

The subject land comprises 187 hectares in varying zonings and includes an approved tourist resort and 76 lot subdivision. It is approximately six kilometres west of Tweed Heads and approximately six kilometres south of the New South Wales/Queensland state border. Elevations of the land range from approximately RL 3m AHD towards its northern boundary to approximately RL 216m AHD in the middle of the site and 180m ADH towards its southern boundary, adjacent to Marana Street.

The land has frontage to and access from Marana Street at its south eastern corner. Marana Street links to Scenic Drive which is a major distributor road connection to Tweed Heads in the east.

In the north, the property has frontage to Cobaki Road which is also a major road connection to Kennedy Drive and Tweed Heads and ultimately, via Piggabeen Road and the proposed Cobaki Parkway, to the Tugun Bypass at the proposed Boyd Street interchange. The connection from Piggabeen Road to the Boyd Street interchange through the Cobaki Lakes development has been partially constructed.

The following table describes the various lots to which this Concept Plan will apply:

TABLE 4 – PROPERTY DESCRIPTION			
LOT NUMBER	DP NUMBER	AREA (HA)	OWNER
32 & 33	DP 1085109	69.24	Terranora Group Management Pty Ltd
31	DP 850230	0.148	Terranora Group Management Pty Ltd
2	DP 867486	115.1	Terranora Group Management Pty Ltd
4	DP 822786	0.0103	Terranora Group Management Pty Ltd
1	DP 1033807	0.3579	Tweed Shire Council (closed road)
1	DP 1033810	2.025	Tweed Shire Council (closed road)
1	DP 595529	0.0772	Tweed Shire Council (water reservoir)
Crown road separating: Lot 2 Lot 33 Lot 2	DP 867486 DP 1085109 DP 555026	0.4264	Department of Lands
TOTAL AREA		187.3848	

An application to close and purchase the Crown Road reserve is currently being processed by the Department of Lands. Agreement has been reached between Terranora Group Management Pty Ltd and the owner of the adjoining Lot 2 DP 555026 to purchase equal areas of the road reserve on a longitudinal axis (see **Annexure 31**).

In correspondence dated 17 April 2009 the Department of Lands wrote to Terranora Group Management Pty Ltd offering to sell the closed road (see **Annexure 31**) the Department's offer has been accepted by Terranora Group Management.

The Recommended Zoning Plan and Concept Plan accommodate the longitudinal split.

Following investigations in relation to the site's geophysical and biophysical constraints and opportunities, a Draft Structure Plan has been prepared for the site. A copy of the Draft Structure Plan is contained at Page 22 of **Annexure 9**. The Draft Structure Plan indicates the proposed precincts within the existing urban footprint identified in the Far North Coast Regional Strategy 2006 – 2031.

The following table summarises the key elements of the Structure Plan (Note: each Precinct in the table is colour coded to the Structure Plan Precincts at Page 21 of **Annexure 9**).

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