



The Secretary  
NSW Department of Planning  
and Environment  
GPO Box 39  
Sydney 2000

Attention Chris Ritchie.

21 August 2015

Dear Chris,

**Cobaki Estate Concept Plan - Proposed Modification 4  
Request for Secretary's Environmental Assessment Requirements.**

We wish to apply for a further Modification (Mod 4) to the Cobaki Concept Plan (as modified), and request the Secretary's Environmental Assessment Requirements (SEARS) for the preparation of an Environmental Assessment for the proposed Modification.

The proposed Modification will seek the following:

**Amend State School locations by removing the two approved locations (one in the Town Centre area and the other at the southern part of Precinct 8) and providing a State school site within Precinct 6.**

**Background:**

Following discussions with the NSW Department of Education in relation to Modification 2 (concerning the inclusion of the University campus in the Town Centre zone), the Department has advised that it no longer requires two State primary school sites. The Department requires one such site. Negotiations with the Department have resulted in its in-principal approval of the location, size and shape of a school site within Precinct 6.

**Location of a Registered Club in the presently approved location of the school site within Precinct 8 and the replacement of the presently zoned B2 Local Centre area adjacent thereto by an R1 General Residential zoning.**

**Background:**

The removal of the school site from this area makes it available for alternate uses. The location is suitable for a registered club.

A site to accommodate neighbourhood shops is considered better located adjacent to Sandy Lane on the opposite side of the Central Open Space, possibly in association with the Structured Open Space area. The presently B2 zoned area should therefore revert to an R1 General Residential zone.



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**Remove the Community Facilities site currently approved within Precinct 17.****Background:**

Tweed Shire Council's Community Facilities are now intended to be located within the Town Centre area, in accordance with Modification 2. The area otherwise taken up by these facilities in Precinct 17 will accommodate residential development.

**Removal of Concept Plan condition C14 Restrictions on Cats.****Background:**

This condition is unnecessary as other regulatory controls on the keeping of cats that will be applied will achieve its objective.

Please advise if you require any further information to support the application for SEARS.

Regards,



**Reg van Rij**  
Regional Manager Residential