PRECINCT 3 refer to R.C. -13 PRECINCT 2 refer to R.C. -12 2 8 46 1 18) 7 PRECINCT 1 refer to R.C. -11 7 INSET 1 - EXISTING DRAIN OUTLETS

PROJECT APPLICATION YIELD TABLE

Lot Size Range	No. of Dwellings	% of Total
Multiple Dwellings <450m ²	61	16.0%
<450m²	17	4.5%
450-550m ²	74	19.4%
550-650m ²	150	39.4%
>650m²	79	20.7%
Total	381	100%

Note: Total Area 29.3 Ha @ 13 Dwellings per Ha

Item	Description	
1	Existing 7(a) wetland zone (to be further protected as community land).	
2	Existing 7(b) wetland buffer zone (to be further protected as community land).	
3	Water management & open space corridors.	
4	Community parks incorporating walking/cycle ways, BBQs, children's play area equipment.	
5	Community pocket parks.	
6	Extended lake area for water detention & water quality management (2.0 Ha).	
7	Existing detention and water quality lake.	
8	New fresh water quality management & detention ponds.	
9	Precinct community facilities. Refer to R.C31, R.C32, R.C33, & R.C34	
10	Future precinct community facilities.	
11	Site area currently owned by Great Lakes Council.	
12	Super Lots for future development.	
13	Proposed residential lot development to be developed under community title.	
14 —	Extent of project application.	
15	Establishment of upper catchment. Dry & wet basins, as well as swales.	
16	Augmentation & management of wildlife movement corridor.	
17	Temporary works required in these areas to establish drainage & diversions (refer to engineering drawings).	
18	Existing residential development	
19	Existing drain outlet to Myall River	
20	Existing drain to Myall River to be extended to connect with existing lake	





PROJECT APPLICATION



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

DATE SCALE DRAWING No.

January 09 1:3000 @ A1 R.C. -10







Edges of proposed water body

New foreshore reserve to edge of existing residential development with public pedestrian access

Link to existing foot way network

lew fresh water water management ponds

Existing residential development

Generally, larger lots in this precinct to accommodate inclusion of home based businesses (allows for additional off street car parking & establishment of home offices)

Culvert road crossing to allow for pond overflow

Edges of proposed water body

Combined pedestrian cycleway

Drainage corridor

Off street pedestrian access way

Wetland buffer zone 7(b) to be further protected as community association land

Duplex lots (located on corners to allow dual access)

Perimeter road & swale to provide required APZ, clear of conservation area

Infiltration swale

Water quality treatment basins to pretreat storm water runoff prior to discharge

Medium density housing site - 6 houses each in townhouse or cluster form

Community facility to be shared by precinct owners, refer to R.C. -32, R.C. -33, R.C. -34, & R.C. -35 for further details. Specific home based business support facilities proposed

No. of % of **Lot Size Range** Dwellings Total 23.9 <450m² 0 <450m² 450-550m² 9.9 550-650m² 36.6 >650m² 29.6 **Total** 71 100%

Note: Total Area 5.45 Ha @ 13 Dwellings per Ha

Seating & rubbish bin locations: X





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Junction with existing lake



DRAWING TITLE
PRECINCT 1 PLAN





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

 DATE
 SCALE
 DRAWING No.

 January 09
 1:1500 @ A1
 R.C. -11

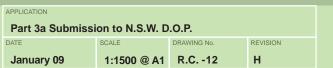






DRAWING TITLE
PRECINCT 2 PLAN













10 Permanent Residential

40 Tourist / Perm

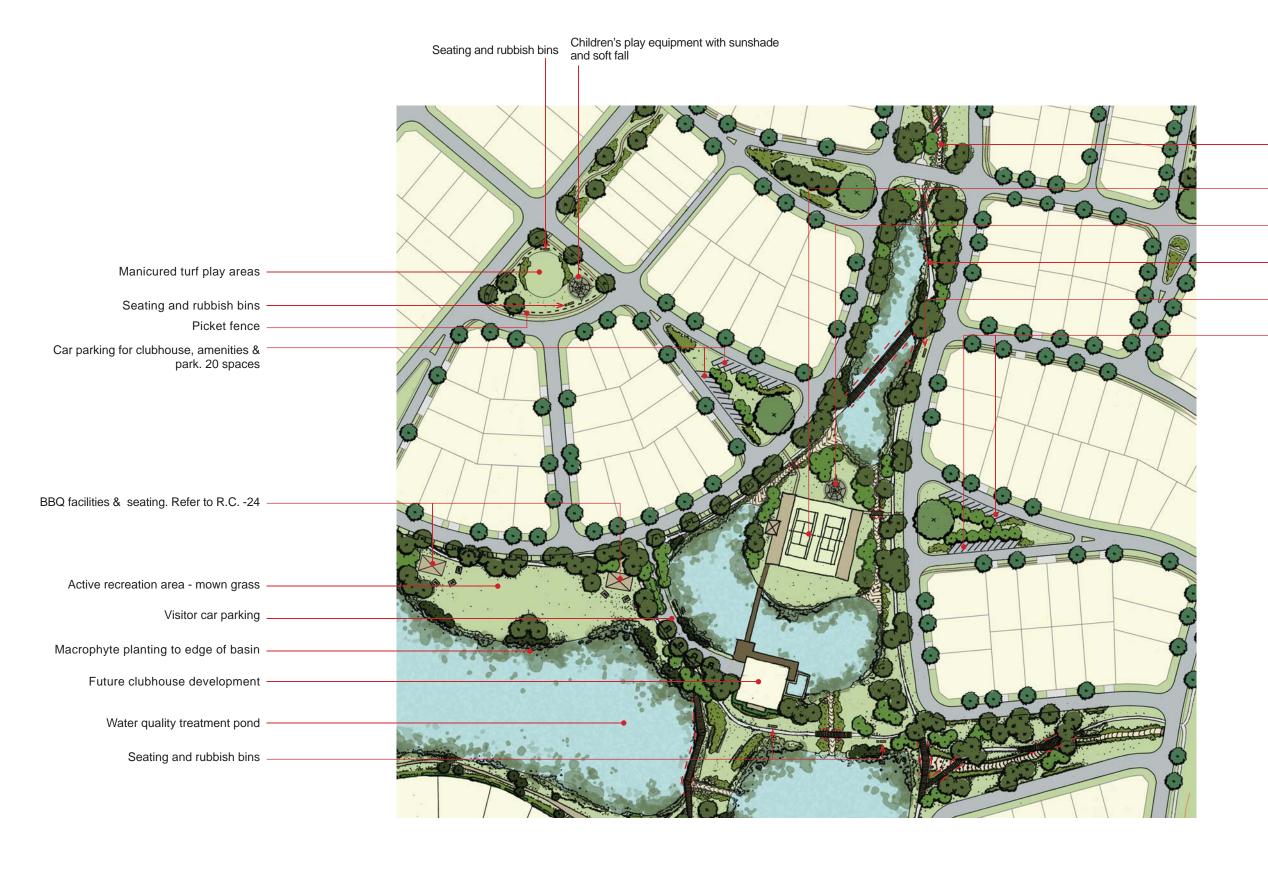
15 Units

石山









- Dry rock lined drainage swales

Community tennis courts & open space + BBQs

Children's play equipment with soft fall surface & sunshade

- Walkway/cycleway

Seating and rubbish bins

Car parking for clubhouse, amenities & park. 20 spaces

LANDSCAPE KEY		
0	FEATURE TREES	
•	LARGE TREES	
•	STREET TREES (REFER TO STREET TYPES FOR FURTHER DETAIL)	
•	MEDIUM TREES	
•	SMALL SHRUB TYPES	
	SCREEN PLANTING	
	GROUND COVERS	
	GRASS	
	MACROPHYTES	
	TIMBER BOARDWALK	
	FOOTPATH (1.5m MIN. VARIOUS TEXTURES)	
	CYCLEWAY (2.4m MIN. WIDE CONCRETE)	
	DRY ROCK LINED DRAINAGE SWALES	
	HAND RAIL	
	PICKET FENCE	
	CHILDREN'S PLAY EQUIPMENT	
	SOFT FALL RUBBER SAFETY SURFACES	
	PLAYGROUND SHADE STRUCTURE	
	SEATING AND RUBBISH BINS	

*Refer to Landscaping Schedule for Species List





DRAWING TITLE

APPLICATION

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

January 09

1:1000 @ A1 R.C. -16

CRIGHTON PROPERTIES



Dry rock lined drainage swales

Walkway/cycleway around ponds BBQ facilities & seating. Refer to R.C. -24

Macrophyte planting to edge of Basin

Seating and Rubbish Bins

Manicured turf play areas

LANDSCAPE KEY		
0	FEATURE TREES	
•	LARGE TREES	
0	STREET TREES (REFER TO STREET TYPES FOR FURTHER DETA	
0	MEDIUM TREES	
•	SMALL SHRUB TYPES	
	SCREEN PLANTING	
	GROUND COVERS	
	GRASS	
	MACROPHYTES	
	TIMBER BOARDWALK	
	FOOTPATH (1.5m MIN. VARIOU TEXTURES)	
	CYCLEWAY (2.4m MIN. WIDE CONCRETE)	
	DRY ROCK LINED DRAINAGE SWALES	
	HAND RAIL	
	PICKET FENCE	
	CHILDREN'S PLAY EQUIPMENT	
	SOFT FALL RUBBER SAFETY SURFACES	
\overline{A}	PLAYGROUND SHADE STRUCTURE	
	SEATING AND RUBBISH BINS	

*Refer to Landscaping Schedule for Species List





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

January 09

1:1000 @ A1 R.C. -17

CRIGHTONPROPERTIES



LANDSCAPE KEY		
()	LARGE TREES	
	MEDIUM TREES	
•	SMALL SHRUB TYPES	
	SCREEN PLANTING	
	GROUND COVERS	
	GRASS	
	MACROPHYTES	
	TIMBER BOARDWALK	
	FOOTPATH (1.5m MIN. VARIOUS TEXTURES)	
	CYCLEWAY (2.4m MIN. WIDE CONCRETE)	
	DRY ROCK LINED DRAINAGE SWALES	
	HANDRAIL	
	SEATING AND RUBBISH BINS	

*Refer to Landscaping Schedule for Species List



Riverside Tea Gardens Australia

DRAWING TITLE

LANDSCAPE DETAIL - LAND BRIDGE

APPLICATION

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

DATE SCALE DRAWING No. REVISION

January 09 1:250 @ A1 R.C. -18 H





LANDSCAPE KEY		
	LARGE TREES	
0	MEDIUM TREES	
	SMALL SHRUB TYPES	
	SCREEN PLANTING	
	GROUND COVERS	
	GRASS	
	MACROPHYTES	
	TIMBER BOARDWALK	
	FOOTPATH (1.5m MIN. VARIOUS TEXTURES)	
	CYCLEWAY (2.4m MIN. WIDE CONCRETE)	
	DRY ROCK LINED DRAINAGE SWALES	
	SEATING & BIN ENCLOSURE	

*Refer to Landscaping Schedule for Species List



Riverside

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

January 09

1:250 @ A1 R.C. -19

CRIGHTONPROPERTIES