

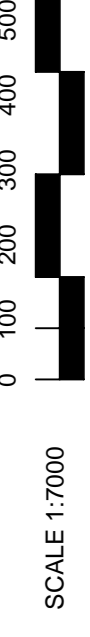
Issue	Description	Date	CHK	Ver
PROJECT PROPOSED CONCEPT PLAN				
LOCATION: TEA GARDENS				
CLIENT: CRIGHTON PROPERTIES PTY. LTD.				
DRAWING: CONCEPT MASTER PLAN - MAY 2006				
SCALE	DATE	DRAWN	ISSUE	
1:7000 @ A1	17/05/2006	DPS	RIVERSIDE PDA 01 A	
PROJECT NUMBER	DRAWING NUMBER	ISSUE		
		RIVERSIDE PDA 01 A		

**CRIGHTON PROPERTIES**  
 DEVELOPERS OF SUPERIOR RESIDENTIAL ESTATES

**robertsday**  
 town planning + design

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**CONCEPT MASTERPLAN - MAY 2006**

PROPOSED 8 LOT RURAL RESIDENTIAL SUBDIVISION - APPLICATION BEFORE COUNCIL (NOT PART OF 3A APPLICATION)

HISTORICAL PAPER SUBDIVISION

APPROVED HERMITAGE RETIREMENT VILLAGE. 281 HOMES (UNDER CONSTRUCTION)

EXISTING TEA GARDENS GRANGE RETIREMENT VILLAGE. 190 HOMES (NEARING COMPLETION)

AGED CARE FACILITY SITE

EXISTING RESIDENTIAL DEVELOPMENT

EXISTING COMMERCIAL PRECINCT INCLUDING SHOPPING CENTRE MEDICAL CENTRE & TOWN SQUARE.

EXTENSION OF EXISTING COMMERCIAL PRECINCT

PUBLIC RESERVE AREAS TO LAKE FRONTAGE

EXTENDED LAKE AREA FOR WATER DETENTION & WATER QUALITY MANAGEMENT

EXISTING RESIDENTIAL DEVELOPMENT

EXISTING DRAIN TO MYALL RIVER

EXISTING DETENTION & WATER QUALITY LAKE

PUBLIC RESERVE / WALKING TRAILS

PROPOSED HOME BASED BUSINESS PRECINCT. (APPROX 50 HOUSES) BUSINESS SUPPORT CLUBHOUSE

EXISTING 7(b) WETLAND BUFFER ZONE

EXISTING 7(b) ZONE WETLAND

COMMUNITY PARK INCORPORATING GAZEBOS, WALKING TRAILS ETC.

WILDLIFE MOVEMENT CORRIDOR

LOW DENSITY LODGE HOUSES ASSOCIATED WITH CONFERENCE / CLUB FACILITIES. (APPROX 40)

CONFERENCE & CLUBHOUSE FACILITIES ASSOCIATED LOW RISE TOWN HOUSE ACCOMMODATION. (APPROX 15)

PROPOSED 50 BERTH BOAT BERTHING BASIN WITH DIRECT ACCESS TO MYALL RIVER

RESIDENTIAL LOT DEVELOPMENT. (APPROX 140 LOTS)

WILDLIFE MOVEMENT CORRIDOR

EXISTING RESIDENTIAL RURAL ESTATE SHEARWATER

EXTENT OF SITE HOLDING. RIVERSIDE AT TEA GARDENS

TOURIST / CONFERENCE FACILITIES COMBINED WITH TOURIST ACCOMMODATION (APPROX 75 UNITS)

RESIDENTIAL LOT DEVELOPMENT (UNDER TORRENS TITLE) APPROX 1400 LOTS TOTAL

LOW DENSITY TRANSITION DEVELOPMENT. COMMUNITY TITLE. PERMANENT / TOURIST ACCOMMODATION. (APPROX. 100 HOUSES)

EXTENT OF SITE HOLDING. MYALL RIVER DOWNS

EXTENT OF 7(a) ZONE CONSERVATION AREA

DRAINAGE MANAGEMENT & WILDLIFE MOVEMENT CORRIDOR

EXISTING SAND QUARRY TO BE USED FOR WATER MANAGEMENT PURPOSES

DRAINAGE MANAGEMENT & WILDLIFE MOVEMENT CORRIDOR

EXISTING WASTE DEPOT

RECREATION FIELDS & COURTS

EXISTING SEWER PUMP STATION

DETECTION & WATER QUALITY MANAGEMENT PONDS

SITE AREA CURRENTLY OWNED BY GREAT LAKES COUNCIL (NOT PART OF CONCEPT PLAN APPLICATION)

EXTENSION TO INDUSTRIAL SUBDIVISION

EXISTING COUNCIL RESERVE

WATER MANAGEMENT & OPEN SPACE CORRIDORS.

TO PACIFIC HIGHWAY

EXISTING LIGHT INDUSTRIAL SUBDIVISION

TO NEWCASTLE

TO MAITLAND

TO KURRI KURRI

TO WARRAGOONA

START OF EXPRESSWAY

LOOK FOR OUR SIGN

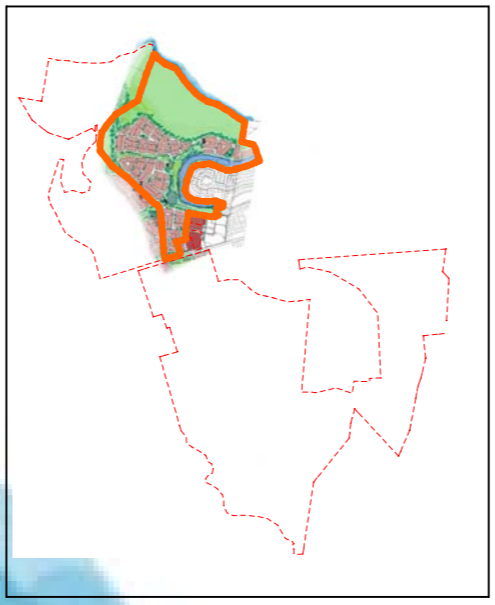
SALES & DISPLAY OFFICE IN MYALL QUAYS SHOPPING VILLAGE



**SPACIAL ALLOCATION TABLE**

Use	Area	%	Yield
Total Project Area	97.81 Ha	100	
7(a) Wetlands (Existing)	16.07 Ha	16.4	
7(b) Wetlands Buffer (Existing)	18.57 Ha	19.0	
Open Space / Wildlife Movement Corridors & Water Quality Management	30.75 Ha	31.4	
Home Based Business Lots	4.77 Ha	4.9	50 dwellings
Standard Residential Lots	27.65 Ha	28.3	535 dwellings

NOTE: ALL AREAS & YIELDS ARE APPROXIMATE ONLY



Issue Description Date Chk Ver  
 PROJECT PROPOSED PROJECT PLAN  
 LOCATION RIVERSIDE AT TEA GARDENS  
 CLIENT CRIGHTON PROPERTIES PTY. LTD.  
 DRAWING RIVERSIDE MASTER PLAN - MAY 2006  
 SCALE 1:2500 @ A1 DATE 23/05/2006 DRAWN DJS  
 PROJECT NUMBER DRAWING NUMBER ISSUE  
**RIVERSIDE PDA 02 A**  
 CRIGHTON PROPERTIES  
 Level 1, Unit F, 2 Relliance Drive, TUGGERAH 2259  
 PH: (02) 4352 4352, FAX: (02) 4352 4343  
 CRIGHTON PROPERTIES PTY. LTD. A.B.N. 16 000 830 875



**RIVERSIDE PROJECT PLAN - MAY 2006**

SCALE 1:2500



