

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 	<ul style="list-style-type: none"> Office premises Place of worship Pub Recreation area Recreation facility (indoor) Residential care facility Residential types in Development Code Restaurant Retail premises Roads Seniors housing Service station Shop Telecommunication facility 	17.64 ha	0.65 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 	<ul style="list-style-type: none"> Recreation facility (indoor) Recreation facility (outdoor) Residential care facility Residential types in Development Code Roads Seniors housing 	290.47 ha	4.05 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 	<ul style="list-style-type: none"> Recreation area (indoor) Recreation facility (outdoor) Roads Telecommunication facility Water storage facility 	8.04 ha	0.31 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 	<ul style="list-style-type: none"> Recreation facility (indoor) Recreation facility (outdoor) Roads Sewage reticulation system 	88.84 ha	1.41 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 		188.27 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	12.19 ha	

Note: Areas are subject to final design and survey