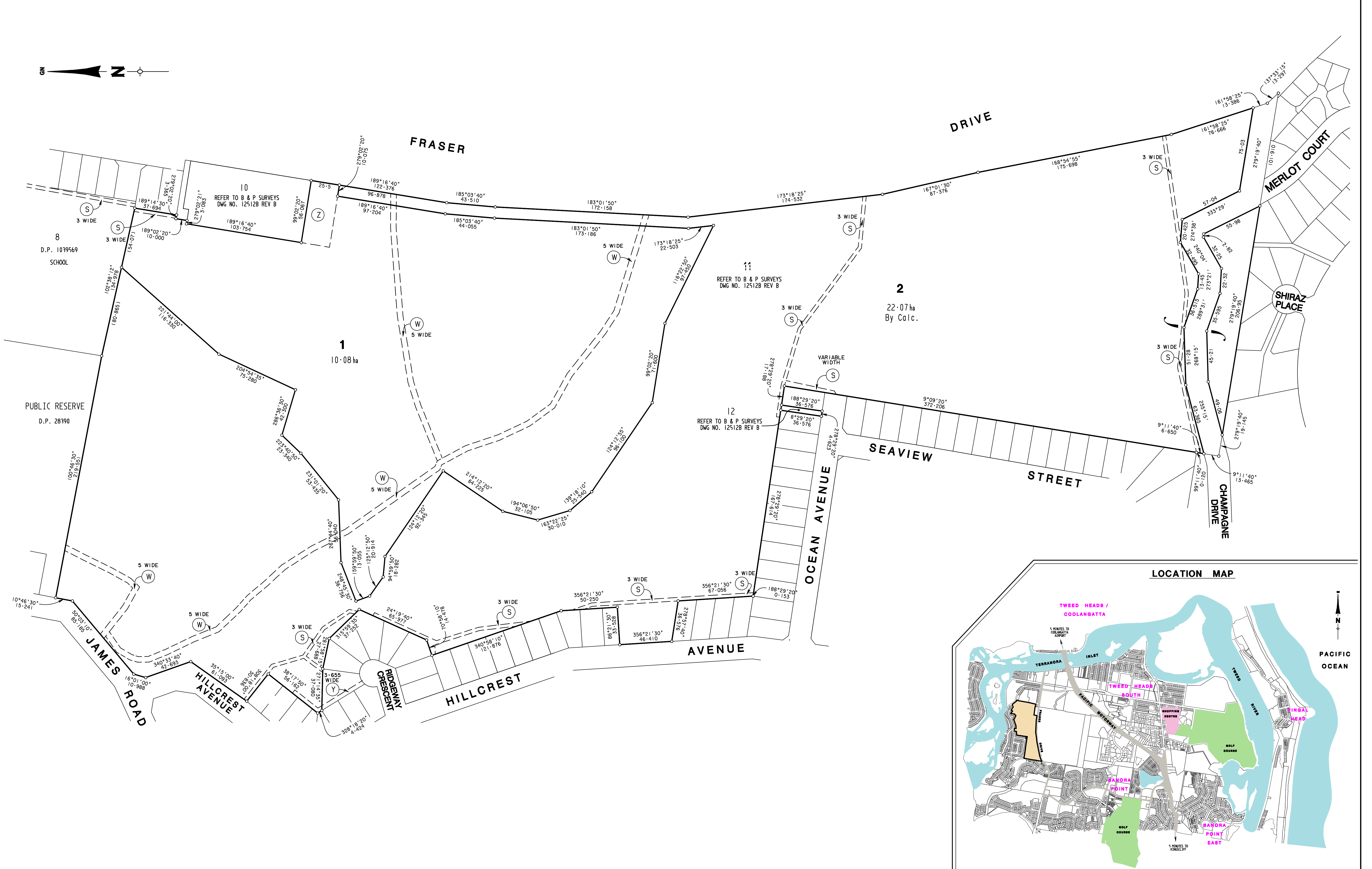
Dimensions have been rounded to the nearest 0.1  
metres.

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

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







LEGEND:

- (W) .... EASEMENT TO DRAIN WATER 5 WIDE & VARIABLE (DPI039569)
- (S) .... EASEMENT TO DRAIN SEWAGE 3 WIDE & VARIABLE (DPI039569)
- (Y) .... RIGHT OF WAY 3-655 WIDE (DP28266/J28719)
- (Z) .... RIGHT OF CARRIAGEWAY 25.5 WIDE AND VARIABLE

Rev A – Bdy Lot 1 Amended to Reflect Approval – 26/2/10

Revision  
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).

Of Proposed Lot 11  
Fraser Drive, Tweed Heads South

Parish of TERRANORA County of ROUS

J:\14200-14246\Projects\16104B-A.pro

Scale  
1:1500 @ A1  
1:3000 @ A3

Level Datum  
—

F.Bk  
—

L.Bk  
—

Drawn  
JKW

Chk'd  
CHK'd

Ref. No.  
T14246

Date  
18-07-07

Drawing No./Size  
16104 B

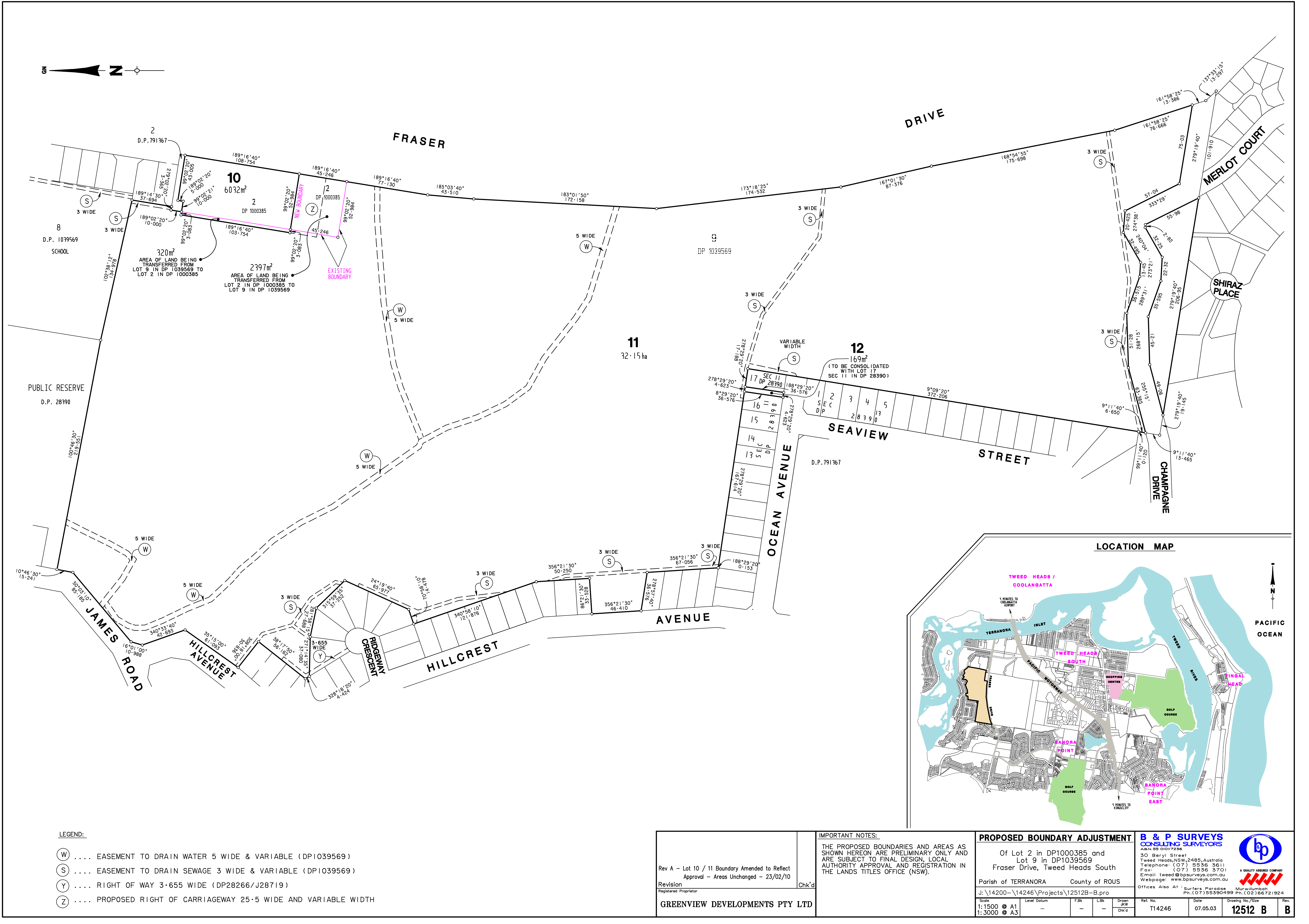
Rev.  
A

**B & P SURVEYS**  
CONSULTING SURVEYORS  
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A QUALITY ASSURED COMPANY

Offices Also At  
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Ph. (07) 55390499 Ph. (02) 66721924  
Murwillumbah













**LEGEND**

PROPOSED STORMWATER

PROPOSED BYPASS CULVERTS

DESIGN SURFACE CONTOURS (5.0m INTERVAL)

Existing Surface Contours (5.0m INTERVAL)

Existing Stormwater Road Culverts

PROPOSED BYPASS CHANNEL

Existing Open Channel

SITE OF WORKS

SEPP 14 WETLAND AREA

SEPP 14 WETLAND BUFFER

AMD	DATE	DESCRIPTION

SCALE
0 15 30 45 60
1:1500 at A1
1:3000 at A3

DRAWING TITLE
POST DEVELOPMENT STORMWATER NETWORK

DESIGNED
DRAWN
CHECKED
APPROVED

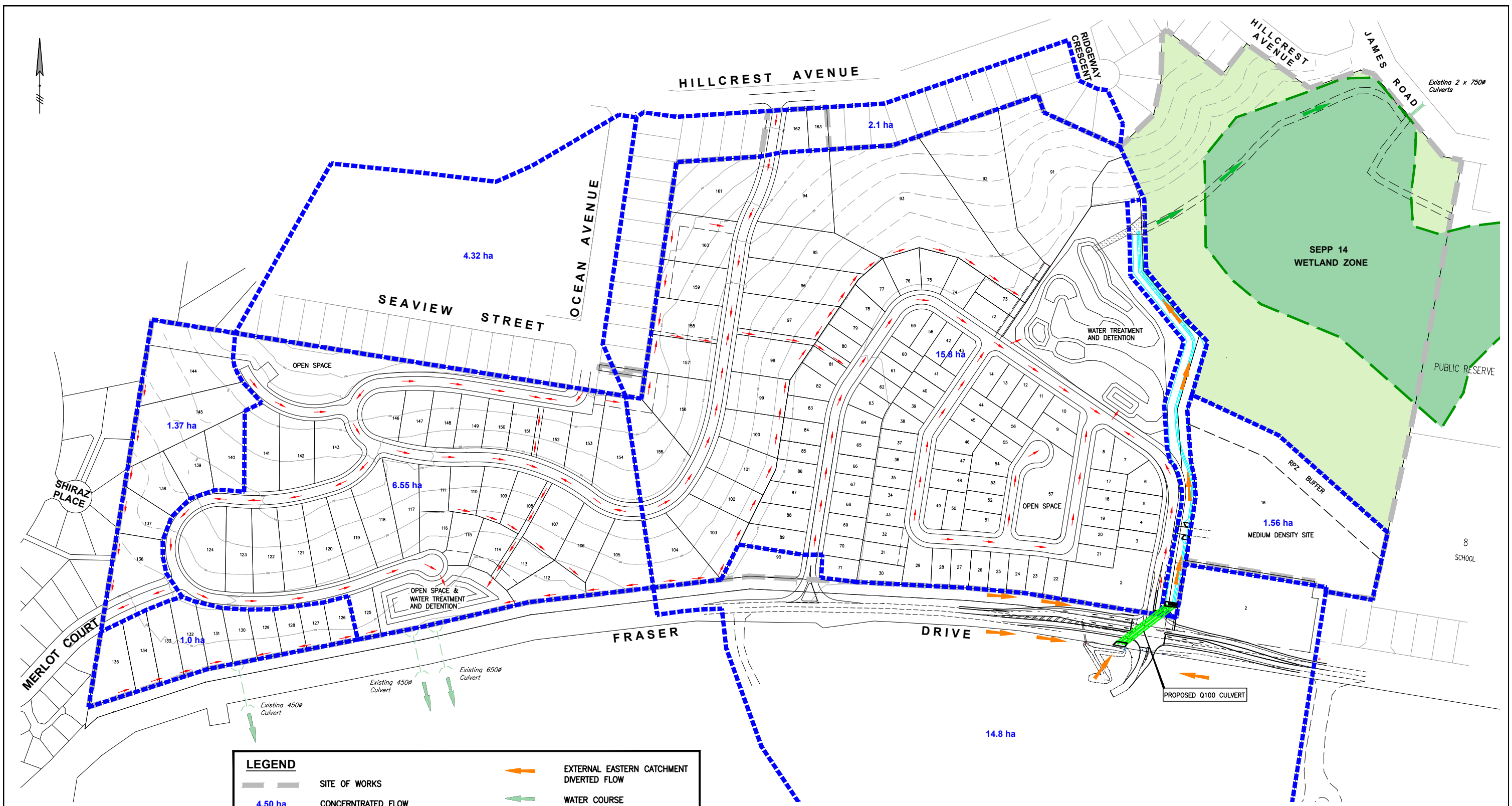
vkl consulting  
INFRASTRUCTURE ENGINEERING  
ABN: 55 114 638 934

P.O. BOX 292  
ASHMORE CITY  
QLD. 4214  
TEL : (07) 5510 0200  
FAX : (07) 5510 0299  
EMAIL : mail@vkl.com.au

GreenView  
DEVELOPMENTS

PROJECT
FRASER DRIVE SUBDIVISION TWEED HEADS SOUTH

DRAWING No.
5536 - 10 - SW1

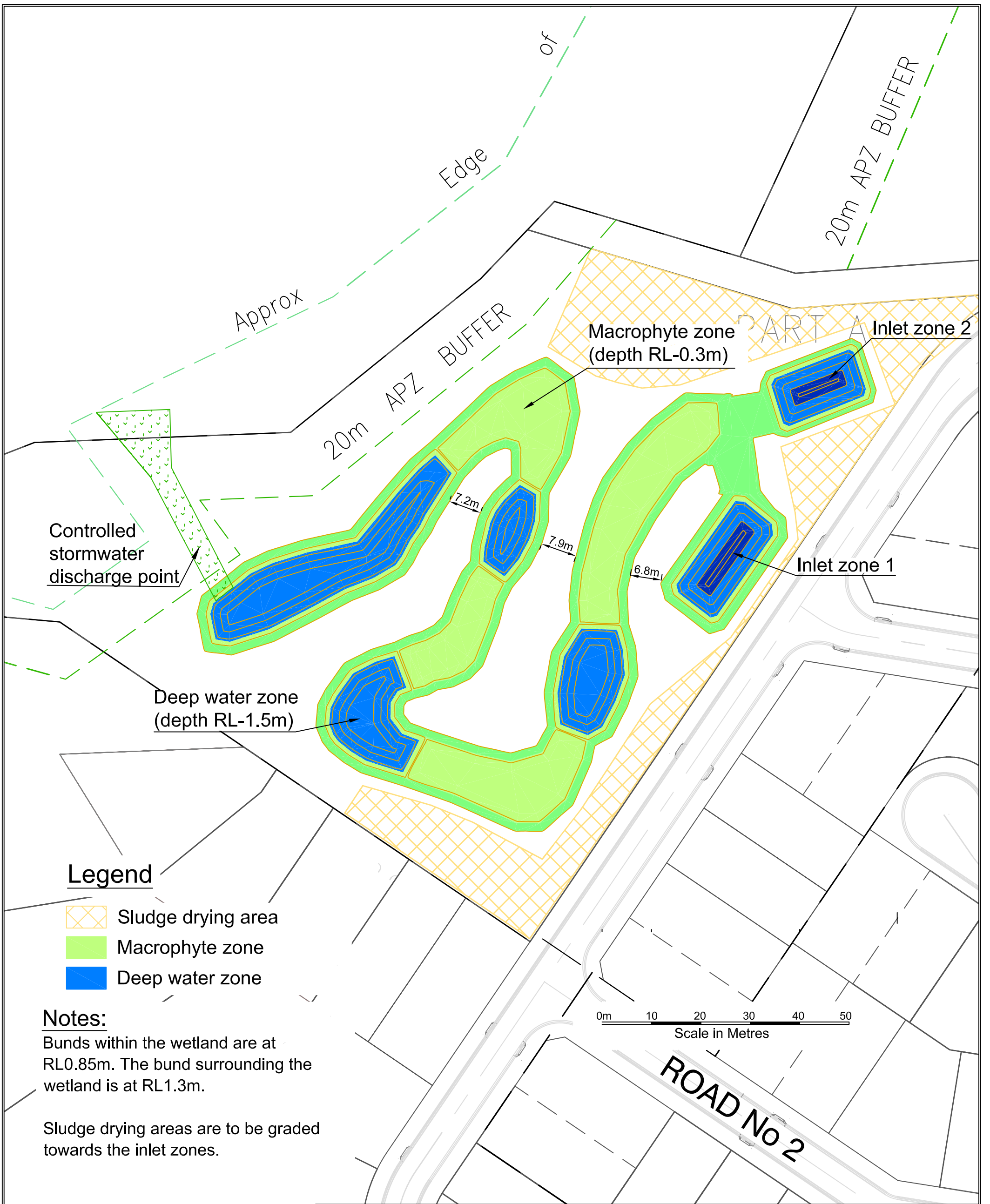


**LEGEND**  
 SITE OF WORKS  
 4.50 ha  
 CONCENTRATED FLOW  
 POST DEVELOPMENT CATCHMENT AREA  
 DESIGN SURFACE CONTOURS (5.0m INTERVAL)  
 Existing Surface Contours (5.0m INTERVAL)

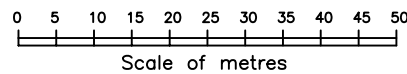
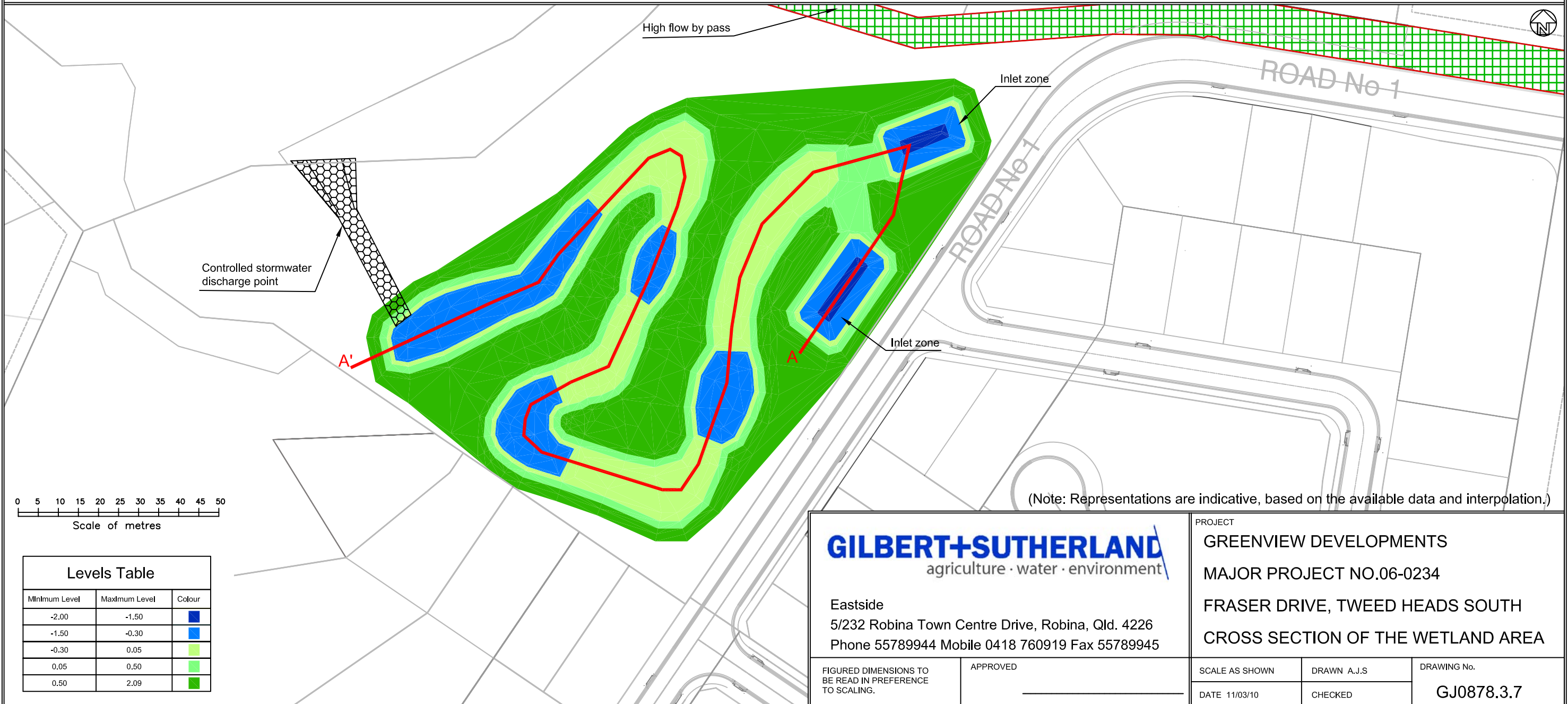
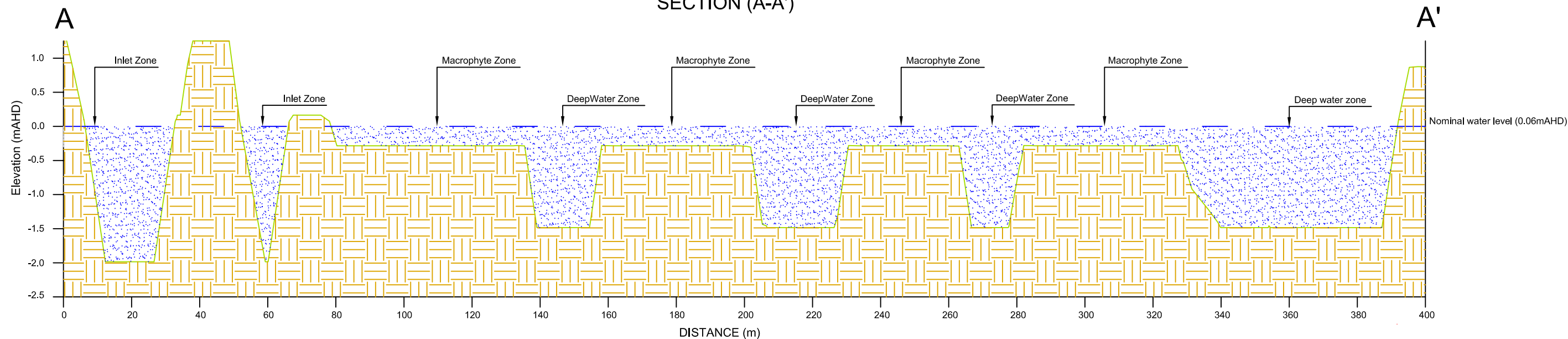
EXTERNAL EASTERN CATCHMENT DIVERTED FLOW  
 WATER COURSE  
 Existing Stormwater Road Culverts  
 Existing Open Channel  
 PROPOSED BYPASS CHANNEL  
 SEPP 14 WETLAND AREA  
 SEPP 14 WETLAND BUFFER

AMD	DATE	DESCRIPTION	SCALE	DRAWING TITLE	DESIGNED	 INFRASTRUCTURE ENGINEERING ABN: 55 114 638 934	P.O. BOX 292 ASHMORE CITY QLD. 4214 TEL : (07) 5510 0200 FAX : (07) 5510 0299 EMAIL : mail@vkl.com.au	 DEVELOPMENTS	PROJECT <b>FRASER DRIVE SUBDIVISION</b> TWEED HEADS SOUTH	DRAWING No. <b>5536 - 10 - SW2</b>





WETLAND CROSS  
SECTION (A-A')



Levels Table		
Minimum Level	Maximum Level	Colour
-2.00	-1.50	Dark Blue
-1.50	-0.30	Blue
-0.30	0.05	Light Green
0.05	0.50	Green
0.50	2.09	Dark Green

**GILBERT+SUTHERLAND**  
agriculture · water · environment

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FIGURED DIMENSIONS TO  
BE READ IN PREFERENCE  
TO SCALING.

APPROVED

PROJECT  
GREENVIEW DEVELOPMENTS  
MAJOR PROJECT NO.06-0234  
FRASER DRIVE, TWEED HEADS SOUTH  
CROSS SECTION OF THE WETLAND AREA

SCALE AS SHOWN

DRAWN A.J.S

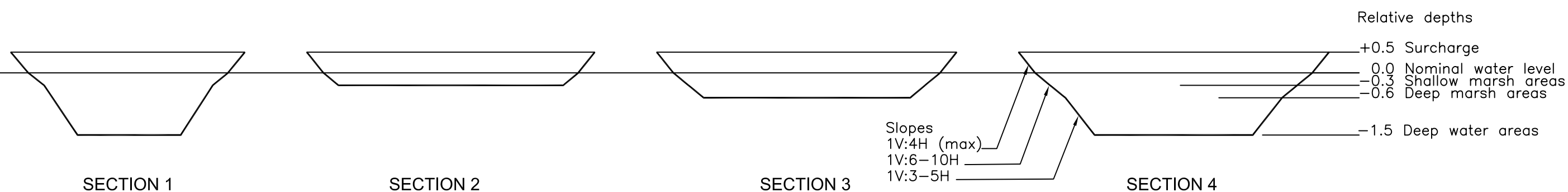
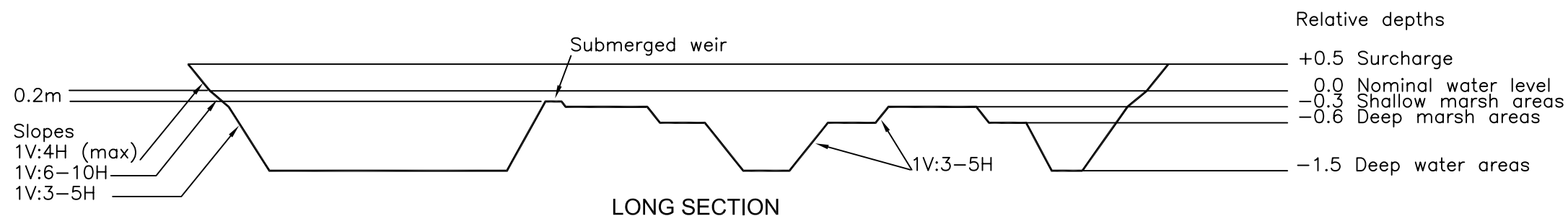
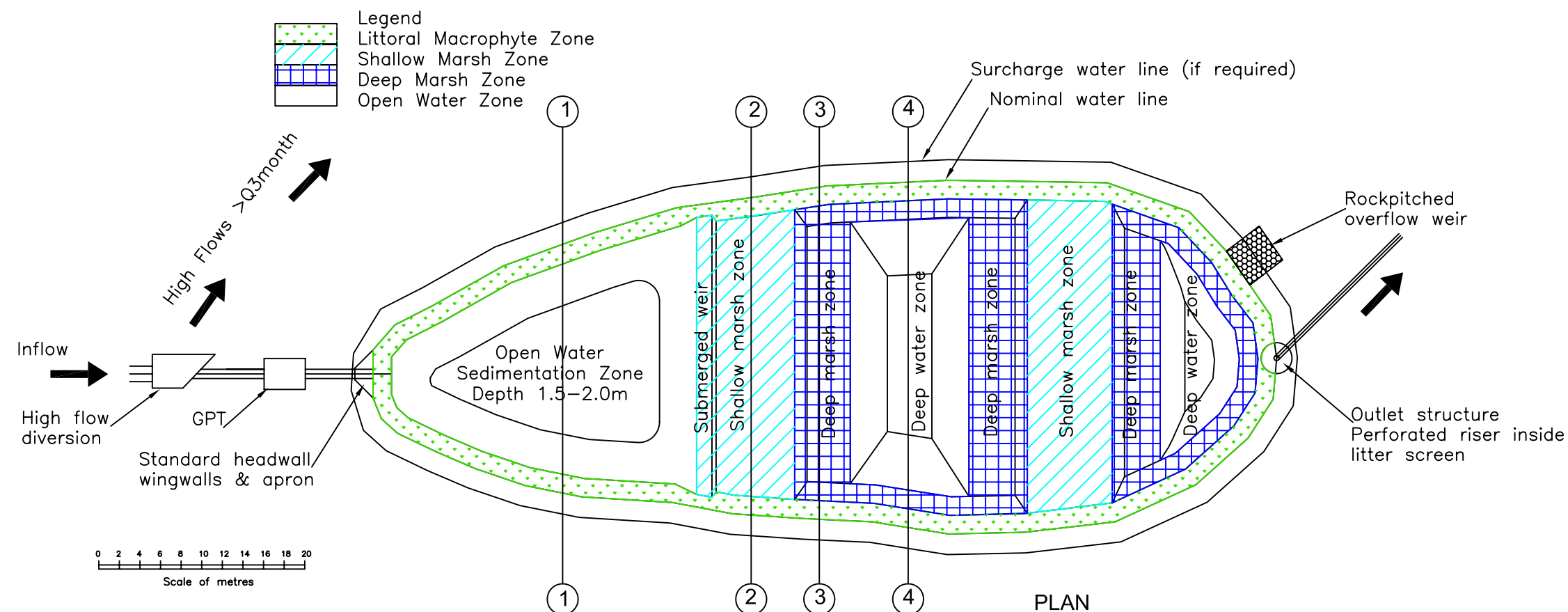
DRAWING No.

DATE 11/03/10

CHECKED

GJ0878.3.7





#### Notes.

1. Where possible wetlands should be constructed "off-line" so that flows >Q3months are diverted away from the system.
2. Where practicable flows into the wetland should be pretreated by means of a Gross Pollutant Trap (GPT). Where the wetland is "on-line" the GPT may take the form of a trash rack.
3. If the wetland is required to provide stormwater detention functions, the outlet should take the form of a perforated riser so that water levels return to the normal operating level within 72 hours. In other cases the outlet may take the form of a simple overflow weir.
4. The inlet zone should be designed to trap particles >125µm.
5. All areas to be planted with macrophytes to be covered with 150mm topsoil.

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FIGURED DIMENSIONS TO  
BE READ IN PREFERENCE  
TO SCALING.

APPROVED

PROJECT

GREENVIEW DEVELOPMENT

MAJOR PROJECT NO. 06-0123

FRASER DRIVE, TWEED HEADS SOUTH

**TYPICAL CONSTRUCTED WETLAND DETAIL**

SCALE AS SHOWN

DATE 15/12/09

DRAWN K.S.S.

CHECKED

DRAWING No.

**GJ0878.3.8**