

Development Matrix

Concept Plan Domain	Preferred Development	Residential Density	Non-Residential Density	Urban Design Principles
Town Centre/ Neighbourhood Centre	<ul style="list-style-type: none"> ▪ Shop ▪ Retail premises ▪ Business premises ▪ Office premises ▪ Medical Centre ▪ Community facility ▪ Restaurant ▪ Takeaway food and drink premises ▪ Entertainment facility ▪ Recreational facility(indoor) ▪ Car Park ▪ Child Care Centre ▪ Pub ▪ Information and education facility ▪ Residential types in Development Code ▪ Telecommunications facility ▪ Service station 	<p>200 multi-units</p> <p>Approx area: 17.4 Ha</p>	<p>Shop, pub, takeaway food, restaurant Max 5000 sq m GFA</p> <p>Office, commercial & medical Max 2500 sq m GFA</p> <p>Supermarket Max 4000 sq m GFA</p> <p>Community use Max 1000 sq m GFA</p>	<ul style="list-style-type: none"> ▪ Retail and commercial resident friendly ▪ Urban form controlled by Development Code ▪ Building height controlled by Development Code ▪ Incorporate urban art and public amenity ▪ Public transport interchange ▪ Town square focus ▪ Public car parking concealed from view ▪ Non-residential use at street level ▪ Reduced setbacks ▪ Pedestrian friendly streetscape with awnings ▪ Designs must optimise residential amenity, privacy and solar access ▪ Must demonstrate sensitive interface with surrounding development ▪ Screen or conceal passive facades and service areas ▪ Incorporate passive surveillance and public safety principles
Residential	<ul style="list-style-type: none"> ▪ Residential types in Development Code ▪ Exhibition village ▪ Community facility ▪ Child care centre ▪ Residential care facility ▪ Seniors housing ▪ Recreation area ▪ Environmental facility ▪ Recreation facility(indoor) 	<p>10 - 40 dw/Ha</p> <p>Approx area: 282.7 Ha</p> <p>5300 dw</p> <p>(2500 detached 2400 small lot integrated housing, 400 multi-units)</p>		<ul style="list-style-type: none"> ▪ Urban form controlled by lot layout and Development Code ▪ Create diversity of housing choice ▪ Designs must optimise residential amenity, privacy and solar access ▪ Strong streetscape character with articulated setbacks ▪ Garage doors must not dominate streetscape ▪ Incorporate passive surveillance and public safety principles ▪ Incorporate public open space within walkable radius of each dwelling
Education/Community Facilities/Utilities	<ul style="list-style-type: none"> ▪ School ▪ Community facility ▪ Place of worship ▪ Child Care centre ▪ Public utility undertaking ▪ Recreation area ▪ Recreation facility (outdoor) ▪ Recreation facility (indoor) ▪ Environmental facility ▪ Carpark 	<p>Approx area: 7.2 Ha</p>	N/A	<ul style="list-style-type: none"> ▪ Locate school buildings with integrated parking and shared facilities ▪ Provide adequate safe setdown areas ▪ Sporting facilities may be shared between schools and community ▪ Must demonstrate sensitive interface with surrounding development ▪ Enhance community education on surrounding environment ▪ Neighbourhood scale ▪ Utilities landscaped to minimise visual impact
Open Space	<ul style="list-style-type: none"> ▪ Community facility ▪ Environmental facility ▪ Recreation area ▪ Recreation facility (outdoor) ▪ Recreation facility (indoor) ▪ Restaurant(max 300 sqm) ▪ Carpark 	<p>Approx area: 166.7 Ha</p>	N/A	<ul style="list-style-type: none"> ▪ Include range of active and passive uses ▪ Incorporate community facilities appropriate to uses ovals / buildings / carparking ▪ Sporting facilities to be shared between schools and community ▪ Incorporate community facilities appropriate to uses ▪ Located on community spine ▪ Incorporate stormwater paths and treatment areas
Environmental Protection Areas	<ul style="list-style-type: none"> • Environmental facility 	<p>Approx area: 84.3 Ha</p>	N/A	<ul style="list-style-type: none"> ▪ Incorporate low impact community trails ▪ Provide linkages to open space areas for wildlife corridors ▪ Managed by Council or the State government
Lake	<ul style="list-style-type: none"> • Recreation area • Recreation facility(outdoor) • Water recreation structure • Jetty • Environmental facility 	<p>Approx area: 15.6 Ha</p>	N/A	<ul style="list-style-type: none"> ▪ Provide low impact public access ▪ Provide linkages around the lake to pedestrian walkway
Residential Density Totals	N/A	5500 dwellings	N/A	