



- Runoff catchment extends well beyond site
- Steeper slopes and established tree growth in this area not particularly suited to development - existing vegetation worthy of preservation
- Vegetation worthy of preservation
- Considerable base runoff to be addressed from upper catchment beyond the boundaries of the site
- E3 zone with allowance in LEP for marine activities
- Extent of 'Riverside' 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 runoff to be addressed from upper catchment beyond the boundaries of the site
- Line of regional 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
- Existing detention & water quality lake

B	Riverfront Reserve & Commercial Area Excluded	AV	AV			
A	Original Issue	AV	AV			
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
* Denote the original signature and date when revision was issued.						

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R.C.02 SITE ANALYSIS PLAN

RIVERSIDE
TEA GARDENS

CLIENT: SHEARGOLD GROUP

JOB No.: 213366

COMPUTER FILE : S:\projects\Riverside\dwg\Project Plans\Project Plans - RC02 Site Analysis Plan.dwg

COUNCIL GREAT LAKES	REFERENCE 21500154
PARISH	SHEET SIZE A1
SCALE 1:4,000	SHEET No. 2
DATE :	Plotted 15:41 15/03/16