



Hon Tony Kelly MLC  
Minister for Planning  
Minister for Infrastructure  
Minister for Lands  
Deputy Leader of the Government in the Legislative Council  
Leader of the House in the Legislative Council

## MEDIA RELEASE

6 December, 2010

### **CONCEPT PLAN APPROVED FOR NEW HOMES ON FAR NORTH COAST**

The NSW Government has approved a concept plan for a \$416 million residential community in the Tweed Shire.

Minister for Planning, Tony Kelly, said the plan will provide 5,500 new homes while conserving almost 200 hectares of land.

“This project will provide much-needed additional housing in a fast-growing region located near the NSW and Queensland border and close to Gold Coast Airport,” the Minister said.

“This site has been zoned residential and identified for urban release for at least 20 years and is included in the Far North Coast Regional Strategy as one of the sites that will help achieve the region’s housing targets.

“Cobaki Estate will potentially provide housing for up to 12,000 people over the next 20 years and would account for around 30 per cent of the regional strategy’s target for 19,100 new homes on the Far North Coast over the next two decades.”

Mr Kelly said environmental issues had been an important consideration during the assessment.

“Importantly, the concept plan protects large portions of the site from development by creating an east-west wildlife corridor and improved ecological links across the site,” the Minister said.

“Parts of the site will be rehabilitated to provide new habitat for native wildlife and assist in the conservation of threatened and vulnerable plant and animal communities.”

The approved concept plan includes:

- 17 residential precincts which will contain a total of 5,500 residential homes, including detached houses, townhouses and unit blocks up to three storeys in height;
- A town centre and neighbourhood centre containing 18.8 hectares for retail, commercial, community and residential uses, with a three-storey height limit. This area could support business premises, medical centres, restaurants, hotels, shops, and higher density housing including seniors housing;
- Two public primary schools;
- 87 hectares of open space and recreation areas;
- Environmental protection for 194 hectares of land; and
- Roads, landscaping and public infrastructure.

Mr Kelly said the concept plan sets out the vision for development of the site over at least the next 20 years, and does not include approval to start construction, with the subdivision layout and staged development will be addressed in future applications.



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“Since 1993, Tweed Shire Council has given seven different development approvals for different parts of the site,” the Minister said.

“This concept plan provides a holistic approach to planning for Cobaki Estate for the first time.

“It ensures planning for the entire site is considered at one time to balance the need for additional housing and services with conservation of environmentally sensitive parts of the site. Future project applications will now need to be generally consistent with the concept plan.”

The Cobaki Development Code has also been approved as part of the concept plan, providing detailed development controls to boost the quality of urban design and fast-track development approvals by allowing complying projects to apply for a 10-day approval.

And in conjunction with the concept plan approval, a number of amendments are being made to the Tweed Local Environmental Plan 2000.

The LEP amendments include the rezoning or realignment of zoning boundaries in 64 areas. Among the changes, 98 hectares of land which contains endangered coastal saltmarsh and is currently zoned for recreation will be protected from development through an environmental protection zoning.

The LEP’s minimum lot size for the urban expansion zone within the Cobaki Estate site is also being reduced from 450 square metres to 120 square metres.

Mr Kelly said this reduction in the minimum lot size will allow for a diversity of different housing types, including some on larger lots and some on small lots.

“Ultimately, the specific layout of the various subdivisions within Cobaki Estate, and the mix of different sized lots, will need to be addressed in future applications to Council,” the Minister said.

Separately, the Department of Planning is currently considering a project application for earthworks and drainage, landscaping of the central parkland and rehabilitation of riparian corridors.

The proponent, LEDA Manorstead Pty Ltd, had worked closely with the Department on a number of issues and had made some substantial changes from its original plan, including:

- Removing a series of man-made lakes from the proposal to avoid potential water quality or maintenance issues;
- Moving two proposed schools and a neighbourhood centre to different locations within the site;
- Amending the town centre boundary;
- Widening Cobaki Parkway Reserve to improve future access to the estate;
- Realigning Sandy Road to complement the location of adjacent playing fields; and
- Submitting revised ecological reports to provide more information and to clarify issues.

The developer is negotiating with a number of government agencies about how local and State infrastructure to support the project will be funded.

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