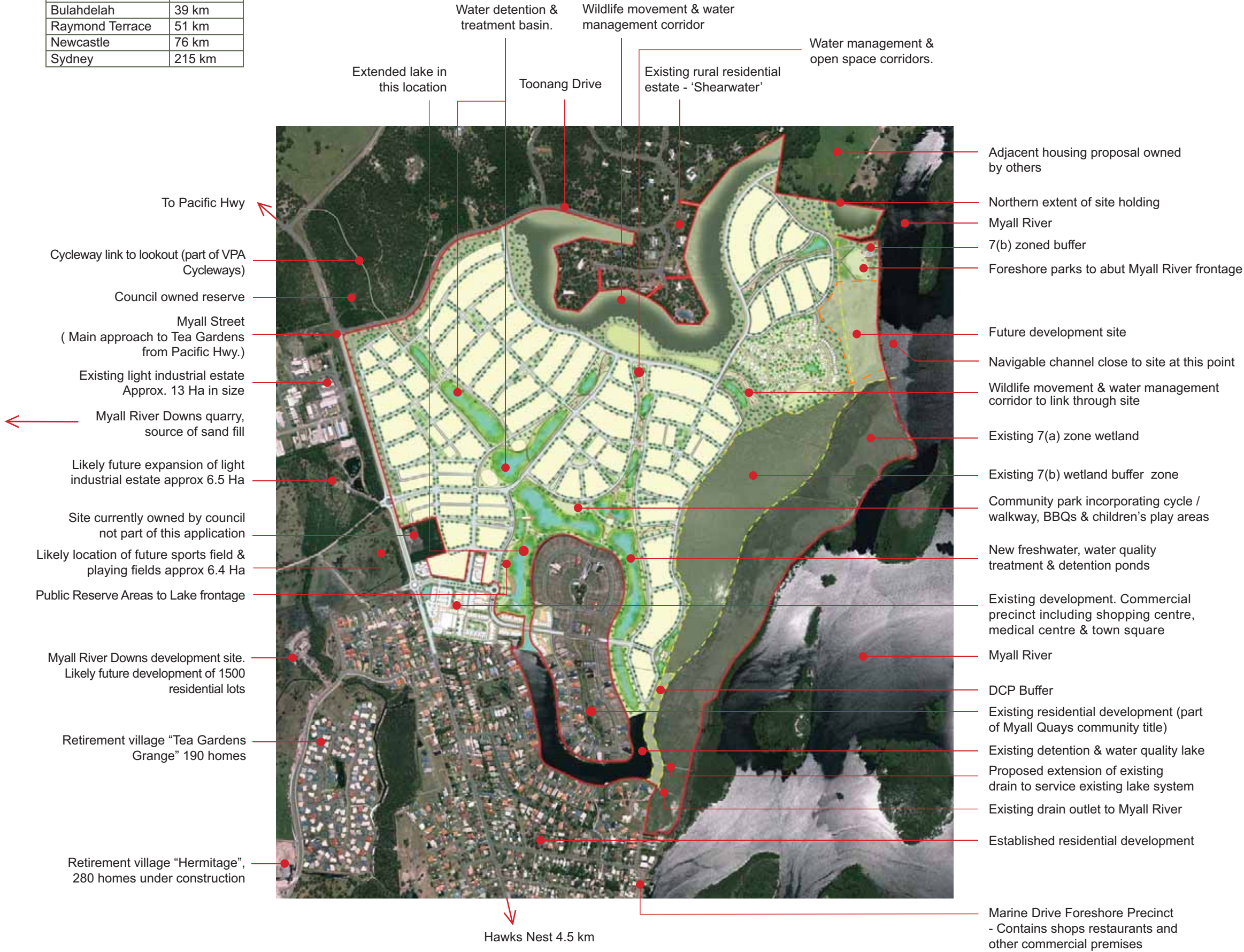


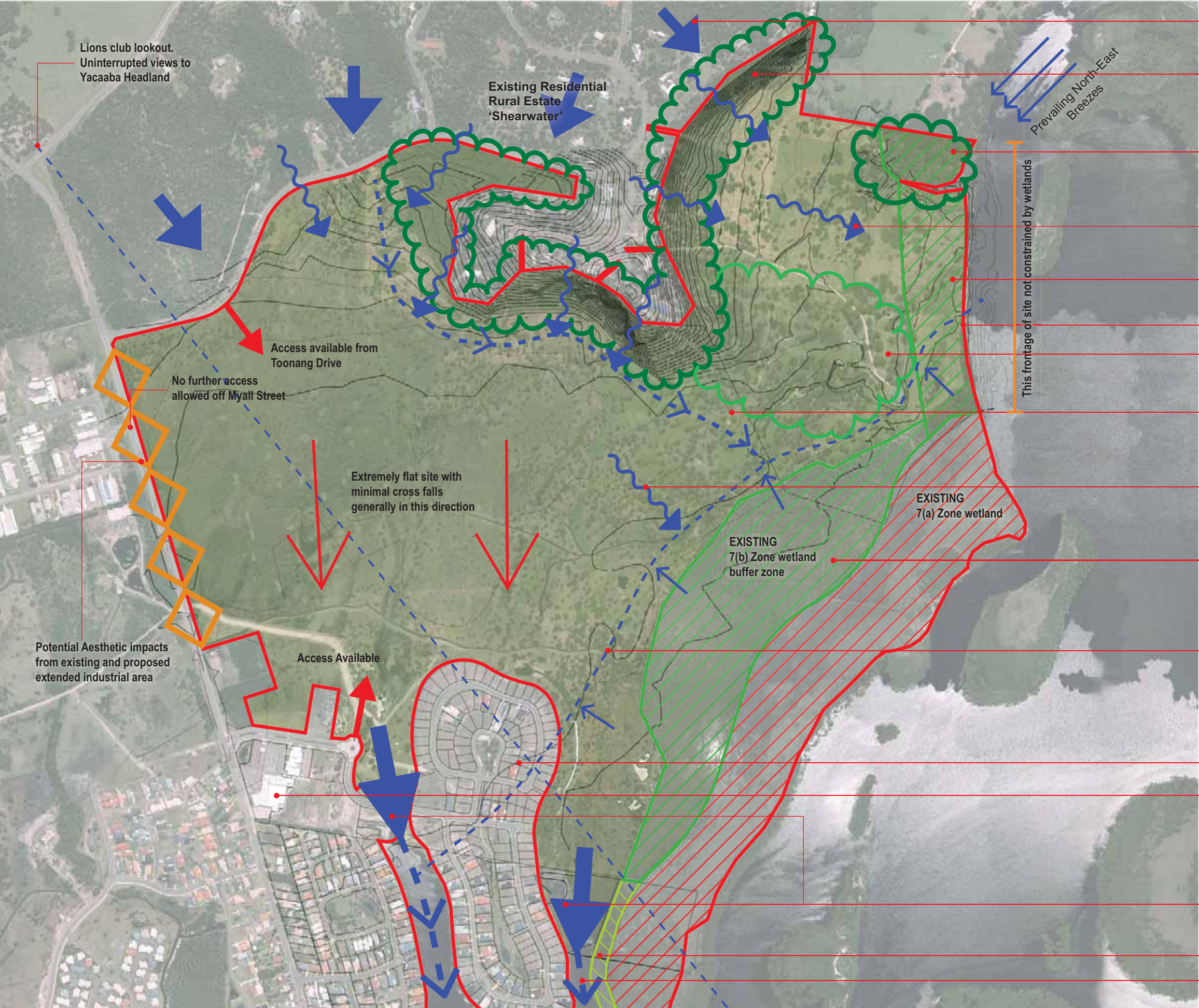


Riverside Concept Plan And Project Application

R.C. -00	Contents
R.C. -01	Context Plan
R.C. -02	Site Analysis Plan
R.C. -03	Concept Plan
R.C. -04	Transport & Access Plan - Pedestrian / Cycleway / Public Transport
R.C. -05	Street Hierarchy Plan
R.C. -06	Open Space Network - Concept Plan
R.C. -07	Urban Development - Structure & Yield
R.C. -08	Staging Plan
R.C. -09	Community Title Structure
R.C. -10	Project Application
R.C. -11	Precinct 1 Plan
R.C. -12	Precinct 2 Plan
R.C. -13	Precinct 3 Plan
R.C. -14	Tourist Lodgings Precinct Plan
R.C. -15	Open Space Network - Project Application
R.C. -16	Landscape Detail - Lower Northern Branch
R.C. -17	Landscape Detail - Upper Northern Branch
R.C. -18	Landscape Detail - Land Bridge
R.C. -19	Landscape Detail - Town Centre Space
R.C. -20	Landscape Detail - Sales Suite
R.C. -21	Landscape Schedule
R.C. -22	Viewing Platforms - Sections A1 & B1
R.C. -23	Typical Boardwalk
R.C. -24	Typical BBQ Shelter
R.C. -25	Open Space Section Details - Section A & Section B
R.C. -26	Open Space Section Details - Section C & Section D
R.C. -27	Open Space Section Details - Section E
R.C. -28	Open Space Section Details - Section F & Section G
R.C. -29	Open Space Section Details - Section H & Section I
R.C. -30	Open Space Section Details - Section J & Section K
R.C. -31	Open Space Section Details - Section L & Section M
R.C. -32	Precinct 1 Clubhouse - Perspectives
R.C. -33	Precinct 1 Clubhouse - Floor Plans
R.C. -34	Precinct 1 Clubhouse - Elevations
R.C. -35	Precinct 1 Clubhouse - Landscape Plans

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



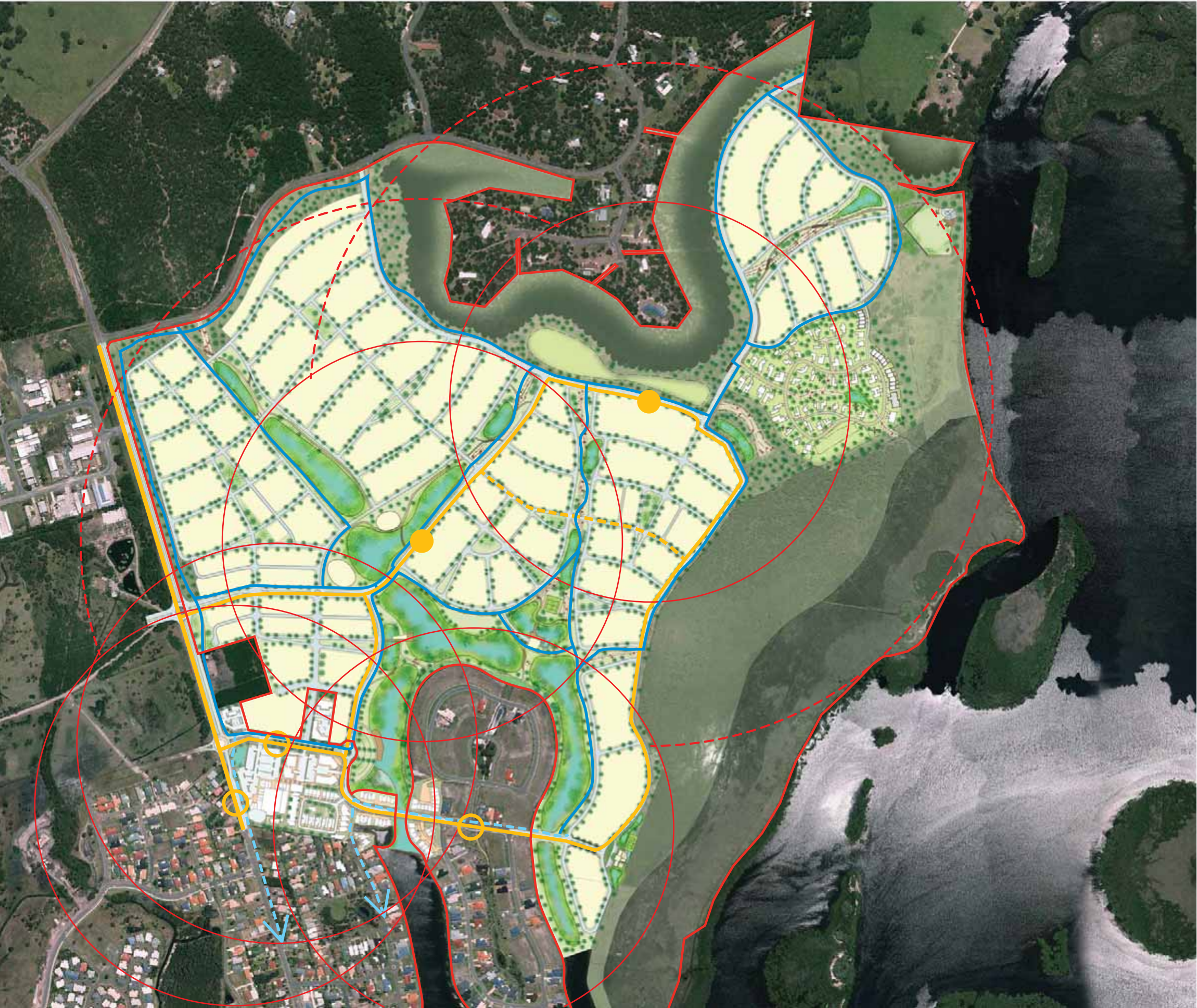


- Rainfall runoff catchment extends well beyond site
- Steeper slopes and established tree growth in this area not particularly suited to development - existing vegetation worthy of preserving
- Vegetation worthy of preservation
- Considerable base run off to be addressed from upper catchment beyond the boundaries of the site
- 7B 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
- 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
1	Extent of concept plan area 'Riverside' at Tea Gardens.
2	Existing 7(a) wetland zone.
3	Existing 7(b) buffer zone.
4	Wildlife movement corridor.
5	Water management & open space corridors.
6	Community parks incorporating walking/cycle ways, BBQs, children's play area equipment.
7	Community pocket parks.
8	Myall foreshore park including structured and unstructured open space.
9	Extended lake area for water detention & water quality management (2.0 Ha).
10	Existing detention and water quality lake.
11	New fresh water water quality management & detention ponds.
12	Existing residential development.
13	Precinct community facilities.
14	Future precinct community facilities.
15	Site area currently owned by Great Lakes Council.
16	Super Lots for future development.
17	Tourist lodgings precinct.
18	Conference & community facilities, associated low rise town house accommodation.
19	Proposed residential lot development to be developed under community title.
20	Future development site.
21	Existing house.
22	DCP buffer.
23	Location of known midden & buffer.
24	Existing drain outlet to Myall River.
25	Existing drain to Myall River to be extended to connect with existing lake.

Land Use Legend		
Total Site	Ha	%
Open Space		
- Wetlands (zoned 7a)	28.4	12.4
- Buffer Zones (zoned 7b)	20.6	9.0
- Additional Conservation Buffer	1.4	0.6
- Wildlife Corridors	27.3	11.9
- Myall Foreshore Park	5.6	2.4
- Drainage Corridors, Ponds & Large Parks	35.1	15.4
- Pocket Parks	2.6	1.1
- Existing detention & water quality lake	6.7	2.9
Total	127.7 Ha	55.7%
Built Upon Area		
- Residential (including roads & community facilities)	83.6	36.5
- Tourist/Residential (Lodgings)	8.4	3.7
- Future Development Site	5.0	2.2
- Commercial/Retail	4.3	1.9
Total	101.3 Ha	44.3%
Total	229.0 Ha	100%



ACCESS	DETAILS
	Proposed Bus Route
	Temporary Bus Route
	Proposed Bus Stop
	Existing Bus Stop
	Proposed dedicated 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
	700m walking radius around bus stop (for information)





ROAD TYPES	DETAILS
Arterial #1	Road 18m, 5m median, green space & development
Arterial #2	Road 14m, 5m median, green space & development
Connector	Road 17m, 5m median, development both sides
Secondary Arterial #1	Road 13m, 1.5m centre bay, development both sides
Secondary Arterial #2	Road 13m, 1.5m centre bay, green space & development
Secondary Arterial #3	Road 13m, 1.5m centre bay, green space & development
Linkroad Commercial	Road 13m, commercial
Linkroad #1	Road 11m, development both sides
Link Road #2	Road 11m, green space & development
Street #1	Road 7.5m, development both sides
Street #2	Road 7.5m, green space & development
One Way	Road 5m, development both sides
Access Way	Lane 7.5m reserve, 3.5m road
Lane Way	Lane 8m reserve, 5.5m road
Bush Fire Trail	4m wide access (no permanent vehicular access)
Existing Roads	Existing NA
Intersection 1	Intersection to be upgraded to roundabout as required by development of Myall River Downs
Intersection 2	Roundabout to be provided at intersection as required by development of Myall River Downs



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. 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. Note: all open space areas (including existing & extended lake + water quality ponds) to be owned & managed under existing community title structure.
7	Community parks incorporating walking/cycle ways, BBQs, children's play area equipment.
8	Community pocket parks.
9	Myall foreshore park.
10	Extended lake area for water detention & water quality management (2.0 Ha).
11	Existing detention and water quality lake.
12	New fresh water water quality management/detention ponds.
13	Precinct community facilities.
14	Future Development Site.

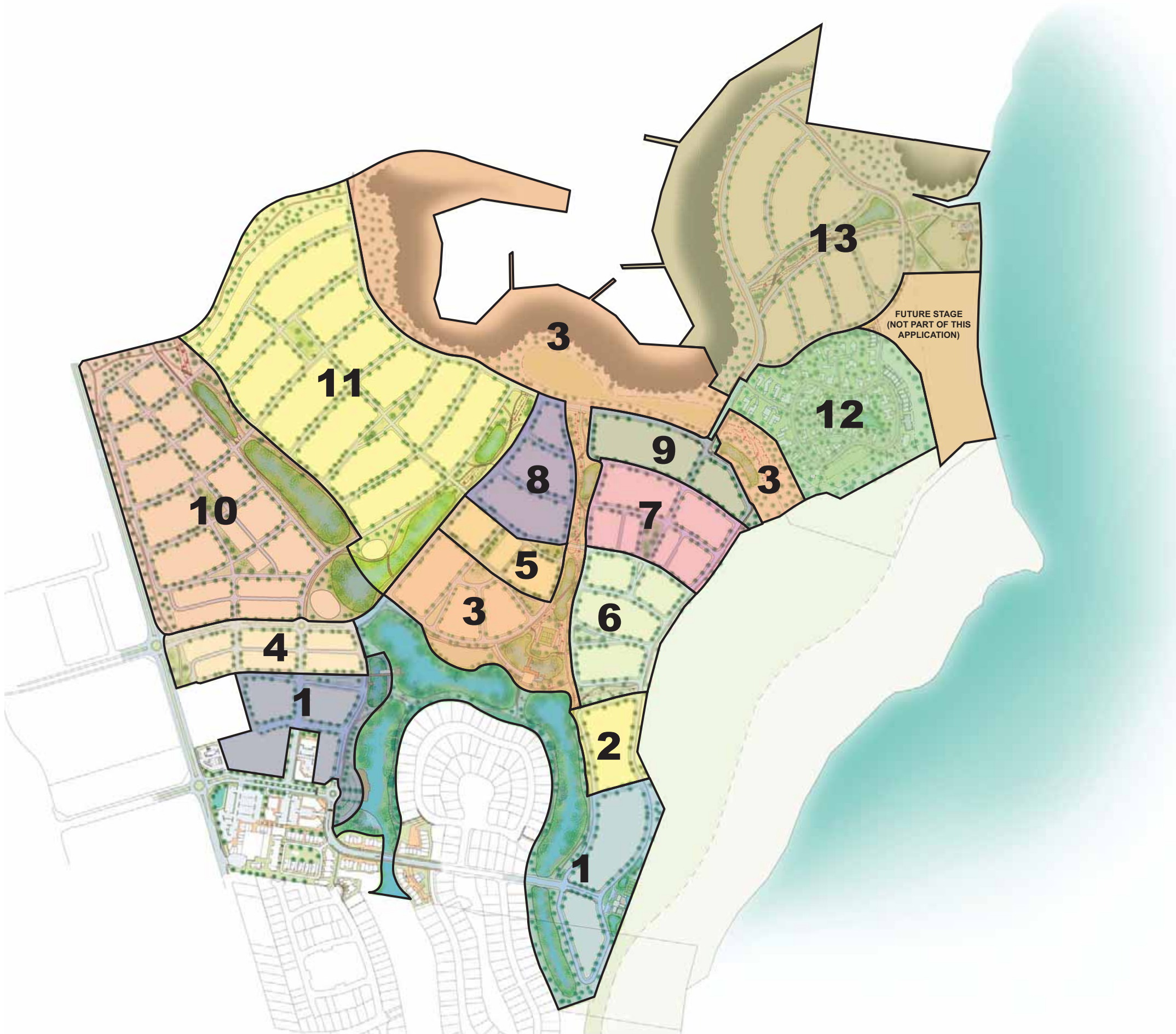
Engineering & revegetation works in this area in accordance with environmental site management. Plan & engineering documentation.

Temporary works only proposed in this area at project application stage, refer to engineering documentation for further detail.

PROJECT YIELD TABLE

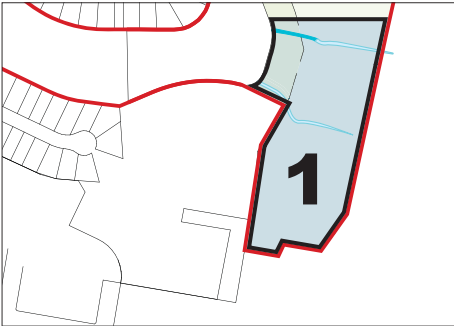
Project Application		
Lot Size Range	No. of Dwellings	% of Total
Multiple Dwellings <450m²/DW	61	16.0%
<450m²/DW	17	4.5%
450-550m²/DW	74	19.4%
550-650m²/DW	150	39.4%
>650m²/DW	79	20.7%
Super Lots for future development	-	-
Total	381	100%
Yield	381/ 29.3 Ha	13 DW/Ha
Concept Plan		
Lot Size Range	Approx No. Dwellings	% of Total
Multiple Dwellings <450m²/DW	96 approx.	16%
<450m²/DW	27 approx.	4.5%
450-550m²/DW	113 approx.	18.9%
550-650m²/DW	239 approx.	39.9%
>650m²/DW	124 approx.	20.7%
Total lots	599	100%
Tourist lodges	50	NA
Town houses	15	NA
+Project Application	381	
OVERALL TOTAL	980/65	
YIELD	980/75.4 Ha	13 DW/Ha

Note: yield not inclusive of tourist lodges or town houses



STAGING DETAILS (INDICATIVE)

Stage	No. of Dwellings	Details other Inclusions	Approx. Registration Date (Year)
1	48	Stage 1 to include establishment & partial embellishment of primary community water management ponds & commercial centre infrastructure. Northern drain to Myall River to be extended .	2009
2	23		2010
3	44	Includes completion of embellishment of community park, wildlife movement corridor. Includes provision of second community facility. Second access to Riverside.	2010
4	37		2010
5	28		2011
6	53		2011
7	62		2012
8	45		2012
9	41		2013
10	166 (Approx)	Includes new access to Toonang Drive & 4th community facility.	2014
11	293 (Approx)	Includes final access to Toonang Drive & finalisation of water management structures.	2016
12	65 (Approx) Lodge/ Townhouse		2017
13	140 (Approx)		2018
Total	1045		



INSET 1 - DRAIN OUTLETS TO MYALL RIVER

Note: Plan illustrates staging of land release areas only. For detailed construction sequencing refer to engineering drawing no. 67 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
	Medium Density/Commercial Precinct. Seperate 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 Precinct 4
	Proposed Precinct 4 community assets
	Proposed future common title scheme incorporating precincts 5 & 6

