

# RIVERSIDE AT TEA GARDENS DESIGN FORUM

CRIGHTON PROPERTIES

CARDNO WILLING CONACHER TRAVERS ERM HARRIS RESEARCH

HUNTER WETLAND RESEARCH ROBERTSDAY TATTERSALLS PATTERSON BRITTON

## WEDNESDAY 1 FEBRUARY

OPENING PRESENTATION

SITE & CONTEXT TOUR

LUNCH

ISSUE IDENTIFICATION

DESIGN STUDIO

## THURSDAY 3 FEBRUARY

ISSUE INVESTIGATION

- Environment / Landscape
- Engineering Services
- Housing Diversity
- Recreation / Open Space

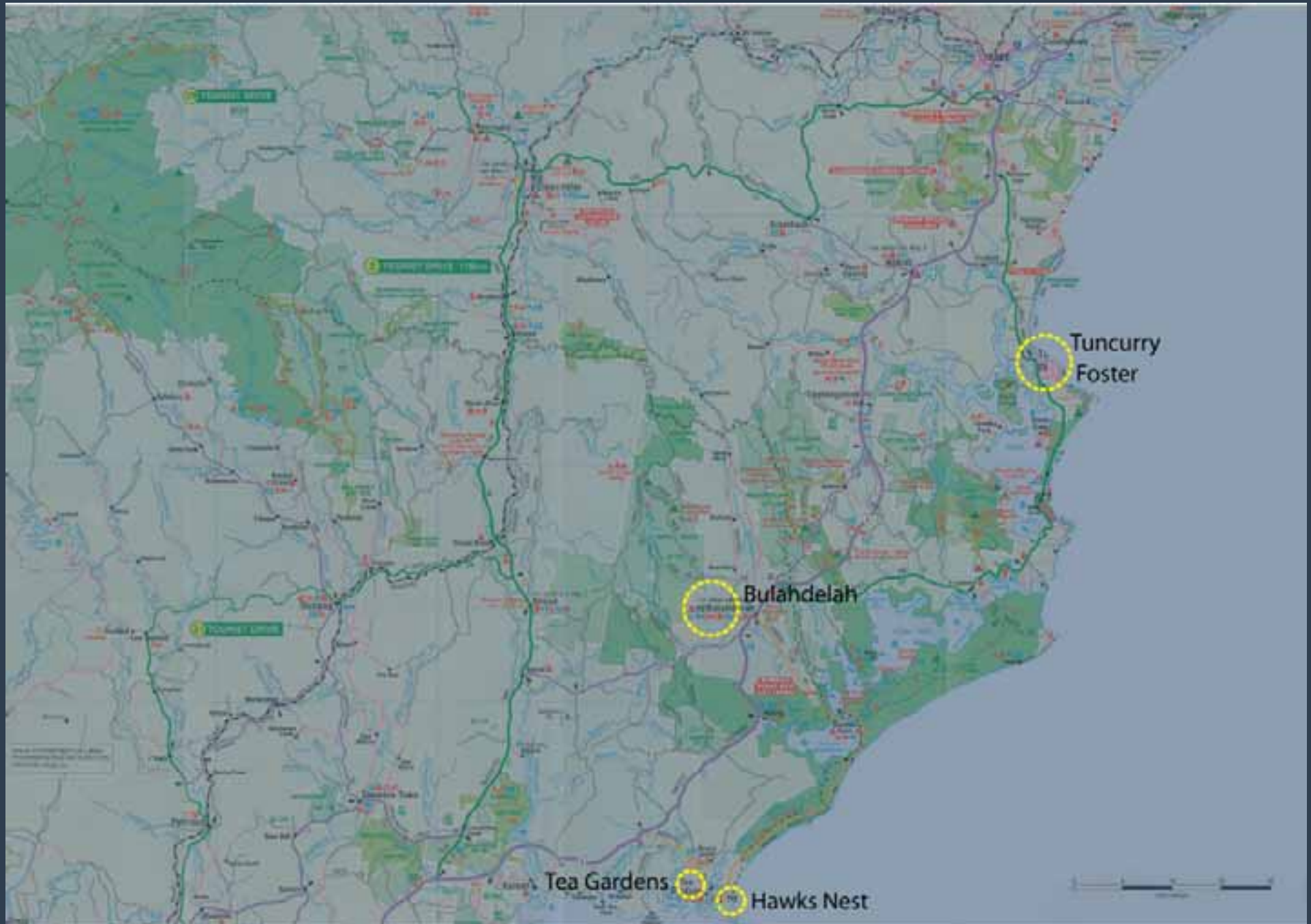
COMMUNITY FORUM

DESIGN STUDIO

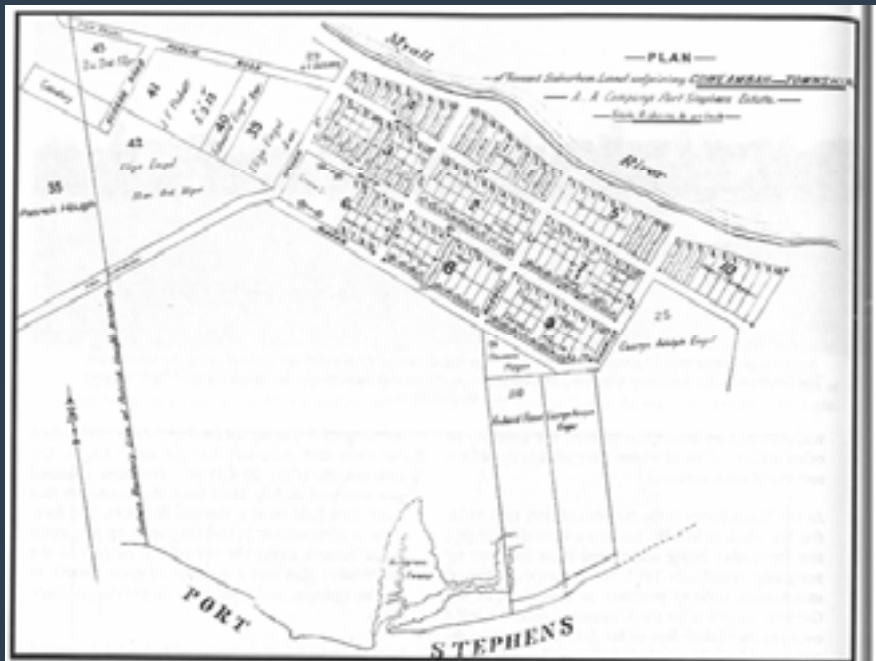
## FRIDAY 4 FEBRUARY

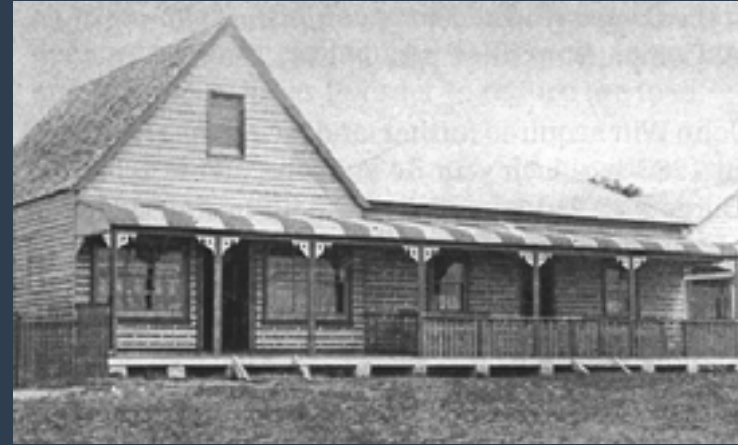
DESIGN STUDIO

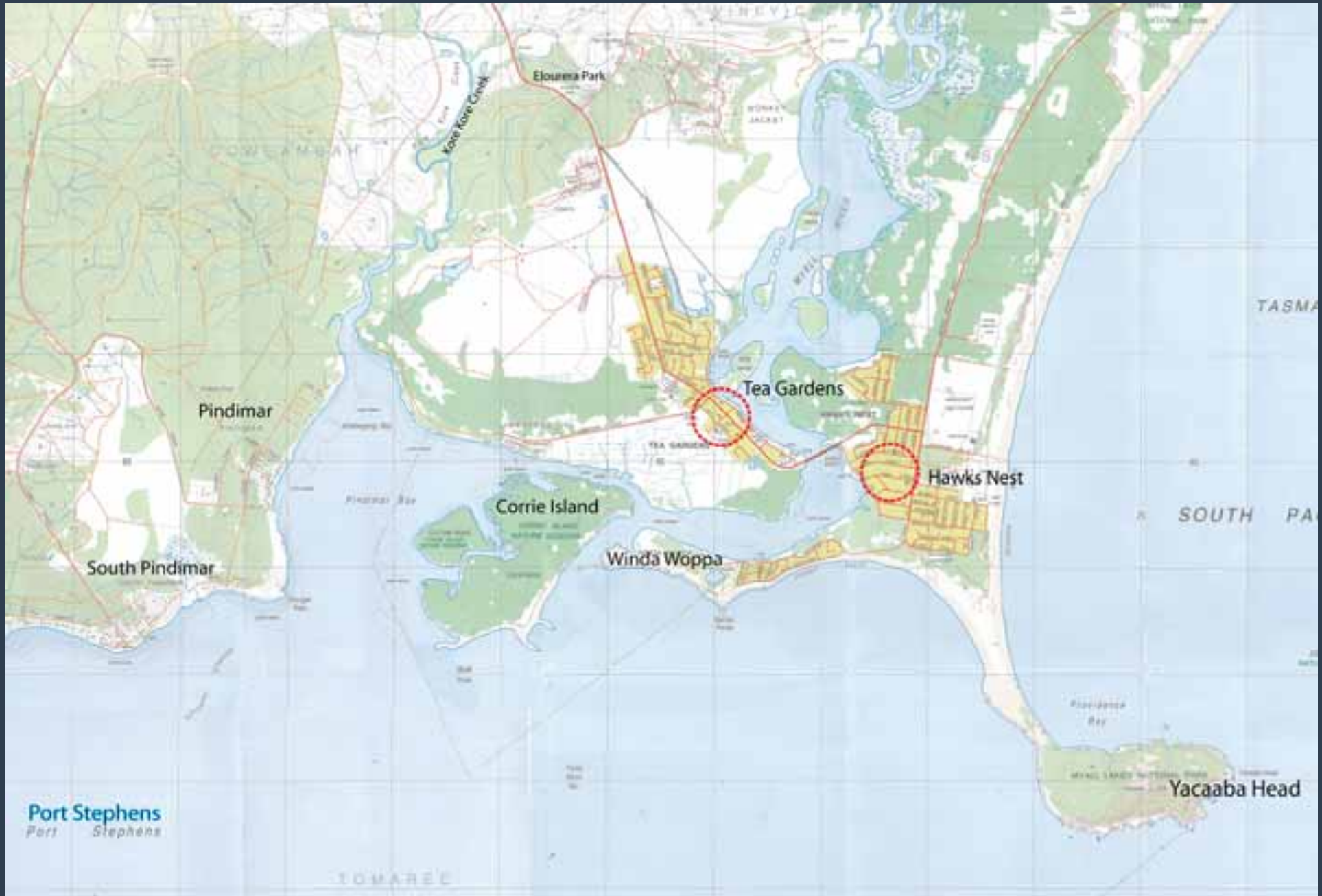
CLOSING PRESENTATION



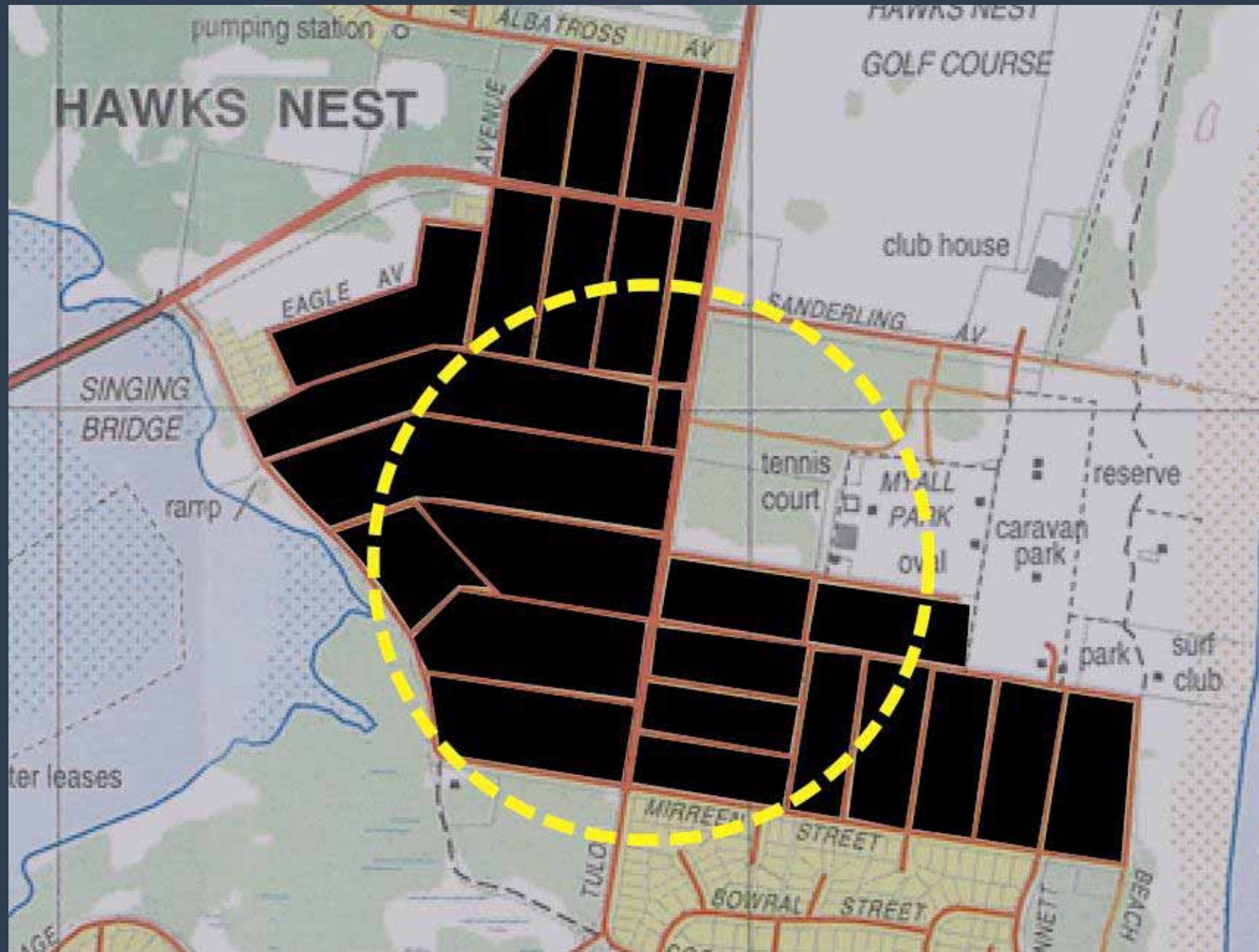


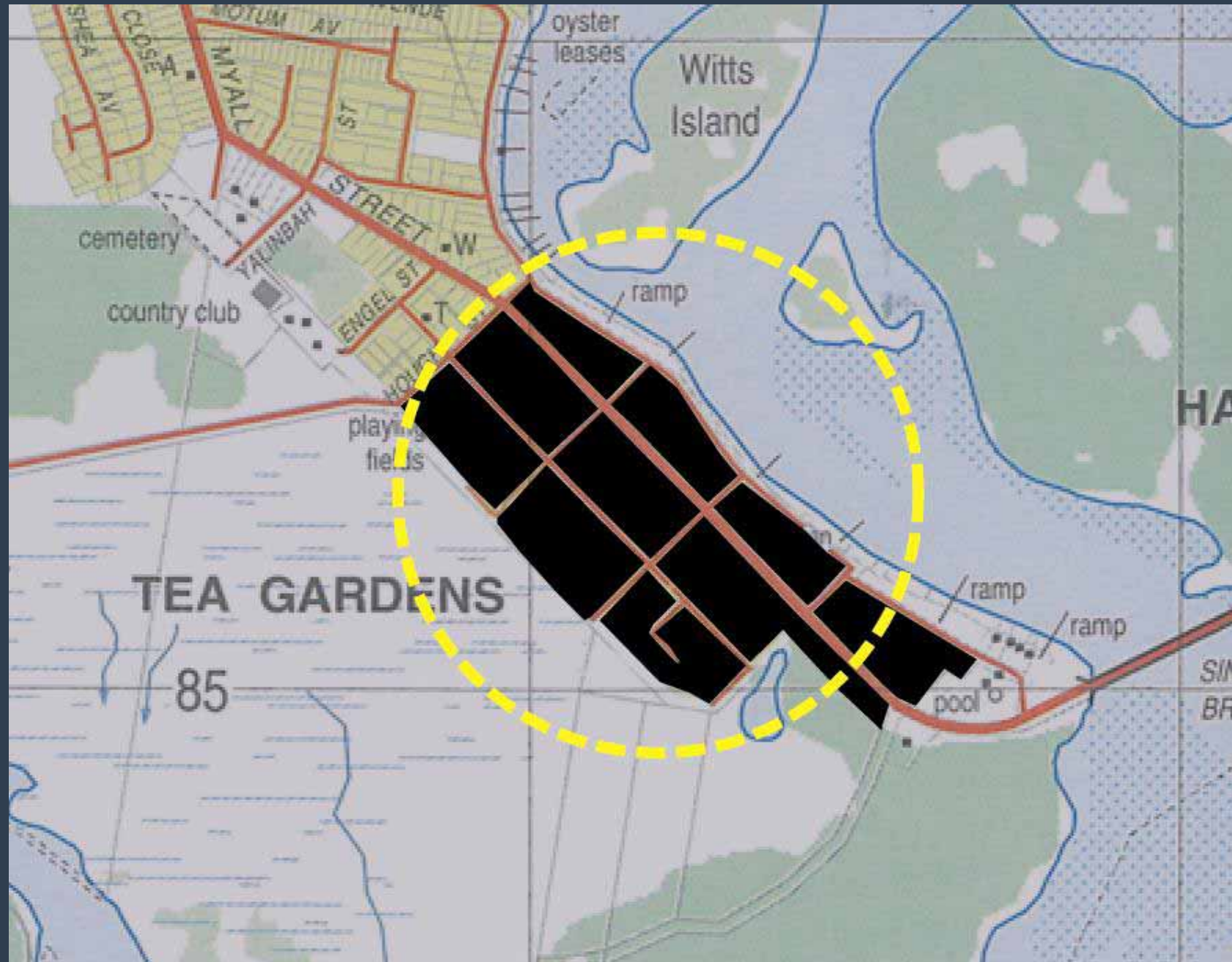


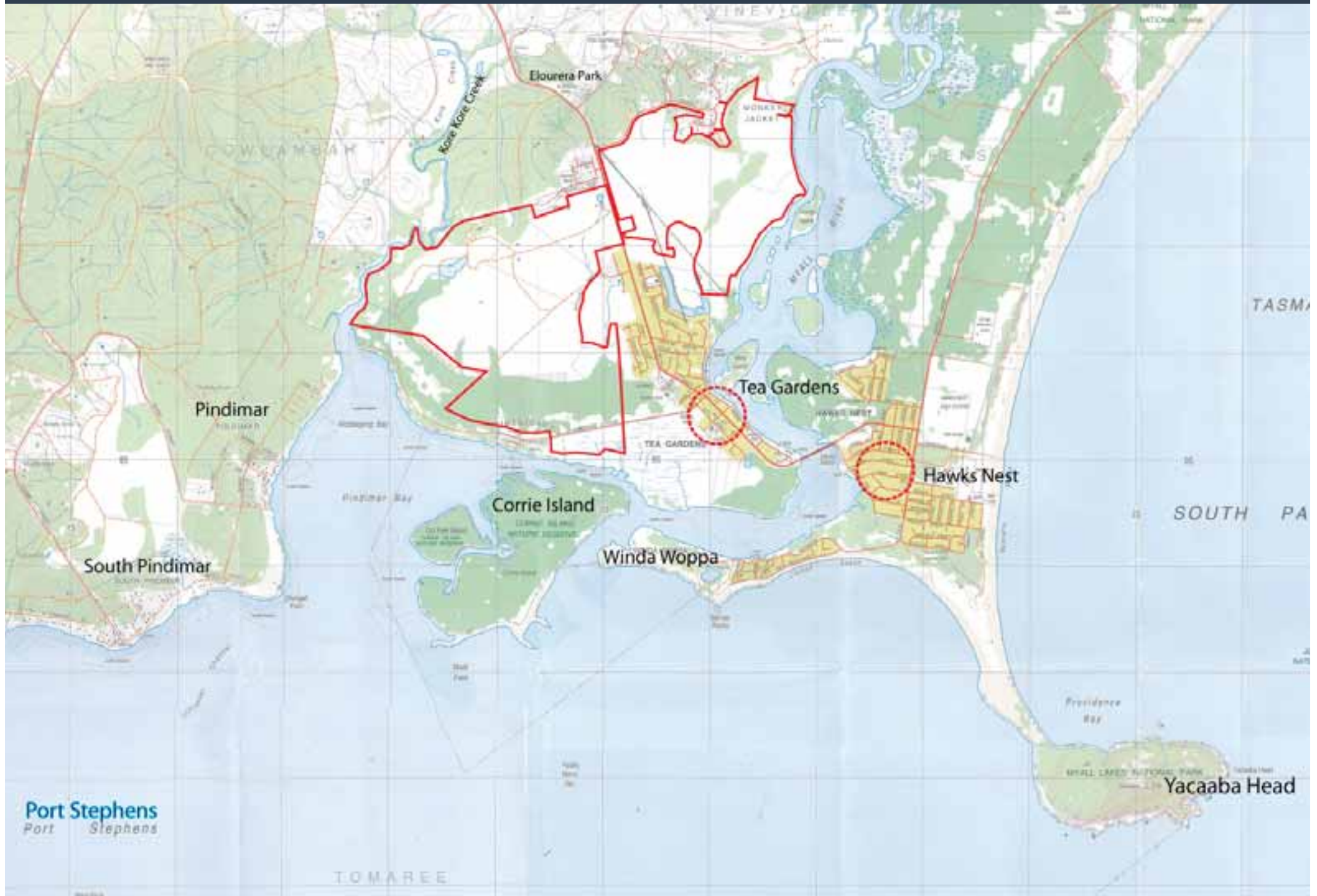




## COMMUNITY CHALLENGE - EXISTING NEIGHBOURHOODS

















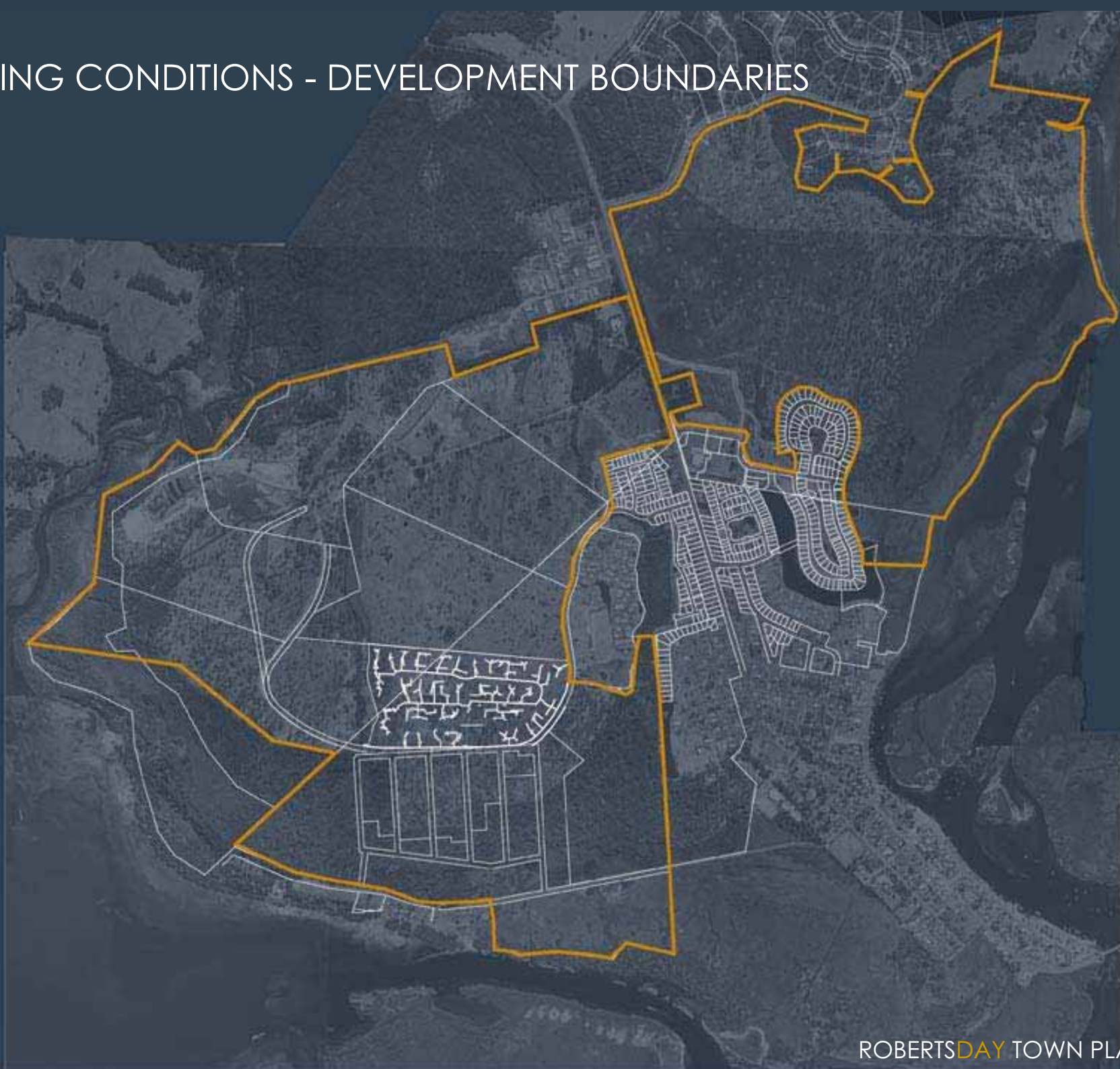




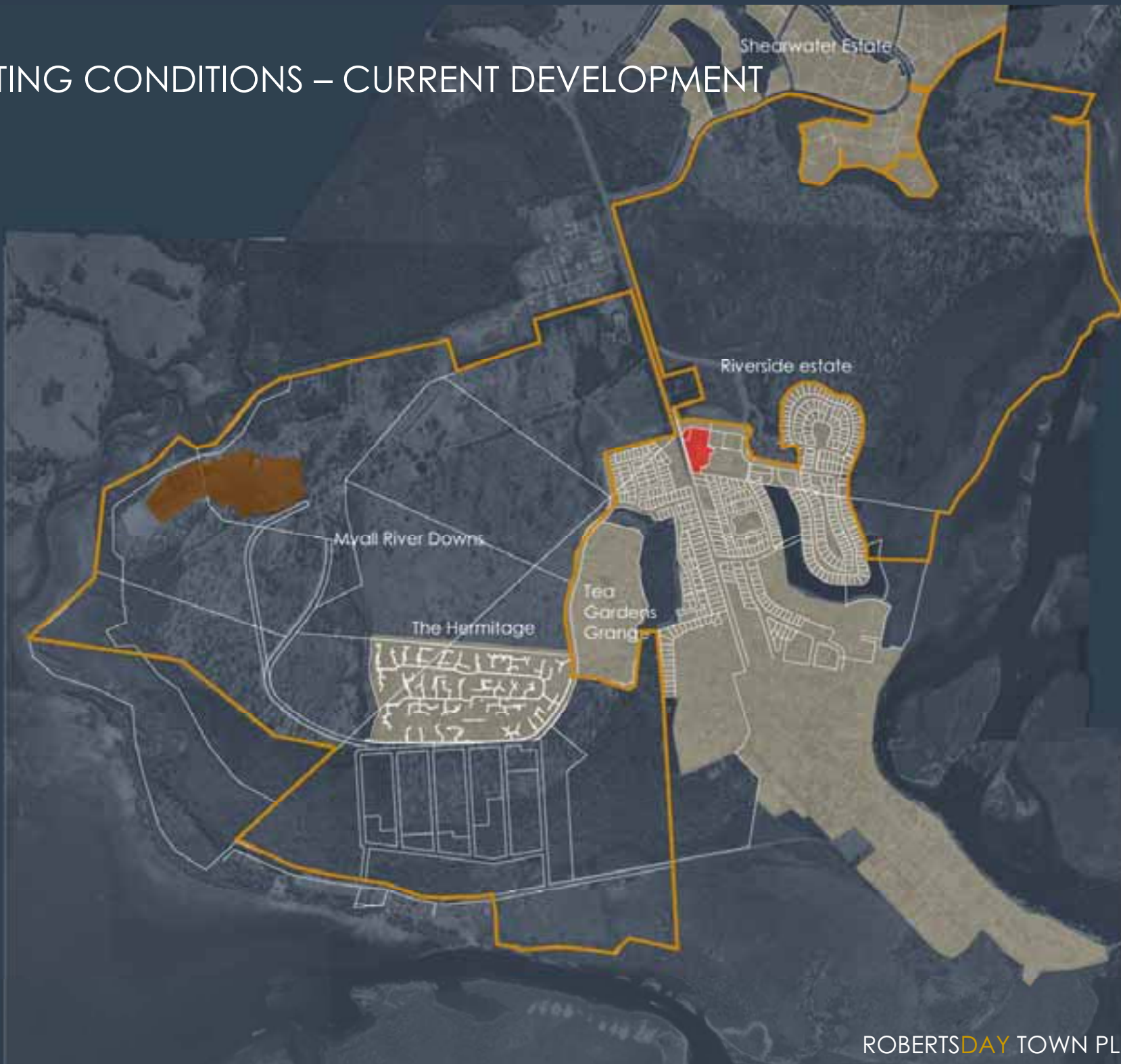
## EXISTING CONDITIONS – CADASTRAL



## EXISTING CONDITIONS - DEVELOPMENT BOUNDARIES



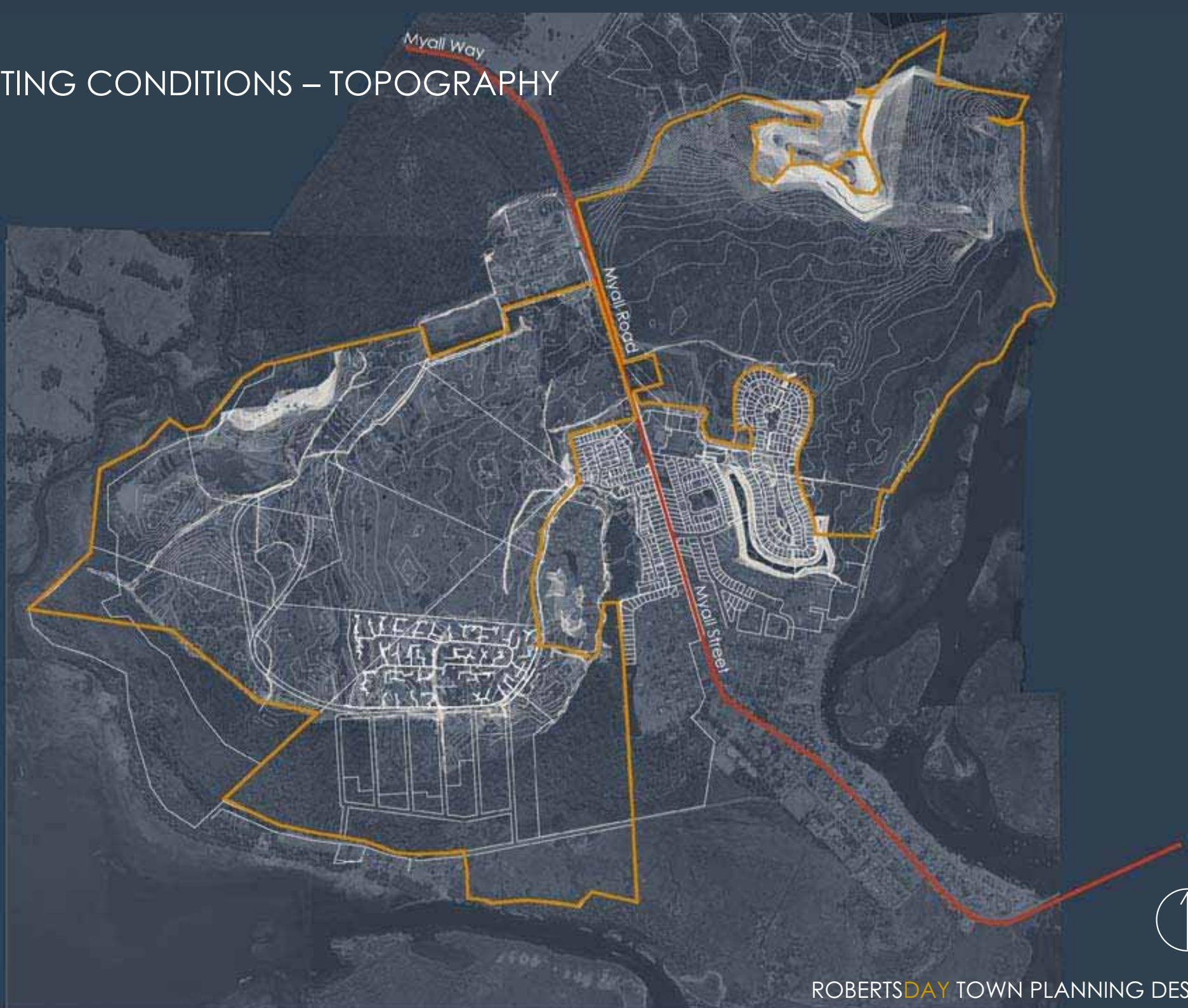
## EXISTING CONDITIONS – CURRENT DEVELOPMENT



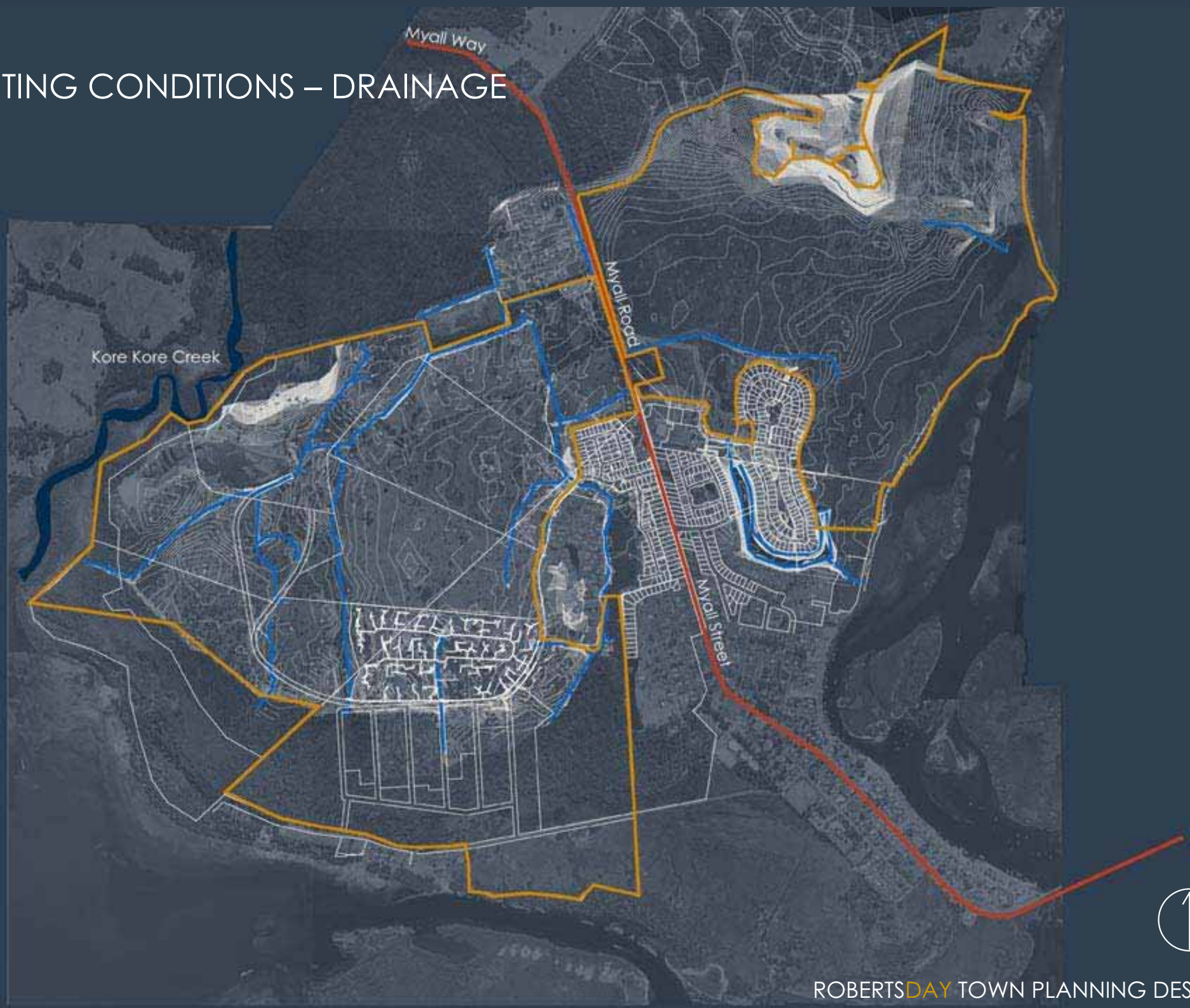
## EXISTING CONDITIONS – DISTRIBUTOR ROADS



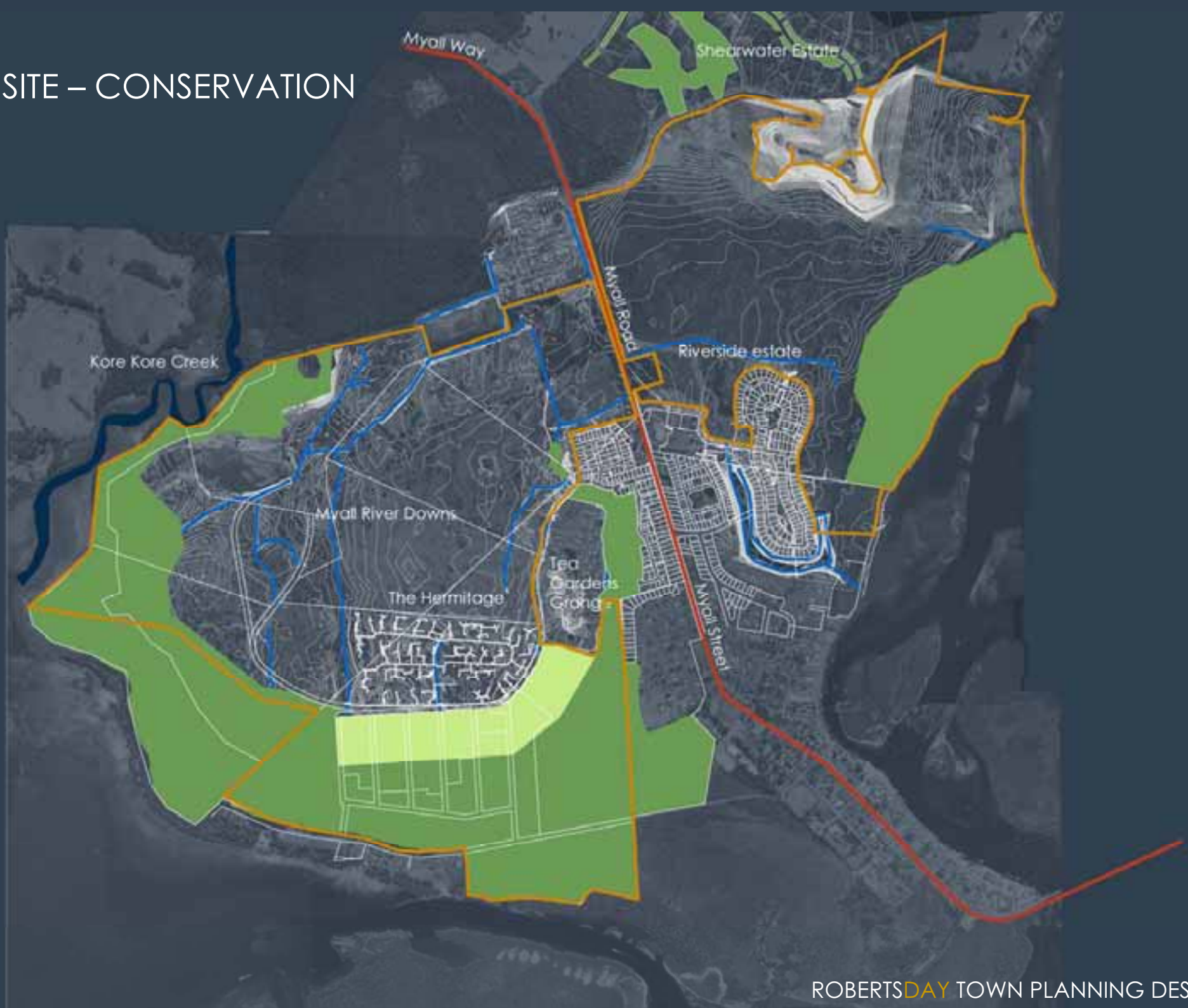
## EXISTING CONDITIONS – TOPOGRAPHY



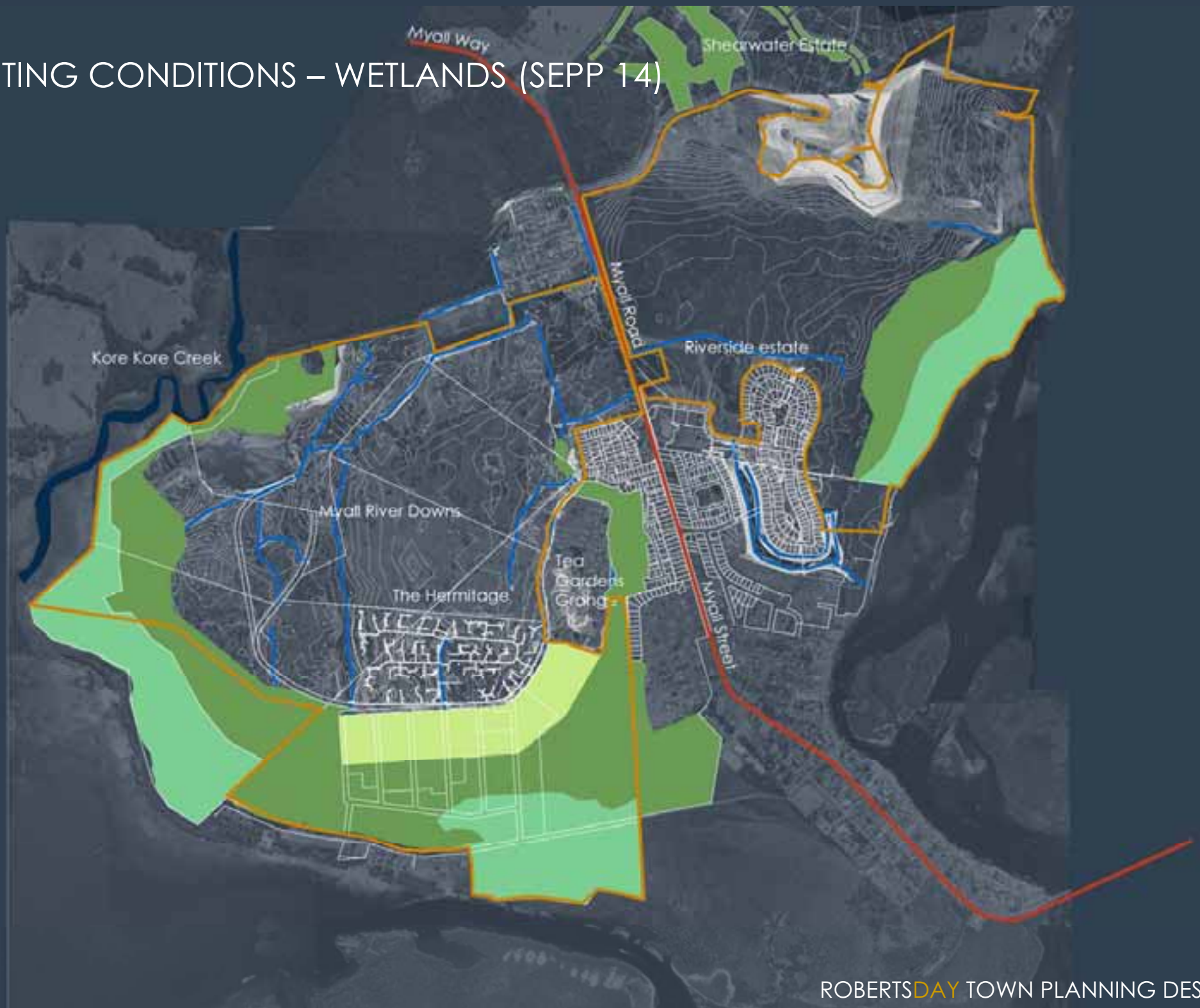
## EXISTING CONDITIONS – DRAINAGE



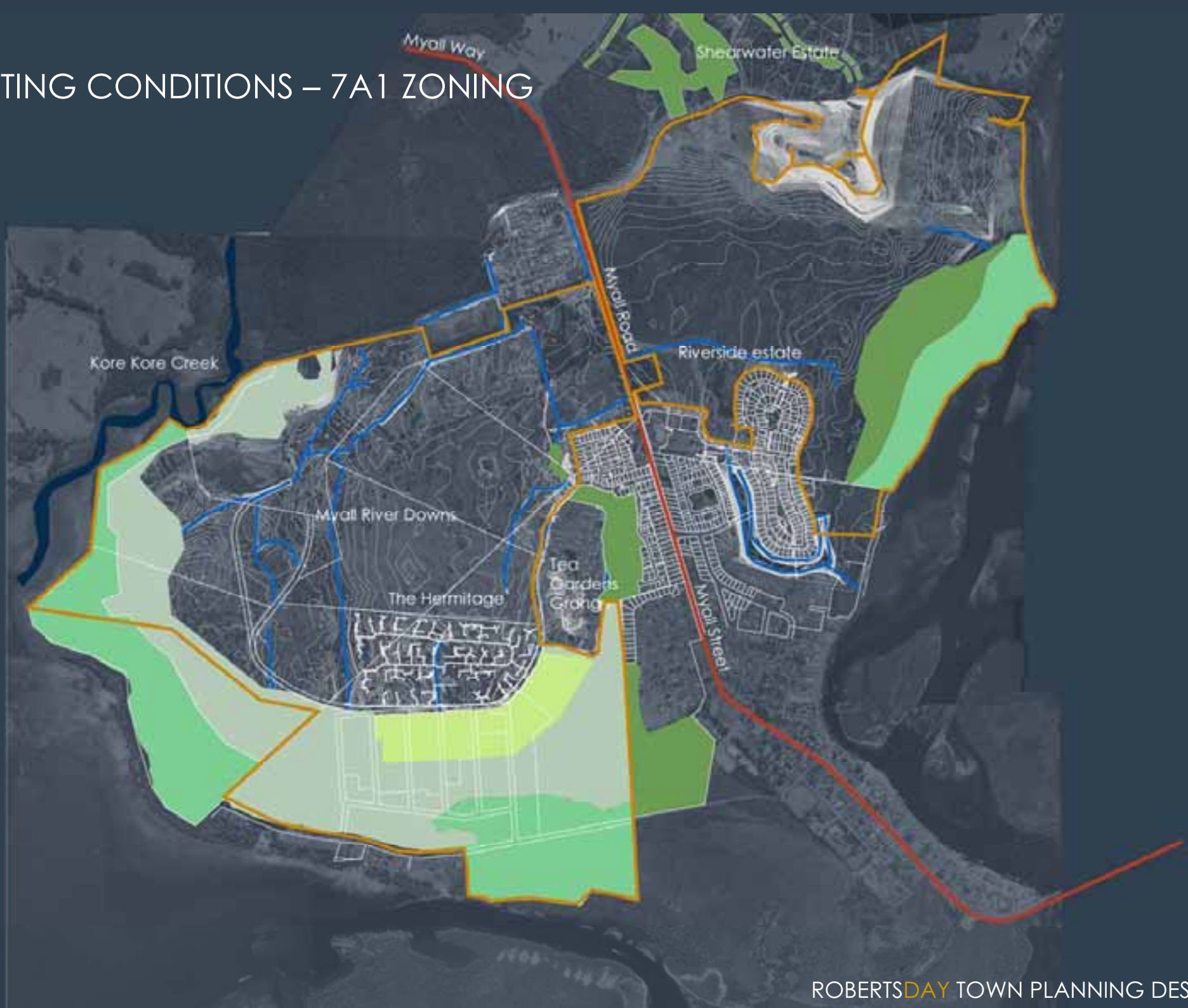
## THE SITE – CONSERVATION



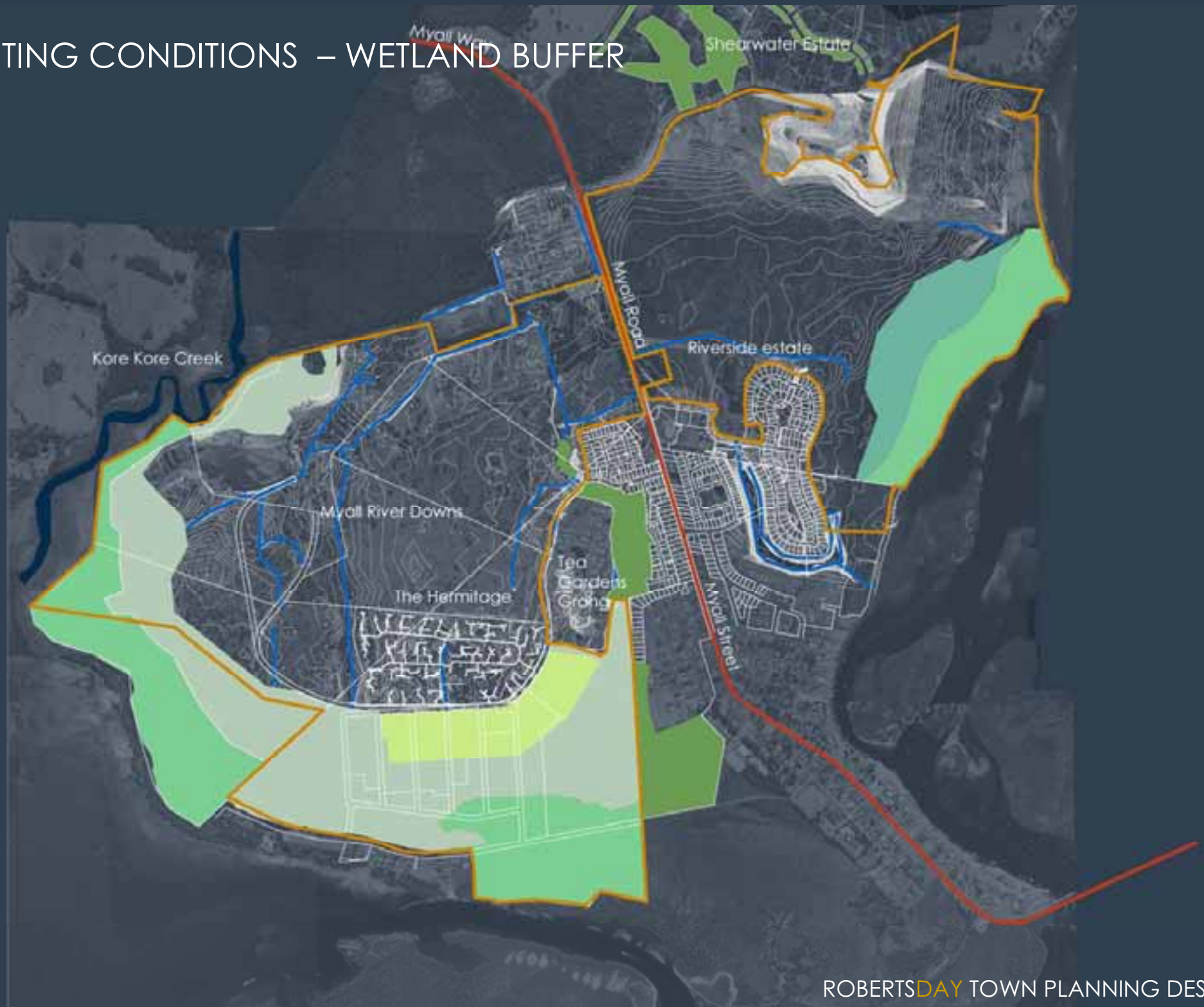
# EXISTING CONDITIONS – WETLANDS (SEPP 14)



## EXISTING CONDITIONS – 7A1 ZONING



## EXISTING CONDITIONS – WETLAND BUFFER



## EXISTING CONDITIONS – QUARRY



## EXISTING CONDITIONS – DEVELOPMENT OPPORTUNITIES







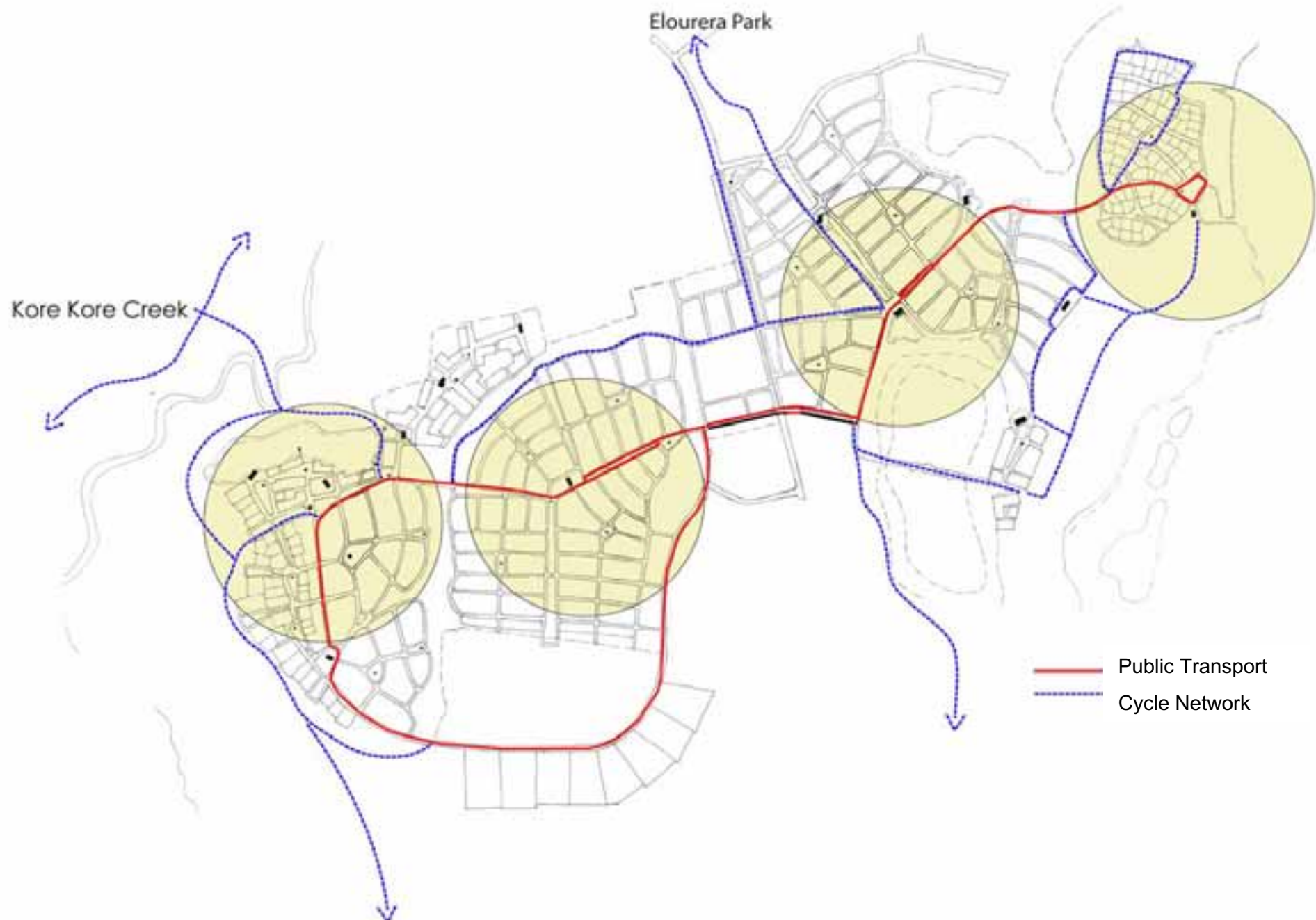




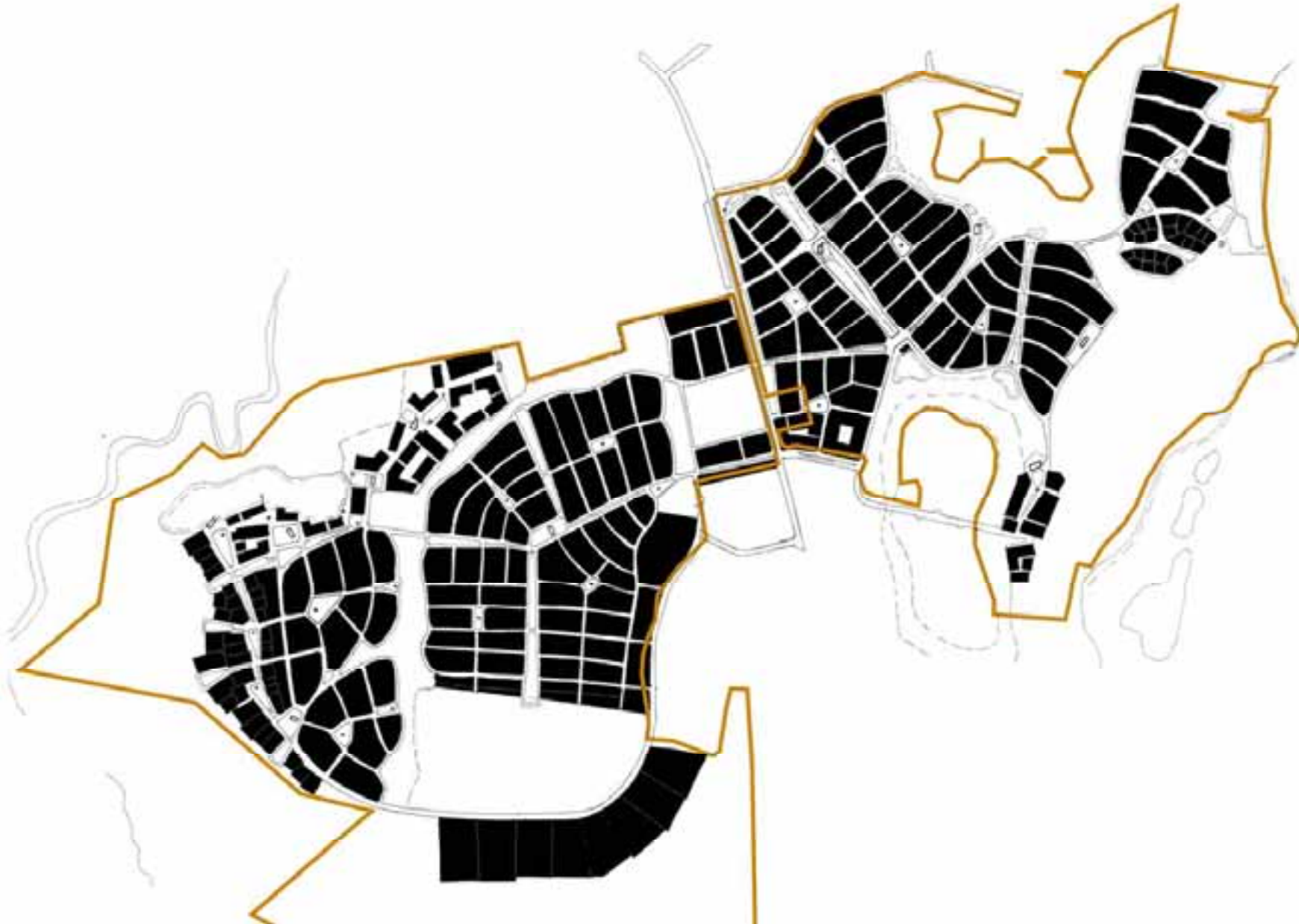


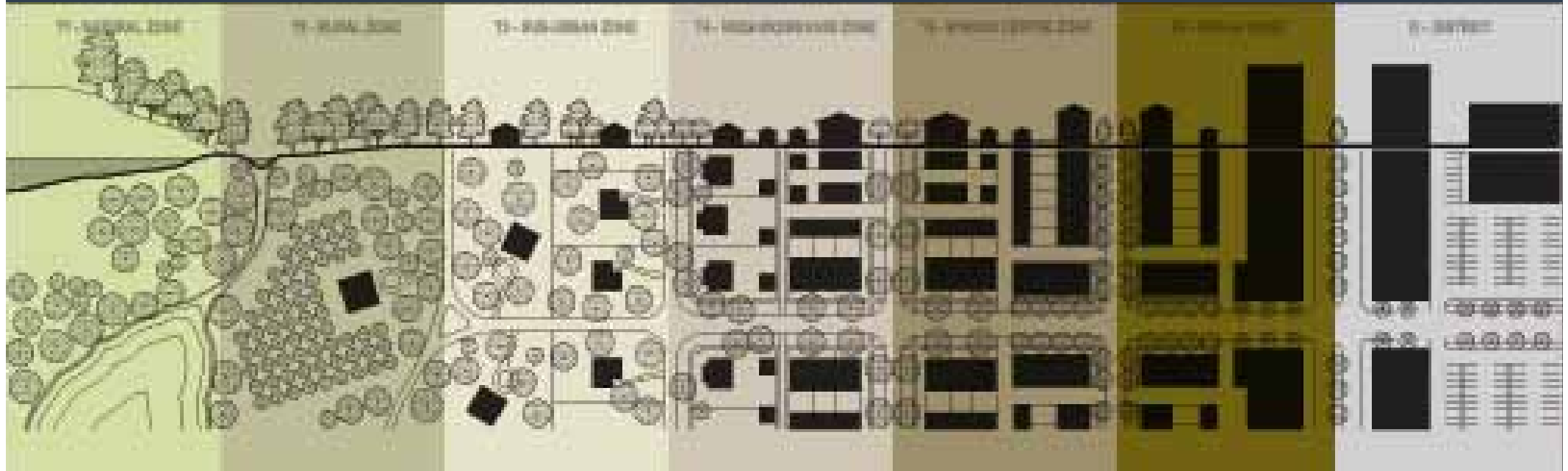
















T1 – NATURAL ZONE



## T2 – RURAL ZONE: LOCAL PRECEDENT





## T2 – RURAL ZONE: CONTEMPORARY INTERPRETATION











**T3 – SUB URBAN ZONE: LOCAL PRECEDENT @ DOLPHIN ST**









**T4 – URBAN GENERAL: LOCAL PRECEDENT @ MYALL ST**






























A photograph of a paved road in a rural zone, lined with large, mature trees. The road is flanked by greenery and trees, with a house visible in the background on the right. The scene is bright and sunny, with shadows cast on the road.

**T2 – RURAL ZONE: RETAINING TREE**

AUTHENTIC STREETSCAPE CHARACTER



RURAL.....URBAN

**AUTHENTIC STREETSCAPE CHARACTER**



**RURAL**



**70**

**URBAN**



**TRADITIONAL COASTAL ARCHITECTURE**



