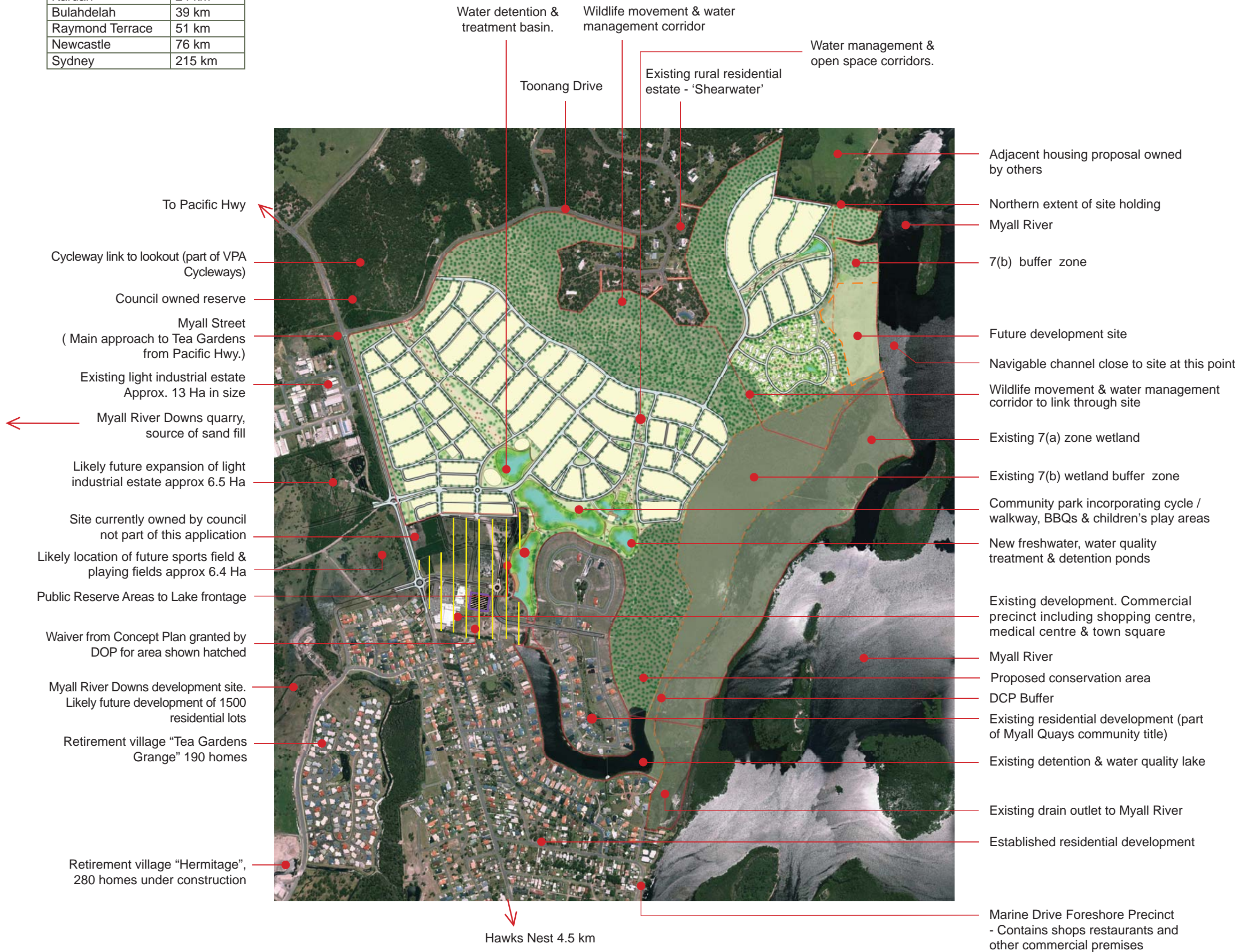


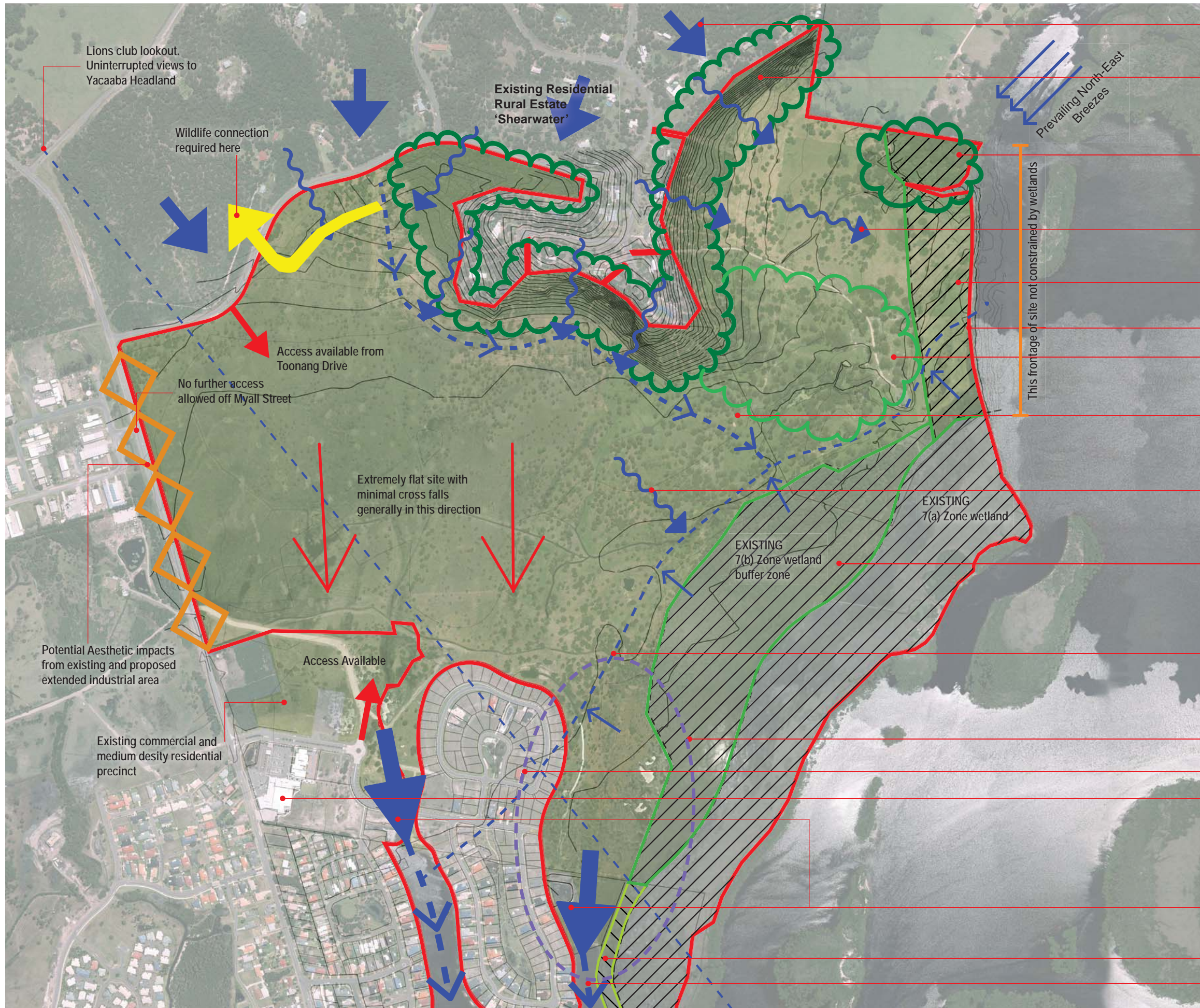
Riverside Concept Plan And Project Application



- R.C. -00 Contents
- R.C. -01 Context Plan
- R.C. -02 Site Analysis Plan
- R.C. -03 Concept Plan
- R.C. -04 Transport & Access Plan - Pedestrian / Cycleway / Public Transport
- R.C. -05 Street Hierarchy Plan
- R.C. -06 Open Space Network - Concept Plan
- R.C. -07 Urban Development - Structure & Yield
- R.C. -08 Staging Plan
- R.C. -09 Community Title Structure
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- R.C. -32 Lot & House Types- 650m² - 800m² (Alternative #1 & #2)
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- R.C. -36 Constraints Plan- Over Aerial Photo
- R.C. -37 Constraints Plan

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





- Rainfall runoff catchment extends well beyond site
- Steeper slopes and established tree growth in this area not particularly suited to development - existing vegetation worthy of preserving
- Vegetation worthy of preservation
- Considerable base run off to be addressed from upper catchment beyond the boundaries of the site
- 7B buffer zone with allowance in DCP for marine activities
- Extent of 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 run off to be addressed from upper catchment beyond the boundaries of the site
- Wetland buffer zone established at the time of rezoning of site in 2000 to protect adjacent wetland. Limited development to occur in this area
- Approximate line of 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 and subsequent drain
- DCP Buffer
- Existing detention & water quality lake

Lions club lookout. Uninterrupted views to Yacaaba Headland

Wildlife connection required here

Existing Residential Rural Estate 'Shearwater'

Prevailing North-East Breezes

Access available from Toonang Drive

No further access allowed off Myall Street

Extremely flat site with minimal cross falls generally in this direction

EXISTING 7(b) Zone wetland buffer zone

EXISTING 7(a) Zone wetland

Potential Aesthetic impacts from existing and proposed extended industrial area

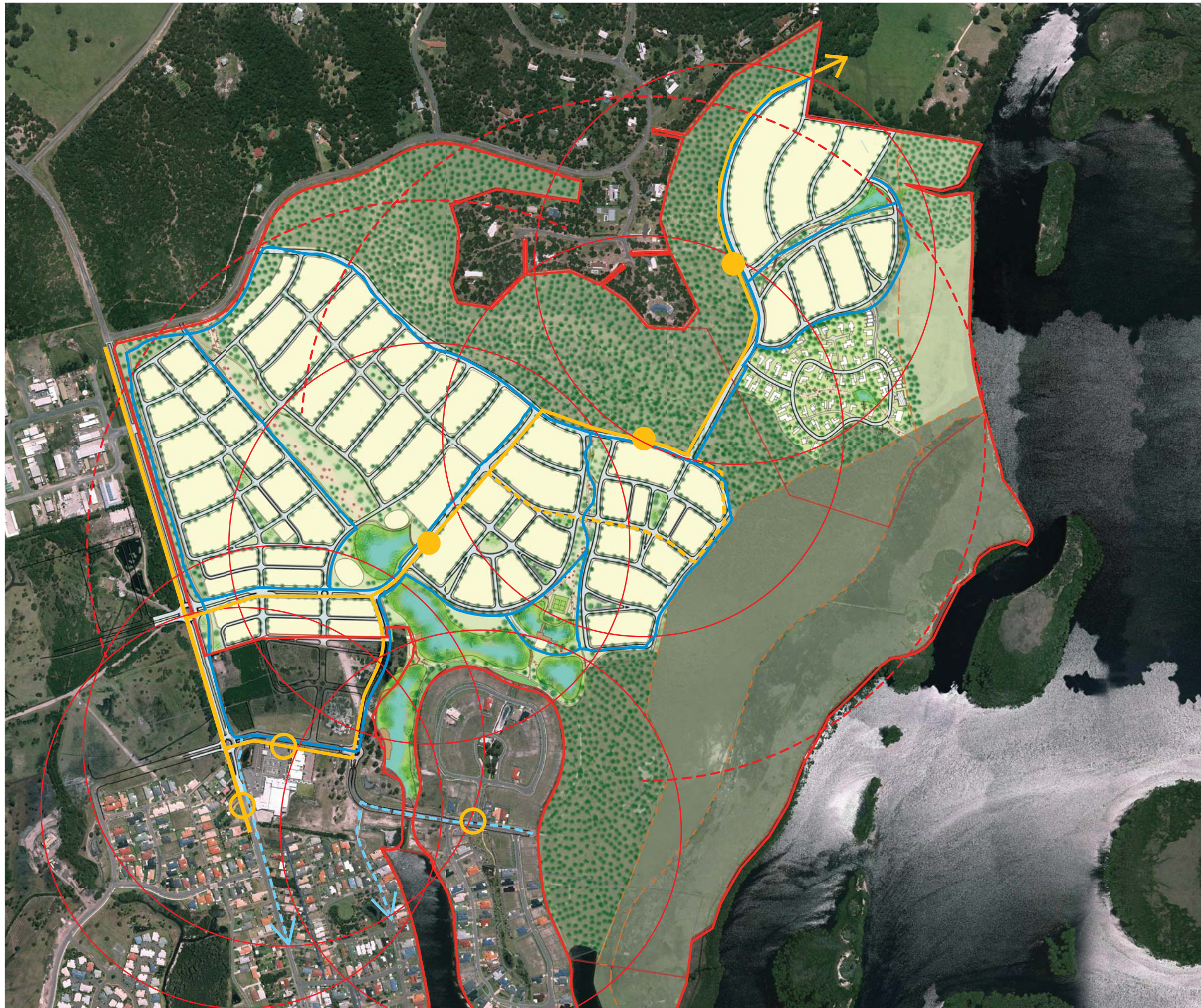
Access Available

Existing commercial and medium density residential precinct



Item	Description
1	Extent of concept plan area 'Riverside' at Tea Gardens.
2	Existing 7(a) wetland zone.
3	Existing 7(b) buffer zone.
4	Wildlife movement corridor.
5	Water management & open space corridors.
6	Community parks incorporating walking/cycle ways, BBQs, children's play area equipment.
7	Community pocket parks.
8	Not Applicable
9	Not Applicable
10	Existing detention and water quality lake.
11	New fresh water, water quality management & detention ponds.
12	Existing residential development.
13	Foreshore Setback line.
14	Future precinct community facilities.
15	Site area currently owned by Great Lakes Council.
16	Separate medium density/commercial precinct (not part of this application-current waver issued by DoP.)
17	Tourist lodgings precinct.
18	Additional land proposed for conservation
19	Proposed residential lot development to be developed under community title.
20	Future development site.
21	Existing house.
22	DCP buffer.
23	Location of known midden & buffer.
24	Existing drain outlet to Myall River.
25	Existing drainage swale
26	Existing shopping centre/medium density approvals
27	Future connecting road

Land Use Legend		
Total Site	Ha	%
Open Space		
- Wetlands (zoned 7a)	28.6	12.9
- Buffer Zones (zoned 7b)	21.0	9.4
- Additional Conservation Buffer	17.8	8.0
- Wildlife Corridors	41.9	18.8
- Drainage Corridors, Ponds & Large Parks	23.1	10.4
- Pocket Parks	2.6	1.2
- Existing detention & water quality lake	6.7	3.0
Total	141.7 Ha	63.7%
Built Upon Area		
- Residential (including roads & community facilities)	67.1	30.2
- Tourist/Residential (Lodgings)	8.1	3.6
Total	75.2 Ha	33.8%
Future Development Site		
Total	5.6 Ha	2.5%
Total	222.5 Ha	100%



ACCESS	DETAILS
	Proposed Bus Route
	Temporary Bus Route
	Proposed Bus Stop
	Existing Bus Stop
	Proposed dedicated on site network. Primary cycleway / pedestrian (does not include standard road side foot ways)
	Off site existing (and proposed to be augmented under the VPA) Cycleway / Pedestrian Network
	400m walking radius around bus stop
	700m walking radius around bus stop (for information)

Riverside
Tea Gardens Australia

DRAWING TITLE
TRANSPORT & ACCESS PLAN
PEDESTRIAN / CYCLEWAY / PUBLIC TRANSPORT



APPLICATION Part 3a Submission to N.S.W. D.O.P.			
DATE November 2011	SCALE 1:4000 @ A1	DRAWING No. R.C. -04	REVISION N





ROAD TYPES	DETAILS
Arterial #1	Road 18m, 5m median, green space & development
Arterial #2	Road 14m, 5m median, green space & development
Connector	Road 17m, 5m median, development both sides
Secondary Arterial #1	Road 13m, 1.5m centre bay, development both sides
Secondary Arterial #2	Road 13m, 1.5m centre bay, green space & development
Secondary Arterial #3	Road 13m, 1.5m centre bay, green space & development
Linkroad Commercial	Road 13m, commercial
Linkroad #1	Road 11m, development both sides
Link Road #2	Road 11m, green space & development
Street #1	Road 7.5m, development both sides
Street #2	Road 7.5m, green space & development
One Way	Road 5m, development both sides
Access Way	Lane 7.5m reserve, 3.5m road
Lane Way	Lane 8m reserve, 5.5m road
Bush Fire Trail	4m wide access (no permanent vehicular access)
Existing Roads	Existing NA
Intersection 1	Intersection to be upgraded to roundabout as required by development of Myall River Downs
Intersection 2	Roundabout to be provided at intersection as required by development of Myall River Downs

