


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



Planning & Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Request

1

granted on the 17 May 2019

in respect to MP 10-0136

Signed *EB*

Existing E3 Environmental Management zone

Sheet No. 1 of 8

C	Commercial Area Included	DS	DS			
B	Riverfront Reserve 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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ENGINEERING, SURVEYING & PLANNING

2 Bourke St. P.O. Box 580

RAYMOND TERRACE 2324

Fax (02) 49871733 Phone (02) 49871800



R.C.01 CONTEXT PLAN

RIVERSIDE TEA GARDENS

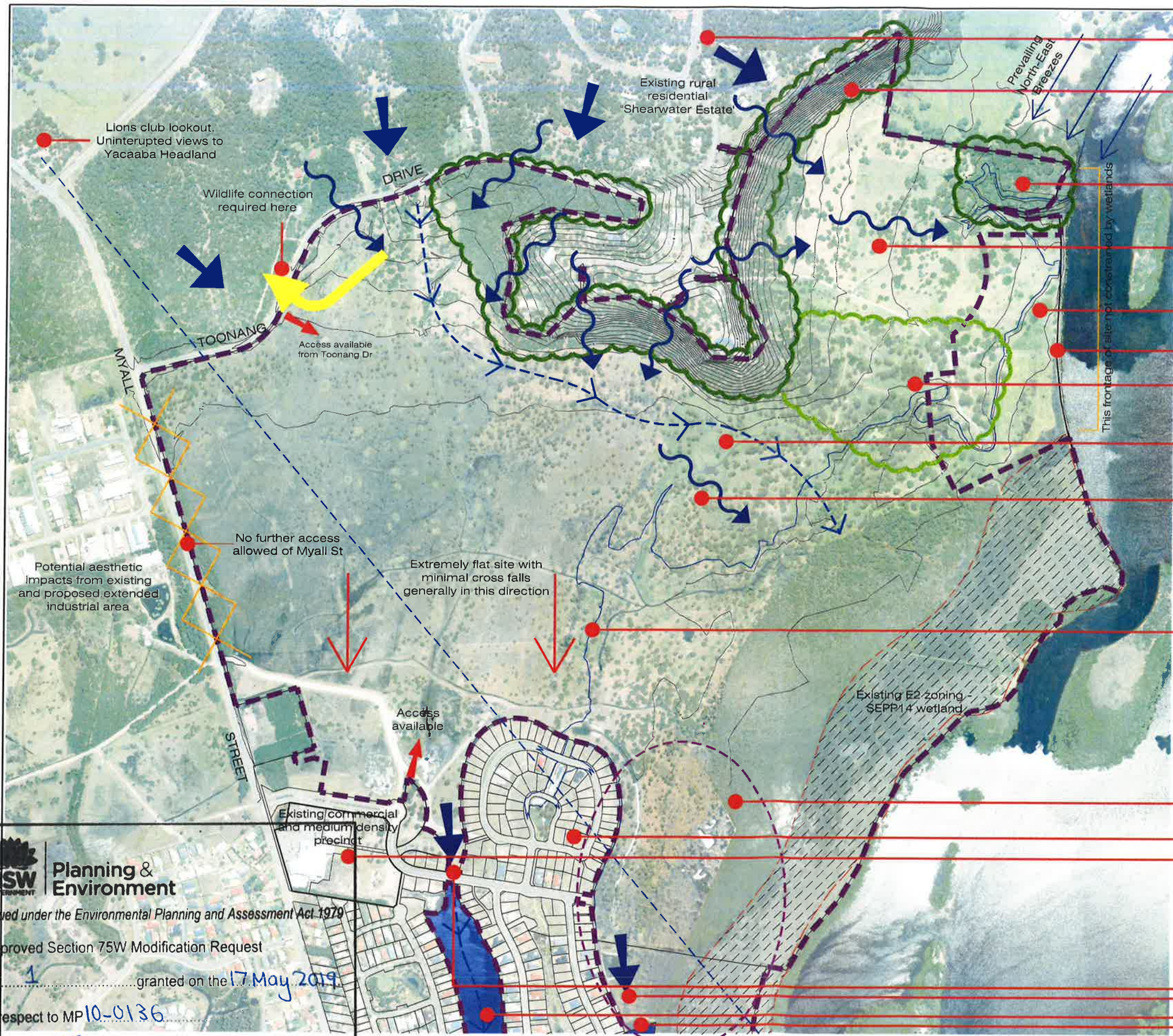
COUNCIL	GREAT LAKES	REFERENCE	21500153
PARISH		SHEET SIZE	A1
SCALE	1:7000 on A1	SHEET No.	1
DATE	Plotted 12:11 18/10/16		

CLIENT: SHEARGOLD GROUP

JOB No.: 213366

COMPUTER FILE : S:\projects\Riverside\dwg\Project Plans\Project Plans - RC01 Context Plan.dwg

Xref: 001\sscn\001\sscn.dwg Xref: Riverside\Riverside.dwg Xref: Future Industrial\Future Industrial.dwg Xref: Myall Quays Bds\Myall Quays Bds.dwg Xref: Shearwater Bds\Shearwater Bds.dwg Xref: Myall River Downs Bds\Myall River Downs Bds.dwg



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



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Sheet No. 2 of 8

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
1	Commercial Area Included	DS	DS			
2	Riverfront Reserve & Commercial Area Excluded	AV	AV			
3	Original Issue	AV	AV			

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2 Bourke St. P.O. Box 580
RAYMOND TERRACE 2324
Fax (02) 49671738 Phone (02) 49671600

R.C.02 SITE ANALYSIS PLAN

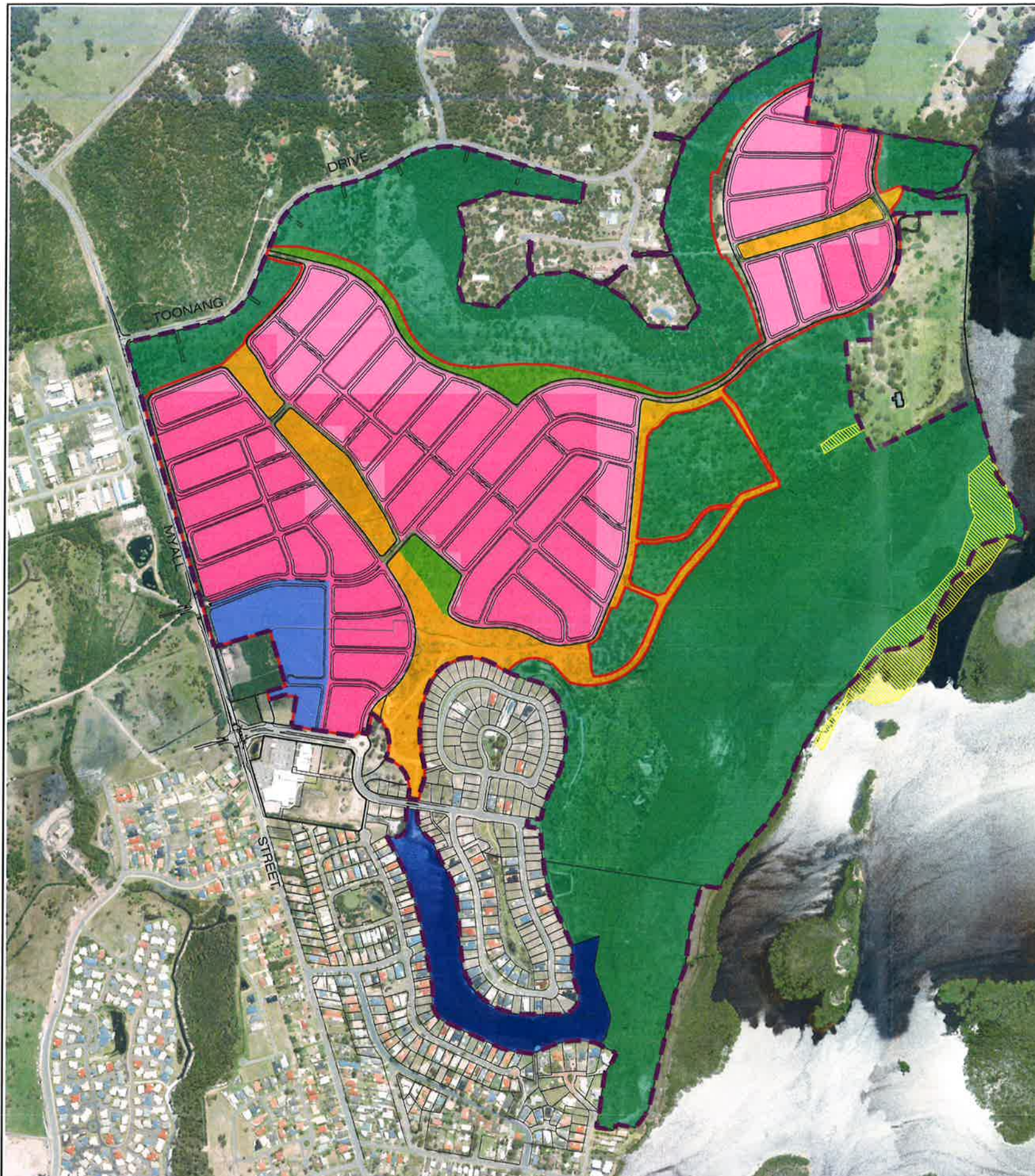
RIVERSIDE TEA GARDENS

CLIENT: SHEARGOLD GROUP

JOB No.: 213366

COMPUTER FILE : S:\projects\Riverside\dwg\Project Plans\Project Plans - R.C.02 Site Analysis Plan.dwg

COUNCIL	GREAT LAKES	REFERENCE	21500154
PARISH		SHEET SIZE	A1
SCALE	1:4000	SHEET No.	2
DATE	12/12/16/10/16		



ITEM	DESCRIPTION	Ha	%	APPROX YIELD
	Extent of Site - 'Riverside' concept plan	218.0Ha		
	Development Footprint	96.14Ha	44.1%	
	Conservation	114.93Ha	52.7%	
	Existing Lakes	6.94Ha	3.2%	
	Open Space / Water Management	13.60Ha	6.2%	
	Active Recreation Area	3.78Ha	1.7%	
	Low Density Residential	67.39Ha	30.9%	935 Dw = 14.1/Ha
	Future Commercial	4.89Ha	2.2%	
	Location of Known Midden			
	Existing House			



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Sheet No. 3 of 10

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
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B	Riverbank Reserve & Commercial Area Excluded	AV	AV			
A	Original Issue	AV	AV			

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R.C.03 CONCEPT PLAN

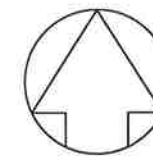
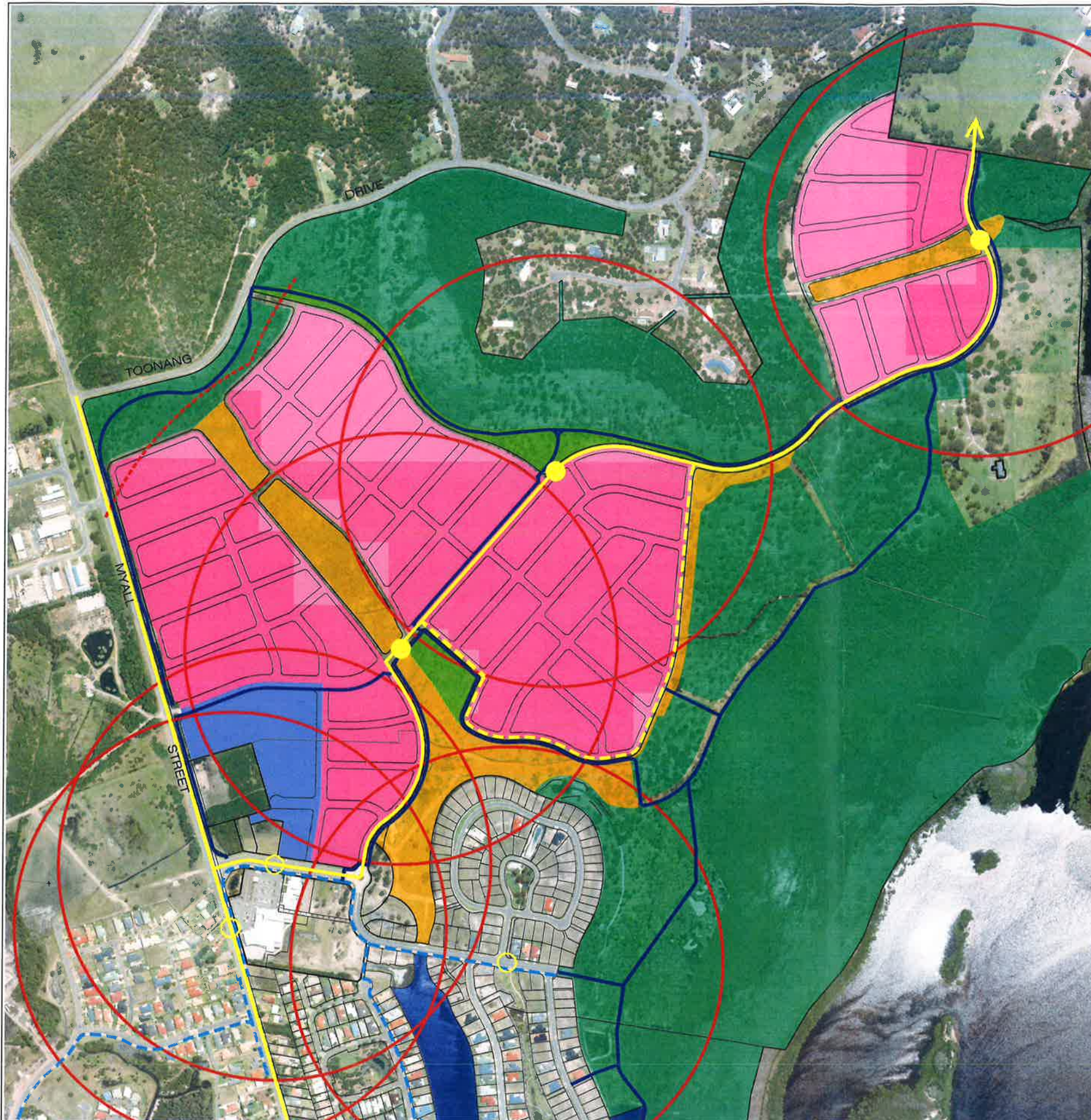
RIVERSIDE
TEA GARDENS

COUNCIL GREAT LAKES	REFERENCE 21500155
PARDH	SHEET SIZE
SCALE 1:5000 on A1	SHEET No. 3
DATE	Plotted 12/14/18/10/16


CLIENT: SHEARGOLD GROUP

JOB No.: 213366

COMPUTER FILE : S:\projects\Riverside\dwg\Project Plans\Project Plans - RC03 Concept Plan - recover.dwg



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 footways)
	Off site existing Cycleway / Pedestrian Network
	400m walking radius around bus stop
	600m walking radius around bus stop

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Sheet No. 4 of 8

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
B	Riverbank Reserve Excluded	AV	AV			
A	Original Issue	AV	AV			

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2 Bourke St. P.O. Box 680
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Fax (02) 49671733 Phone (02) 49671600

R.C.04 TRANSPORT AND ACCESS PLAN

RIVERSIDE
TEA GARDENS

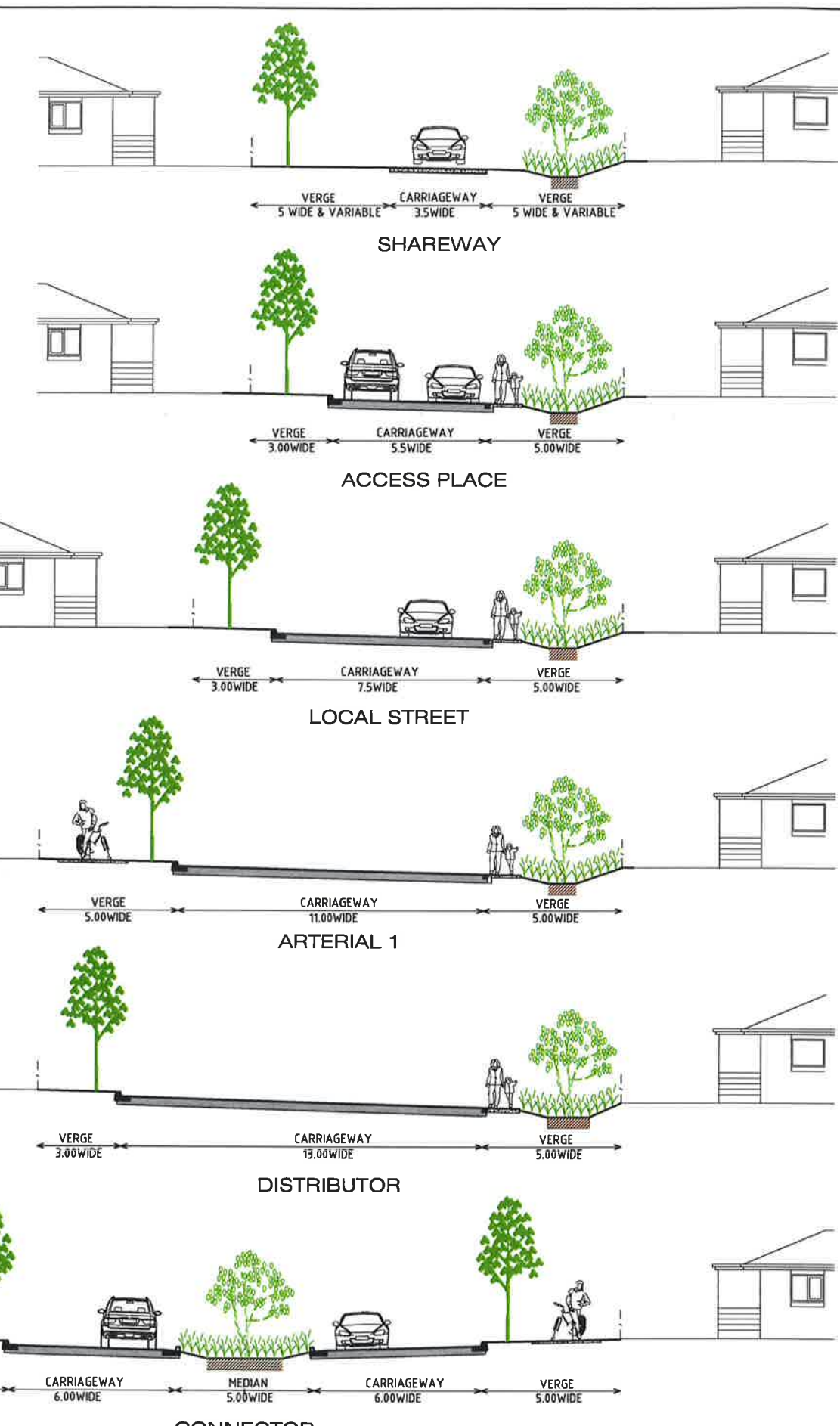
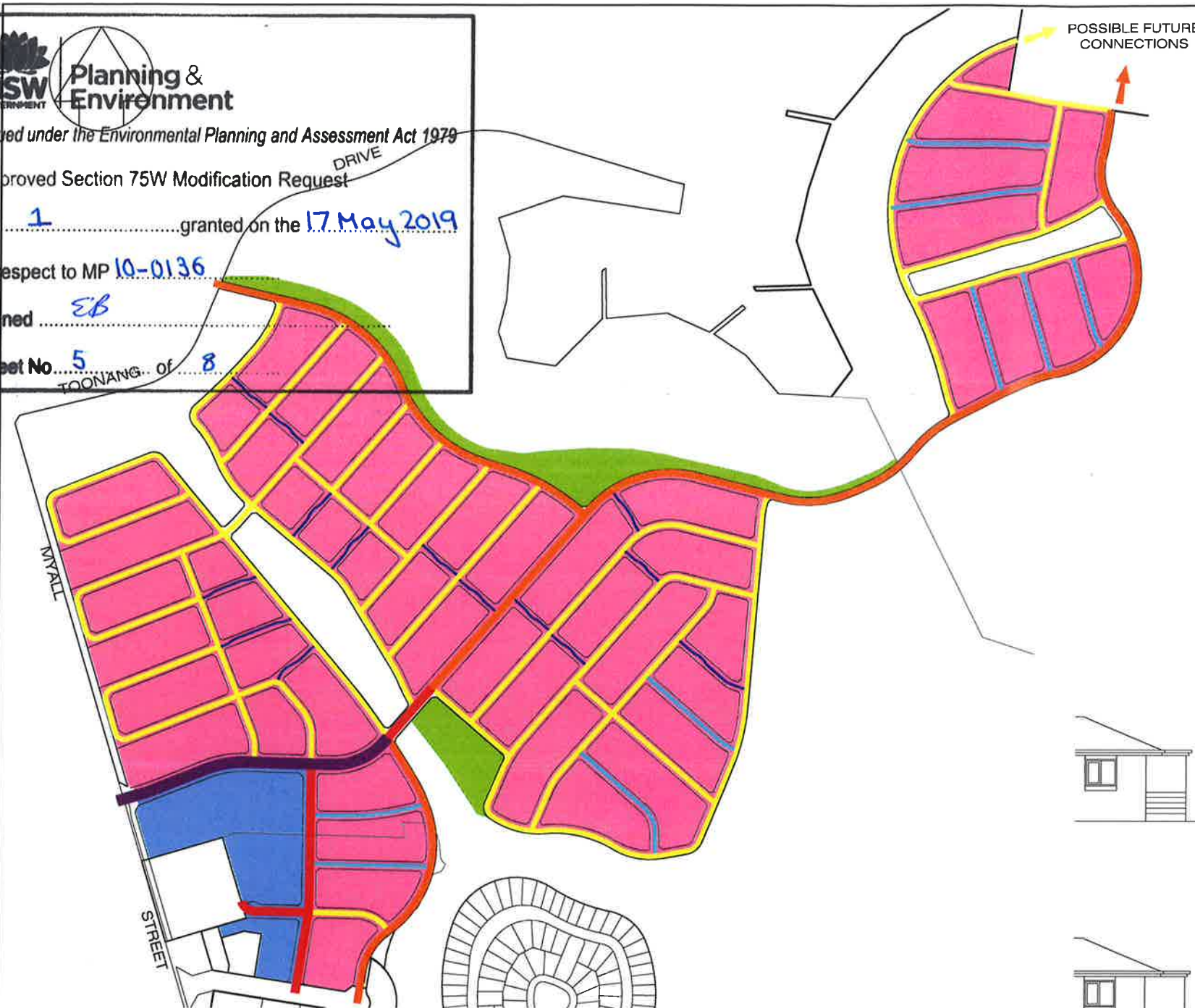
COUNCIL GREAT LAKES	REFERENCE 21500156
PARISH	SHEET SIZE A1
SCALE 1:4000 on A1	SHEET No. 4
DATE 14/09/2016	Plotted 14/09/2016

CLIENT: SHEARGOLD GROUP

JOB No.: 213366

COMPUTER FILE : S:\projects\Riverside\dwg\Project Plans\Project Plans - RC04 Transport and Access Plan.dwg

Xref: port4scen (port4scen.dwg) Xref: Riverside (Riverside.dwg) Xref: Future Industrial (Future Industrial.dwg) Xref: Myall Quays Boys (Myall Quays Boys.dwg) Xref: Shearwater Boys (Shearwater Boys.dwg) Xref: Myall River Downs Boys (Myall River Downs Boys.dwg)



ROAD TYPES	DETAILS
Connector	2x6m Asphalt Carriageways, 5m Median
Distributor	GLC Class 7B 13m Asphalt Pavement
Arterial Road	GLC Class 7A 11m Asphalt Pavement (9m pavement where properties on one side only)
Local Street	GLC Class 8C 7.5m Asphalt Pavement
Access Place	GLC Class 8B 5.5m Asphalt Pavement
Shareway	GLC Class 8A, 3.5m Concrete Pavement

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
A	Original Issue	AV	AV			

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ENGINEERING, SURVEYING & PLANNING
2 Bourke St. P.O. Box 680
RAYMOND TERRACE 2324
Fax (02) 46871733 Phone (02) 46871800

R.C.05 STREET HIERARCHY PLAN

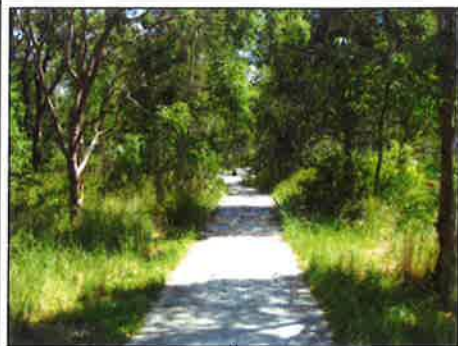
**RIVERSIDE
TEA GARDENS**

COUNCIL GREAT LAKES	REFERENCE 21500157
PARISH	SHEET SIZE A1
SCALE 1:4000 on A1	SHEET No. 5
DATE : Plotted 14/59 27/06/16	

CLIENT: SHEARGOLD GROUP

JOB No.: 213366

COMPUTER FILE : S:\projects\Riverside\dwg\Project Plans\Project Plans - RC05 Street Hierarchy Plan.dwg



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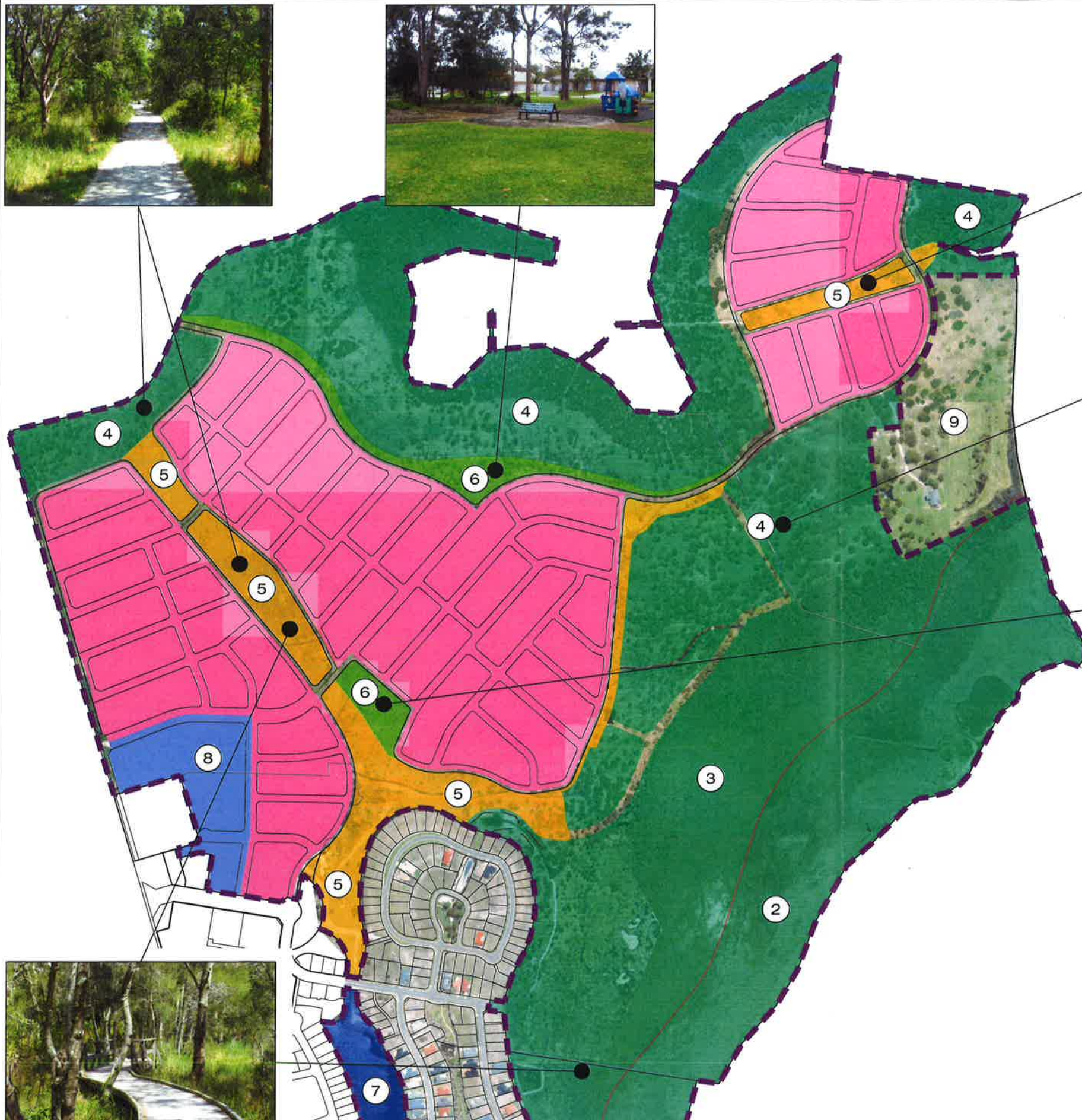
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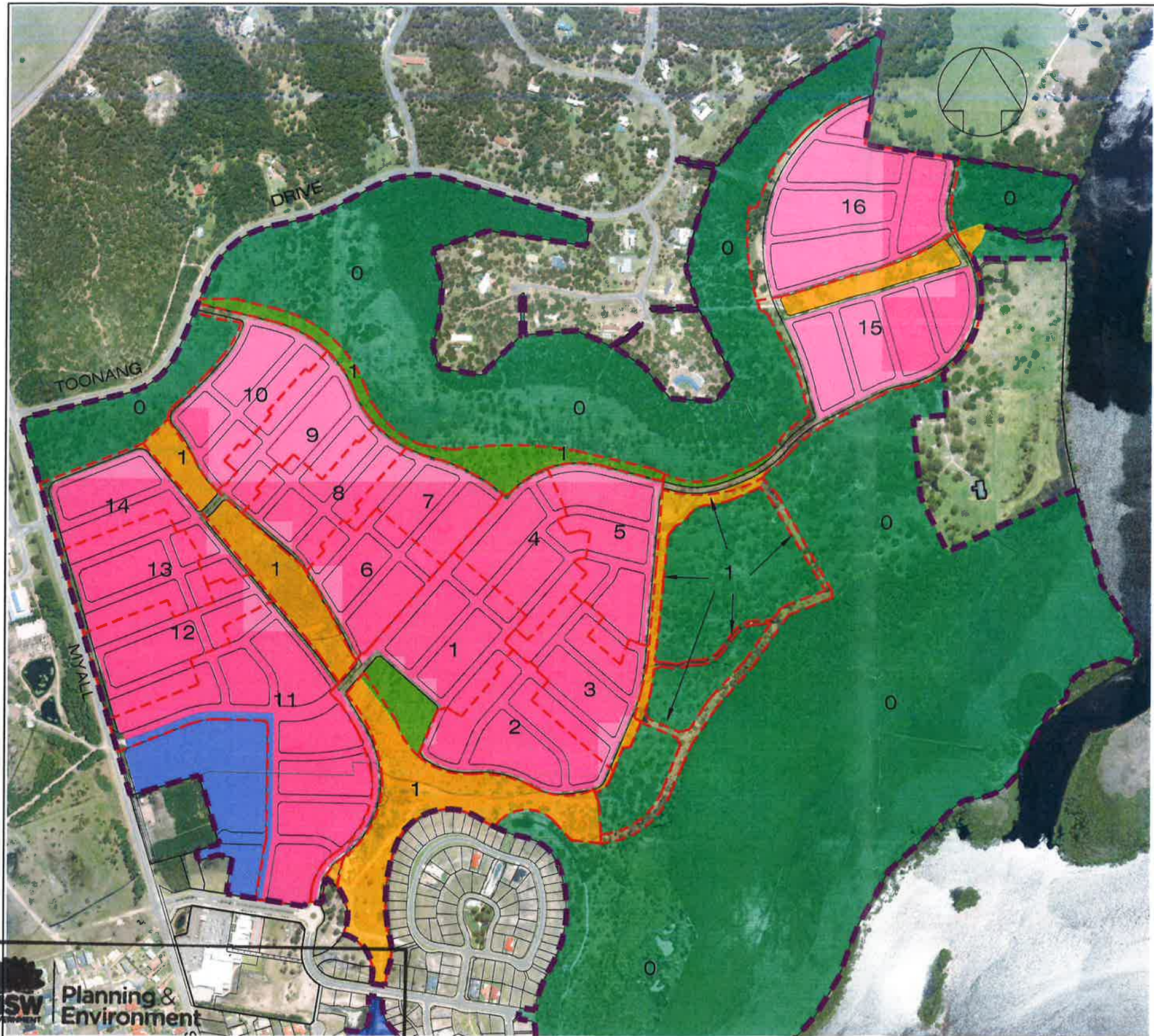
ITEM	DESCRIPTION
1	Extent of Site - 'Riverside' concept plan
2	Existing E2 Environmental Conservation zone
3	Existing E3 Environmental Management zone
4	Wildlife movement & water management corridor. To be rehabilitated & managed in accordance with the vegetation management plan
5	Water management & open space corridor. To be managed in accordance with the vegetation management plan. Will provide publicly accessible open space in addition to drainage functions
6	Community parks incorporating walking/cycleways, BBQ's, children's play equipment
7	Existing detention and water quality lake
8	Reconfigured Commercial/Residential zones
9	Area not included in this approval

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C	Commercial Area Included	DS	DS			
B	Riverbank Reserve & Commercial Area Excluded	AV	AV			
A	Original Issue	AV	AV			

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2 Bourke St. P.O. Box 580
RAYMOND TERRACE 2324
Fax (02) 49871788 Phone (02) 49871600

R.C.06 OPEN SPACE NETWORK - CONCEPT PLAN
RIVERSIDE TEA GARDENS
CLIENT: SHEARGOLD GROUP
JOB No.: 213366
COMPUTER FILE: S:\projects\Riverside\dwg\Project Plans\Project Plans - R.C.06 Open Space Network - Concept Plan.dwg

COUNCIL	GREAT LAKES	REFERENCE	21500158
PARDH		SHEET	A1
SCALE	1:4000	SHEET No.	6
DATE		Plotted	12:03 18/10/16



STAGE	LOTS	DESCRIPTION	Approx Registration Date
0	N/A	Establishment of on-site bio-banking site	2017
1	44	Includes establishment & partial embellishment of primary water management and bio-bank areas	2017
2	43		2018
3	52		2018
4	40		2019
5	40		2020
6	37		2022
7	30		2022
8	29		2023
9	35		2023
10	39	Includes second connection to Toonang Dr	2023
11a	38		2021
11b	46	Includes second connection to Myall Street	2021
12	48		2024
13	42		2024
14	30		2025
15	48		2018
16a	38		2019
16b	46	Includes links to North Shearwater Estate	2020
TOTAL	725		



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Sheet No. 7 of 8

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B	Riverbank Reserve & Commercial Area Excluded	AV	AV			
A	Original Issue	AV	AV			

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R.C.07 STAGING PLAN

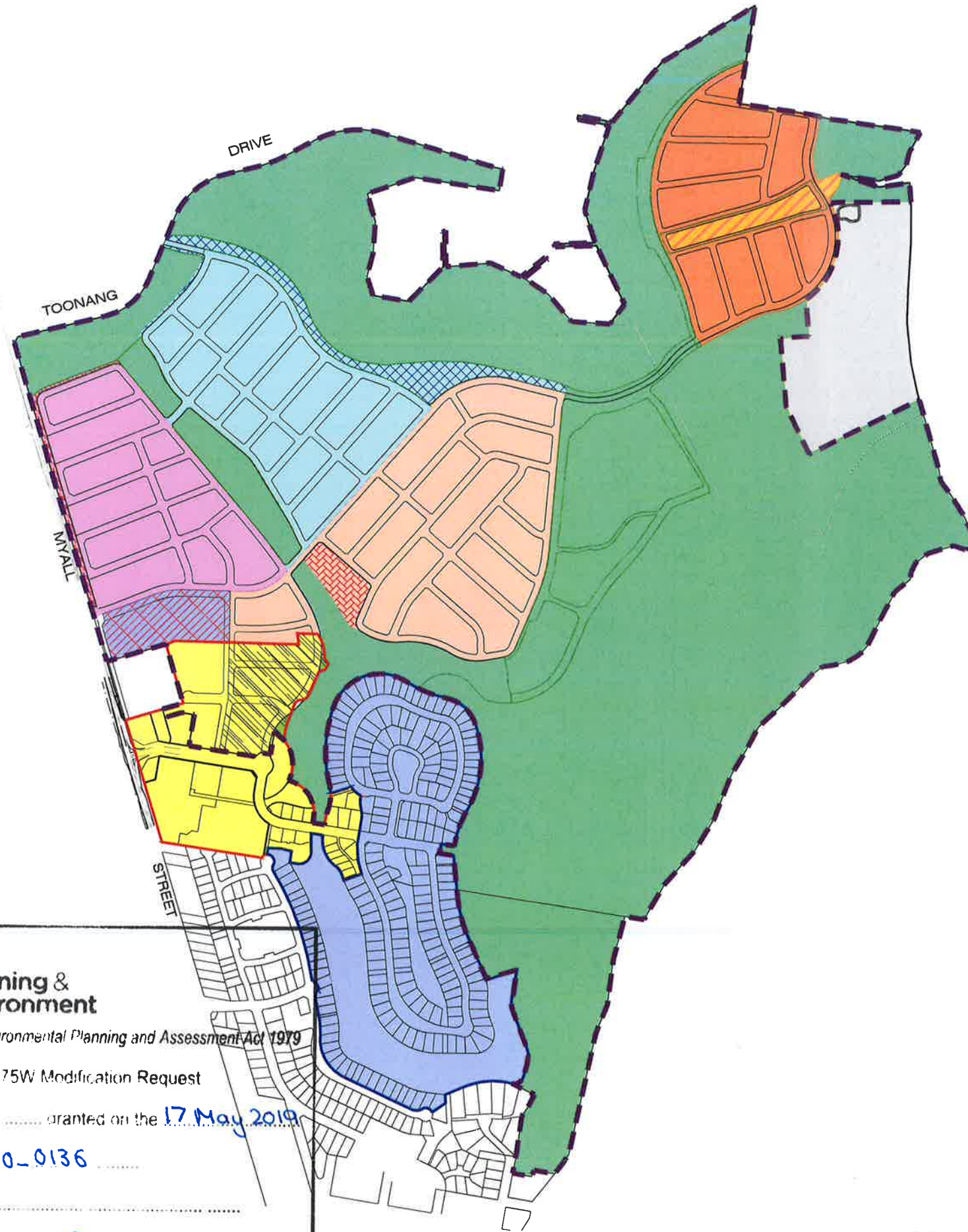
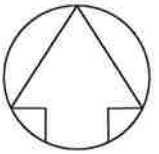
RIVERSIDE
TEA GARDENS

COUNCIL GREAT LAKES	REFERENCE 21500159
PARISH	SHEET SIZE A1
SCALE 1:4000 on A1	SHEET No. 7
DATE : 14/08/2018	Plotted 12/08/18/10/18

CLIENT: SHEARGOLD GROUP

JOB No.: 213366

COMPUTER FILE : S:\projects\Riverside\dwg\Project Plans\Project Plans - RC07 Staging Plan.dwg



ITEM	DESCRIPTION
	Extent of Proposed Riverside Community Title Scheme
	Extent of Existing Myall Quays Community Title Scheme
	Extent of Existing Medium Density/Commercial Community Title Scheme
	Proposed Riverside Community Assets
	Proposed Future Riverside Precinct 1
	Proposed Future Riverside Precinct 1 Assets
	Proposed Future Riverside Precinct 2
	Proposed Future Riverside Precinct 2 Assets
	Proposed Future Riverside Precinct 3
	Proposed Future Riverside Precinct 3 Assets
	Proposed Future Riverside Precinct 4
	Proposed Future Riverside Precinct 4 Assets
	Area to be transferred from Medium Density/Commercial Community Title to Riverside Community Title
	Area to be transferred from Riverside Community Title to Medium Density/Commercial Community Title
	Area not included in this approval



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Sheet No. 8 of 8

D	Myall Quays Community Title Scheme Removed From Proposal	AV	AV				
C	Commercial Area Included	DS	DS				
B	Riverbank Reserve Excluded	AV	AV				
A	Original Issue	AV	AV				
REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE	

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2 Bourke St P.O.Box 560
RAYMOND TERRACE 2324
Fax (02) 49871788 Phone (02) 49871500

R.C.08 COMMUNITY TITLE STRUCTURE

RIVERSIDE
TEA GARDENS

COUNCIL GREAT LAKES	REFERENCE 21500160
PARISH	SHEET SIZE
SCALE 1:5000 on A1	SHEET No. 8
DATE : 16/11/23/04/19	

CLIENT: SHEARGOLD GROUP

JOB No.: 213366

COMPUTER FILE : S:\projects\Riverside\dwg\Project Plans\Project Plans - RC08 Community Title Structure.dwg