

## **Stuart Withington**

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**From:** Reg Van Rij[SMTP:rvanrij@ledaholdings.com.au]  
**Sent:** Thursday, 24 June 2010 11:26  
**To:** Andrew Wilson  
**Subject:** FW: Cobaki Proposed School

01.25 Proposed  
ool Connectivity Dis

**Regards,**

**Reg van Rij**

### **Leda Developments Pty Ltd**

Level 1, 46 Cavill Avenue | Surfers Paradise QLD 4217

t: 07 5570 5500 | f: 07 5570 5050 | m: 0410 540 371 | e: rvr@ledagc.com <mailto:rvr@ledagc.com>

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**From:** Greenwood, Lesley [mailto:Lesley.Greenwood@det.nsw.edu.au]  
**Sent:** Wednesday, 9 June 2010 3:55 PM  
**To:** Reg Van Rij  
**Cc:** Millott, Roger  
**Subject:** FW: Cobaki Proposed School

Reg,

We have looked at the proposed alternative location (adjacent to the town centre) of the first government primary school site and are prepared to consider it as a suitable option. We would like to consult further with, and get some confirmation from, The Gov't Architects Office landscape architect on it, which we will activate as soon as we can.

There are some logistical issues - both for you and for DET - with the proposed corner site in the town centre: one is that the site is on the main road (and the school's location will automatically require a 40km/hr speed zone (although the TC might be 40kph anyway) and the proposed bus turning area/travel path needs to be developed and shown on a

more detailed layout of the street pattern; school children should be dropped off/picked up on the schoolside of the road only, without having to cross the street).

Happy to discuss further or await your further advice. Regards,

Lesley Greenwood

ph (02) 9561 8466 (now connected)

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**From:** Reg Van Rij [mailto:rvanrij@ledaholdings.com.au]  
**Sent:** Thursday, 3 June 2010 2:21 PM  
**To:** Greenwood, Lesley  
**Subject:** Cobaki Proposed School

Good day Lesley

As indicated in my recent call to you we have carried out a thorough planning review in conjunction with our urban designers and the prospective investors in both the main retail precinct and tavern. We have also given consideration to the siting of child care, medical and retirement. From our perspective the location of the northern school site as indicated on the attached diagram is optimal.

The diagram indicates the catchment within a 1km radius, which encompasses an area slightly larger than that within 1km of the originally proposed site. However, the population within the 1km radius of the now-proposed site will certainly be significantly greater, because it includes more of the intended higher density residential areas.

It seems to us that the site we now propose offers additional benefits in terms of convenience and traffic management.

The proposed site will become available at the outset of development whereas the timing of the provision of roads and services along Sandy Road is uncertain.

Geotechnical considerations should not concern you, because the works have been professionally certified and this will in any event be a condition of contract.

All of the proposed site is level and it is not affected by bushfire protection requirements.

Please give our proposal your consideration and call me as soon as you are able.

Regards,

Reg van Rij

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