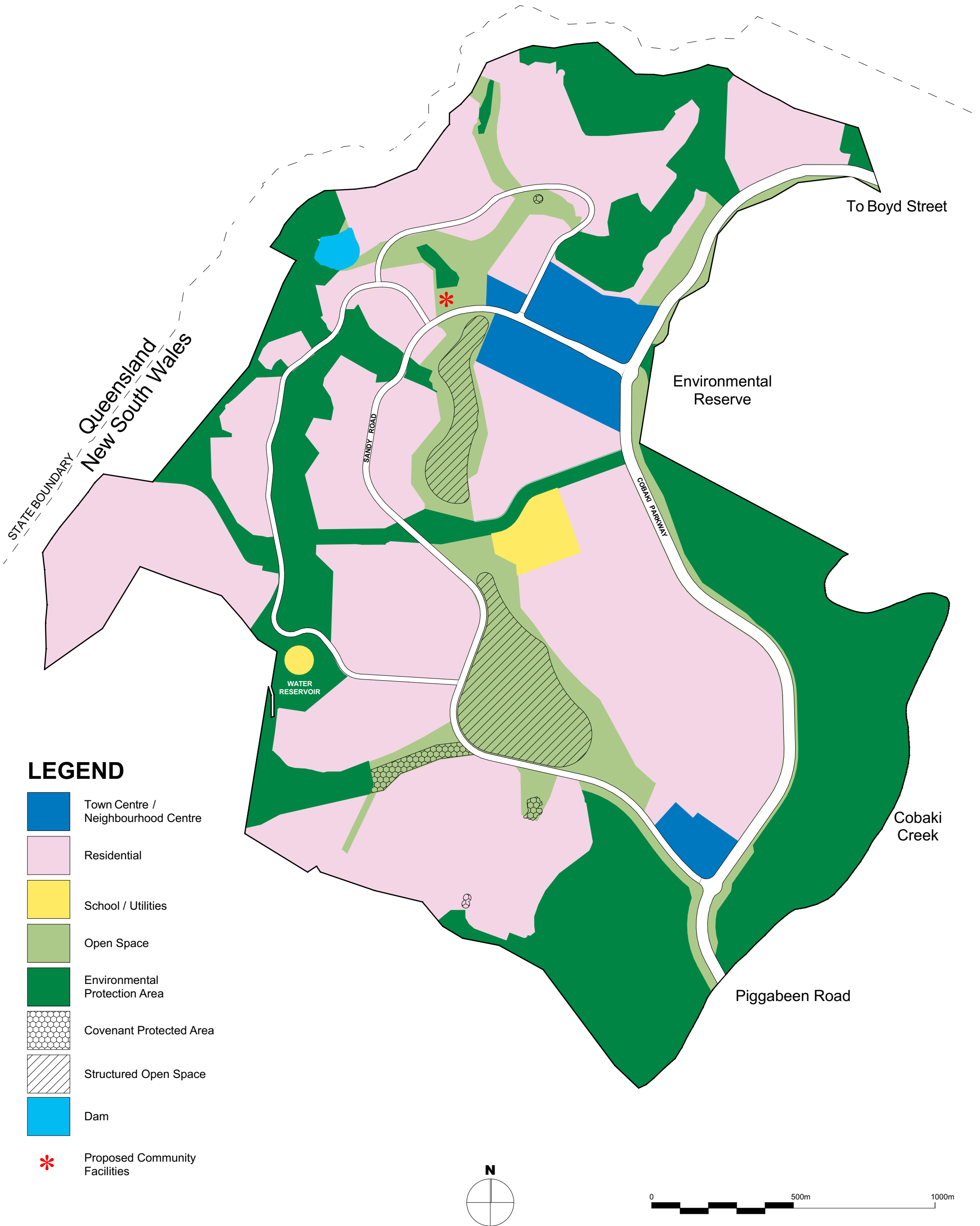


Concept Plan



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

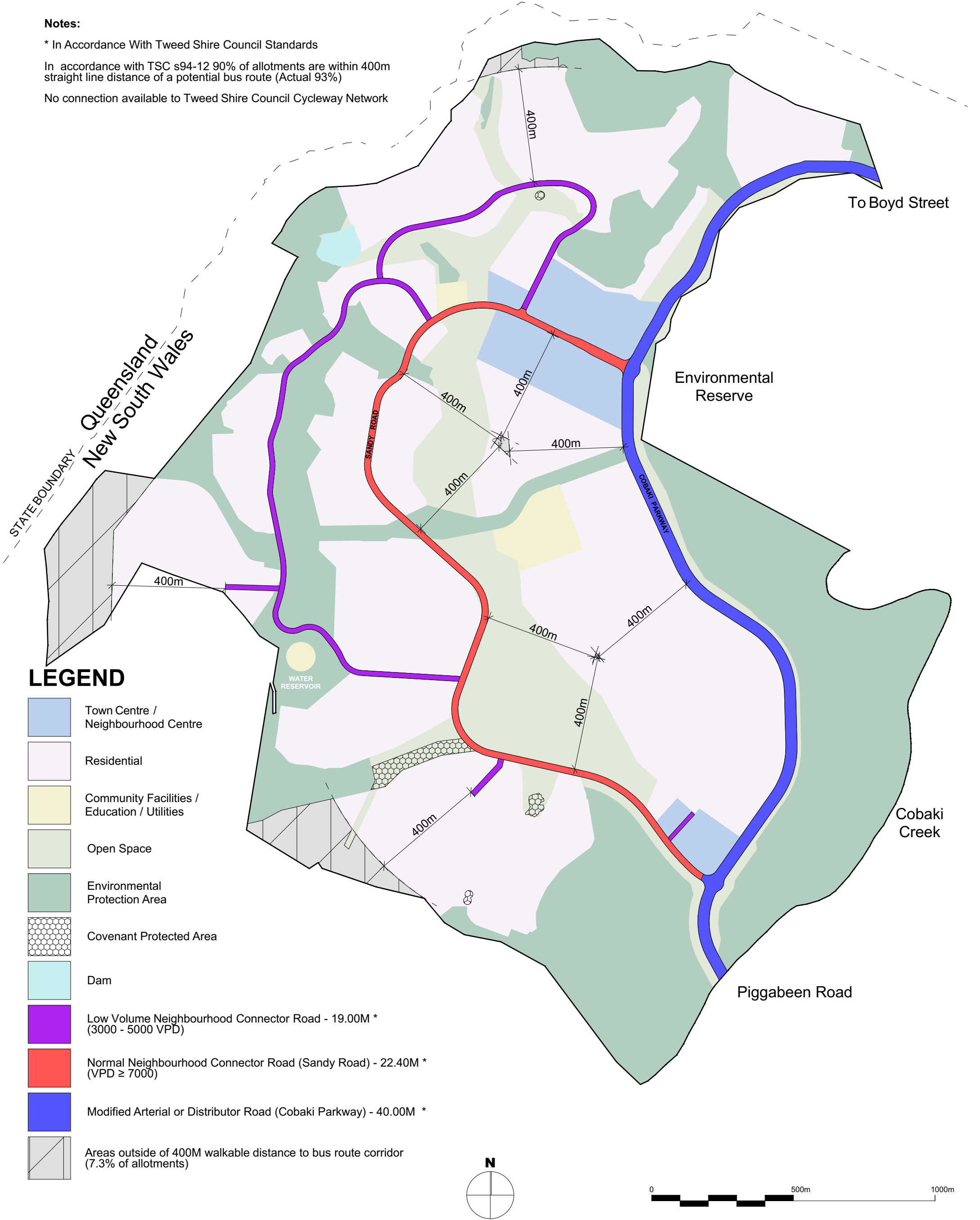
	Concept Plan Domain	Development Uses		Total Area		Urban Design Principles
				Leda Owned Land	Proposed Road Closures	
	Town Centre/ Neighbourhood Centre	▪ Business premises ▪ Carpark ▪ Child care centre ▪ Community facility ▪ Education establishment ▪ Emergency services facility ▪ Entertainment facility ▪ Environmental facility ▪ Food and drink premises ▪ Funeral chapel ▪ Health services facility ▪ Home business ▪ Hotel or motel accommodation ▪ Information and education facility ▪ Medical centre	▪ 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	▪ 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	▪ Carpark ▪ Child care centre ▪ Community facility ▪ Environmental facility ▪ Exhibition village ▪ Home based child care ▪ Home business ▪ Neighbourhood shop ▪ Recreation area	▪ Recreation facility (indoor) ▪ Recreation facility (outdoor) ▪ Residential care facility ▪ Residential types in Development Code ▪ Roads ▪ Seniors housing	286.86 ha	4.05 ha	▪ 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	▪ Carpark ▪ Child care centre ▪ Community facility ▪ Education establishment ▪ Environmental facility ▪ Information and education facility ▪ Kiosk ▪ Place of worship	▪ Recreation area ▪ Recreation facility (indoor) ▪ Recreation facility (outdoor) ▪ Roads ▪ Telecommunication facility ▪ Water storage facility	3.22 ha	0.31 ha	▪ 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	▪ Carpark ▪ Community facility ▪ Environmental facility ▪ Food and drink premises ▪ Kiosk ▪ Recreation area	▪ Recreation facility (indoor) ▪ Recreation facility (outdoor) ▪ Roads ▪ Sewage reticulation system	90.96 ha	1.41 ha	▪ 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	▪ Environmental facilities ▪ Roads ▪ Water storage facility		188.27 ha	5.77 ha	▪ 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:

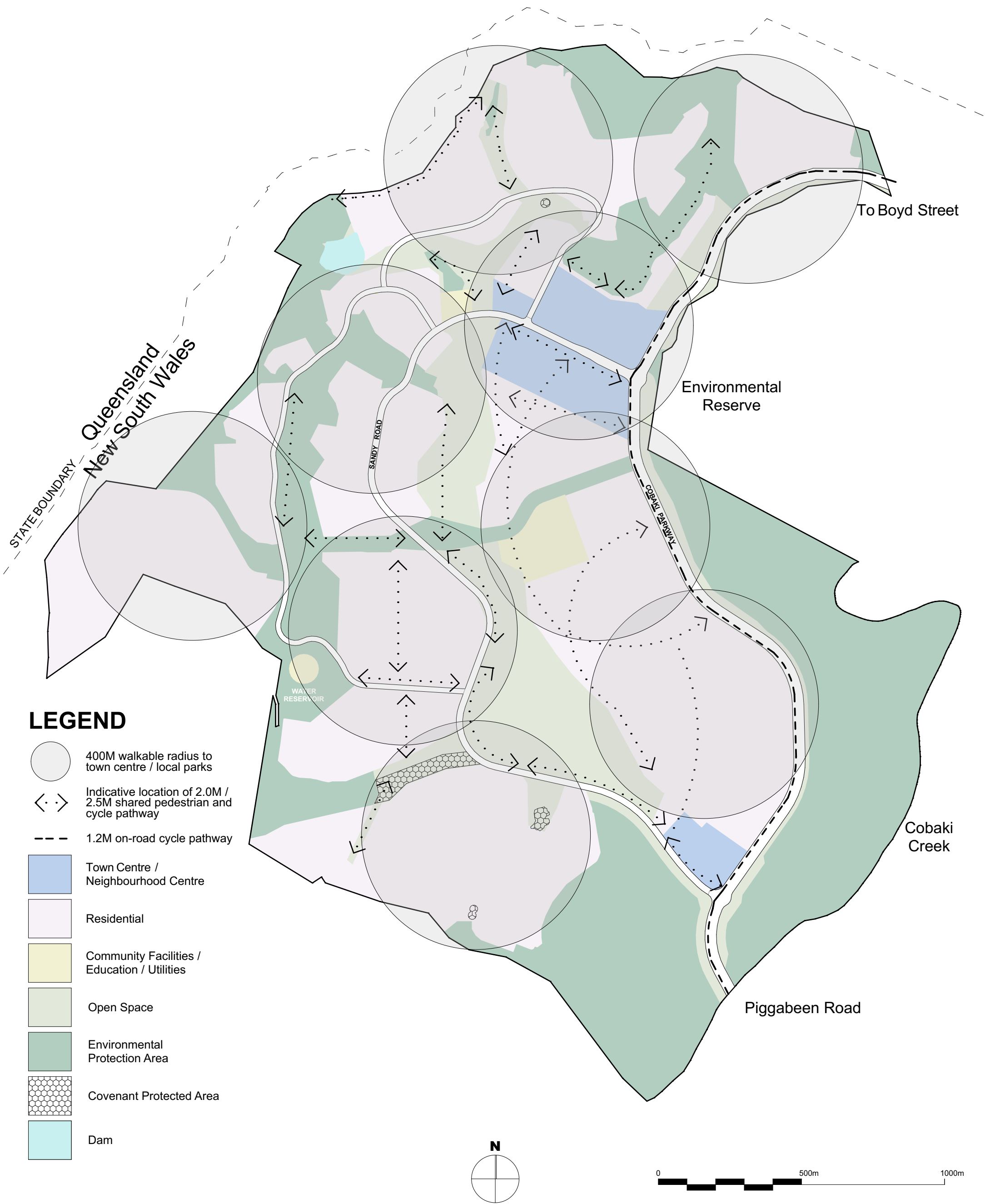
* In Accordance With Tweed Shire Council Standards
In accordance with TSC s94-12 90% of allotments are within 400m straight line distance of a potential bus route (Actual 93%)
No connection available to Tweed Shire Council Cycleway Network



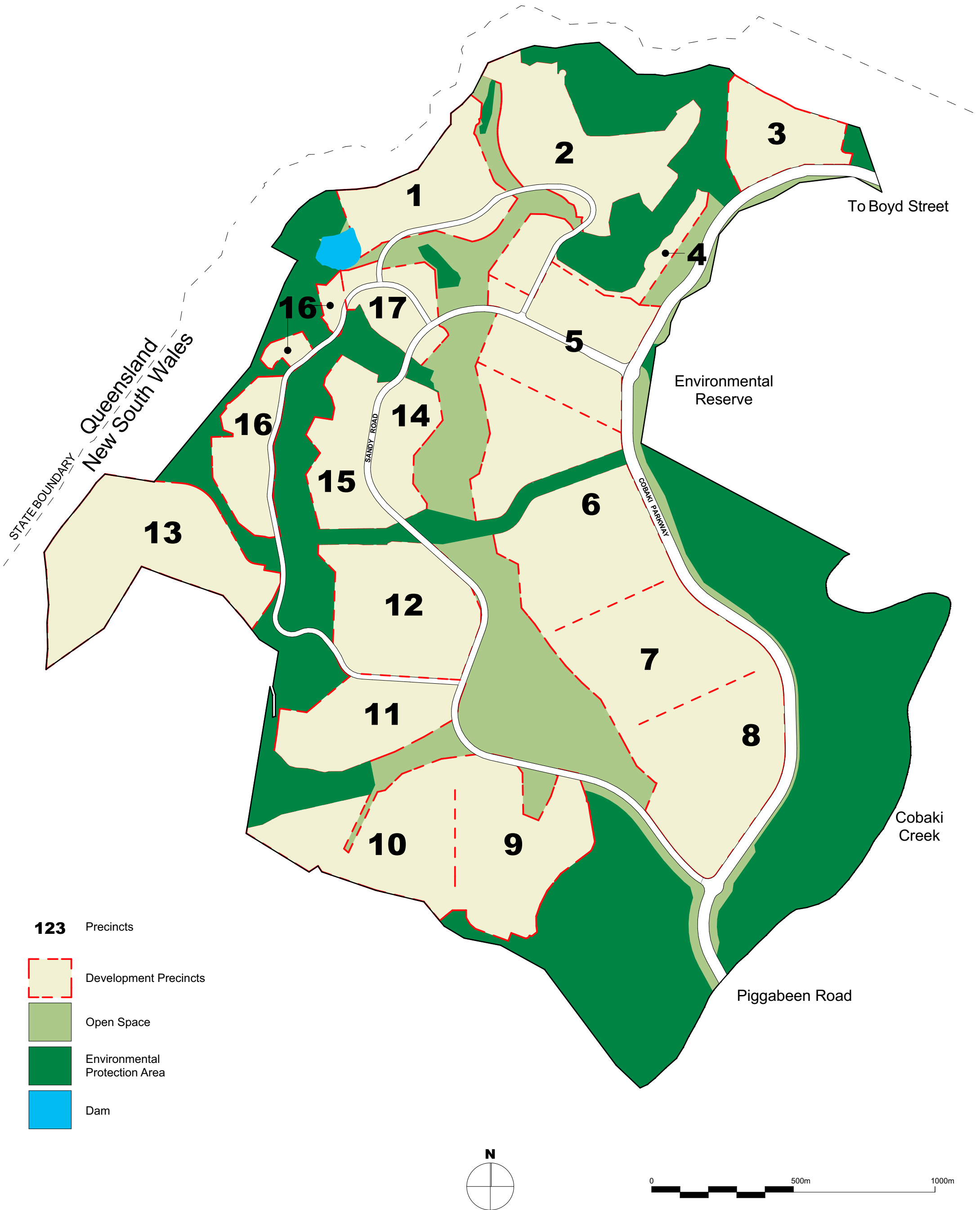
LEGEND

- Town Centre / Neighbourhood Centre
- Residential
- Community Facilities / Education / Utilities
- Open Space
- Environmental Protection Area
- Covenant Protected Area
- Dam
- Low Volume Neighbourhood Connector Road - 19.00M * (3000 - 5000 VPD)
- Normal Neighbourhood Connector Road (Sandy Road) - 22.40M * (VPD ≥ 7000)
- Modified Arterial or Distributor Road (Cobaki Parkway) - 40.00M *
- Areas outside of 400M walkable distance to bus route corridor (7.3% of allotments)

Open Space Network Plan



Precinct Location Plan



- 123

Precincts
- Development Precincts
- Open Space
- Environmental Protection Area
- Dam