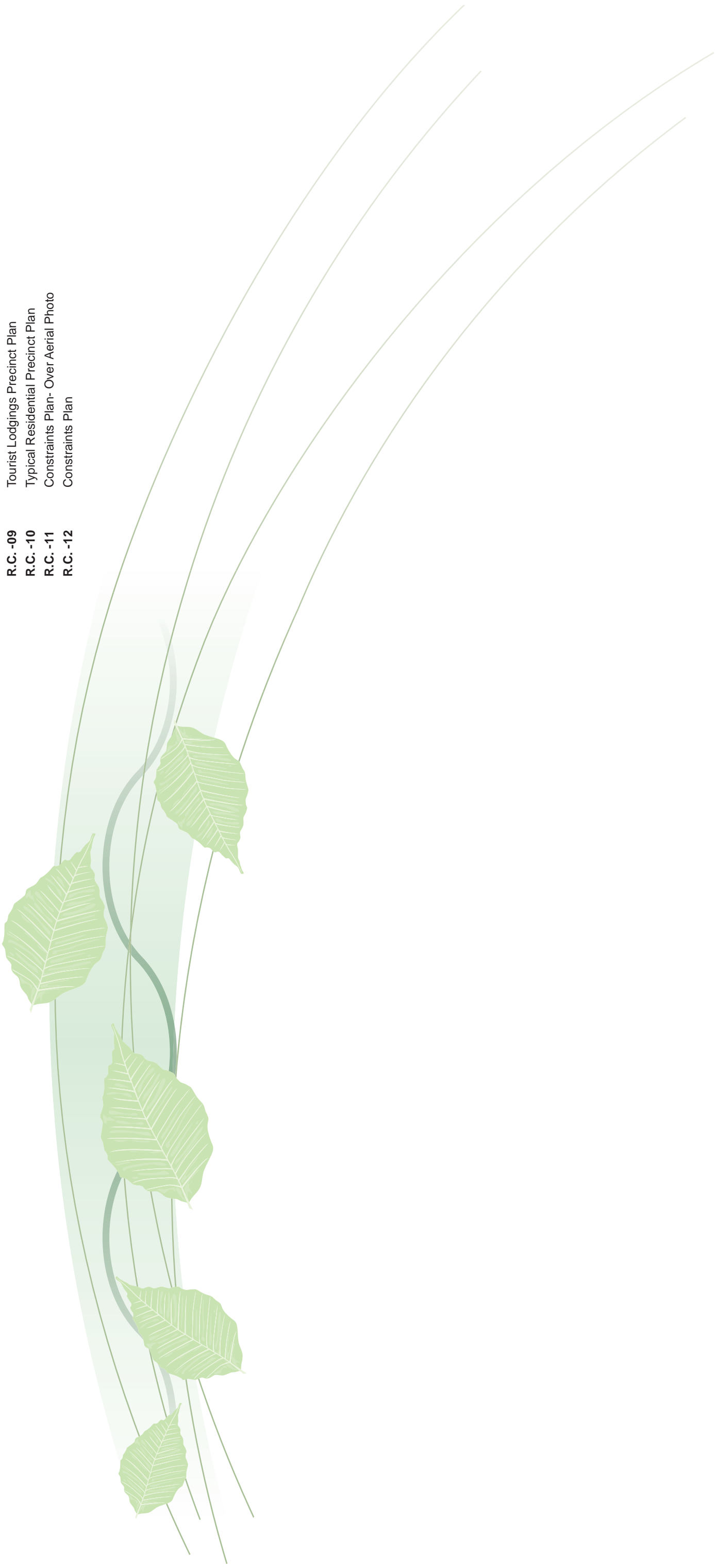
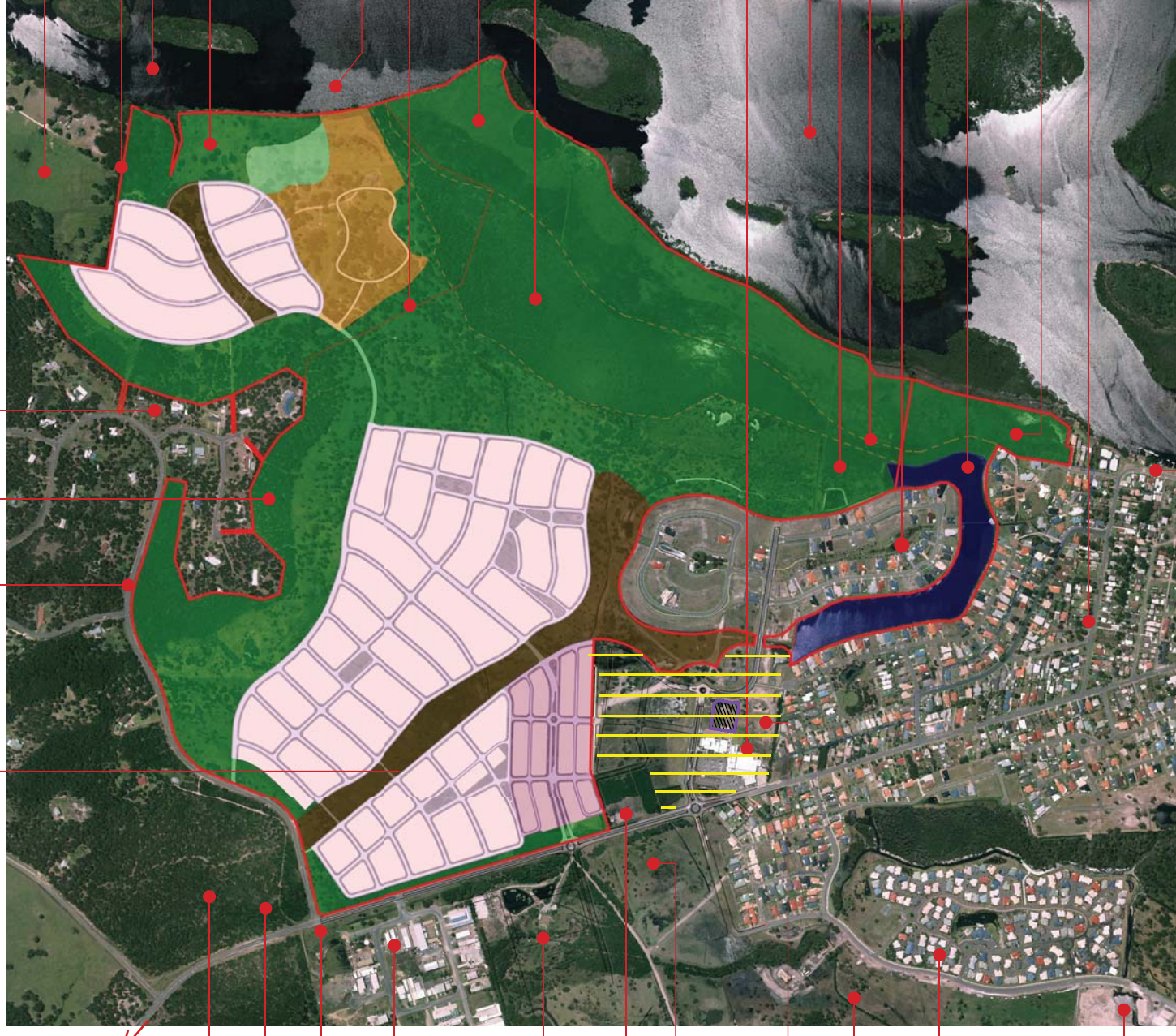


# Riverside Concept Plan And Project Application

<b>R.C. -00</b>	Contents
<b>R.C. -01</b>	Context Plan
<b>R.C. -02</b>	Site Analysis Plan
<b>R.C. -03</b>	Concept Plan
<b>R.C. -04</b>	Transport & Access Plan - Pedestrian / Cycleway / Public Transport
<b>R.C. -05</b>	Street Hierarchy Plan
<b>R.C. -06</b>	Open Space Network - Concept Plan
<b>R.C. -07</b>	Staging Plan
<b>R.C. -08</b>	Community Title Structure
<b>R.C. -09</b>	Tourist Lodgings Precinct Plan
<b>R.C. -10</b>	Typical Residential Precinct Plan
<b>R.C. -11</b>	Constraints Plan- Over Aerial Photo
<b>R.C. -12</b>	Constraints Plan



Distance to:	
Pacific Hwy	12 km
Karuah	24 km
Bulahdelah	39 km
Raymond Terrace	51 km
Newcastle	76 km
Sydney	215 km



Water management & open space corridors.

Toonang Drive

Wildlife movement & water management corridor

To Pacific Hwy

Cycleway link to lookout (part of VPA Cycleways)

Council owned reserve

Myall Street (Main approach to Tea Gardens from Pacific Hwy.)

Existing light industrial estate Approx. 13 Ha in size

Myall River Downs quarry, source of sand fill

Likely future expansion of light industrial estate approx 6.5 Ha

Site currently owned by council not part of this application

Likely location of future sports field & playing fields approx 6.4 Ha

Waiver from Concept Plan granted by DOP for area shown hatched

Myall River Downs development site. Likely future development of 1500 residential lots

Retirement village "Tea Gardens Grange" 190 homes

Retirement village "Hermitage", 280 homes under construction

Hawks Nest 4.5 km

Adjacent housing proposal owned by others (North Shearwater)

Northern extent of site holding Myall River

7(b) Visual buffer zone

Navigable channel close to site at this point  
Wildlife movement & water management corridor to link through site

Existing 7(a) zone wetland

Existing 7(b) wetland buffer zone

Existing development. Commercial precinct including shopping centre, medical centre & town square

Myall River

Proposed conservation area DCP Buffer

Existing residential development (part of Myall Quays community title)

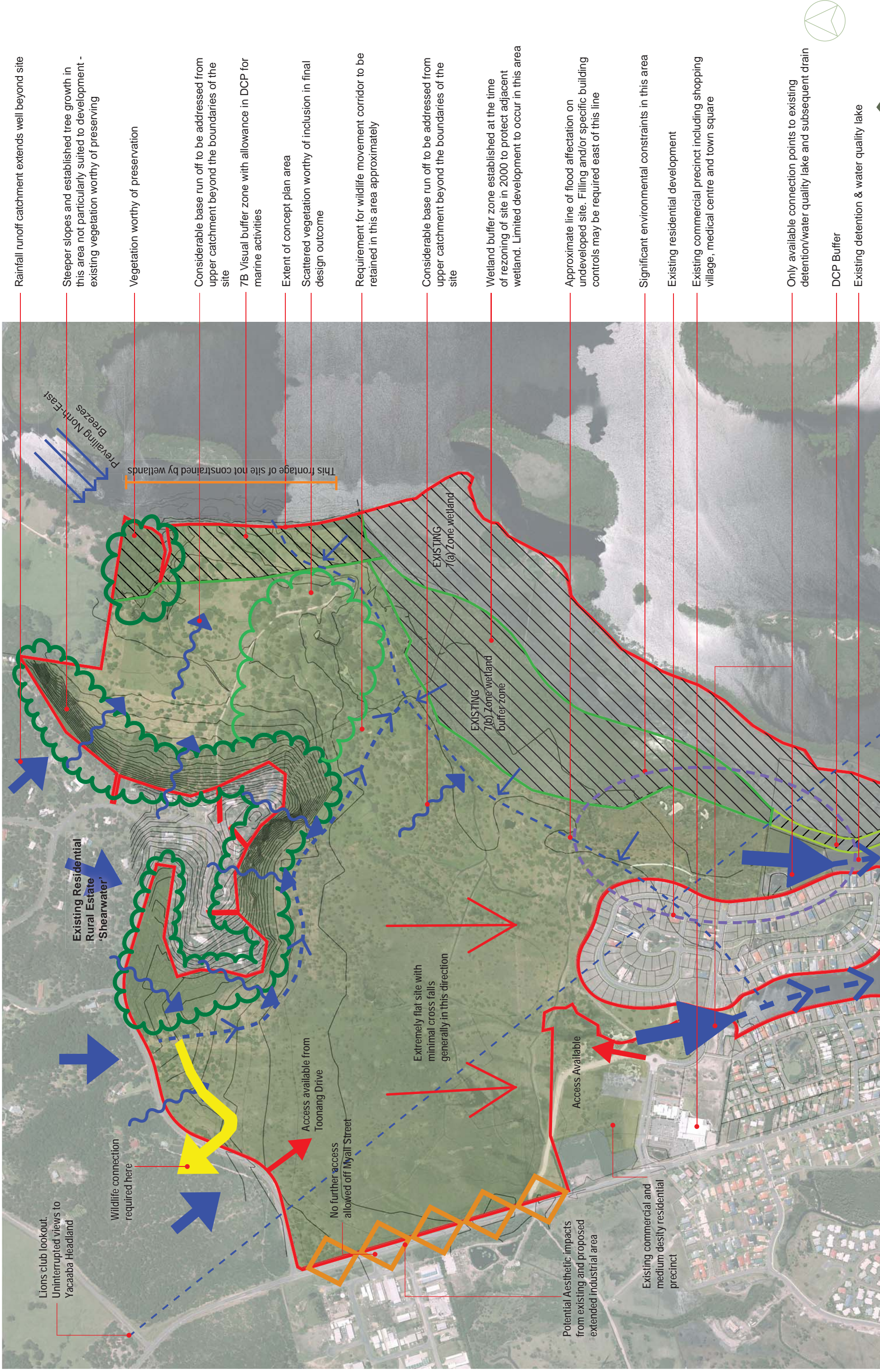
Existing detention & water quality lake

Existing drain outlet to Myall River

Established residential development

Marine Drive Foreshore Precinct - Contains shops restaurants and other commercial premises





Rainfall runoff catchment extends well beyond site

Steeper slopes and established tree growth in this area not particularly suited to development - existing vegetation worthy of preserving

Vegetation worthy of preservation

Considerable base run off to be addressed from upper catchment beyond the boundaries of the site

7B Visual buffer zone with allowance in DCP for marine activities

Extent of concept plan area

Scattered vegetation worthy of inclusion in final design outcome

Requirement for wildlife movement corridor to be retained in this area approximately

Considerable base run off to be addressed from upper catchment beyond the boundaries of the site

Wetland buffer zone established at the time of rezoning of site in 2000 to protect adjacent wetland. Limited development to occur in this area

Approximate line of flood affectation on undeveloped site. Filling and/or specific building controls may be required east of this line

Significant environmental constraints in this area

Existing residential development

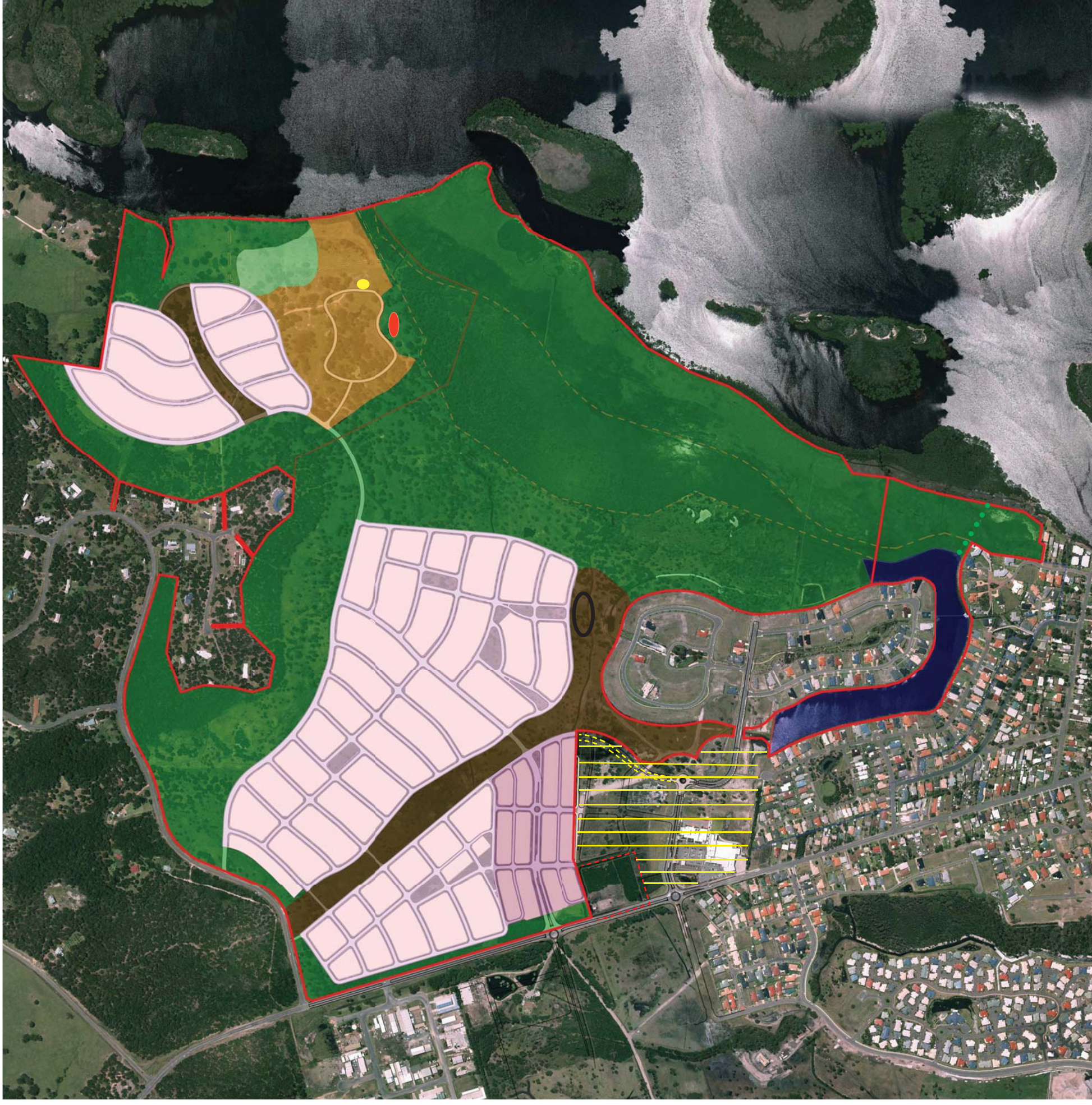
Existing commercial precinct including shopping village, medical centre and town square

Only available connection points to existing detention/water quality lake and subsequent drain

DCP Buffer

Existing detention & water quality lake





Item	Description	Ha	%	Approx. Yield
—	Extent of concept plan area 'Riverside' at Tea Gardens.	222.5 Ha	100 %	
■	Conservation	116.1 Ha	52.2%	
■	Existing Lakes	6.7 Ha	3.0 %	
■	Open Space / Water Management	15.4 Ha	6.9 %	
■	Low Density Residential	64.8 Ha	29.1 %	780 Dw
■	Low - Medium Density Residential Home business	7.7 Ha	3.5 %	100 Dw
■	Eco Lodge / Tourist Accommodation / Foreshore Precinct	10.4 Ha	4.7 %	65 Dw
■	Public Woodland Park for Active Recreation	1.4 Ha	0.6 %	
○	Future precinct Facilities			
●	Existing house.			
●	Location of known midden & buffer.			
●	Existing drain outlet to Myvall River.			
	Developing Town Centre (Not part of this application)			
	Future connecting road			



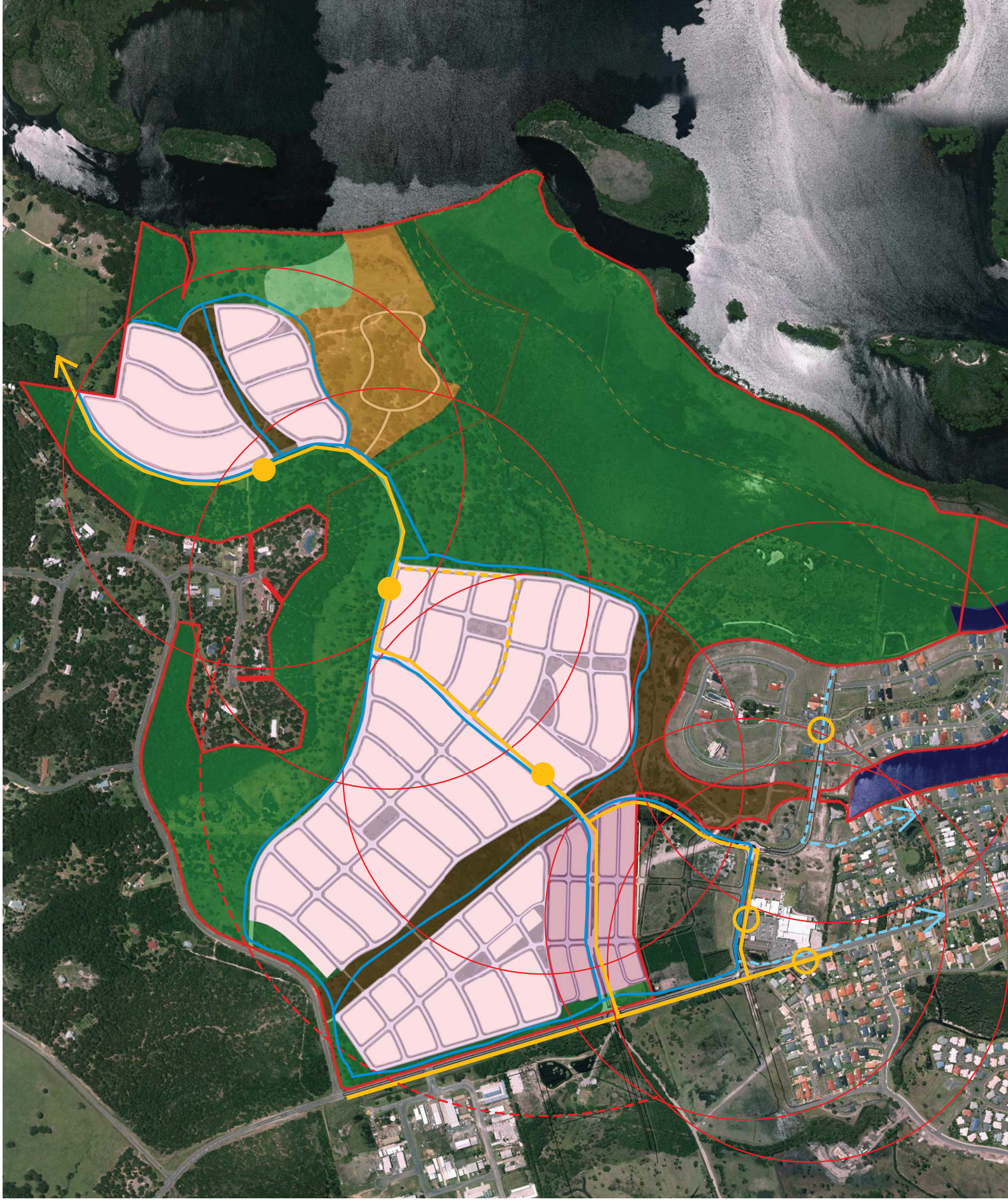
DRAWING TITLE  
CONCEPT PLAN

Riverside  
Tea Gardens Australia



APPLICATION	Part 3a Submission to N.S.W. D.O.P.
DATE	November 2012
SCALE	1:5000 @ A1
DRAWING No.	R.C. -03
REVISION	0

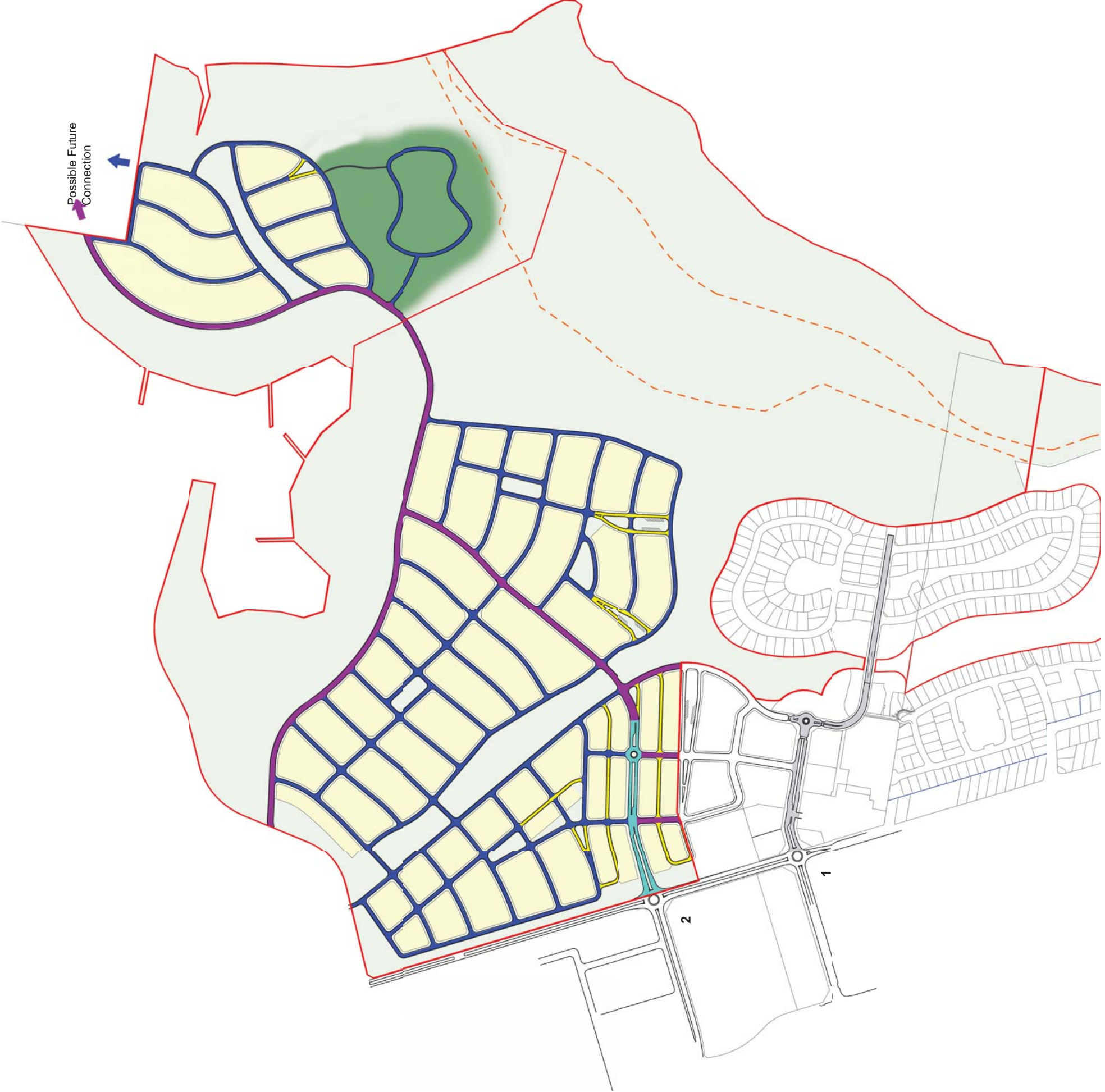






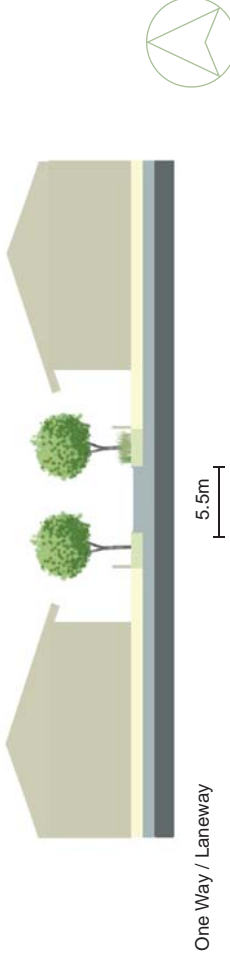
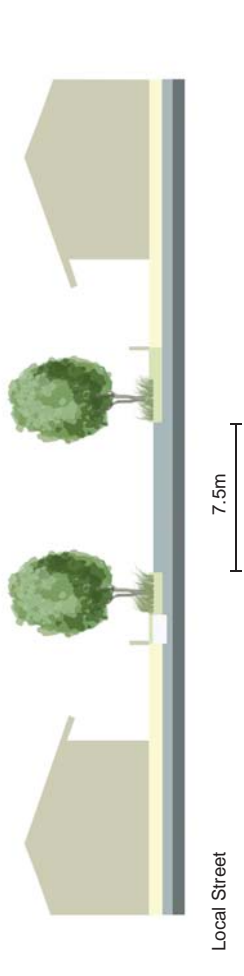
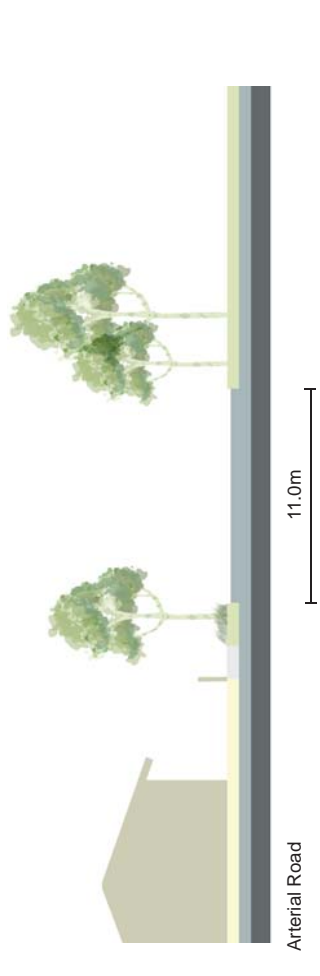
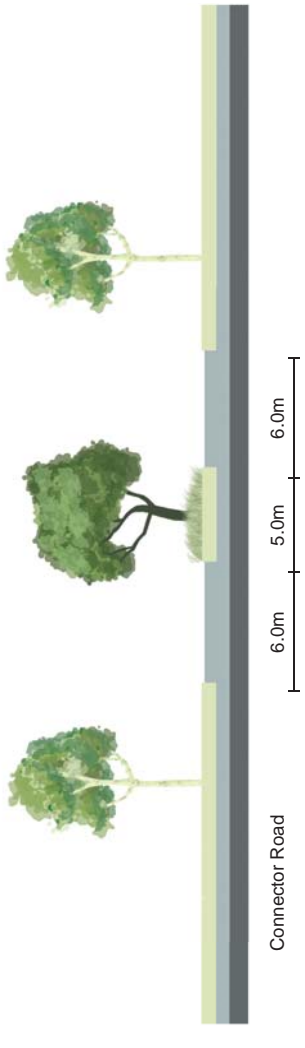
ACCESS	DETAILS
	Proposed Bus Route
	Temporary Bus Route
	Proposed Bus Stop
	Existing Bus Stop
	Proposed dedicated cycleway / pedestrian on site network. Primary cycleway / pedestrian (does not include standard road side foot ways)
	Off site existing (and proposed to be augmented under the VPA) Cycleway / Pedestrian Network
	400m walking radius around bus stop



APPLICATION	Part 3a Submission to N.S.W. D.O.P.
DATE	November 2012
SCALE	1:4000 @ A1
DRAWING No.	R.C. -04
REVISION	0



ROAD TYPES	DETAILS
	Connector
	Arterial Road
	Local Street
	One Way / Laneway
	Bush Fire Trail
	Existing Roads
	Road 17m pavement, 5m median
	Road 11m pavement
	Road 7.5m pavement
	Road 5.5m pavement
	4m wide access (no permanent vehicular access)
	Existing NA



DRAWING TITLE  
STREET HIERARCHY PLAN

**Riverside**  
Tea Gardens Australia

APPLICATION  
Part 3a Submission to N.S.W. D.O.P.

DATE  
November 2012

SCALE  
1:4000 @ A1

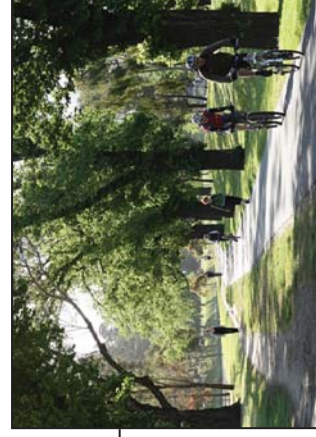
DRAWING No.  
R.C. -05

REVISION  
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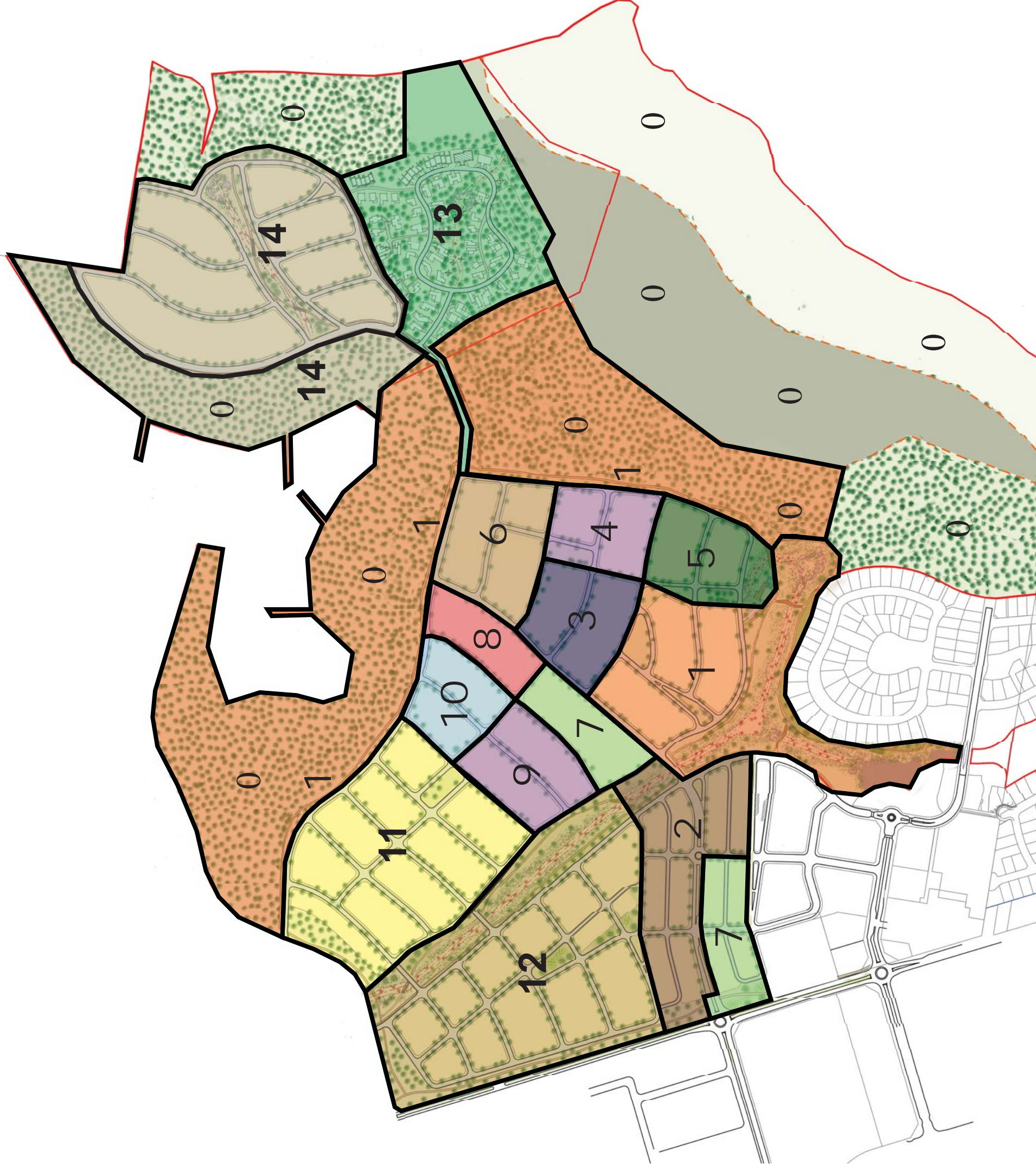


Item	Description
1	Extent of concept plan area 'Riverside' at Tea Gardens.
2	Existing 7(a) wetland zone, no active management.
3	Existing 7(b) wetland buffer zone. No active management. All required APZ's clear of this zone.
4	Wildlife movement corridor / conservation areas. To be augmented & managed in accordance with vegetation management plan.
5	Water management & open space corridors. To be managed in accordance with vegetation management plan. Will provide publicly accessible open space in addition to drainage functions.
6	Environmentally friendly tourist/residential precinct, consisting of buildings scattered within a managed bush land setting. To supplement wildlife movement corridor & increase fauna permeability across the site.
7	Community parks incorporating walking/cycle ways, BBQs, children's play area equipment.
8	Community pocket parks.
9	Existing freshwater management pond.
10	Existing detention and water quality lake.
11	Precinct community facilities.



**STAGING DETAILS (INDICATIVE)**














Stage	No. of Dwellings	Details other Inclusions	Approx. Registration Date (Year)
0	N/A	Establishment of on-site bio-banking site	Prior to construction
1	61	Stage 1 to include establishment & partial embellishment of primary water management and wildlife movement areas.	2013
2	68		2014
3	44		2015
4	32		2015
5	36		2016
6	53		2016
7	50	Includes second connection to Myall Street.	2017
8	26		2017
9	40		2018
10	32		2018
11	128 (Approx)		2019
12	160 (Approx)	Includes completion of embellishment of community park, wildlife movement corridor. Second access to Riverside.	2020
13	65 (Approx)	Includes new access to Toonong Drive & community facility.	2022
14	150 (Approx)	Includes final access to Toonong Drive & finalisation of water management areas.	2022
<b>Total</b>	<b>945 (Approx)</b>		

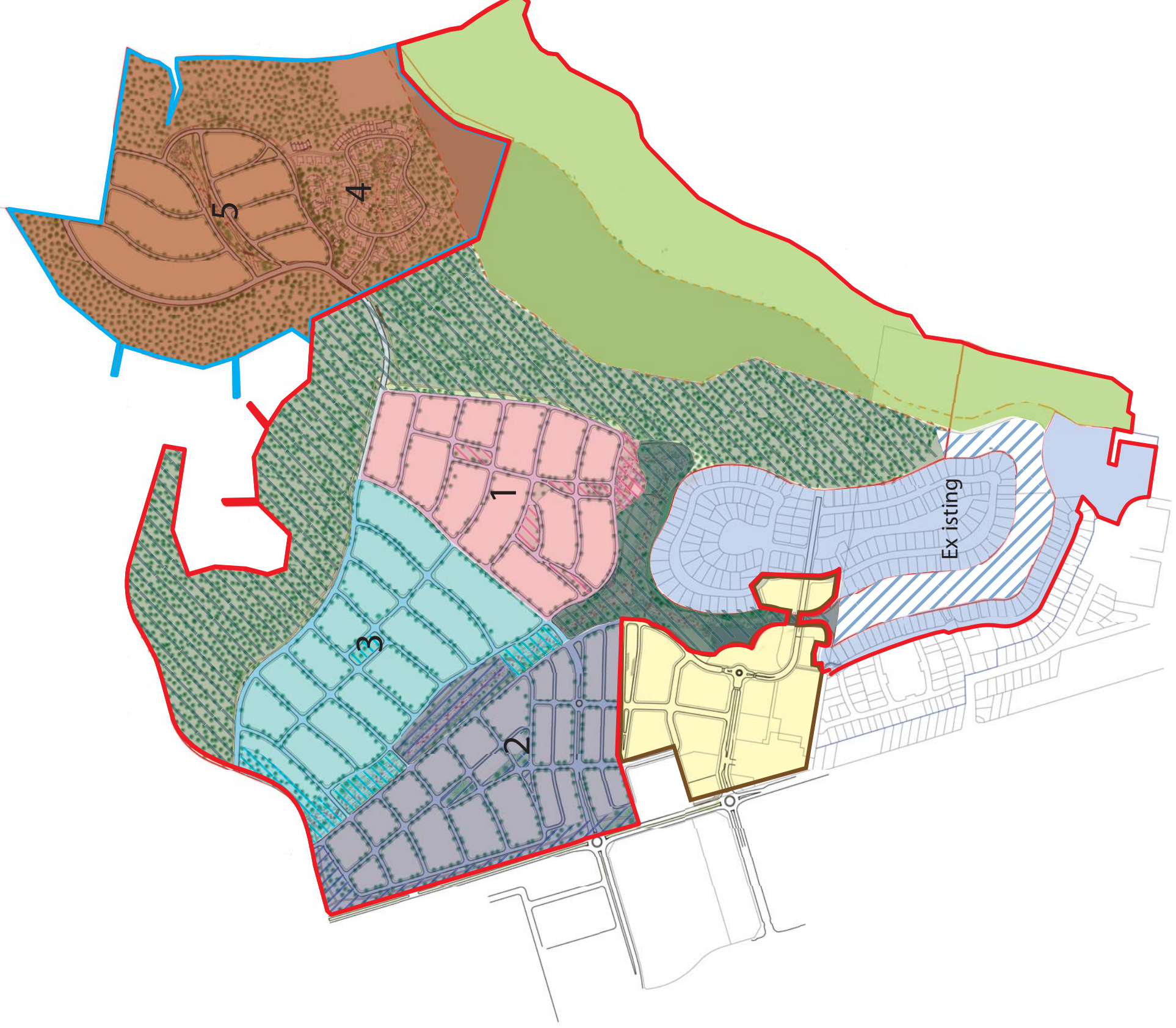


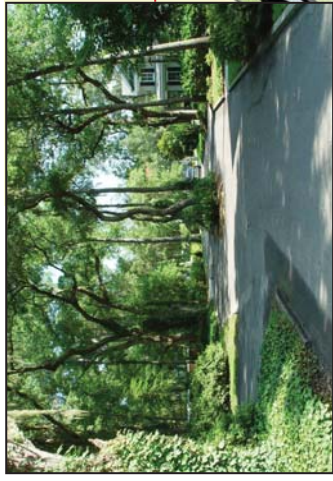
**Note:** Plan illustrates staging of land release areas only. For detailed construction sequencing refer to engineering drawings for further detail.





Legend	
	Extent of Myall Quays Community Title Scheme
	Extent of land under existing precinct & neighbourhood schemes
	Existing community assets
	Community land to be protected under Myall Quays community scheme
	Extent of Myall Quays community overall assets
	Existing Medium Density/Commercial Precinct. Separate Community Title
	Proposed future Precinct 1
	Proposed Precinct 1 community assets
	Proposed future Precinct 2
	Proposed Precinct 2 community assets
	Proposed future Precinct 3
	Proposed Precinct 3 community assets
	Proposed future common title scheme incorporating precincts 4 & 5





Individual lodge houses. Permanent residential & tourist



Wild life movement corridor

Screen planting to perimeter of site

These houses (shown beige) for permanent residency only (not tourist accommodation)

Water management corridor



TABLE OF ACCOMMODATION	
	10 Permanent Residential
	40 Tourist / Perm
	15 Units

- Continuation of Walking Trail
- Public Car Park
- Conservation
- Open Park for Active Recreation
- BBQ Gazebo
- Secondary entrance and alternative emergency access
- Public Woodland Park
- Lodgings area to be managed as as IPA Pedestrian & Service Road
- Boat Hire
- Jetty to Foreshore Edge
- Coffee Shop / Bait & Tackle / Boat Hire / BBQ Area
- Temporary Boat Berthing (For Visiting Boats)
- Restaurant / Coffee Shop (Public & Private)
- Conservation
- Swimming Pool (Resort Style) for use by Eco Lodge guests
- Existing house to be used as communal amenity building / function centre
- Known hollow bearing trees to be retained (Shown Crossed)
- Water quality management area to engineering detail
- Line of APZ (20m) to residential development
- Line of APZ (60m) to residential development
- This area (outside of midden) to be managed as VPA
- Known archeological midden & buffer shown hatched. Area to be managed in accordance with archaeological recommendations
- 7B zone boundary
- 7A zone boundary
- 20m wide APZ



**PROJECT YIELD TABLE**

Typical Precinct		
Lot Size Range	No. of Dwellings	% of Total
<450m <sup>2</sup> /DW	10	16.4%
450-600m <sup>2</sup> /DW	36	59.0%
600-750m <sup>2</sup> /DW	12	19.7%
>750m <sup>2</sup> /DW	3	4.9%
<b>Total</b>	<b>61</b>	<b>100%</b>
<b>Yield</b>	<b>61/ 4.7 Ha</b>	<b>13 DW/Ha</b>
Remaining Concept Plan Area		
Lot Size Range		% of Total
Multiple Dwellings <450m <sup>2</sup> /DW		4.0%
<450m <sup>2</sup> /DW		6.0%
450-550m <sup>2</sup> /DW		30.0%
550-650m <sup>2</sup> /DW		40.0%
>650m <sup>2</sup> /DW		20.0%

**Note:** yield not inclusive of tourist lodges or town houses

