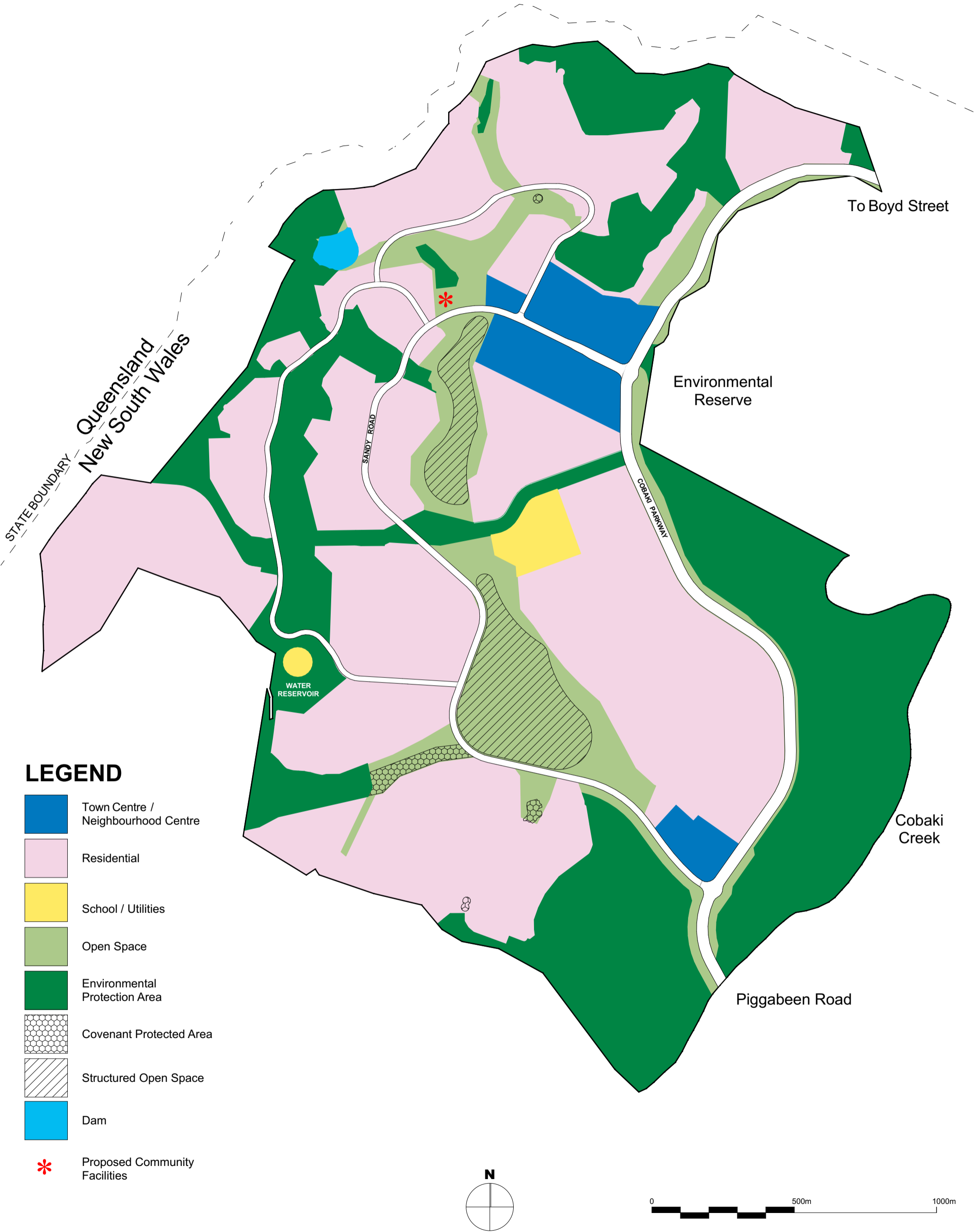


Concept Plan



LEGEND

- Town Centre / Neighbourhood Centre
- Residential
- School / Utilities
- Open Space
- Environmental Protection Area
- Covenant Protected Area
- Structured Open Space
- Dam
- Proposed Community Facilities

Development Matrix

	Concept Plan Domain	Development Uses		Total Area		Urban Design Principles
				Leda Owned Land	Proposed Road Closures	
	Town Centre/ Neighbourhood Centre	<ul style="list-style-type: none">▪ Business premises▪ Carpark▪ Child care centre▪ Community facility▪ Education establishment▪ Emergency services facility▪ Entertainment facility▪ Environmental facility▪ Food and drink premises▪ Funeral chapel▪ Health services facility▪ Home business▪ Hotel or motel accommodation▪ Information and education facility▪ Medical centre	<ul style="list-style-type: none">▪ Office premises▪ Place of worship▪ Pub▪ Recreation area▪ Recreation facility (indoor)▪ Residential care facility▪ Residential types in▪ Registered Club▪ Development Code▪ Restaurant▪ Retail premises▪ Roads▪ Seniors housing▪ Service station▪ Shop▪ Telecommunication facility	23.95 ha	0.65 ha	<ul style="list-style-type: none">▪ Urban form controlled by Plan of Development in Precinct approval▪ Building height controlled by Development Code▪ Mixed uses are encouraged▪ Provide legible off-street parking▪ Create town square focus▪ Sporting facilities may be shared between schools and community▪ Buildings facing main streets are encouraged to have active frontages▪ Pedestrian friendly streetscape with awnings▪ Create interesting buildings with articulated facades▪ Screen or conceal passive facades and service areas▪ Soften visual impact of carpark with landscaping▪ Incorporate urban art and public streetscaping▪ Must demonstrate sensitive interface with surrounding development▪ Ground floor facing main roads must be non residential use▪ Landscape concept to maintain visibility of retail uses▪ Incorporate passive surveillance and public safety principles
	Residential	<ul style="list-style-type: none">▪ Carpark▪ Child care centre▪ Community facility▪ Environmental facility▪ Exhibition village▪ Home based child care▪ Home business▪ Neighbourhood shop▪ Recreation area	<ul style="list-style-type: none">▪ Recreation facility (indoor)▪ Recreation facility (outdoor)▪ Residential care facility▪ Residential types in Development Code▪ Roads▪ Seniors housing	286.86 ha	4.05 ha	<ul style="list-style-type: none">▪ Urban form controlled by Plan of Development in Precinct approval and the Development Code▪ Create diversity of housing choice▪ Designs must optimise residential amenity, privacy and solar access▪ Strong streetscape character with articulated setbacks▪ Incorporate on-site private recreation areas▪ Garage doors must not dominate streetscape▪ Incorporate passive surveillance and public safety principles▪ Incorporate public open space within walkable radius of each dwelling
	Community Facilities/ Education/ Utilities	<ul style="list-style-type: none">▪ Carpark▪ Child care centre▪ Community facility▪ Education establishment▪ Environmental facility▪ Information and education facility▪ Kiosk▪ Place of worship	<ul style="list-style-type: none">▪ Recreation area▪ Recreation facility (indoor)▪ Recreation facility (outdoor)▪ Roads▪ Telecommunication facility▪ Water storage facility	3.22 ha	0.31 ha	<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
	Public Open Space	<ul style="list-style-type: none">▪ Carpark▪ Community facility▪ Environmental facility▪ Food and drink premises▪ Kiosk▪ Recreation area	<ul style="list-style-type: none">▪ Recreation facility (indoor)▪ Recreation facility (outdoor)▪ Roads▪ Sewage reticulation system	90.96 ha	1.41 ha	<ul style="list-style-type: none">▪ Include range of active and passive uses▪ Incorporate community facilities appropriate to residents' needs such as ovals, amenities and carparking▪ Sporting facilities may be shared between schools and community▪ Incorporate stormwater path and treatment
	Environmental Protection Area	<ul style="list-style-type: none">▪ Environmental facilities▪ Roads▪ Water storage facility		188.27 ha	5.77 ha	<ul style="list-style-type: none">▪ Incorporate low-impact community trails for public and service access▪ Provide linkages in accordance with the Pedestrian and Cycle Network Plan
Total Area				593.26 ha	12.19 ha	

Note: Areas are subject to final design and survey

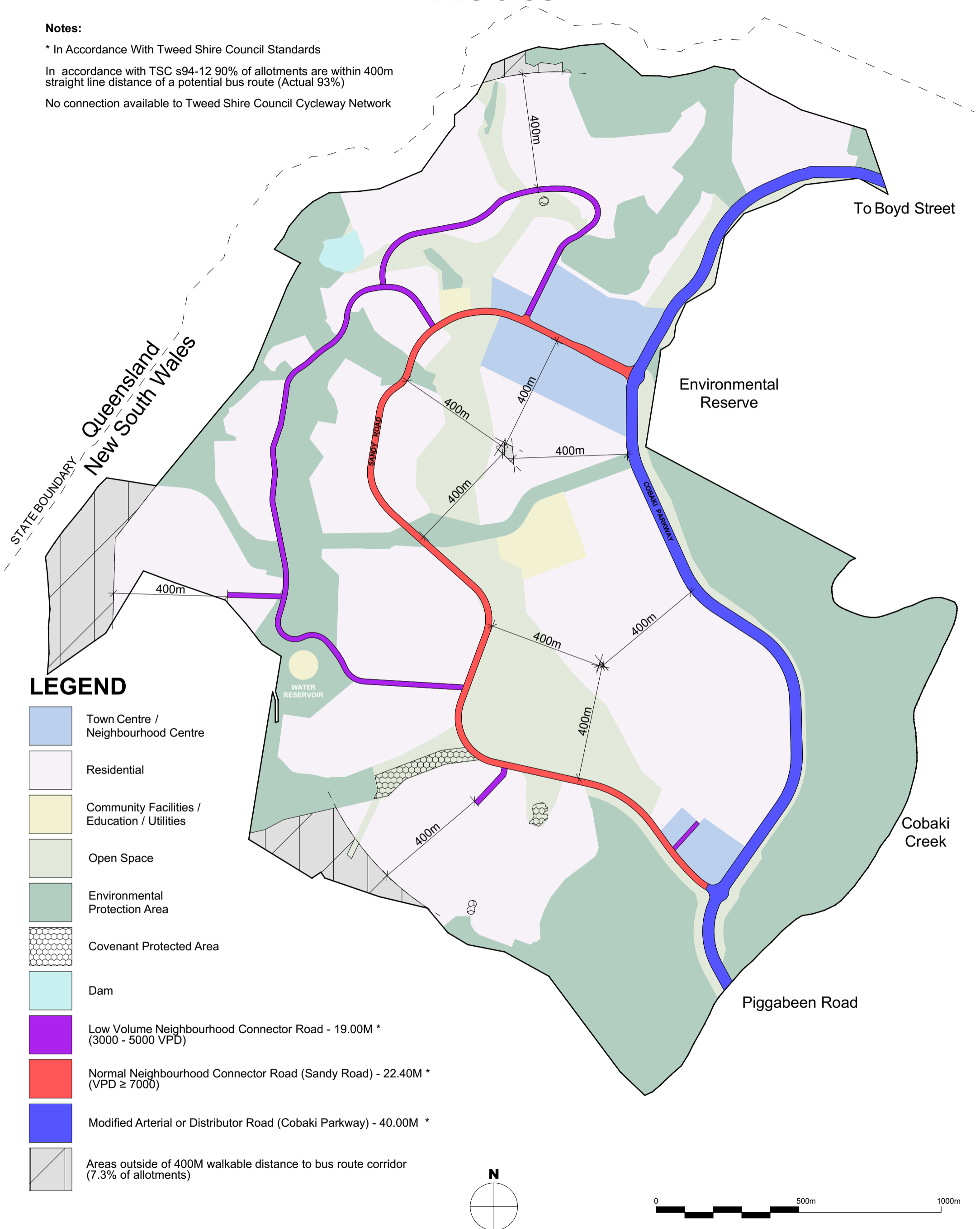
Access Network Plan and Potential Bus Route

Notes:

* In Accordance With Tweed Shire Council Standards

In accordance with TSC s94-12 90% of allotments are within 400m straight line distance of a potential bus route (Actual 93%)

No connection available to Tweed Shire Council Cycleway Network



Access Network Plan and Potential Bus Route *for* LEDA MANORSTEAD PTY LTD

of COBAKI, NSW

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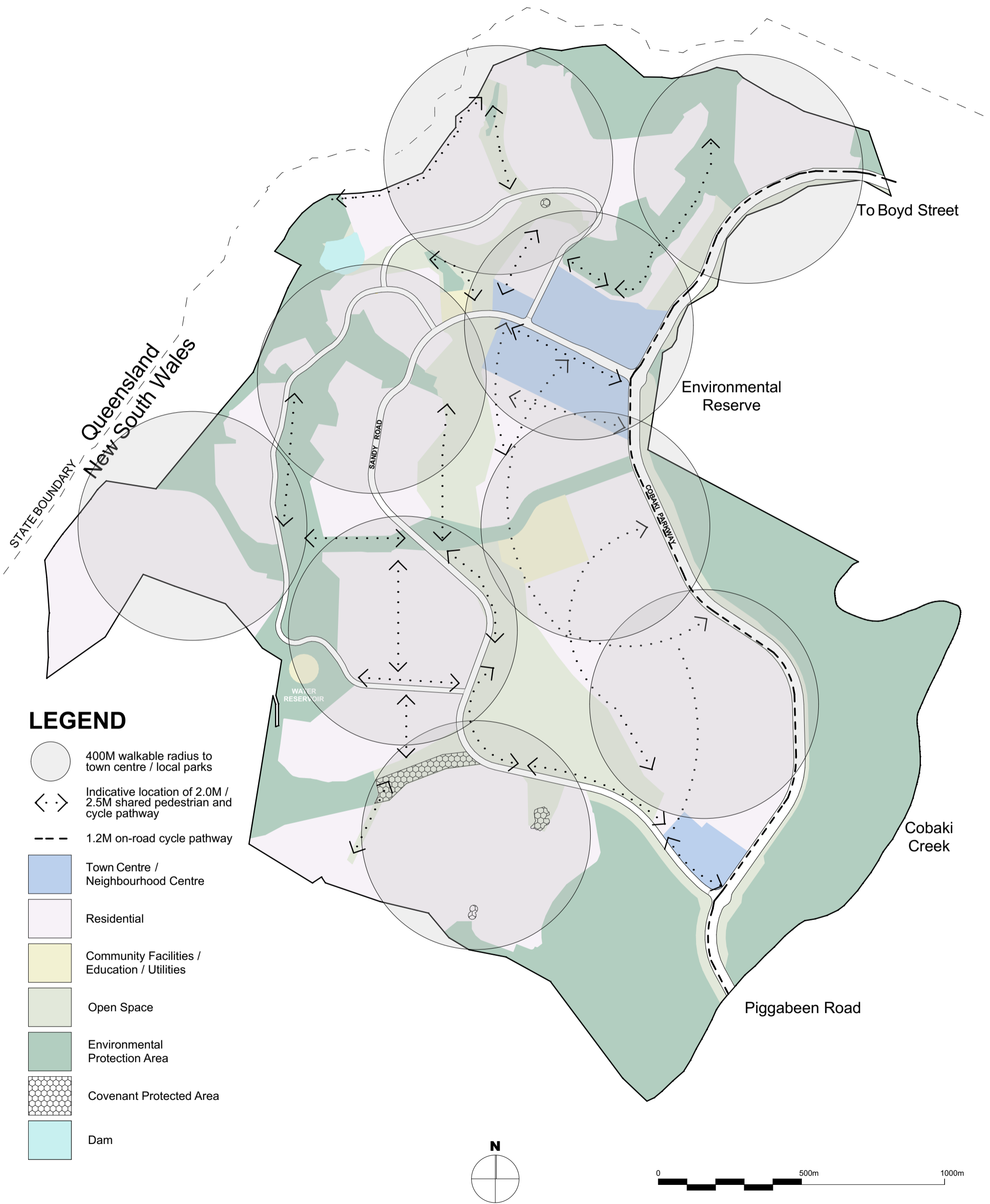
■ LED006 / SK 01.05

■ Tuesday, 22 December 2015

■ Issue FF



Open Space Network Plan



Precinct Location Plan

