

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 ▪ 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 ▪ Night Club ▪ Office premises ▪ Place of worship ▪ Pub ▪ Recreation area ▪ Recreation facility (indoor) ▪ Residential care facility ▪ Residential types in Development Code ▪ Restaurant ▪ Retail premises ▪ Roads ▪ School ▪ Seniors housing ▪ Service station ▪ Sewage reticulation system ▪ Shop ▪ Telecommunication facility 	18.7 ha	0.9 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 ▪ All required parking located within site ▪ Create town square focus ▪ 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 ▪ Recreation area ▪ Recreation facility (outdoor) ▪ Residential care facility ▪ Residential types in Development Code ▪ Roads ▪ Seniors housing ▪ Sewage reticulation system 	289.6 ha	3.9 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/ Infrastructure	<ul style="list-style-type: none"> ▪ Carpark ▪ Child care centre ▪ Community facility ▪ Education establishment ▪ Environmental facility ▪ Health services facility ▪ Information and education facility ▪ Kiosk ▪ Office premises (Project office – temp usage) ▪ Place of worship ▪ Recreation area ▪ Recreation facility (indoor) ▪ Recreation facility (outdoor) ▪ Roads ▪ School ▪ Telecommunication facility ▪ Water storage facility 	8.5 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 ▪ Recreation facility (indoor) ▪ Recreation facility (outdoor) ▪ Roads 	76.6 ha	1.4 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 	190.6 ha	5.9 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
Lake	<ul style="list-style-type: none"> ▪ Carpark ▪ Environmental facility ▪ Recreation area ▪ Recreation facility (outdoor) ▪ Water body (artificial) ▪ Water recreation structure 	9.2 ha	0.1 ha	<ul style="list-style-type: none"> ▪ Provide low-impact public access ▪ Provide linkages in accordance with the Pedestrian and Cycle Network Plan
Total Area		593.2 ha	12.2 ha	