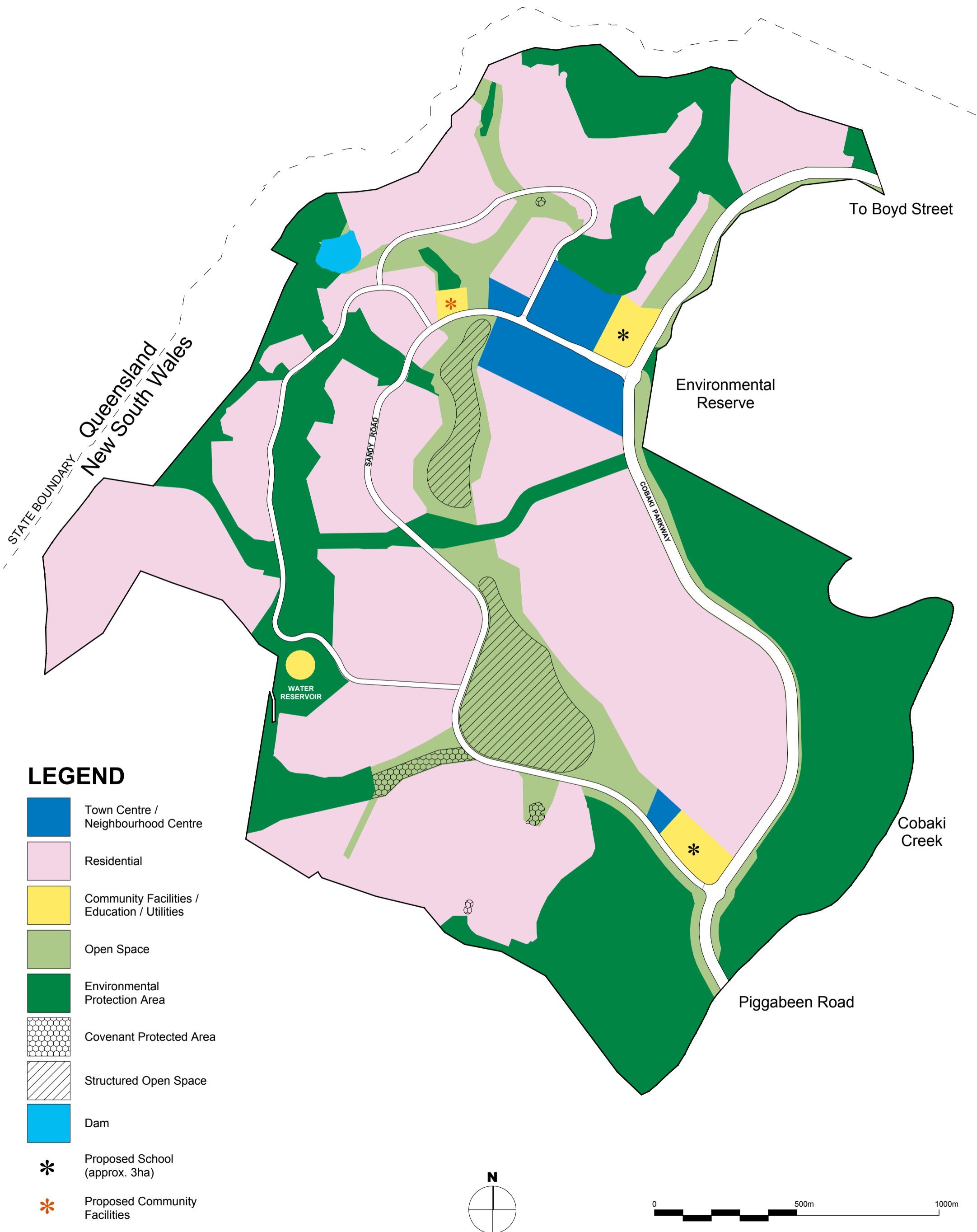












# Concept Plan



## LEGEND

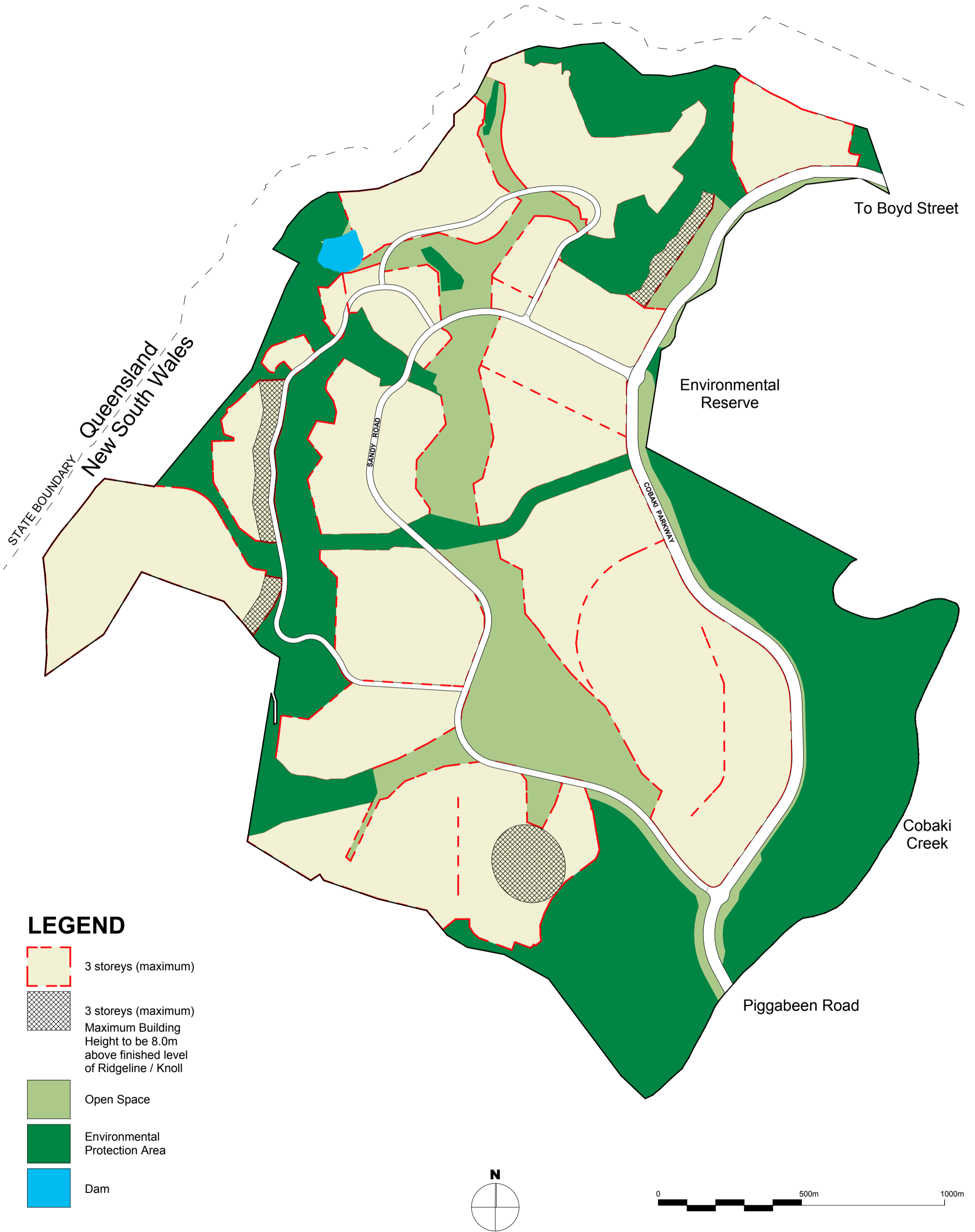
-  Town Centre / Neighbourhood Centre
-  Residential
-  Community Facilities / Education / Utilities
-  Open Space
-  Environmental Protection Area
-  Covenant Protected Area
-  Structured Open Space
-  Dam
-  Proposed School (approx. 3ha)
-  Proposed Community Facilities

# Development Matrix

Concept Plan Domain	Development Uses	Total Area		Urban Design Principles
		Leda Owned Land	Proposed Road Closures	
Town Centre/ Neighbourhood Centre	<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> <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>▪ 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>	17.64 ha	0.65 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> <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>	290.47 ha	4.05 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> <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>	8.04 ha	0.31 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> <li>▪ Recreation facility (indoor)</li> <li>▪ Recreation facility (outdoor)</li> <li>▪ Roads</li> <li>▪ Sewage reticulation system</li> </ul>	88.84 ha	1.41 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>	188.27 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>
<b>Total Area</b>		<b>593.26 ha</b>	<b>12.19 ha</b>	

Note: Areas are subject to final design and survey

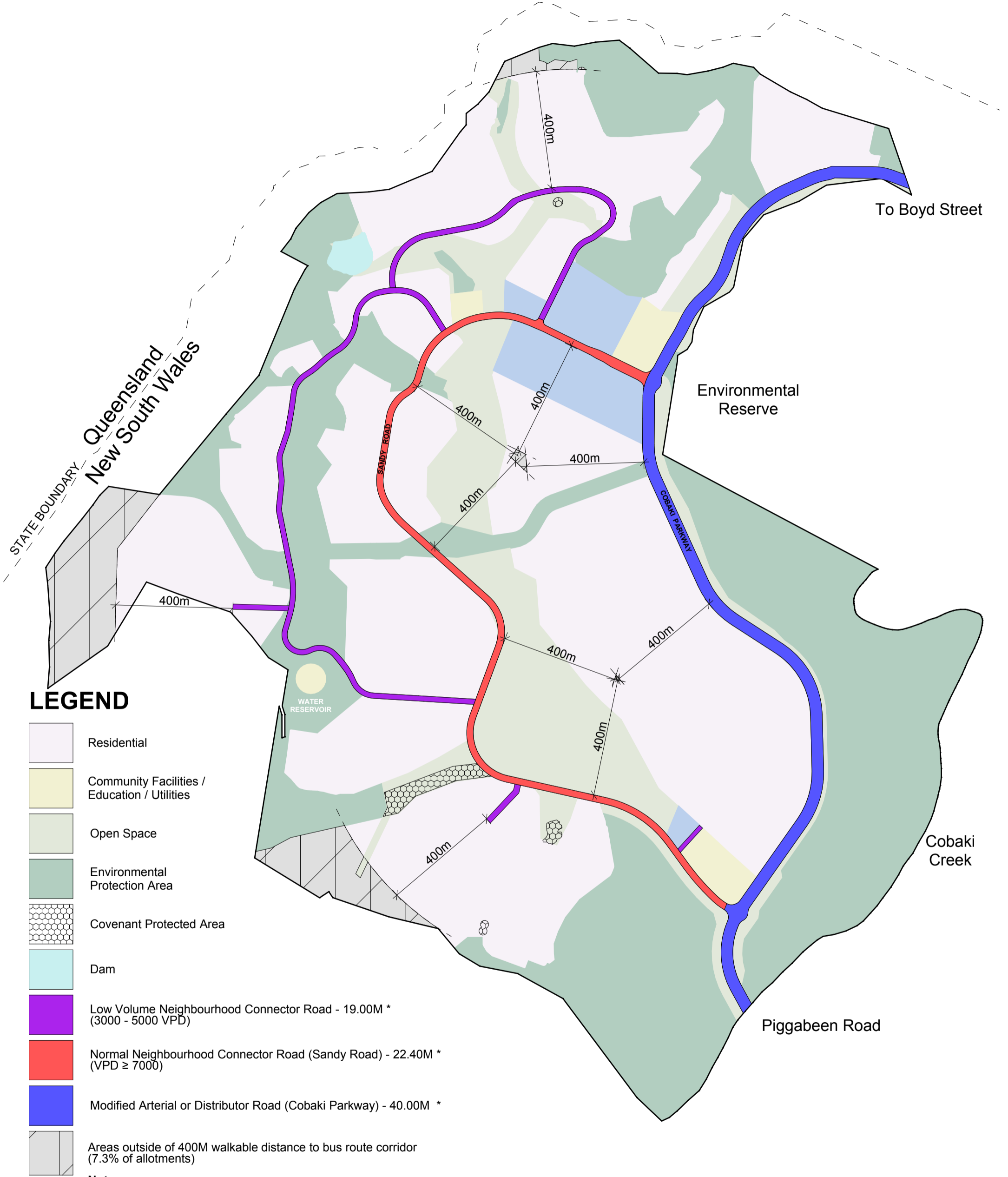
# Height Controls



## LEGEND

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

# Access Network Plan and Potential Bus Route

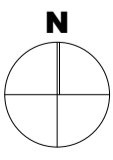


## LEGEND

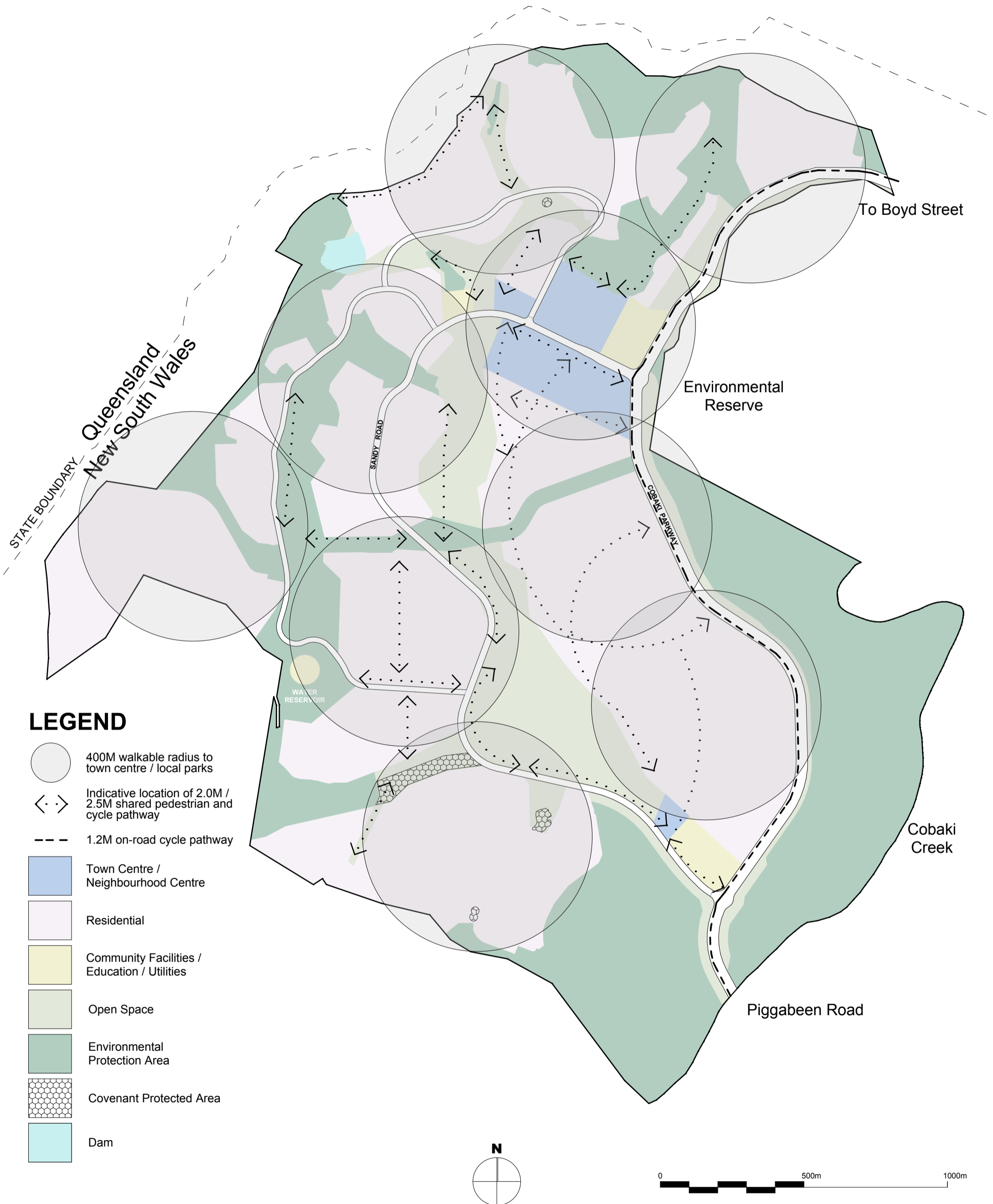
- Residential
- Community Facilities / Education / Utilities
- Open Space
- Environmental Protection Area
- Covenant Protected Area
- Dam
- Low Volume Neighbourhood Connector Road - 19.00M \* (3000 - 5000 VPD)
- Normal Neighbourhood Connector Road (Sandy Road) - 22.40M \* (VPD ≥ 7000)
- Modified Arterial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

**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



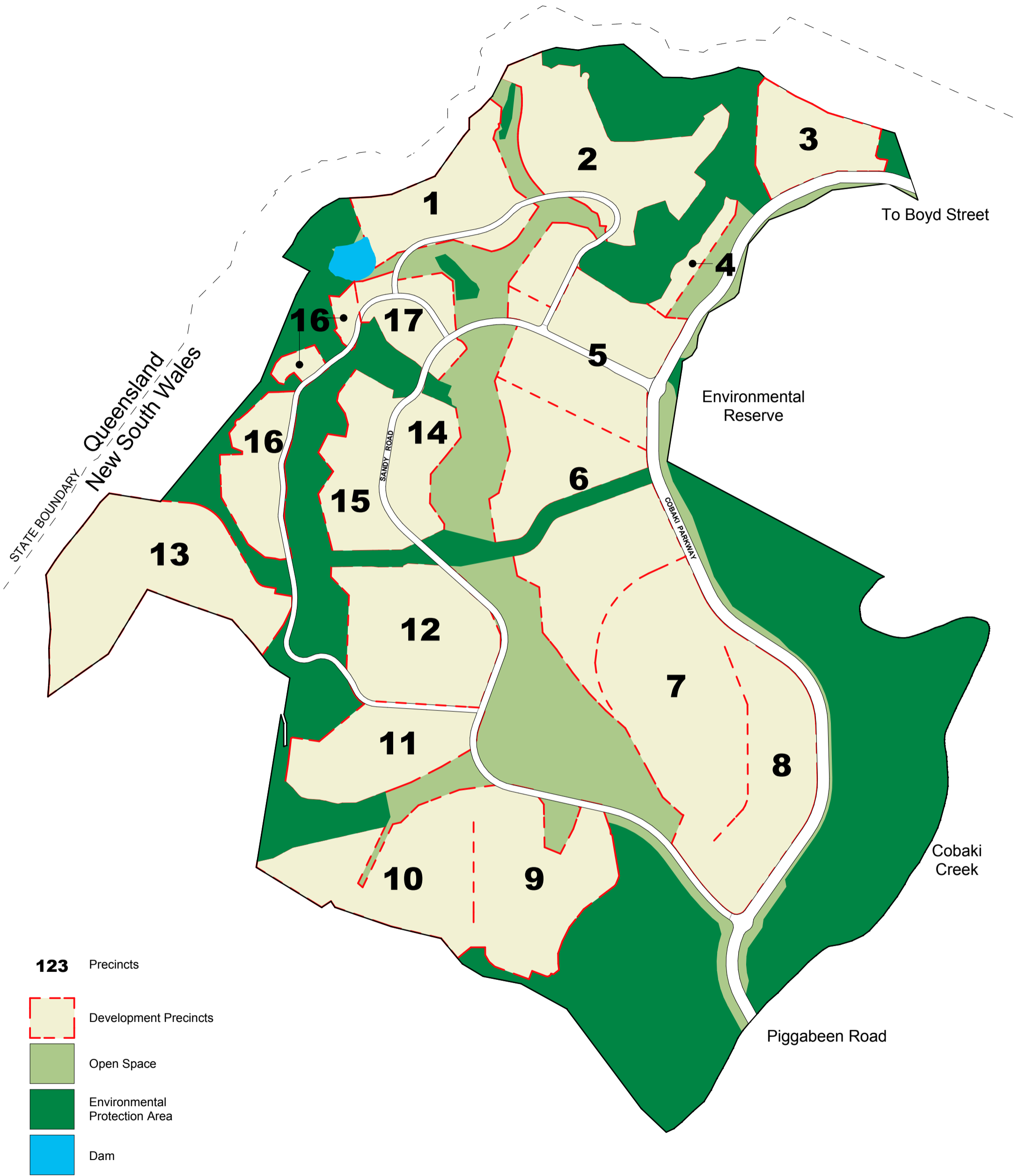
# Open Space Network Plan



## 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
-  Covenant Protected Area
-  Dam

# Precinct Location Plan



**123** Precincts

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