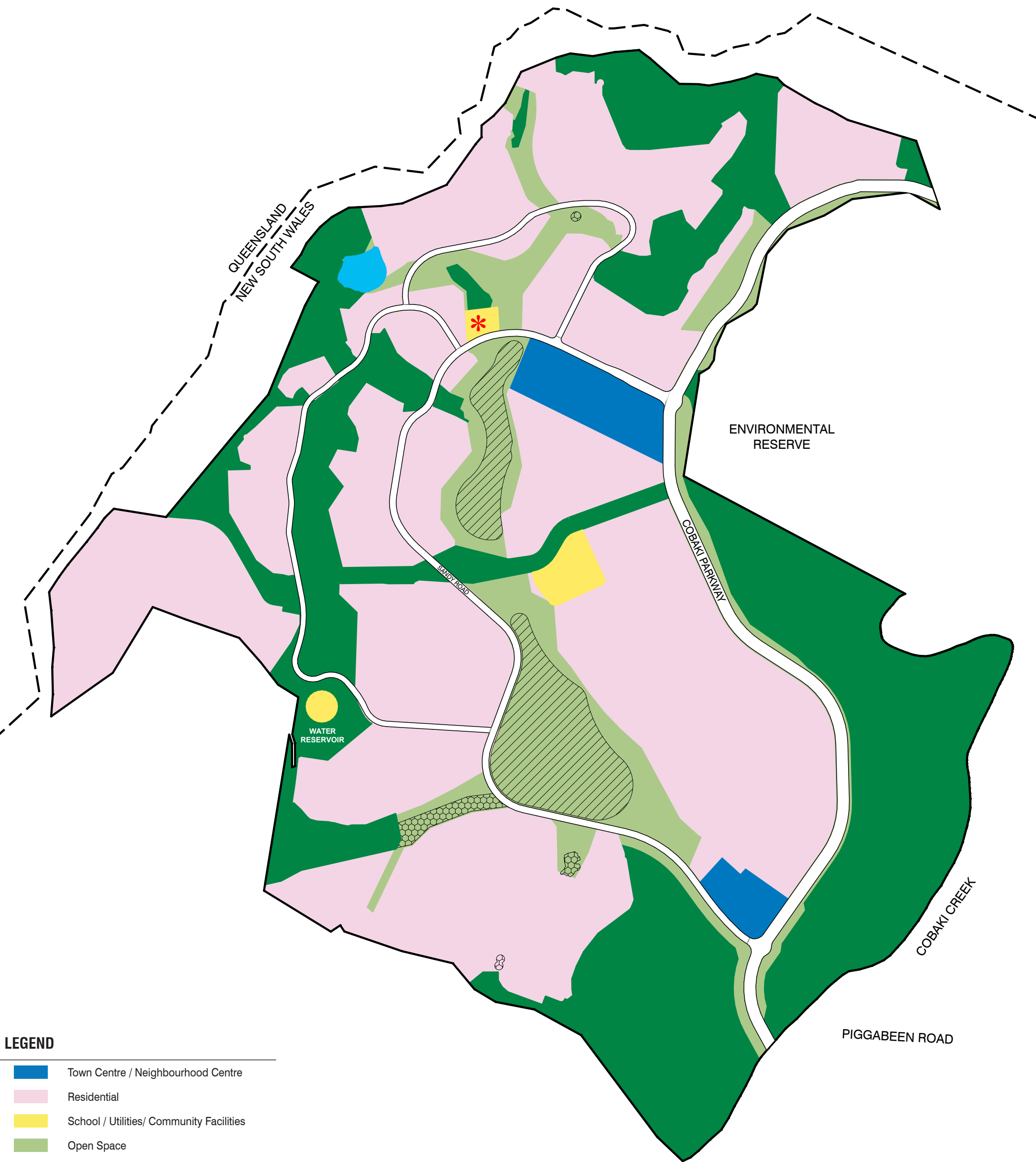


# CONCEPT PLAN



LEGEND

Town Centre / Neighbourhood Centre

Residential

School / Utilities/ Community Facilities

Open Space

Environmental Protection Area

Dam

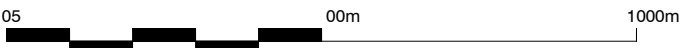
Structured Open Space

Covenant Protected Area

\*

Proposed Community Facilities

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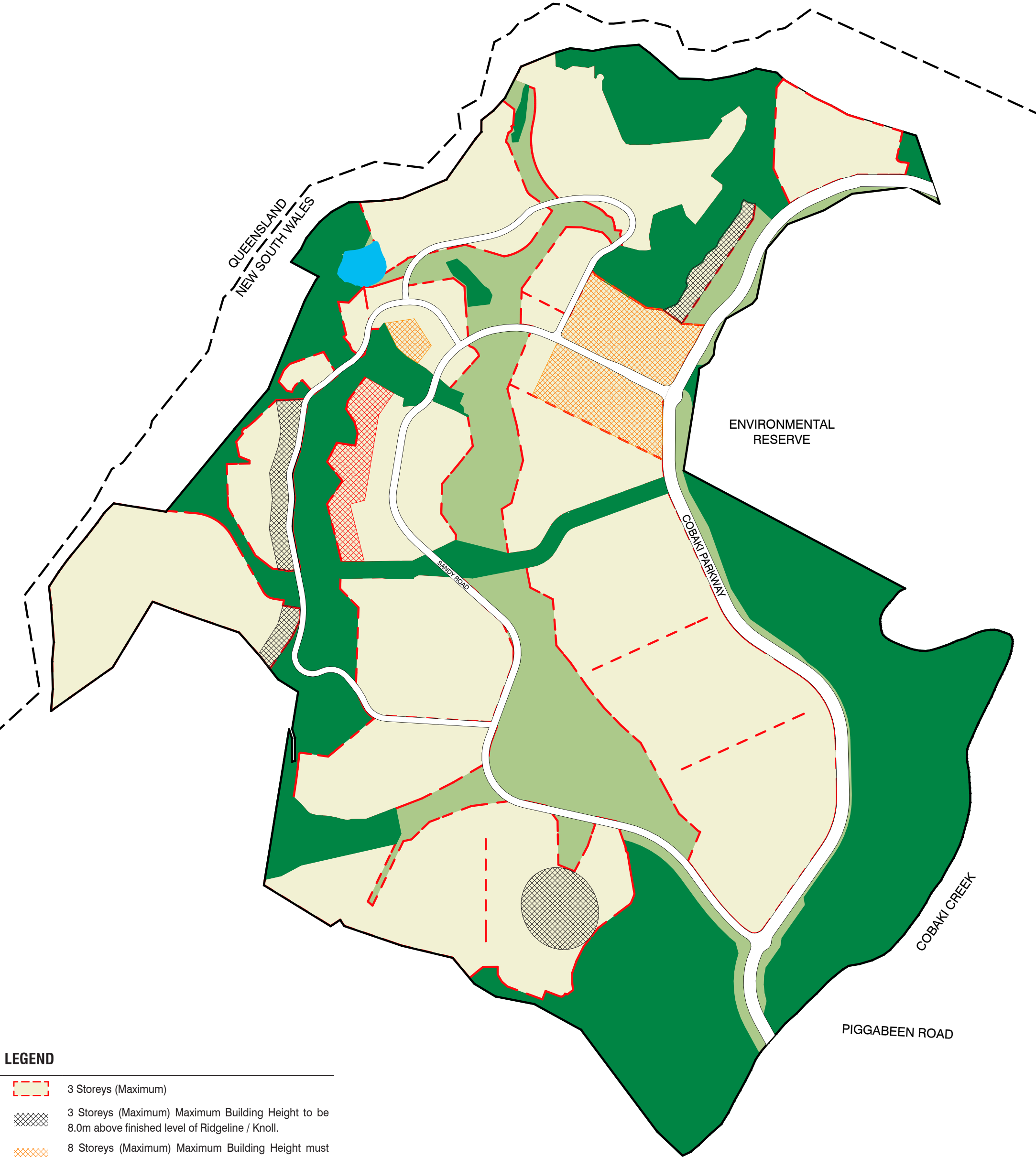
| TITLE<br>CONCEPT PLAN |               |                    |              |
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# DEVELOPMENT MATRIX

|            | Concept Plan Domain                        | Development Uses  |  | Total Area      |                        | Urban Design Principles   |
|------------|--|---|--|-----------------|------------------------|---|
|            |  |   |  | Leda Owned Land | Proposed Road Closures |   |
|            | Town Centre/ Neighbourhood Centre          | Business premises<br>Carpark<br>Child care centre<br>Community facility<br>Education establishment<br>Emergency services facility<br>Entertainment facility<br>Environmental facility<br>Food and drink premises<br>Funeral chapel<br>Health services facility<br>Home business<br>Hotel or motel accommodation<br>Information and education facility<br>Medical centre | Office premises<br>Place of worship<br>Pub<br>Recreation area<br>Recreation facility (indoor)<br>Residential care facility<br>Residential types in Development Code<br>Registered Club<br>Restaurant<br>Retail premises<br>Roads<br>Seniors housing<br>Service station<br>Shop<br>Telecommunication facility | 14.07 ha        | 0.00 ha                | Urban form controlled by Plan of Development in Precinct approval<br>Building height controlled by Development Code<br>Mixed uses are encouraged<br>Provide legible off-street parking<br>Create town square focus<br>Sporting facilities may be shared between schools and community<br>Buildings facing main streets are encouraged to have active frontages<br>Pedestrian friendly streetscape with awnings<br>Create interesting buildings with articulated facades<br>Screen or conceal passive facades and service areas<br>Soften visual impact of carpark with landscaping<br>Incorporate urban art and public streetscaping<br>Must demonstrate sensitive interface with surrounding development<br>Ground floor facing main roads must be non residential use<br>Landscape concept to maintain visibility of retail uses<br>Incorporate passive surveillance and public safety principles |
|            | Residential                                | Carpark<br>Child care centre<br>Community facility<br>Environmental facility<br>Exhibition village<br>Home based child care<br>Home business<br>Neighbourhood shop<br>Recreation area   | Recreation facility (indoor)<br>Recreation facility (outdoor)<br>Residential care facility<br>Residential types in Development Code<br>Roads<br>Seniors housing  | 298.50 ha       | 4.88 ha                | Urban form controlled by Plan of Development in Precinct approval and the Development Code<br>Create diversity of housing choice<br>Designs must optimise residential amenity, privacy and solar access<br>Strong streetscape character with articulated setbacks<br>Incorporate on-site private recreation areas<br>Garage doors must not dominate streetscape<br>Incorporate passive surveillance and public safety principles<br>Incorporate public open space within walkable radius of each dwelling   |
|            | Community Facilities/ Education/ Utilities | Carpark<br>Child care centre<br>Community facility<br>Education establishment<br>Environmental facility<br>Information and education facility<br>Kiosk<br>Place of worship  | Recreation area<br>Recreation facility (indoor)<br>Recreation facility (outdoor)<br>Roads<br>Telecommunication facility<br>Water storage facility  | 4.91 ha         | 0.00 ha                | Locate school buildings with integrated parking and shared facilities<br>Provide adequate safe setdown areas<br>Sporting facilities may be shared between schools and community<br>Must demonstrate sensitive interface with surrounding development<br>Enhance community education on surrounding environment  |
|            | Public Open Space                          | Carpark<br>Community facility<br>Environmental facility<br>Food and drink premises<br>Kiosk<br>Recreation area  | Recreation facility (indoor)<br>Recreation facility (outdoor)<br>Roads<br>Sewage reticulation system   | 88.64 ha        | 1.55 ha                | Include range of active and passive uses<br>Incorporate community facilities appropriate to residents needs such as ovals, amenities and carparking<br>Sporting facilities may be shared between schools and community<br>Incorporate stormwater path and treatment   |
|            | Environmental Protection Area              | Environmental facilities<br>Roads<br>Water storage facility   |  | 187.14 ha       | 5.77 ha                | Incorporate low-impact community trails for public and service access<br>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

# HEIGHT CONTROLS



## LEGEND

- 3 Storeys (Maximum)
- 3 Storeys (Maximum) Maximum Building Height to be 8.0m above finished level of Ridgeline / Knoll.
- 8 Storeys (Maximum) Maximum Building Height must not exceed height of adjoining ridgeline / Knoll.
- 10 Storeys (Maximum) Maximum Building Height must not exceed height of adjoining ridgeline / Knoll.
- Open Space
- Environmental Protection Area
- Dam

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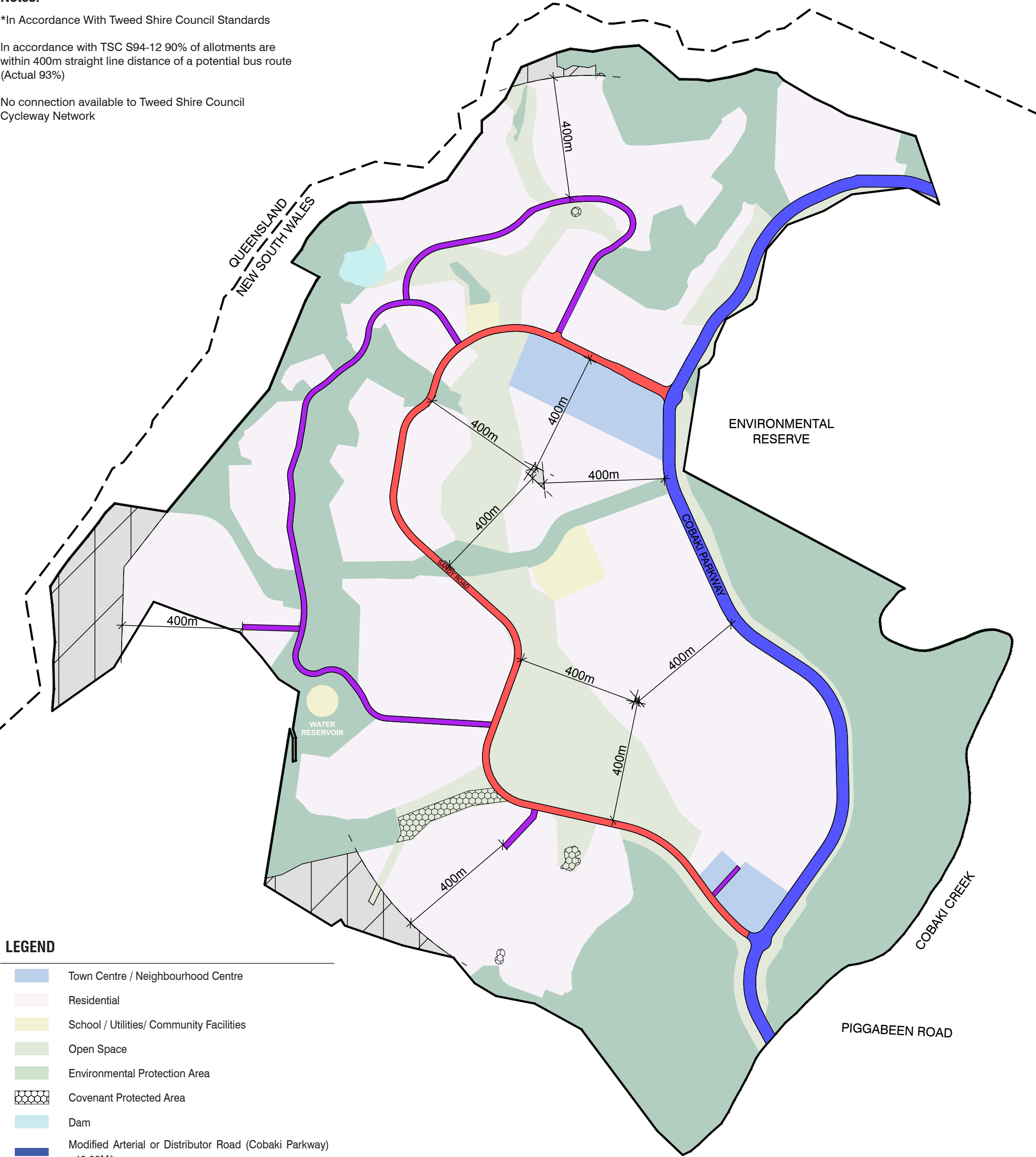
# ACCESS NETWORK PLAN & POTENTIAL BUS ROUTE

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
- School / Utilities/ Community Facilities
- Open Space
- Environmental Protection Area
- Covenant Protected Area
- Dam
- Modified Arterial or Distributor Road (Cobaki Parkway) - 40.00M\*
- Normal Neighbourhood Connector Road (Sandy Road) - 22.40M\* (VPD ≥ 7000)
- Low Volume Neighbourhood Connector Road - 18.50M\* (3000 - 5000 VPD)
- Areas outside of 400M walkable distance to bus route corridor (7.3% of allotments)

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TITLE  
ACCESS NETWORK PLAN & POTENTIAL BUS ROUTES

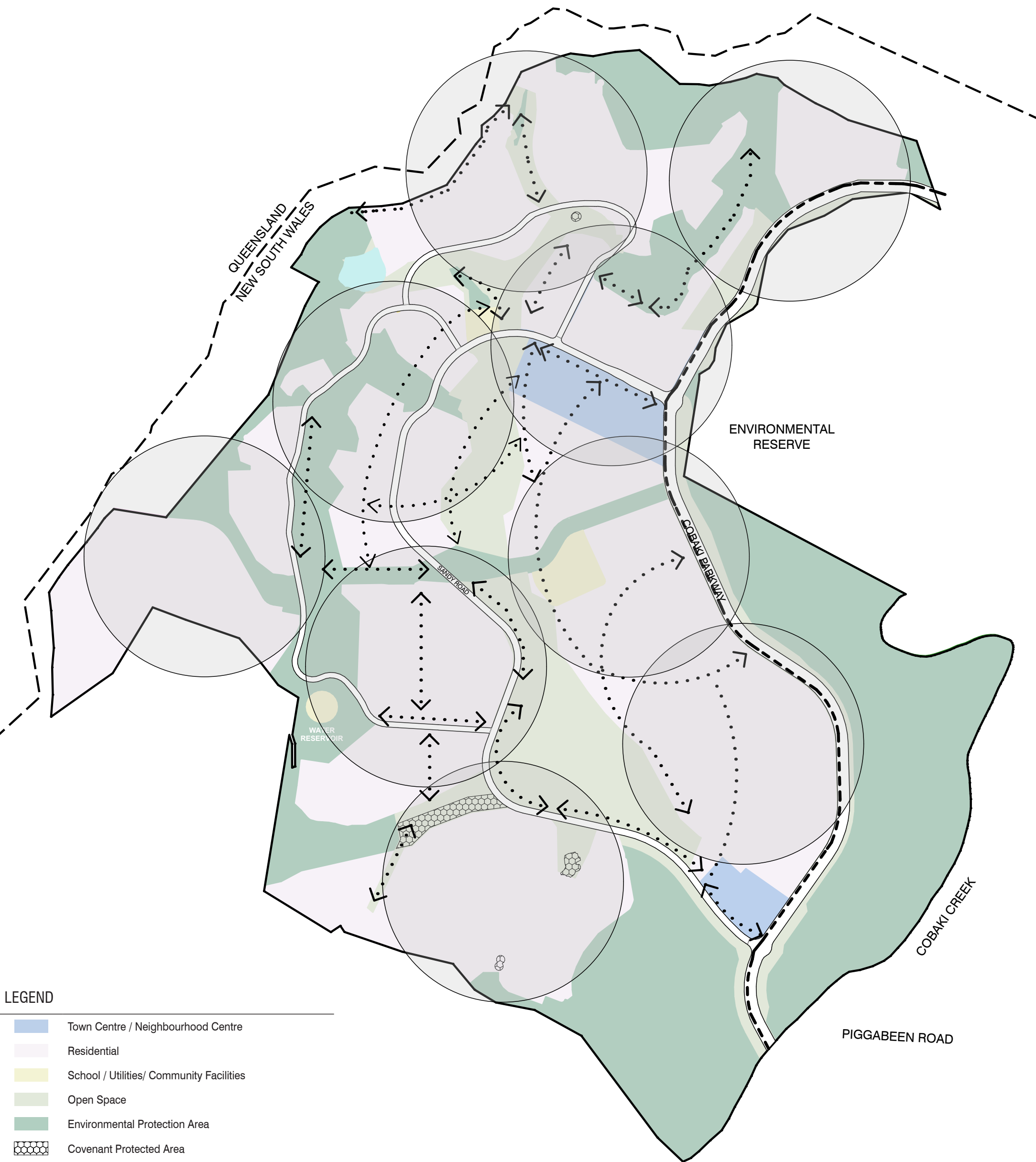
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# OPEN SPACE NETWORK PLAN



## LEGEND

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

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OPEN SPACE NETWORK PLAN

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# Precinct Location Plan



LEGEND

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

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