

Cobaki Lakes

Preliminary Assessment

In support of an application to the Minister for Planning to authorise Leda Manorstead Pty Ltd to submit a Concept Plan under s75M(1) of the EPA Act.

20 November 2006

The Proposal and its Key Aspects

Leda intends to develop a large masterplanned residential community, providing a range of residential product types, a town centre, 2 school sites and a substantial area of structured open space.

The Subject Site

The property known as Cobaki Lakes is located off Piggabeen Road approximately 6.5 km west of Tweed Heads CBD and comprises a total area of approximately 600 ha. (see annexure 1)

The property contains 17 separate parcels of land, as follows:

Lot No.	DP No.
228	755740
305	755740
1	570076
205	755740
206	755740
209	755740
199	755740
2	566529
1	562222
1	570077
1	823679
54	755740
55	755740
46	755740
200	755740
201	755740
202	755740

These properties are in the ownership of Leda Manorstead Pty Ltd, which acquired them in 1994.

Current use of the site

The property enjoys Existing Use Rights for grazing up to 400 head of cattle and is currently used for this purpose, embracing associated bushfire management and pasture management activities through mechanical slashing, drainage works, clearing etc.

A number of consents for bulk earthworks has been commenced and a substantial amount of this work has been completed. This work is continuing.

Planning History

A number of development consents has been obtained. (see annexure 2) All have been commenced and are therefore preserved.

These consents are as follows:

Development Consent No.	Description	Date of Consent
92/315	Boyd Street Extension	5 January 1993
94/438	Bulk Earthworks	27 January 1995
S94/194	730 Lot Urban Subdivision - Parcels 1 to 5 + 13 Englobo Parcels (The Entrance, The Sand Ridge)	19 September 1995
96/271	Bridge over Cobaki Creek (Tweed Shire Council)	8 April 1997
S97/54	430 Lot Residential Subdivision - Parcel 7 to 10 (The Knoll, Piggabeen)	21 October 1997
K99/1124	560 Lot Urban Subdivision (The Foothills, The Plateau, Valley East, Valley West, East Ridge)	21 July 2000
1162/2001 DA	8 Management Lots and Bulk Earthworks (Town Centre)	8 October 2002

Planning Instruments that apply to the Site

The planning instruments which apply are:

Tweed LEP 2000
Tweed LEP 2000 Amendment No. 2
Tweed DCP No. 17 (Cobaki Lakes)
Tweed DCP No. 16 (Subdivision)
State Environmental Planning Policy (SEPP) No. 71 Coastal Development
State Environmental Planning Policy - Major Projects 2005
North Coast Regional Environmental Plan 1988

Aside from one aspect of the proposal, the proposal is wholly permissible within the existing zones.

The aspect which is not permissible under the present LEP will be the proposal to increase the building height above 3 stories within particular localities of the site to such a height as appropriate studies to be carried out recommend. Clause 16(2) of Tweed LEP 2000 calls up a "Height of Buildings Map" and the adoption of the proposal will require either the amendment of this map or, alternatively, an enabling clause added to Schedule 3 of the LEP, which deals with the development of specific sites.

This is the key issue of the proposal that will need to be addressed.

Economic and Employment Considerations

Tweed Economic Development Corporation Ltd produced a report (February 2006) on "The Economic Impact of Kings Forest Development Project". Kings Forest, also owned by an entity within the Leda Group, is a project not far from Cobaki Lakes and of similar scope. The economic and employment effects of Cobaki Lakes will therefore be very similar to those of Kings Forest.

The report found the following:

Estimated value to Tweed Shire Council (at current rates)

Developer Contributions	\$96,000,000
Ultimate Annual Rates	\$ 2,350,000

Economic Impact

Construction	Direct	Indirect	Total
Output (\$'000)	1188250	1337476	2525726
Value added (\$'000)	324034	528864	852898
Income (\$'000)	203380	309829	513209
Employment (Full time positions)	5784	9844	15627

Operational Activity	Direct	Indirect	Total
Output (\$'000)	15000	12459	27459
Value added (\$'000)	6922	5119	12041
Income (\$'000)	4669	3073	7742
Employment (Full time positions)	155	101	256

Clearly the project satisfies one or more of the triggers in s75B (1) of the Act.

Leda's objective in obtaining approval of a Concept Plan

The development consents applicable to the land go back as far as 1995. Since then there has been very significant change in market requirements and in planning philosophy.

Additionally, adjacent to many areas over which development consents apply lie parcels in respect of which development consents still have to be obtained. There is the need to integrate the planning of all these areas.

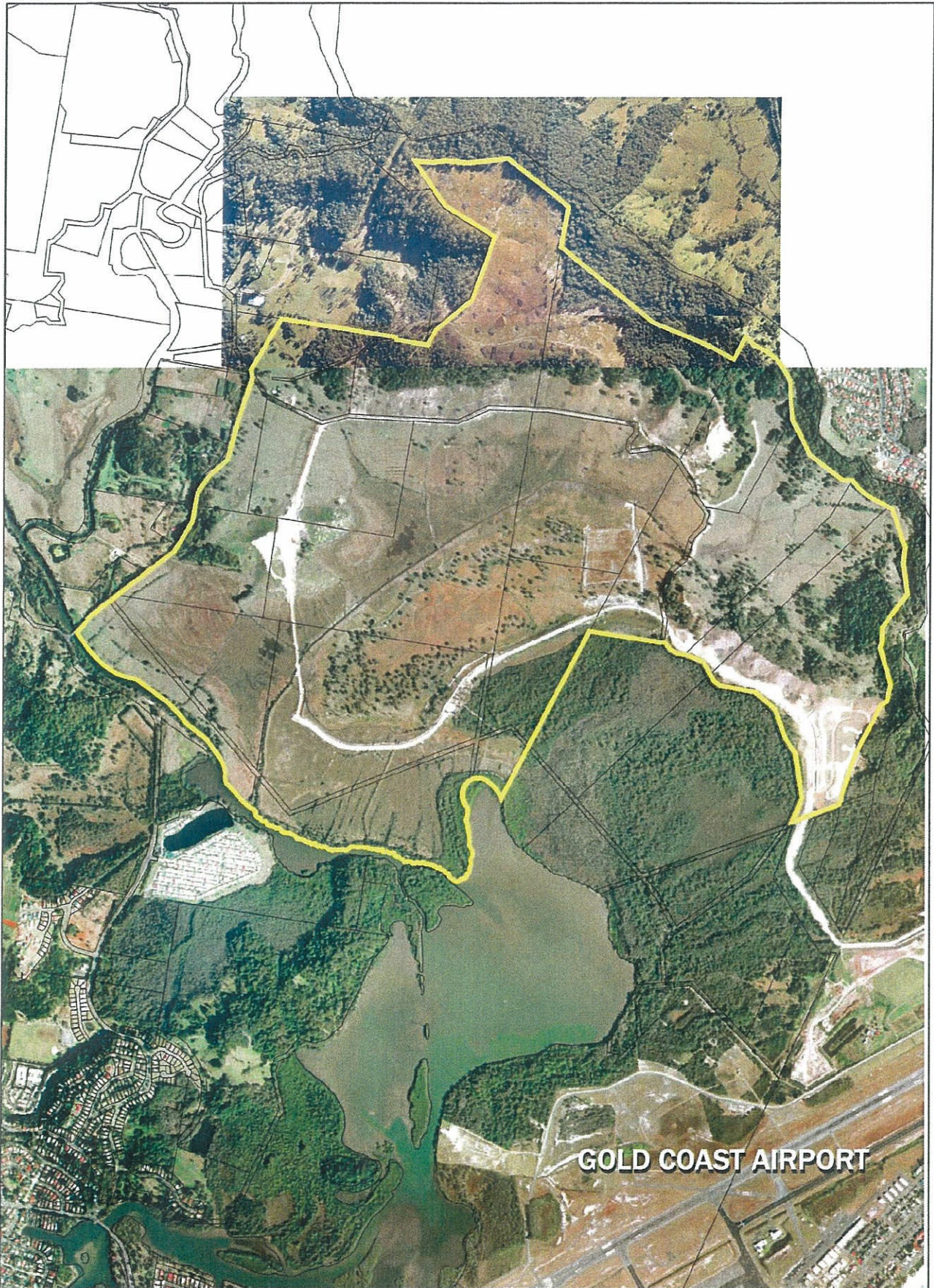
Finally, resolution must be obtained of the specific form of development of the substantial area zoned Private Open Space.

All of these factors give rise to the need for the planning of Cobaki Lakes to be reviewed.

Leda seeks to obtain approval of a Concept Plan preparatory to the submission of detailed development applications that will give full expression to the particular attributes of the site, the demands of the market and state-of-the-art urban design practice.

Support of Tweed Shire Council

Tweed Shire Council, through its Administrators, supports the notion of Leda Manorstead applying for a Concept Plan approval with the objective of achieving the best development outcome for the site. It is presently envisaged by both Leda and Council that, once a Concept Plan is approved, development applications will be considered by Council.



COBAKI LAKES

