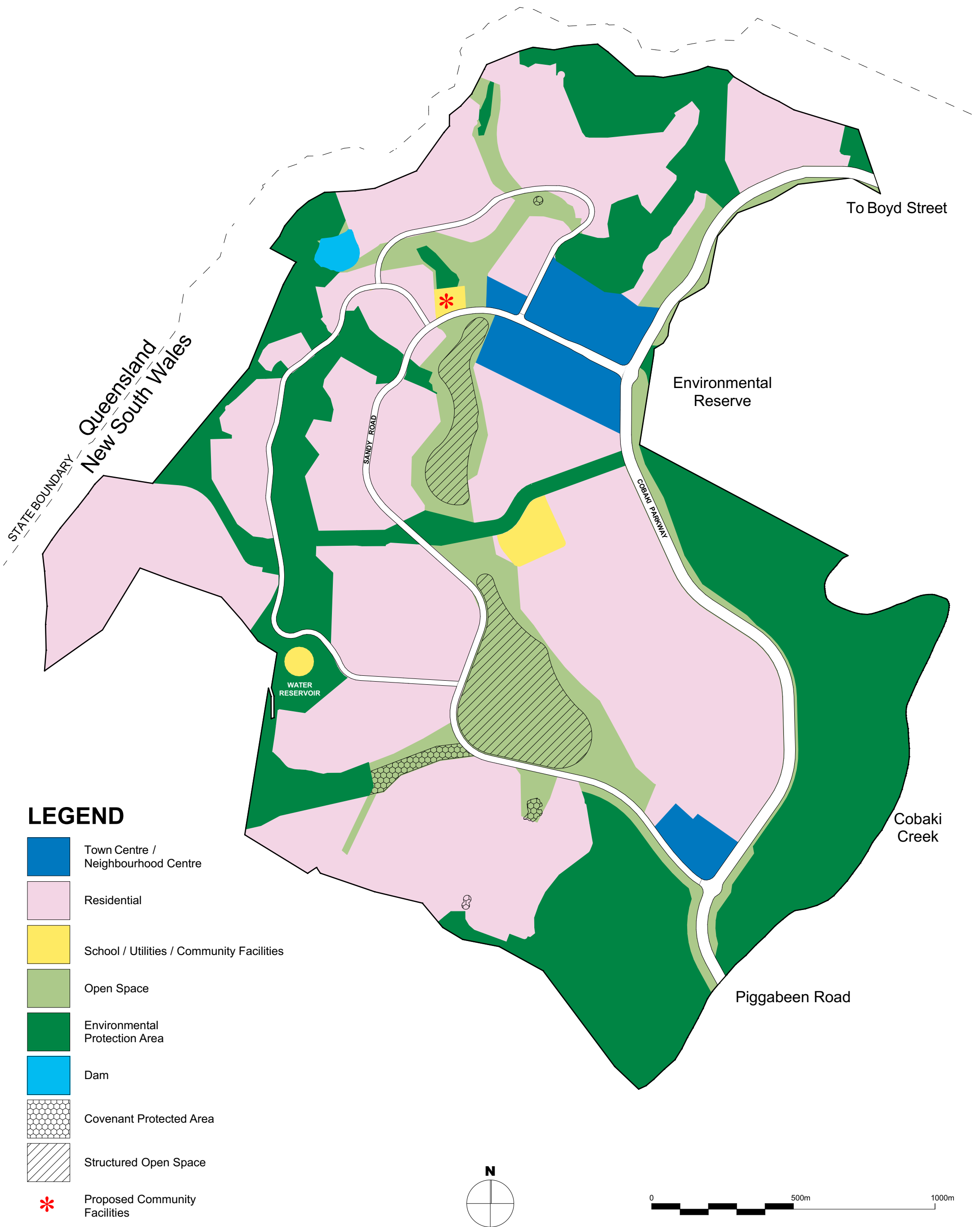


# Concept Plan

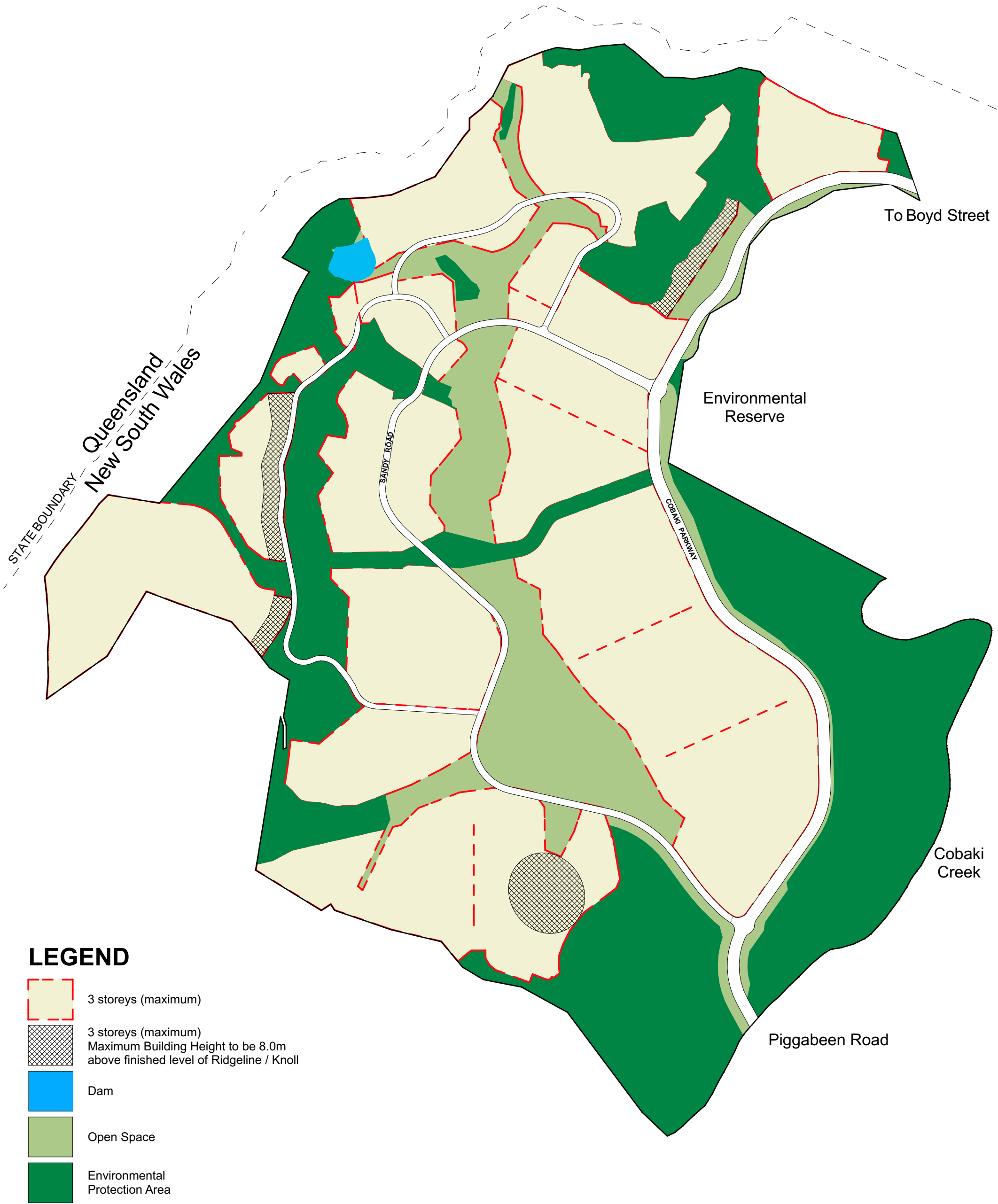


# Development Matrix





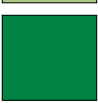
	Concept Plan Domain	Development Uses		Total Area		Urban Design Principles
				Leda Owned Land	Proposed Road Closures	
	Town Centre/ Neighbourhood Centre	<ul style="list-style-type: none"><li>▪ Business premises</li><li>▪ Carpark</li><li>▪ Child care centre</li><li>▪ Community facility</li><li>▪ Education 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 accommodation</li><li>▪ Information and education facility</li><li>▪ Medical centre</li></ul>	<ul style="list-style-type: none"><li>▪ Office premises</li><li>▪ Place of worship</li><li>▪ Pub</li><li>▪ Recreation area</li><li>▪ Recreation facility (indoor)</li><li>▪ Residential care facility</li><li>▪ Residential types in Development Code</li><li>▪ Registered Club</li><li>▪ Restaurant</li><li>▪ Retail premises</li><li>▪ Roads</li><li>▪ Seniors housing</li><li>▪ Service station</li><li>▪ Shop</li><li>▪ Telecommunication facility</li></ul>	24.75 ha	1.21 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>	<ul style="list-style-type: none"><li>▪ Recreation facility (indoor)</li><li>▪ Recreation facility (outdoor)</li><li>▪ Residential care facility</li><li>▪ Residential types in Development Code</li><li>▪ Roads</li><li>▪ Seniors housing</li></ul>	287.82 ha	3.67 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>	<ul style="list-style-type: none"><li>▪ Recreation area</li><li>▪ Recreation facility (indoor)</li><li>▪ Recreation facility (outdoor)</li><li>▪ Roads</li><li>▪ Telecommunication facility</li><li>▪ Water storage facility</li></ul>	4.91 ha	0.00 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>	<ul style="list-style-type: none"><li>▪ Recreation facility (indoor)</li><li>▪ Recreation facility (outdoor)</li><li>▪ Roads</li><li>▪ Sewage reticulation system</li></ul>	88.64 ha	1.55 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>		187.14 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	12.20 ha	

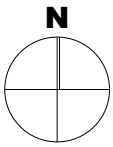
Note: Areas are subject to final design and survey

# Height Controls



## LEGEND

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



Height Controls *for* LEDA MANORSTEAD PTY LTD

*of* COBAKI, NSW

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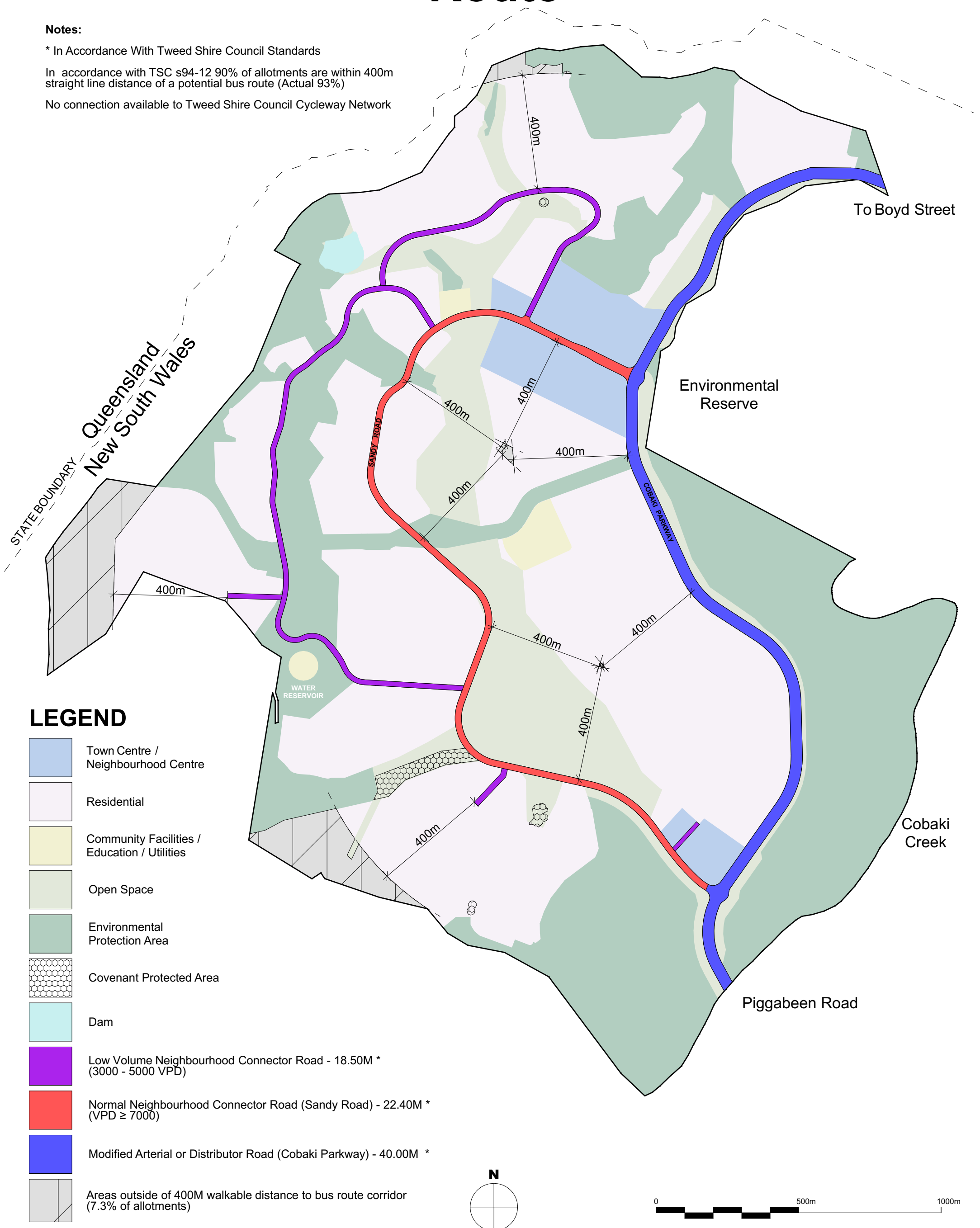
# Access Network Plan and Potential Bus Route

**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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**Scale: 1:12000 @ A3**

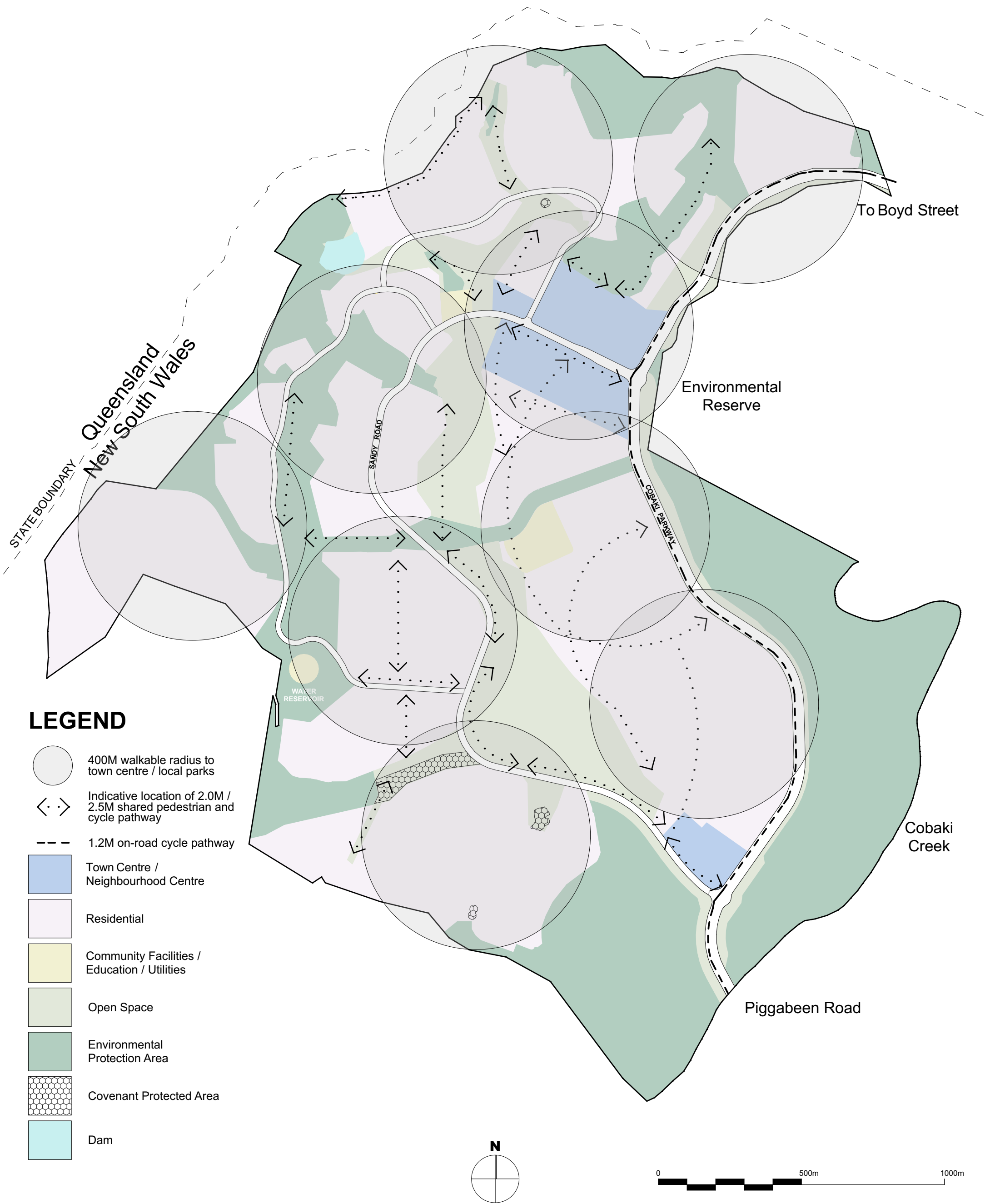
■ LED006 / SK 01.05

Monday, 26 June 2017

■ Issue HH

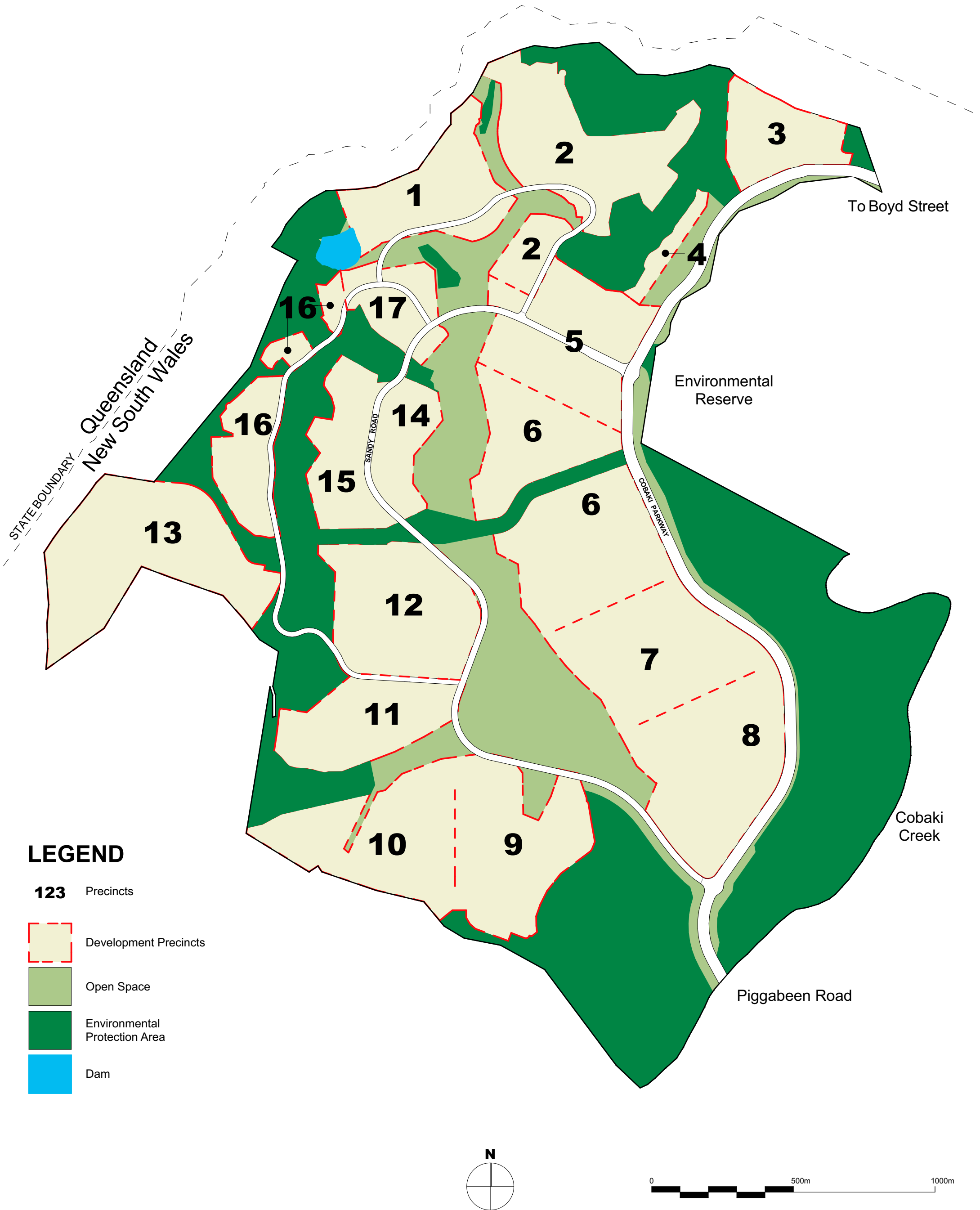


# Open Space Network Plan





# Precinct Location Plan



## LEGEND

## 123 Precincts

## Development Precincts

## Open Space

Environmental  
Protection Area

Dam

## Precinct Location Plan *for* LEDA MANORSTEAD PTY LTD

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