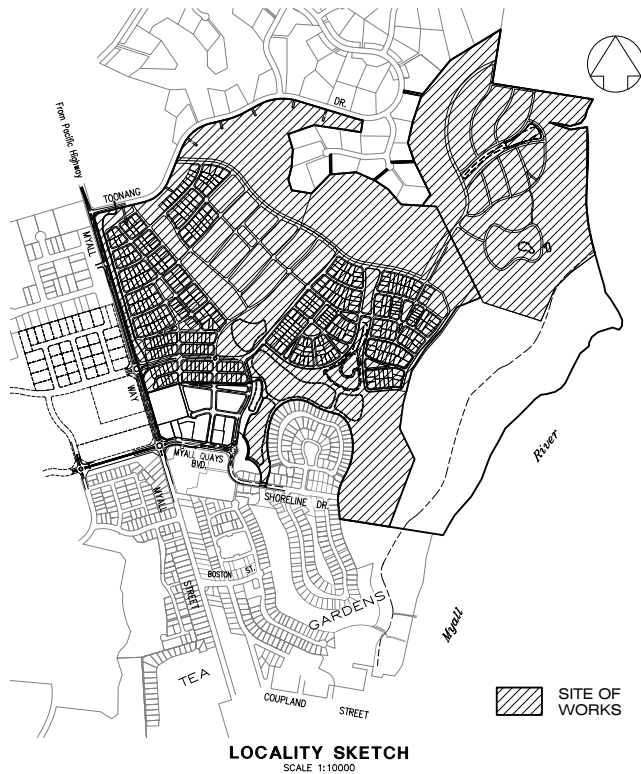


# RIVERSIDE ESTATE

## CONCEPT PLAN APPLICATION



### Schedule of Drawings

Sheet	File Number	Description	Revision
1	21000188	COVER SHEET, LOCALITY SKETCH & INDEX	B
2	21000189	VOLUNTARY PLANNING AGREEMENT SHEET 1	B
3	21000190	VOLUNTARY PLANNING AGREEMENT SHEET 2	B
4	21000191	GENERAL LAYOUT PLAN, GENERAL NOTES & LEGEND	B
5	21000192	ROAD TYPICAL CROSS SECTIONS	A
6	21000193	BULK EARTHWORKS PLAN	B
7	21000194	OVERALL SITE DETAIL PLAN	B
8	21000195	SITE DETAIL PLAN SHEET 2	B
9	21000196	SITE DETAIL PLAN SHEET 3	B
10	21000197	CONSTRUCTION ACTIVITY STAGING PLAN & TRAFFIC CONTROL PLAN	B
11	21000198	BULK HAULAGE PLAN & WASTE MANAGEMENT FACILITIES	A
12	21000160	PRELIMINARY CUT-FILL PLAN	C
13	21000161	INUNDATION PLAN - EXISTING SITE, EXISTING 100YR FLOOD	C
14	21000163	INUNDATION PLAN - DEVELOPED SITE, EXISTING CLIMATE 100YR LOCAL EVENT	C
15	21000164	INUNDATION PLAN - DEVELOPED SITE, CLIMATE CHANGE 100YR LOCAL EVENT	C
16	21000165	INUNDATION PLAN - DEVELOPED SITE, CLIMATE CHANGE 100YR COMBINED LOCAL & REGIONAL FLOOD	C
17	21000166	DRAINAGE CONCEPT PLAN	D
18	21000199	PRELIMINARY COMMUNITY TITLE SUBDIVISION PLAN	B

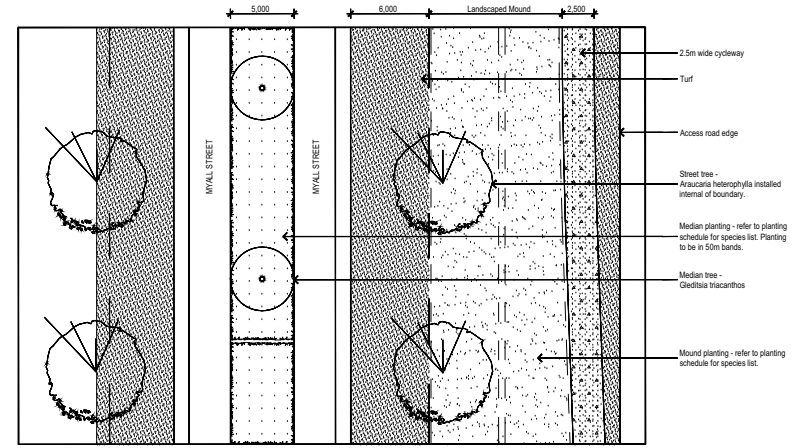
Designed By

**TATTERSALL LANDER** PTY LTD  
DEVELOPMENT CONSULTANTS IN ENGINEERING, SURVEYING & PLANNING  
PO Box 580 RAYMOND TERRACE Phone (02) 4987 1500

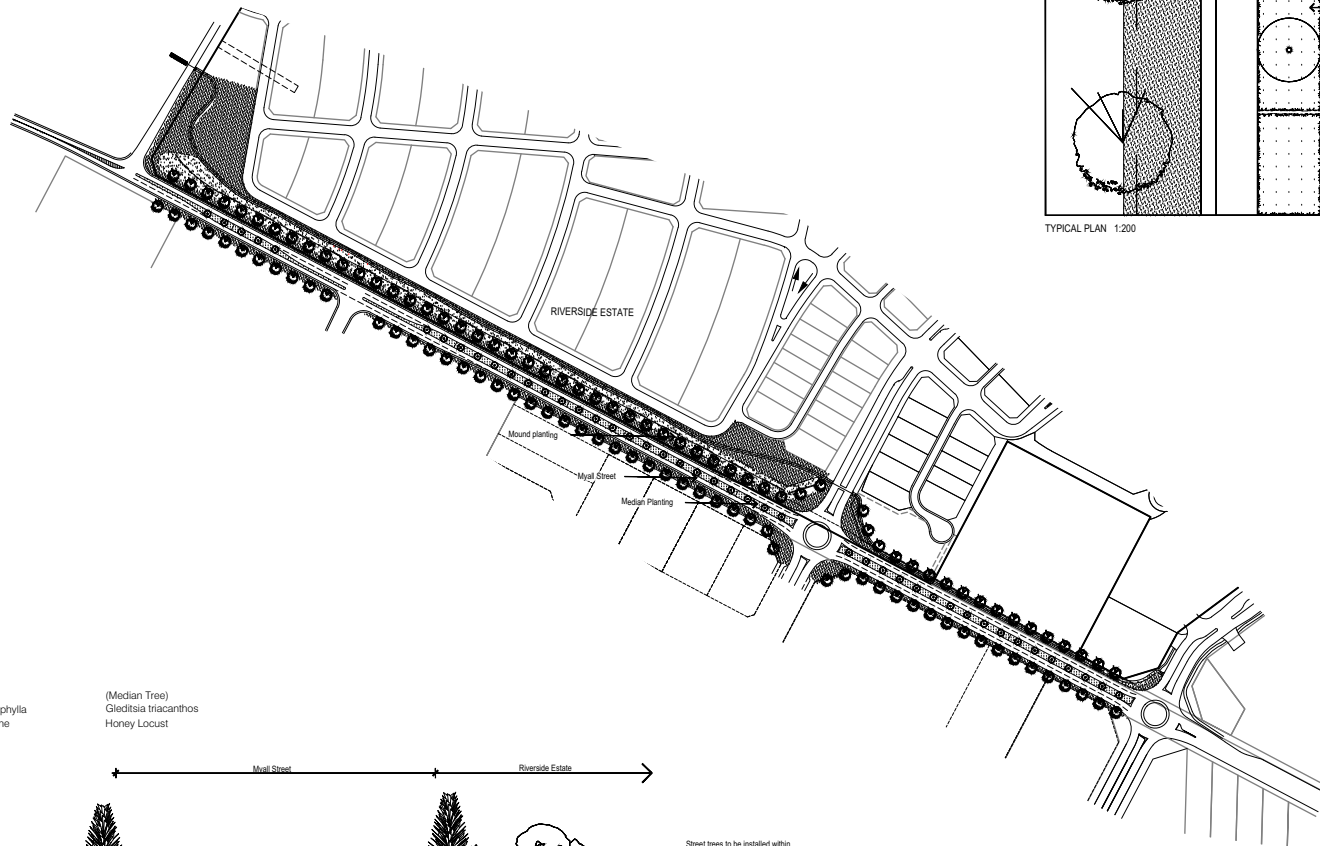


**VOLUNTARY PLANNING AGREEMENT**  
**SHEET 1**

DETAILS	NOMINAL LENGTH (m) OR UNIT	UNIT RATE COST	TOTAL COST	COMMENTS
Myall Street Dual Carriageway Upgrade with Planted Median between the two roundabouts north of Shopping Centre	300	\$18,000.00	\$5,400,000.00	Includes 2x roundabouts @ a nominal cost of \$1.5M/structure
Myall Street Dual and Single Carriageway Upgrade with Planted Median between the northern roundabout and Toonang Drive	612	\$5,800.00	\$3,549,600.00	Dual lanes near roundabout transitioning to single lane
Lookout Development - Carpark	20	\$4,500.00	\$90,000.00	No formal Carpark available
Lookout Development - Observation Structure, furniture, improvements	1	\$50,000.00	\$50,000.00	Existing Site to be upgraded



TYPICAL PLAN 1:200

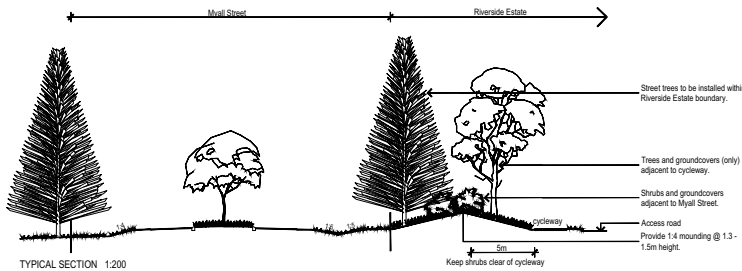


(Verge Tree)  
Araucaria heterophylla  
Norfolk Island Pine

(Median Tree)  
Gleditsia triacanthos  
Honey Locust

**PLANTING SCHEDULE**

KEY	SPECIES	SIZE	SPACING	QUANTITY
<b>Street Tree</b>				
	Araucaria heterophylla	400L1	15m c/s	111
<b>Median Planting</b>				
	Gleditsia triacanthos	800L1	15m c/s	44
	Dianella 'Littie Jeet'	150mm	6.1m <sup>2</sup>	7200
	Lomandra 'Seascape'	150mm	6.1m <sup>2</sup>	7200
	Pennisetum 'Nafsay'	150mm	6.1m <sup>2</sup>	7200
<b>Mound Planting</b>				
	Dianella 'Littie Jeet'	tubestock	6.1m <sup>2</sup>	19200
	Lomandra 'Seascape'	tubestock	6.1m <sup>2</sup>	19200
	Banksia integrifolia	150mm	1m c/s	1500
	Banksia serrata	150mm	1m c/s	1500
	Doryanthes escolia	5L1	2.5m c/s	365
	Melaleuca nodosa	5L1	1m c/s	1500
	Xanthorrhoea sp.	5L1	2.5m c/s	365
	Melaleuca quinquenervia	25L1	5m c/s	40
	Eucalyptus robusta	25L1	5m c/s	40



TYPICAL SECTION 1:200

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

**TATTERSALL LANDER** Pty Ltd  
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SCALE: 1:1,200 (or A1 Size Sheet)  
SHEET No.: 12  
JOB No.: 201479  
DATE: 09/11/10  
FILE: 2100189  
DATE: 09/11/10  
SHEET 12 OF 12

# VOLUNTARY PLANNING AGREEMENT

SHEET 2



**LEGEND**

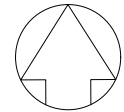
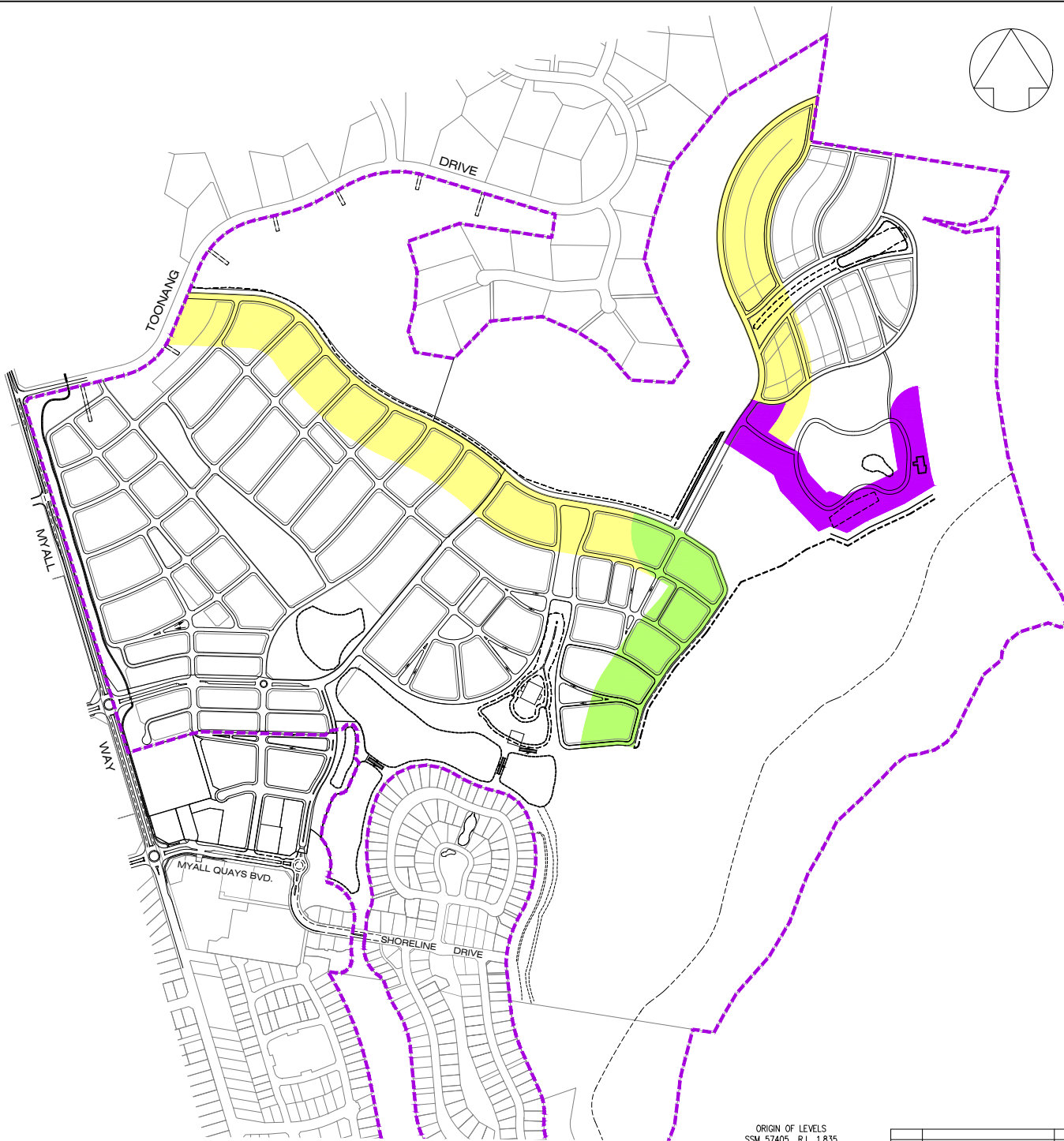
- EXISTING PATHWAY / CYCLEWAY
- PROPOSED CYCLEWAY
- PROPOSED PATHWAY

DETAILS	NOMINAL LENGTH (m) OR UNIT	UNIT RATE COST	TOTAL COST	COMMENTS
Cycleways - Pedestrial Link to Tea Gardens Commercial Area via Foreshore	95 + 255	\$250.00	\$92,500.00	Two components with missing link on Foreshore needing to be relocated to the River side of Marine Drive to remove impact on Fig Trees near Police Station, generally free of service relocations
Pathways - Pedestrial Link to Tea Gardens Commercial Area via Myall Street	154	\$250.00	\$38,500.00	Additional pathway to the southern parts of the Commercial areas - from Myall Street to Marine Drive
Lookout Cycleway to Toonang Drive	560	\$250.00	\$140,000.00	General clearing with attractive route possible

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

TATTERSALL  
LANDER Pty Ltd  
ENVIRONMENT CONSULTANTS

SCALE : 1:5000 on A1	SHEET No. : 3	FILE : 21000190	SHEET 3/3
	JOB No. : 201679	DATE : Plotted 15/01/04/11/10	A1
COMPUTER FILE : S:\projects\Myall Quays\dwg\ST09\VPA - Cycleways.dwg			



**LEGEND**

- DENOTES CONCEPT PLAN BOUNDARY
- ASSET PROTECTION ZONES AS DEFINED BY CONACHER ENVIRONMENTAL GROUP BUSHFIRE PROTECTION ASSESSMENT REPORT
- 
- 

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**GENERAL LAYOUT PLAN**  
1:4000

ORIGIN OF LEVELS  
SSM 57405 R.L. 1.835  
AUSTRALIAN HEIGHT DATUM  
BUDGEREE ST. (NEAR BOSTON ROAD)  
TEA GARDENS

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
B	Revised Development Footprint	AV	AV	DWK*	BL*	27/12/11*
A	Original Issue	AV	AV	-	-	24/11/11*

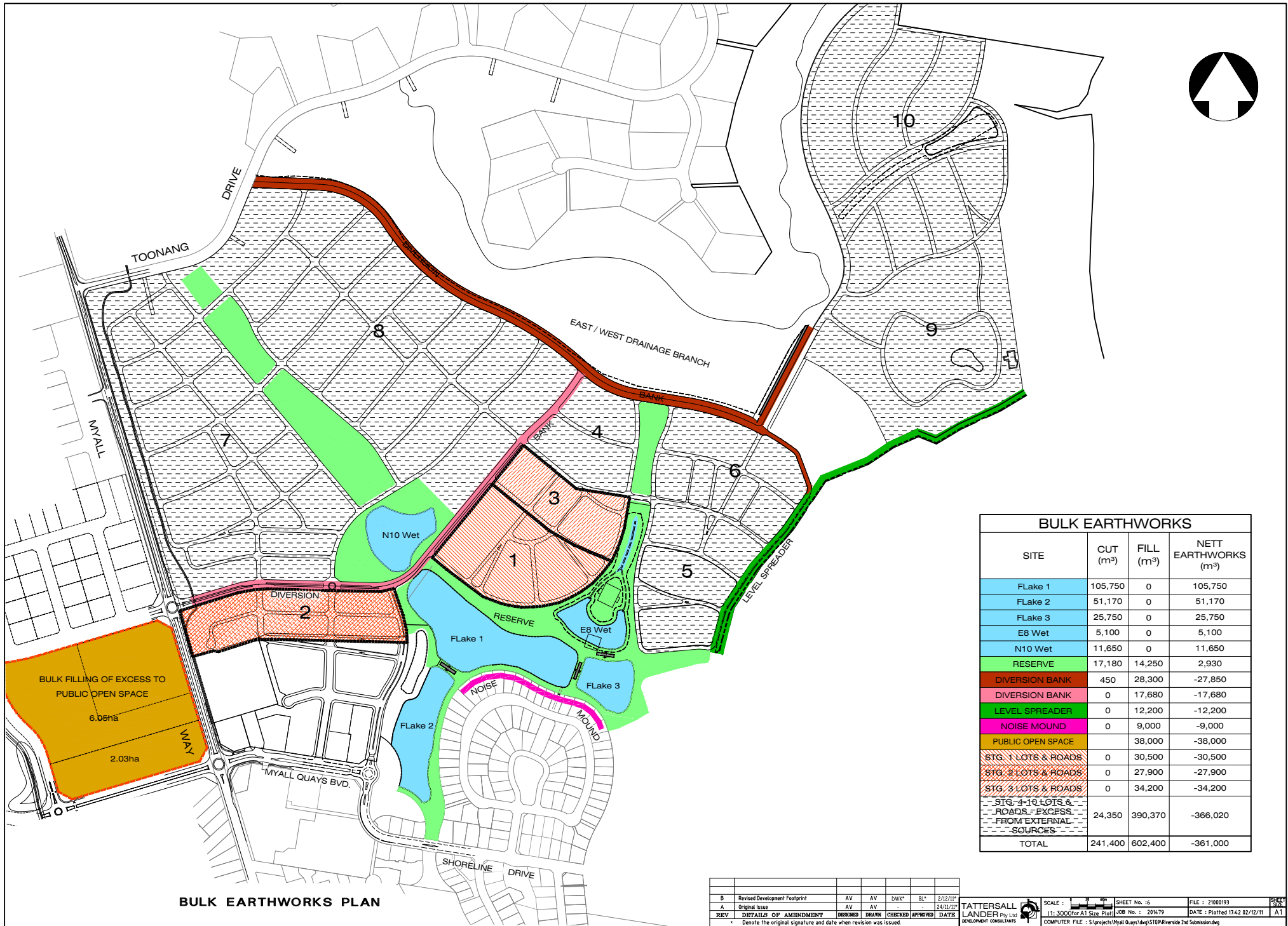
**TATTERSALL LANDER** Pty Ltd  
DEVELOPMENT CONSULTANTS

SCALE: 1:4000 (for A1 Size Plot)

SHEET No. 14 FILE : 21000191 SHEET 14 OF 22  
JOB No. : 2014.79 DATE : Plotted 14.10.12/12/11  
COMPUTER FILE : S:\projects\Myall Quays\dwg\STEP\iverside 2nd Submission.dwg

Xref: 198370 - 807 198370 - 807.dwg Xref: Shearwater Boundaries xref.dwg Xref: 150water Boundaries xref.dwg Xref: 201678 - Stg 8 80y 120x178 - Stg 8 80y.dwg Xref: 928438 - Boundary Xref.dwg Xref: 1501428 - Boundary Xref.dwg Xref: Stg 9 151y 90w.dwg Xref: Stg 10\_desp\_center\_2\_INTERVAL (Stg 10\_desp\_center\_2\_INTERVAL.dwg Xref: 202409 - ConSite 1202409 - ConSite.dwg Xref: INDUSTRIAL AREA XREF INDUSTRIAL\_AREA\_XREF.dwg





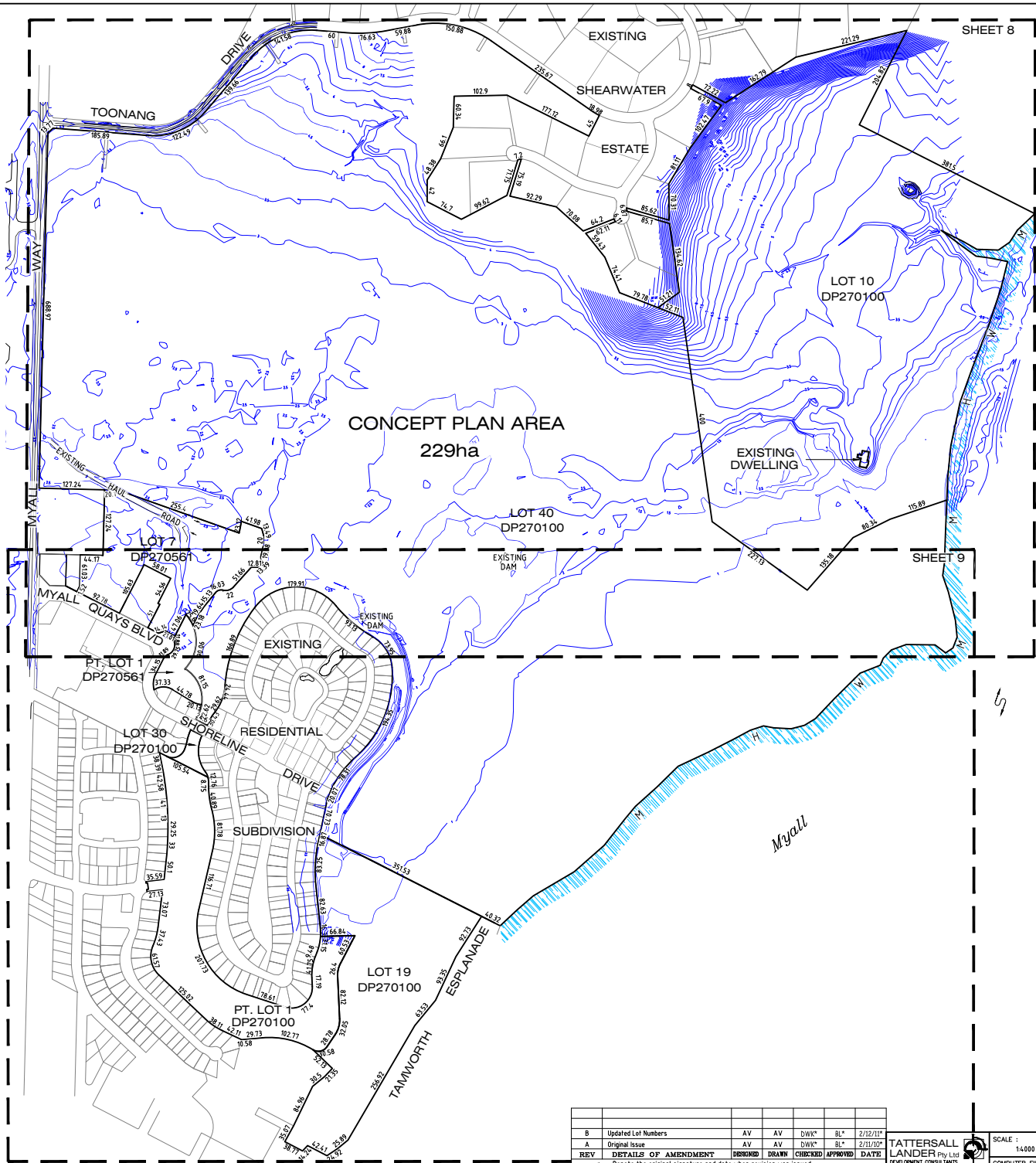
**BULK EARTHWORKS PLAN**

BULK EARTHWORKS			
SITE	CUT (m³)	FILL (m³)	NETT EARTHWORKS (m³)
Flake 1	105,750	0	105,750
Flake 2	51,170	0	51,170
Flake 3	25,750	0	25,750
E8 Wet	5,100	0	5,100
N10 Wet	11,650	0	11,650
RESERVE	17,180	14,250	2,930
DIVERSION BANK	450	28,300	-27,850
DIVERSION BANK	0	17,680	-17,680
LEVEL SPREADER	0	12,200	-12,200
NOISE MOUND	0	9,000	-9,000
PUBLIC OPEN SPACE		38,000	-38,000
STG. 1 LOTS & ROADS	0	30,500	-30,500
STG. 2 LOTS & ROADS	0	27,900	-27,900
STG. 3 LOTS & ROADS	0	34,200	-34,200
STG. 4-10 LOTS & ROADS - EXCESS FROM EXTERNAL SOURCES	24,350	390,370	-366,020
<b>TOTAL</b>	<b>241,400</b>	<b>602,400</b>	<b>-361,000</b>

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
B	Revised Development Footprint	AV	AV	DWK*	SL*	2/12/11
A	Original Issue	AV	AV			24/11/11

**TATTERSALL LANDER** Pty Ltd  
 DEVELOPMENT CONSULTANTS  
 SCALE: 1:3000 (or A1 Size Plot)  
 SHEET No. : 6  
 FILE : 21000193  
 JOB No. : 201479  
 DATE : Plotted 17.42 02/12/11  
 COMPUTER FILE : S:\projects\Myall Quays\dwg\STGR\RiverSide 2nd Submission.dwg

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Level 100 (201479 - Level 100.dwg)



Myall River

**SITE DETAIL SURVEY**

- 0.89 SPOT HEIGHT
- 3.5 EXISTING CONTOURS (0.5m INTERVAL)
- - - - - EXISTING FENCING
- - - - - EXISTING CONTOURS
- - - - - EXISTING OVERHEAD POWER LINE
- /// FORESHORE BOUNDARY

REV	DETAILS OF AMENDMENT	DESIGNED	DRAWN	CHECKED	APPROVED	DATE
B	Updated Lot Numbers	AV	AV	DWK*	BL*	2/12/11*
A	Original Issue	AV	AV	DWK*	BL*	2/11/10*

**TATTERSALL LANDER** Pty Ltd  
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SCALE : 1:4000 on A1	SHEET No. 7	FILE : 21000194	SHEET 25/26
JOB No. : 201479	DATE : Plotted 14/26/12/11	A1	

COMPUTER FILE : S:\projects\Myall Quays\dwg\STG9\Site detail survey plan.dwg