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TOWN CENTRE CORE EAST
TOWN CENTRE CORE SOUTH
TOWN CENTRE CORE NORTH
CORE RESIDENTIAL
TOURISM & RECREATION
COMMUNITY PURPOSE (SCHOOL)
COMMUNITY PURPOSE (MEDICAL)
SHOWROOM/COMMERCIAL NORTH
SHOWROOM/COMMERCIAL SOUTH
LIGHT INDUSTRIAL
NOTES ROAD NETWORK FOR ROAD HIERARCHY, REFER TO LAP MAP 10.5 - MAJOR ROAD NETWORK
FRAME RESIDENTIAL
OPEN SPACE - DAKY CREEK CORRIDOR
OPEN SPACE - URBAN PARKLAND
OPEN SPACE - GULLY CORRIDOR
OPEN SPACE - ECO HOTEL
OPEN SPACE LINKAGES
INTRACITY CYCLEWAY
EXISTING INTERCHANGE
POSSIBLE FUTURE INTERCHANGE
OVER WATER LINK BETWEEN DREAMWORLD & TOWN CENTRE CORE
OPEN SPACE - OAKY CREEK CORRIDOR
OPEN SPACE - URBAN PARKLAND
OPEN SPACE - GULLY CORRIDOR

Legend

444444444
555555555
1(c)1(c)1(c)1(c)1(c)1(c)1(c)1(c)1(c)
222222222
333333333
6(b)6(b)6(b)6(b)6(b)6(b)6(b)6(b)6(b)
6(a)6(a)6(a)6(a)6(a)6(a)6(a)6(a)6(a)
9(a)9(a)9(a)9(a)9(a)9(a)9(a)9(a)9(a)
9(b)9(b)9(b)9(b)9(b)9(b)9(b)9(b)9(b)
9(c)9(c)9(c)9(c)9(c)9(c)9(c)9(c)9(c)
9(d)9(d)9(d)9(d)9(d)9(d)9(d)9(d)9(d)

DISTINCTION BETWEEN PRECINCTS
9(a) and 9(b)
POSSIBLE FUTURE OVERPASS
FINNEGAN WAY
CUNNINGHAM DR
SHIPPER DR
WATERWAY DR
BEATTIE RD
KRISTINS LA
ABRAHAM RD
PACIFIC MWY
Creek
Oakey
Legend

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Legend

2 STOREYS
3 STOREYS
6 STOREYS

Coomera Town Centre - LAP MAP 10.3 - Maximum Building Heights (Ver. 1.0)
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UP TO 25 DWELLINGS PER NET HECTARE* (1 dwelling per 400 m² of site area)

ONE BEDROOM PER 50M² OF NET SITE AREA* (up to 200 bedrooms per net hectare)

ONE BEDROOM PER 25M² OF NET SITE AREA* (up to 400 bedrooms per net hectare)

* Net site area is the area of a site which remains after the dedication of land required for any public purpose including, but not limited to, road widening and park dedication.

Coomera Town Centre - LAP MAP 10.4 - Maximum Residential Density (Ver. 1.0)
Coomera Town Centre - LAP MAP 10.5 - Major Road Network (Ver. 1.0)

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Coomera Town Centre - LAP MAP 10.6 - Bicycle Network (Ver. 1.0)

Legend

- REGIONAL CYCLEWAY
- CITY CYCLEWAY (ON ROAD)
- CITY CYCLEWAY (OFF ROAD)

"INDICATIVE ONLY"
"UNDER INVESTIGATION"
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Legend

- **INTERCITY SERVICE**
- **INTERCITY BUS STOP**
- **REGIONAL SERVICE**
- **REGIONAL BUS STOP**
- **EXPRESS SERVICE**
- **EXPRESS BUS STOP**
- **LOCAL SERVICE**
- "INDICATIVE ONLY"
- "UNDER INVESTIGATION"

Note:
Local bus stops to be determined at time of residential development.
Gold Coast City Council 2003

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STREET CLASS C: A mix of retail, commercial, civic and other ground floor uses are appropriate.

BOULEVARD PLANTING

STREET CLASS B: High standards of streetscape and landscape works soften the built form of these streets when viewed by motorists.

STREET CLASS A: Continuous retail uses at ground floor required, coupled with high standards of pedestrian-oriented streetscape and landscape works.

OPEN SPACE LINKS AND VIEW CORRIDORS

PUBLIC OPEN SPACE

Legend

Not to Scale
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Legend

MAJOR ROAD
SECONDARY ROAD
MINOR LOOP & SERVICE ROAD
PEDESTRIANISED, LOW-SPEED ROAD
PEDESTRIAN ONLY
BOULEVARD PLANTING

Not to Scale
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Coomera Town Centre Figure 10.1 - Residential Intensity Development Options (Ver. 1.0)
RESIDENTIAL INTENSITY
Development basis - 400m walking distance to bus stops and schools
Gold Coast City Council 2003
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Coomera Town Centre Figure 10.3 - Residential Intensity Development Option B (Ver. 1.0)

Not to Scale
Gold Coast City Council 2003

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Coomera Town Centre Figure 10.4 - Car Parking - Retail Configuration (Ver. 1.0)

Not to Scale
FOXWELL ROAD
THE APPROACH TO THE TOWN CENTRE

OAKEY CREEK
ECOLOGICAL CORRIDOR