

Concept Plan



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

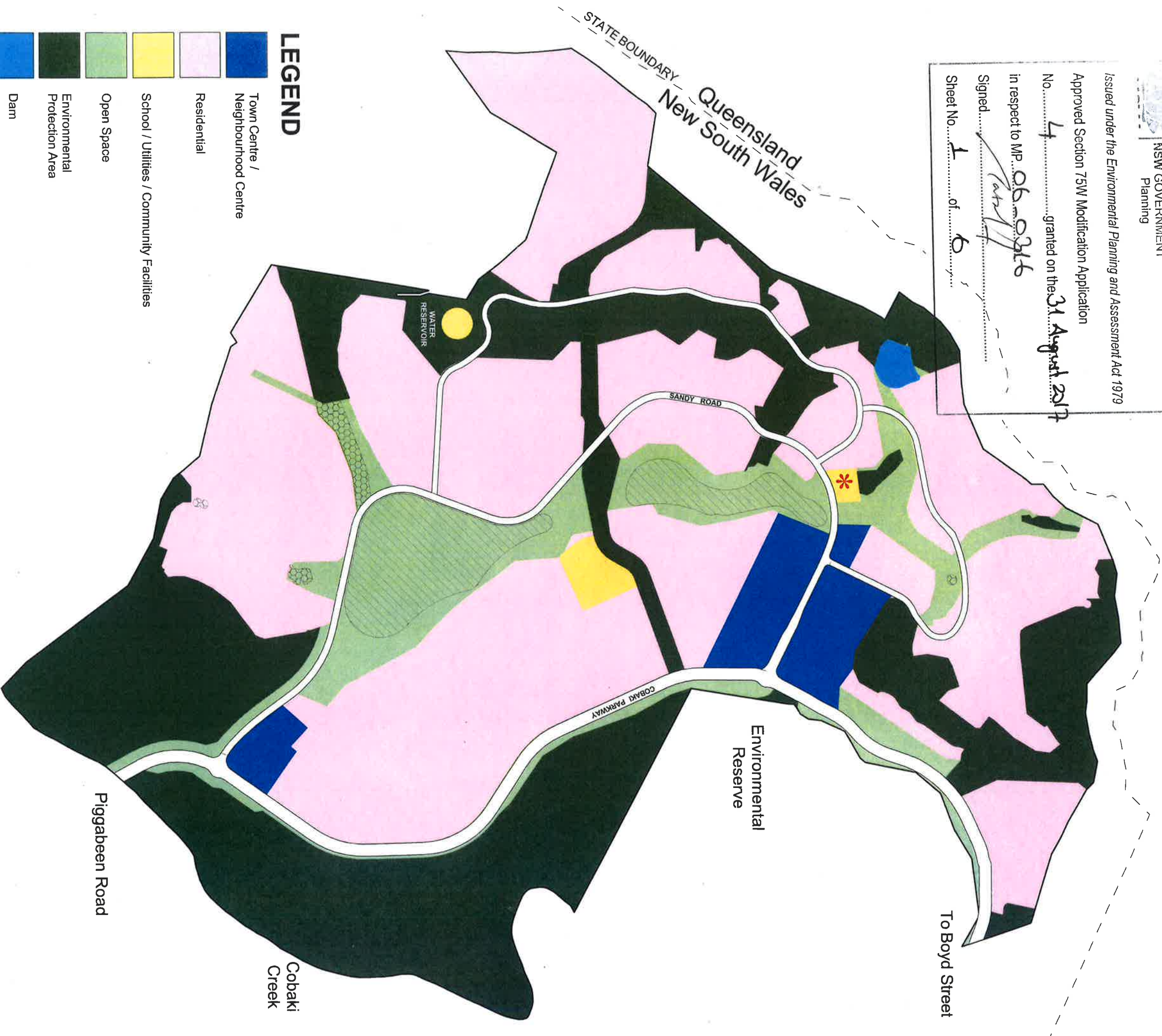
Approved Section 75W Modification Application

No. 4 granted on the 31 August 2017

in respect to MP. 06-0916

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Sheet No. 1 of 6



LEGEND

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



Concept Plan for LEDA MANORSTEAD PTY LTD

of COBAKI, NSW

Scale: 1:12000 @ A3

LED006 / SK 01.01

Monday, 26 June 2017

Issue ZZ

DFa

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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 	24.75 ha	1.21 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 	287.82 ha	3.67 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 	4.91 ha	0.00 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 	88.64 ha	1.55 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 	187.14 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	12.20 ha	

Note: Areas are subject to final design and survey



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Height Controls



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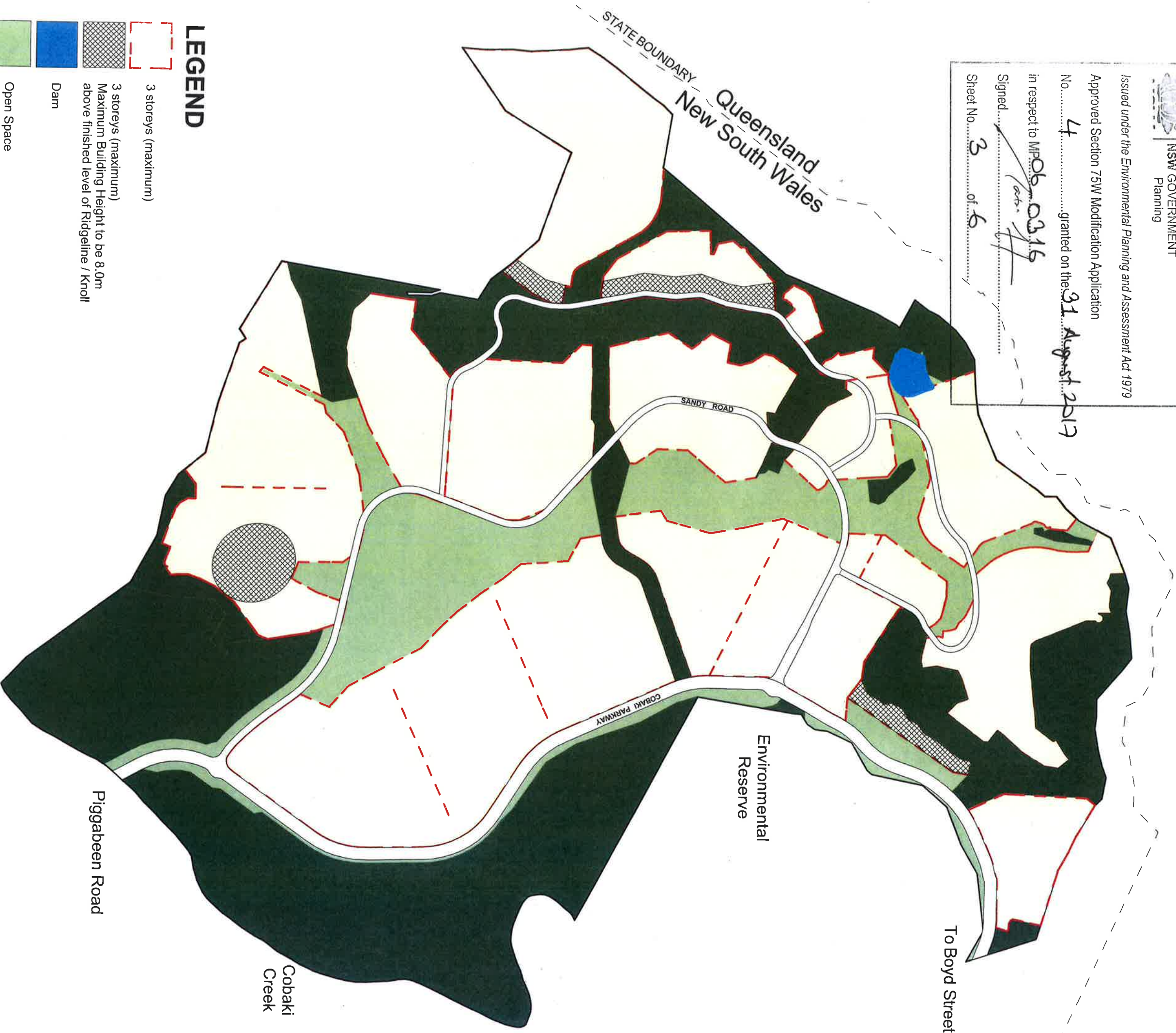
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LEGEND

- 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

Scale: 1:12000 @ A3

LED006 / SK 01.03

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Issue GG

of COBAKI, NSW

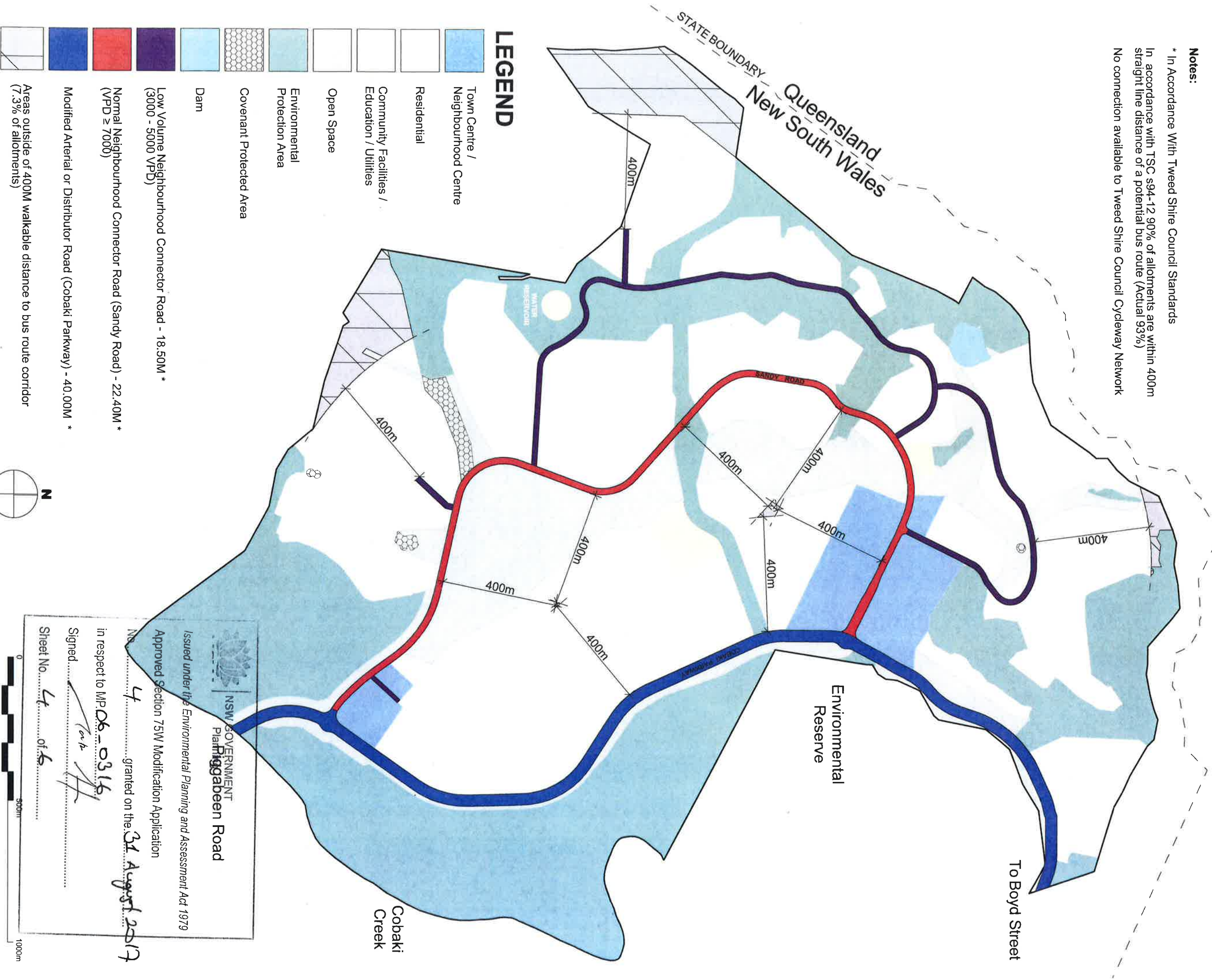


Route

* 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



Open Space Network Plan



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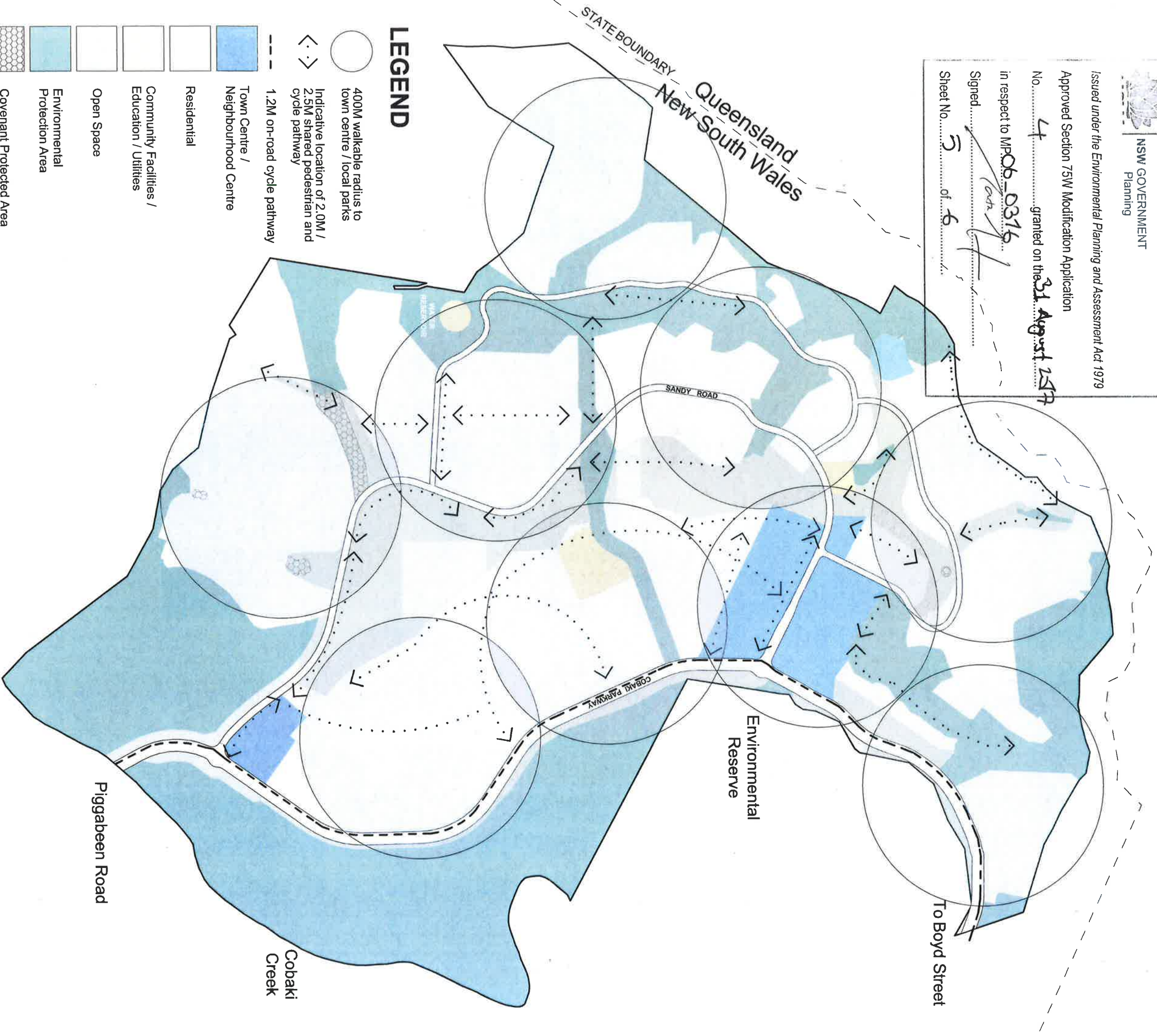
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LEGEND

- 400M walkable radius to town centre / local parks
- Indicative location of 2.0M / 2.5M shared pedestrian and cycle pathway
- 1.2M on-road cycle pathway
- Town Centre / Neighbourhood Centre
- Residential
- Community Facilities / Education / Utilities
- Open Space
- Environmental Protection Area
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- Dam

Precinct Location Plan



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