



**Gold Coast - Robina Office**  
Lakeside Corporate Space, Suite 425, Level 2, 34-38 Glenferrie Drive, Robina QLD 4226  
PO Box 1048, Robina QLD 4230  
T +61 7 5553 6900

RPS Australia East Pty Ltd ABN 44 140 292 762  
A member of the RPS Group Plc

**Date:** 25/09/2018  
**Our Ref:** PR104491  
**Via:** Email

Attn: Danica Canozza  
AE Design Partnership

### **Cobaki Lakes SEARs Response: Initial Advice**

I can confirm that I have provided advice to Leda Manorshead Pty Ltd regarding the Cobaki community for several years.

I have been commissioned to address part of the SEARS Requirements dated 21 December 2017 that have been issued for the modification (Mod 8) to the Cobaki Concept Plan.

RPS will address Item 14 of the SEARs requirement:

- Provide an assessment of the social and economic impacts of the proposed modification, including proposed changes to retail/commercial floor space, demonstrating it would provide a net public benefit and not adversely impact upon the provision of local jobs, services and facilities in other nearby centres.

### **Discussion**

It is understood that Mod 8 seeks to:

- Increase building heights in and around the town centre and in other parts of the community.
- Reduce the zoned area of the town centre while retaining the range and scale of suitable inclusions. The reduced area is intended to service the needs of the community and create employment without impacting the vitality of existing centres in Tweed Shire and Gold Coast City.
- Retain the residential development capacity of the community at 5,500 dwellings.

It is important to note that Mod 8 will not change the number of dwellings within the community or the scale of allowable retail/commercial GFA in the Town Centre. The proposed changes will facilitate a more diverse residential built form, particularly higher density dwellings in an around the town centre.

### **Work completed to date**

RPS has completed a market opportunity assessment for the Cobaki Town Centre (dated August 2017). This assessment utilised the demographics from the 2016 census and considered current retail trends and development patterns in nearby established retail centres (in both NSW and Queensland).



A key finding from the market opportunity report is that the local catchment will support (at most) a retail footprint that is anchored by a full line supermarket, a limited line (discount) supermarket, complementary retail, food and beverage services and personal/professional services. This mix of uses can be delivered within the current GFA limit of 12,000 Sq M and is in keeping with the overall objective of providing services for residents of the community.

#### **Initial Assessment**

Based on my work on the project to date, and my review of the Mod 8 plans, I hold the preliminary opinion that the proposed changes will not adversely impact the provision of local jobs, services and facilities in other nearby centres. This opinion is primarily shaped by the retained residential development capacity of the community (5,500 dwellings) and the consistent scale of the proposed retail/commercial GFA in the town centre.

I trust this information is sufficient for your purposes, however, should you require any further details or clarification, please do not hesitate to contact me.

Yours sincerely

**RPS**



William Owen

Technical Director - Economics