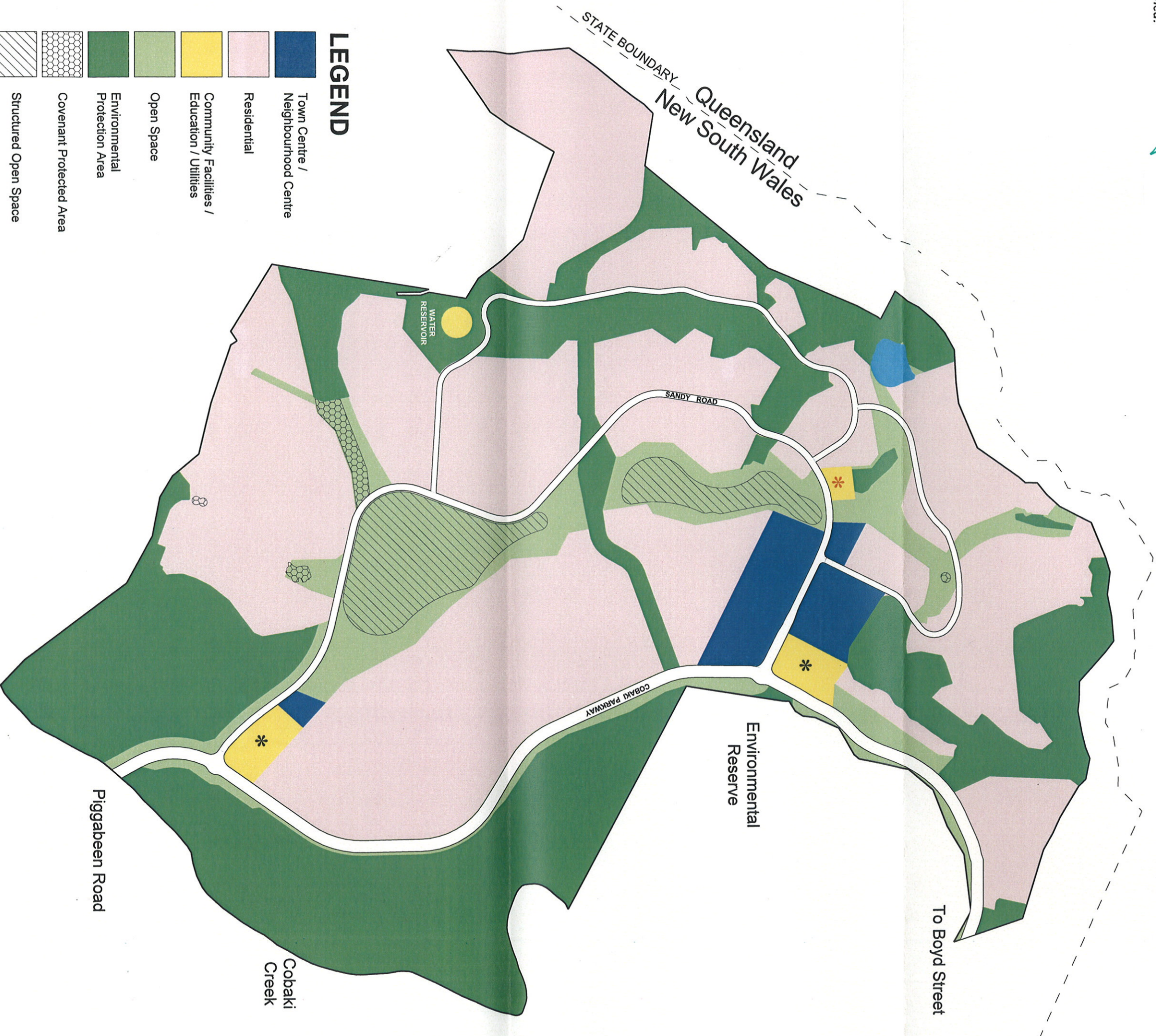


# Concept Plan



## LEGEND

- Town Centre / Neighbourhood Centre
- Residential
- Community Facilities / Education / Utilities
- Open Space
- Environmental Protection Area
- Structured Open Space
- Dam
- Proposed School (approx. 3ha)
- 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"> <li>Business premises</li> <li>Carpark</li> <li>Child care centre</li> <li>Community facility</li> <li>Education establishment</li> <li>Emergency services facility</li> <li>Entertainment facility</li> <li>Environmental facility</li> <li>Food and drink premises</li> <li>Funeral chapel</li> <li>Health services facility</li> <li>Home business</li> <li>Hotel or motel</li> <li>accommodation</li> <li>Information and education facility</li> <li>Medical centre</li> </ul>	17.64 ha	0.65 ha	<ul style="list-style-type: none"> <li>Urban form controlled by Plan of Development in Precinct approval</li> <li>Building height controlled by Development Code</li> <li>Mixed uses are encouraged</li> <li>Provide legible off-street parking</li> <li>Create town square focus</li> <li>Sporting facilities may be shared between schools and community</li> <li>Buildings facing main streets are encouraged to have active frontages</li> <li>Pedestrian friendly streetscape with awnings</li> <li>Create interesting buildings with articulated facades</li> <li>Screen or conceal passive facades and service areas</li> <li>Soften visual impact of carpark with landscaping</li> <li>Incorporate urban art and public streetscaping</li> <li>Must demonstrate sensitive interface with surrounding development</li> <li>Ground floor facing main roads must be non residential use</li> <li>Landscape concept to maintain visibility of retail uses</li> <li>Incorporate passive surveillance and public safety principles</li> </ul>
Residential	<ul style="list-style-type: none"> <li>Carpark</li> <li>Child care centre</li> <li>Community facility</li> <li>Environmental facility</li> <li>Exhibition village</li> <li>Home based child care</li> <li>Home business</li> <li>Neighbourhood shop</li> <li>Recreation area</li> </ul>	290.47 ha	4.05 ha	<ul style="list-style-type: none"> <li>Urban form controlled by Plan of Development in Precinct approval and the Development Code</li> <li>Create diversity of housing choice</li> <li>Designs must optimise residential amenity, privacy and solar access</li> <li>Strong streetscape character with articulated setbacks</li> <li>Incorporate on-site private recreation areas</li> <li>Garage doors must not dominate streetscape</li> <li>Incorporate passive surveillance and public safety principles</li> <li>Incorporate public open space within walkable radius of each dwelling</li> </ul>
Community Facilities/ Education/ Utilities	<ul style="list-style-type: none"> <li>Carpark</li> <li>Child care centre</li> <li>Community facility</li> <li>Education establishment</li> <li>Environmental facility</li> <li>Information and education facility</li> <li>Kiosk</li> <li>Place of worship</li> </ul>	8.04 ha	0.31 ha	<ul style="list-style-type: none"> <li>Locate school buildings with integrated parking and shared facilities</li> <li>Provide adequate safe setdown areas</li> <li>Sporting facilities may be shared between schools and community</li> <li>Must demonstrate sensitive interface with surrounding development</li> <li>Enhance community education on surrounding environment</li> </ul>
Public Open Space	<ul style="list-style-type: none"> <li>Carpark</li> <li>Community facility</li> <li>Environmental facility</li> <li>Food and drink premises</li> <li>Kiosk</li> <li>Recreation area</li> </ul>	88.84 ha	1.41 ha	<ul style="list-style-type: none"> <li>Include range of active and passive uses</li> <li>Incorporate community facilities appropriate to residents' needs such as ovals, amenities and carparking</li> <li>Sporting facilities may be shared between schools and community</li> <li>Incorporate stormwater path and treatment</li> </ul>
Environmental Protection Area	<ul style="list-style-type: none"> <li>Environmental facilities</li> <li>Roads</li> <li>Water storage facility</li> </ul>	188.27 ha	5.77 ha	<ul style="list-style-type: none"> <li>Incorporate low-impact community trails for public and service access</li> <li>Provide linkages in accordance with the Pedestrian and Cycle Network Plan</li> </ul>
Total Area		593.26 ha	12.19 ha	

Note: Areas are subject to final design and survey

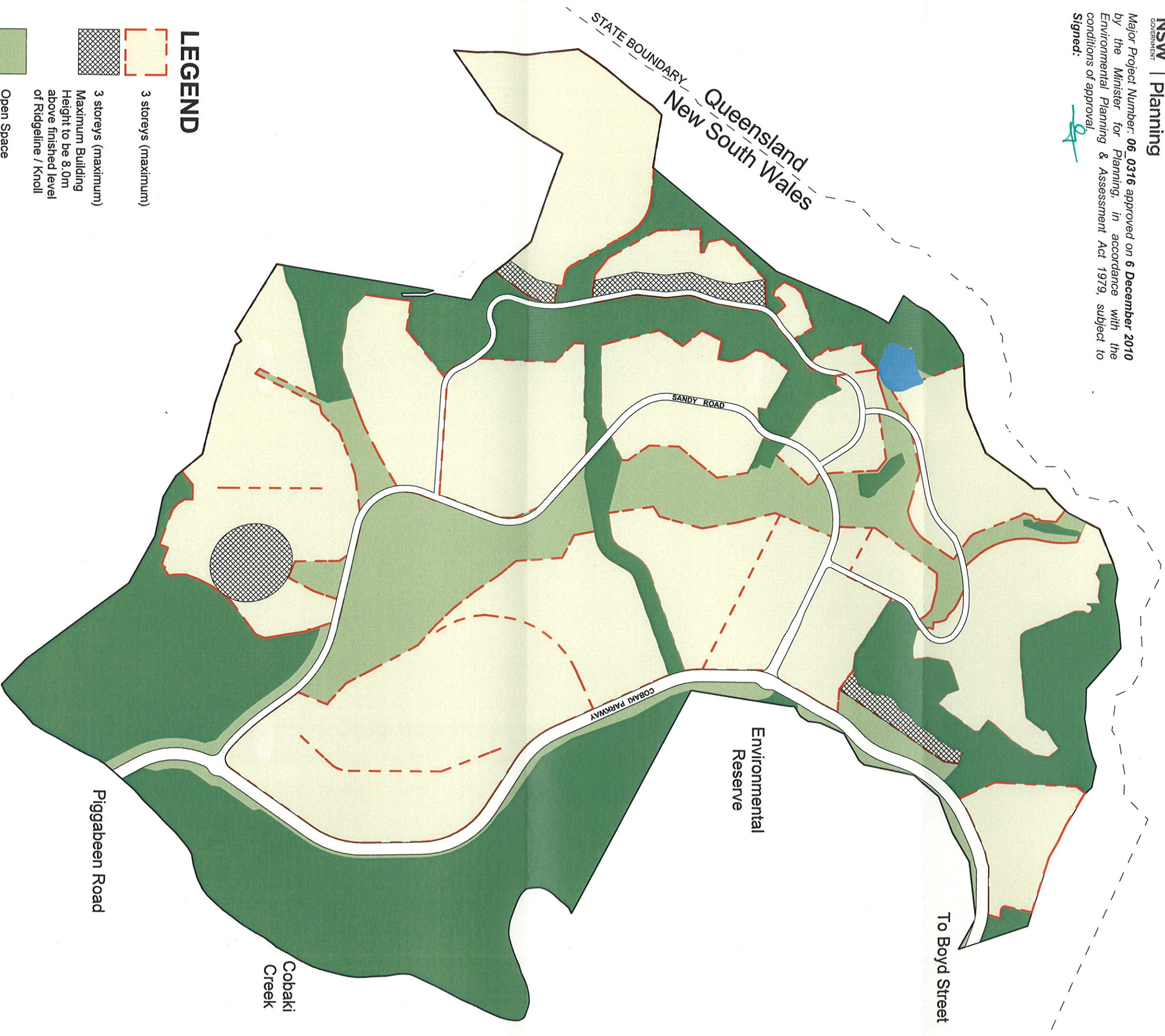


# Height Controls








## Planning

Major Project Number: 06\_0316 approved on 6 December 2010  
by the Minister for Planning, in accordance with the  
Environmental Planning & Assessment Act 1979, subject to  
conditions of approval.  
Signed: 



## LEGEND

-  3 storeys (maximum)
-  3 storeys (maximum)  
Maximum Building  
Height to be 8.0m  
above finished level  
of Ridgeline / Knoll
-  Open Space
-  Environmental  
Protection Area
-  Dam

Height Controls for LEDA MANORSTEAD PTY LTD

Scale: 1:12000 @ A3

LED006 / SK 01.03

Thursday, 23 September 2010

Issue FF

of COBAKI, NSW



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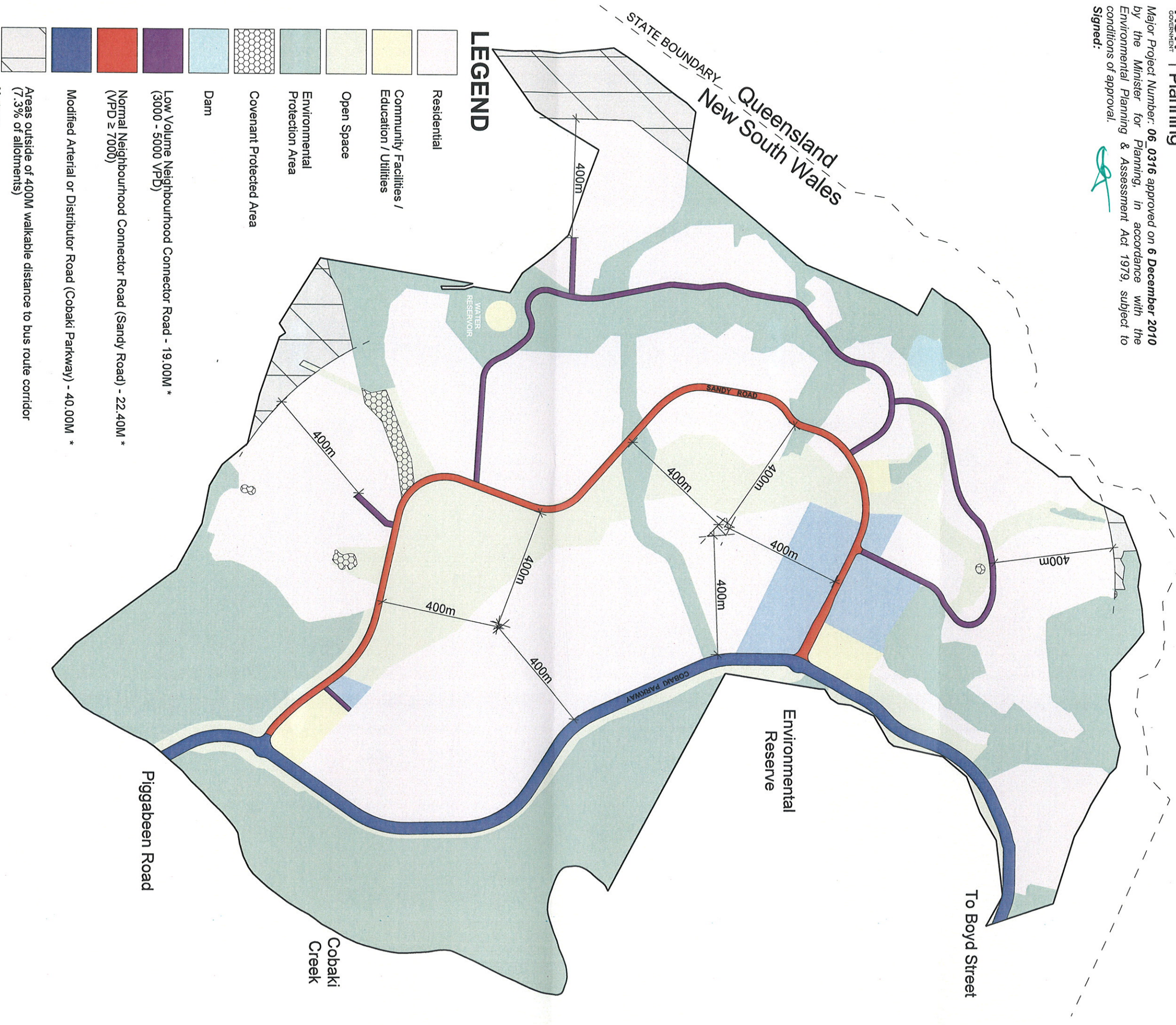
# Access Network Plan and Potential Bus Route



## Planning

Major Project Number: 06\_0316 approved on 6 December 2010  
by the Minister for Planning, in accordance with the  
Environmental Planning & Assessment Act 1979, subject to  
conditions of approval.

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

of COBAKI, NSW

Scale: 1:12000 @ A3

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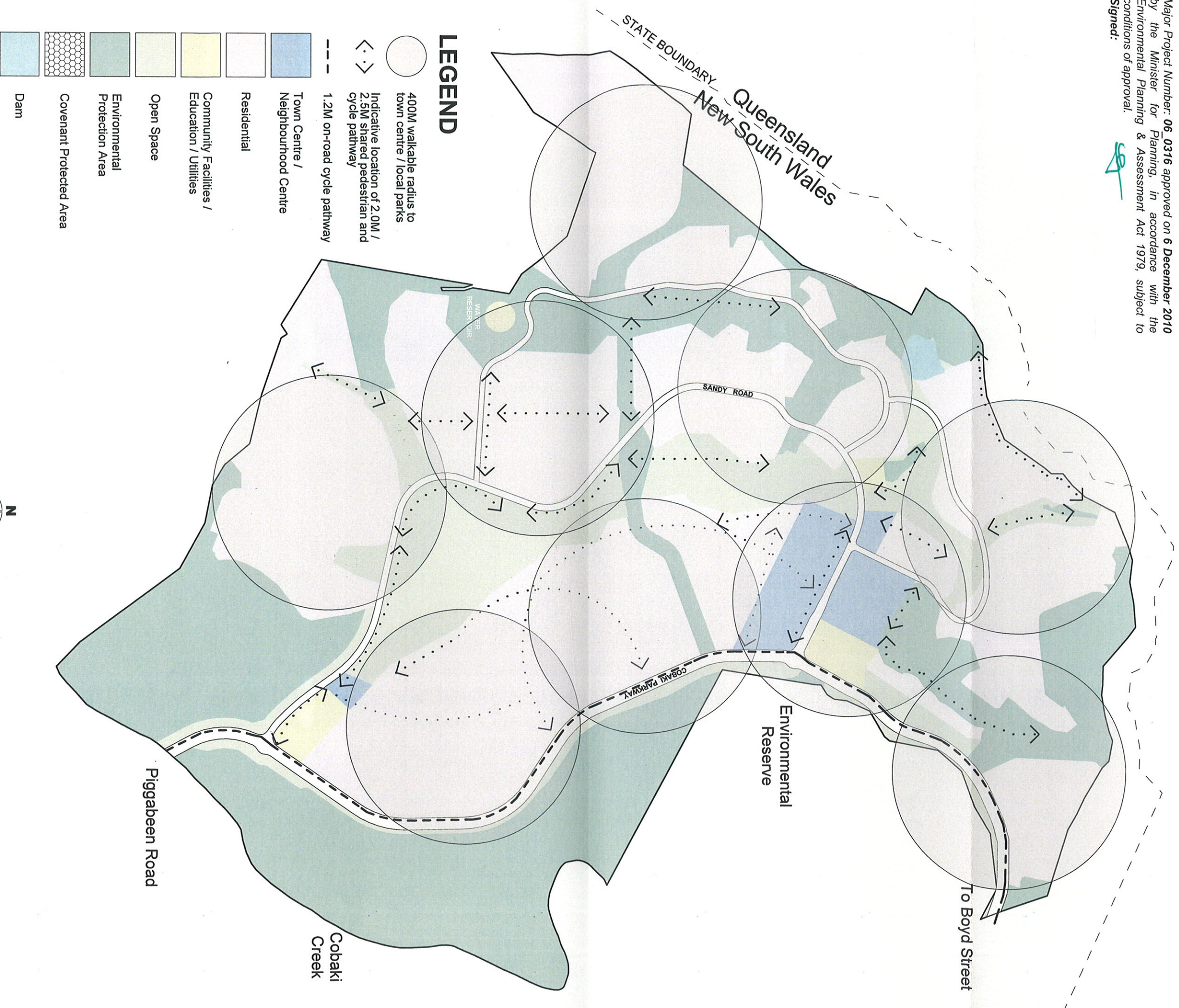
# Open Space Network Plan



## Planning

Major Project Number: 06\_0316 approved on 6 December 2010  
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## Open Space Network Plan for LEDA MANORSTEAD PTY LTD

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Scale: 1:12000 @ A3

LED006 / SK 01.07

Thursday, 23 September 2010

Issue P

DFa



# Precinct Location Plan



## Planning

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