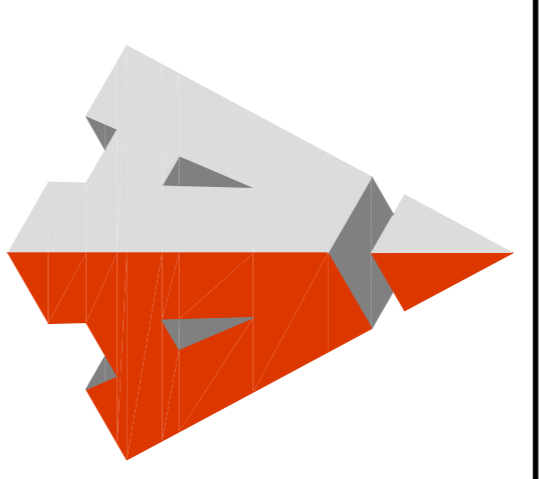
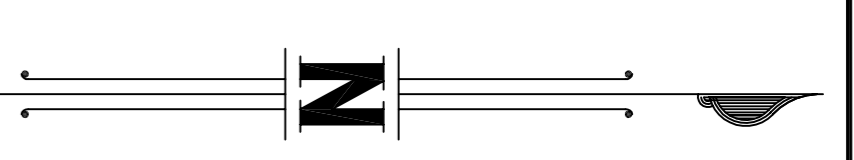


FARMER STREET
(unbuilt)

2
RP 615619
(Part)



ARNOLD
DEVELOPMENT
CONSULTANTS

Land development strategies through
excellence in Land Surveying & Town Planning

Email: 'mailto:adccid.com.au' Web: adccid.com.au

Brisbane: 1/24 Vanessa Boulevard, Springwood

Phone: (07) 3333 1985, Facsimile: (07) 3333 1986

Gold Coast: 1st Floor, 7/5 Executive Drive, Burleigh

Phone: (07) 5593 4099, Facsimile: (07) 5593 8066

Gladstone: 31-35 Lord Street, Gladstone

Phone: (07) 4962 0100

TITLE
URBAN DESIGN PROPOSAL

PROJECT
50154 BRUCE HIGHWAY
CENTRAL QUEENSLAND

CLIENT
HERITAGE PACIFIC

Scale: 1:1000 @ A1

Datum: -

Level Origin: -

Meridian: RP 615619

Parish: East Stowe

County: Clinton

Designer: MGA

Drawn: Baa

Contour Interval: -

Index Interval: -

PROJECT No.	SHEET	DATE
6299_04_PROP	1 of 1	14/5/2012

DESIGN NOTES

- 1) The layout is subject to detailed engineering evaluation, and local Government assessment.
- 2) This plan was prepared for the purpose and exclusive use of Heritage Pacific as part of a due diligence exercise for the land described in the plan and is not to be used for any other purpose or by any other person or corporation. Arnold Development Consultants accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 1, 2, 3, 4 or 5 hereof.
- 3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- 5) This plan may not be reproduced.

ROADS

- *12m Wide: 132m
- *14m Wide: 770m
- *16m Wide: 2410m
- *20m Wide: 50m

nb: Length of road could be reduced if more cul-de-sacs were introduced into the Lot Design. It is a modern trend in Urban Design to minimise cul-de-sacs. Councils typically dislike the use of cul-de-sacs.

nc: By employing more cul-de-sacs the allotment yield would increase.

DEVELOPMENT SUMMARY

Total Yield - 234 Lots (100%)
Investor Lots (600-599m²) - 35 Lots (15%)
Traditional Lots (600 - 849m²) - 161 Lots (68.8%)
Slope Sensitive/Larger Lots (1000m²+) - 38 Lots (16.2%)

PLAN OF DEVELOPMENT CERTIFICATION

The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. Final allotment metes and bounds are subject to final field survey. Constraints shown hereon have been located by scale method from relevant supporting reports compiled as part of this development proposal.

Arnold & Arnold (Gold Coast) Pty. Ltd.
Land Surveyors and Town Planners

Signed: _____ Date: _____



BRUCE HIGHWAY

