

- - - - - PLAN OF MANAGEMENT BOUNDARY
- PROPERTY BOUNDARY

CLIENT: Leighton Properties

JOB: Lot 490

DATE: 25/06/2007

SCALE: 1 : 25 000

FILE: 490location

IMS: 490loc

SOURCE: Dept. of Lands

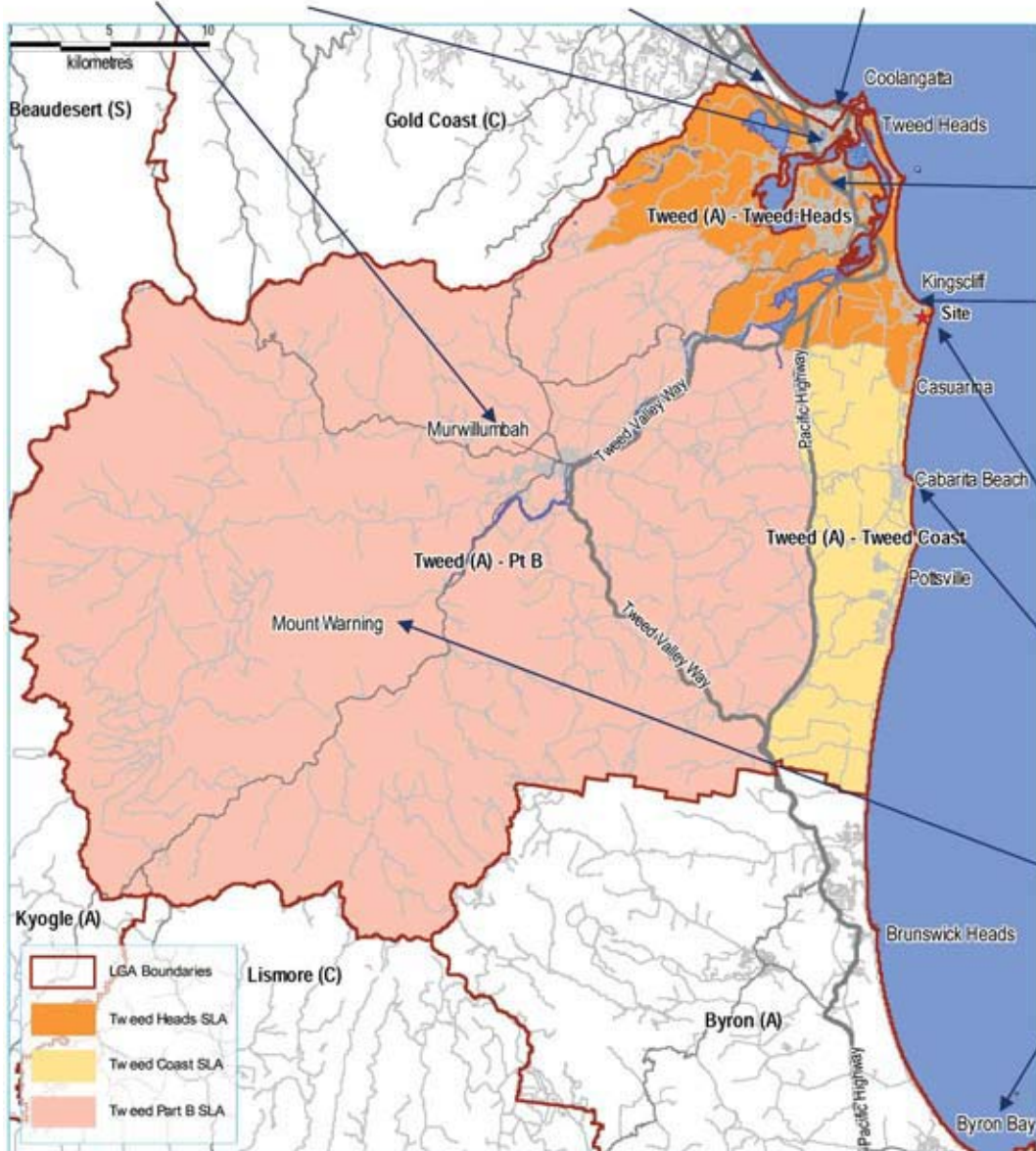


Major hospitals are located in Tweed Heads and Murwillumbah.

The major employment hub of the Tweed LGA is located on the state border in Tweed Heads.

During 2007/08, the Gold Coast Airport serviced over 4.2 million domestic and international passengers. Completion of the \$10 million terminal upgrade is expected in 2010.

A concentrated supply of tourism accommodation and food suppliers, including Twin Towns, are located in Tweed Heads-Coolangatta.



The Tugun Bypass was completed in June 2008, effectively cutting the drive time between SE Qld and Northern NSW by approximately 15 to 30 minutes.

Kingscliff is an establishing tourism destination, located approx. 15 minutes from the Gold Coast Airport, 30 minutes to Byron Bay and 20 minutes to Murwillumbah and Mt Warning.

The subject site is located next to Salt Village, on the Cudgen Creek.

Casuarina, Cabarita Beach and Pottsville are establishing communities along the Tweed Coast, now easily accessible due to the upgrade of the Pacific Highway.

Mount Warning is a dominant tourist attraction of the Tweed LGA.

Byron Bay has become a popular Northern Rivers tourism hub with a concentration of accommodation and tourism suppliers.







AERIAL PHOTOGRAPH VIEWING EAST SHOWING SITE CONTEXT



AERIAL PHOTOGRAPH VIEWING SOUTH EAST SHOWING SITE CONTEXT

**CLIENT:** Leighton Properties

**JOB:** Lot 490

**DATE:** 03/12/2008

**SCALE:** not to scale

**FILE:** 490siteplates

**IMS:** Iovis1,2

**SOURCE:** LVO Architecture



**FIGURE: 4**  
AERIAL PHOTOGRAPH



<b>CLIENT:</b> Leighton Properties	<b>JOB:</b> Lot 490
<b>FILE:</b> 490aerial	<b>IMS:</b> aeriallot490

**JGA** **JIM GLAZEBROOK**  
**& ASSOCIATES** PTY LTD  
ACN 003 836 799  
TOWN PLANNERS & DEVELOPMENT CONSULTANTS

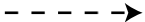



<b>DATE:</b> 02/12/2008	<b>SCALE:</b> 1 : 8000
<b>SOURCE:</b> J.M.A. Architects	

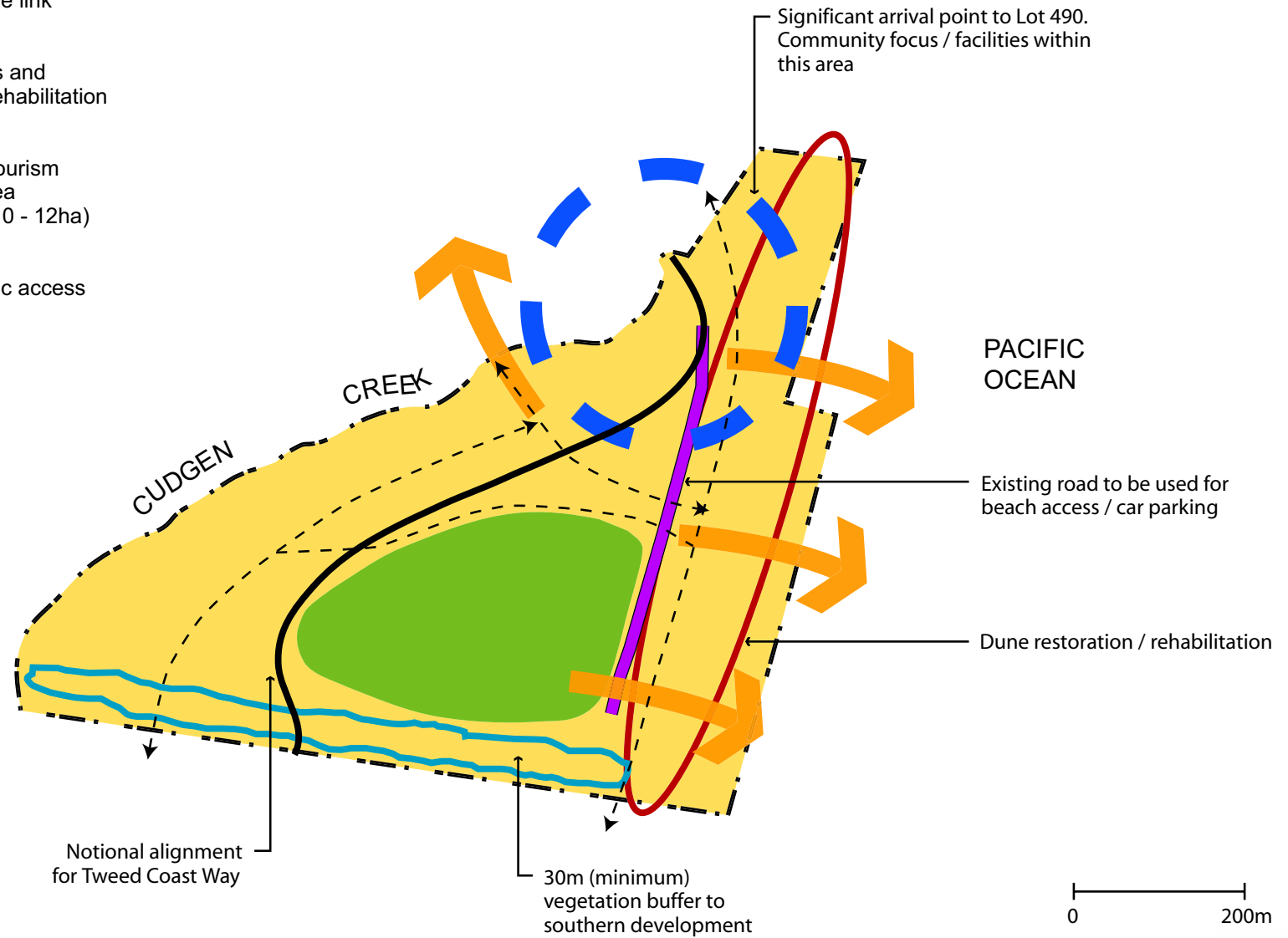


**FIGURE: 5**

DESIGN & MANAGEMENT PRINCIPLES  
- LOT 490 PLAN OF MANAGEMENT

**KEY**

-  Pedestrian / cycle link
-  Community uses and environmental rehabilitation
-  Indicative Eco Tourism development area (approximately 10 - 12ha)
-  Formalised public access



CLIENT: Leighton Properties

JOB: Lot 490

**JGA** JIM GLAZEBROOK  
& ASSOCIATES PTY LTD  
TOWN PLANNERS & DEVELOPMENT CONSULTANTS  
ACN 003 836 799

DATE: 28/02/2007

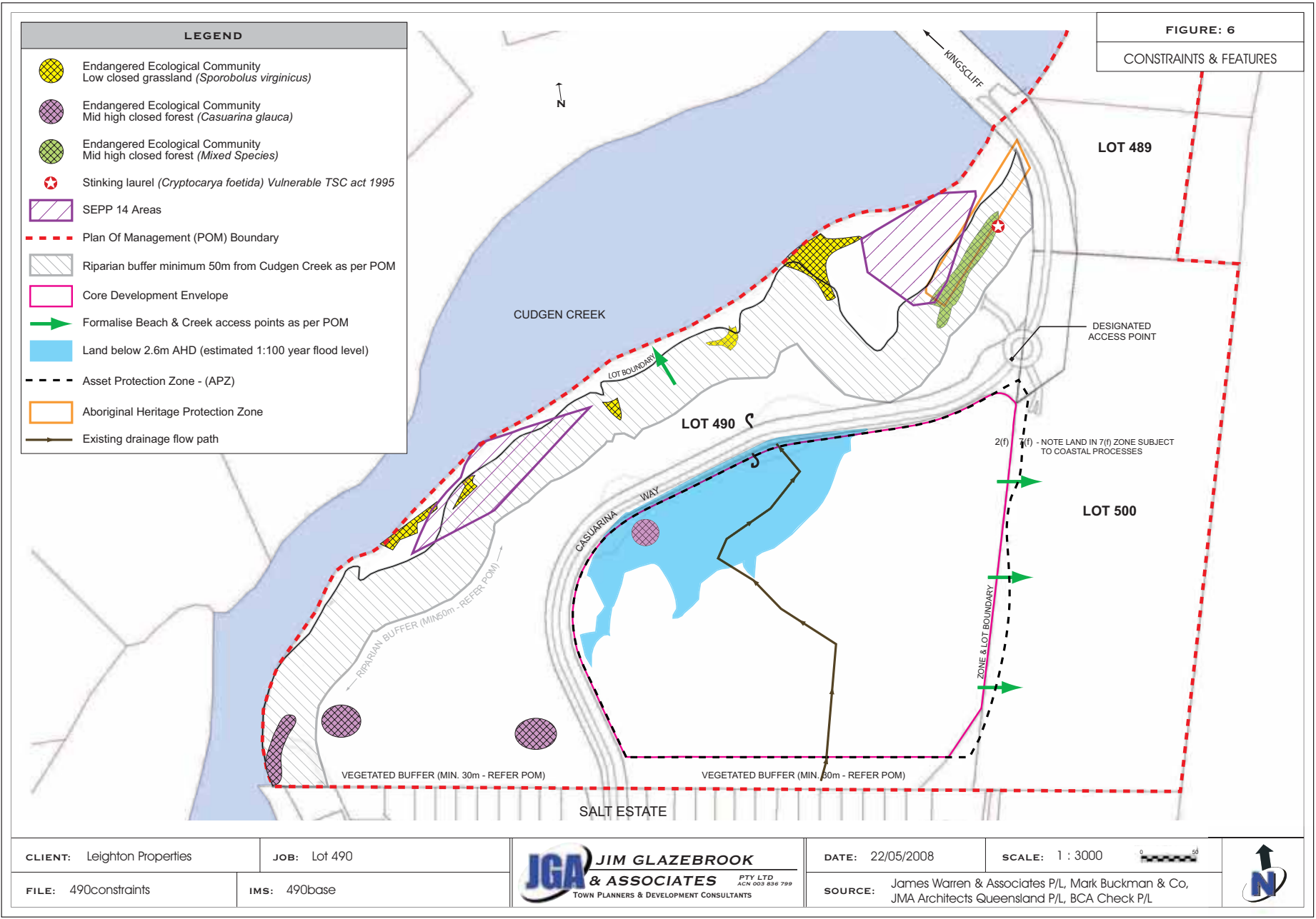
SCALE: as shown

FILE: 490managed

IMS: 490manage

SOURCE: Dept. of lands - Plan of Management





CLIENT: Leighton Properties

JOB: Lot 490



DATE: 22/05/2008

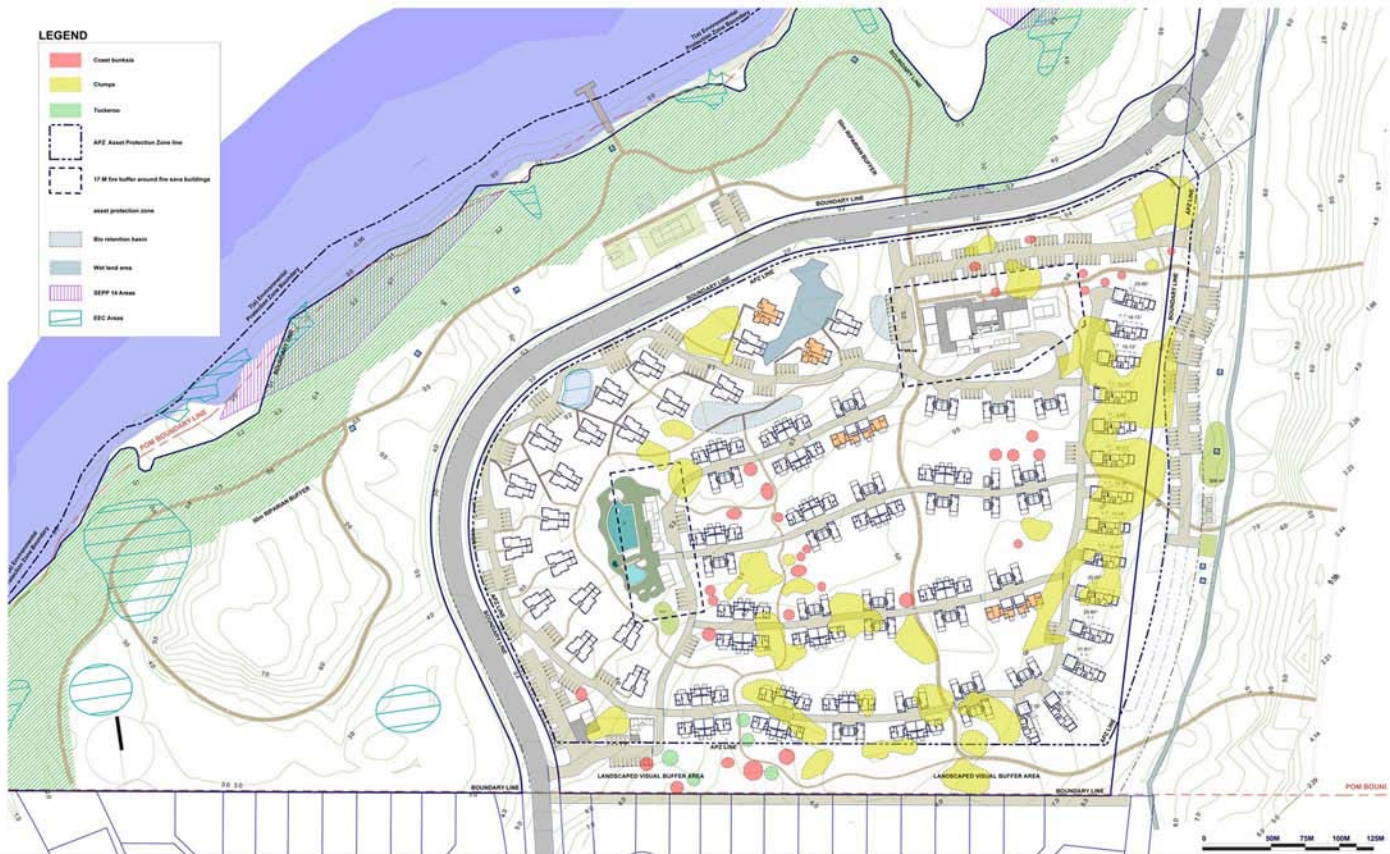
SCALE: 1 : 3000



FILE: 490constraints

IMS: 490base

SOURCE: James Warren & Associates P/L, Mark Buckman & Co, JMA Architects Queensland P/L, BCA Check P/L



CLIENT: Leighton Properties

JOB: Lot 490

**JGA** JIM GLAZBROOK  
 & ASSOCIATES PTY LTD  
 TOWN PLANNERS & DEVELOPMENT CONSULTANTS  
ACN 004 818 728

DATE: 03/12/2008

SCALE: 1 : 2000

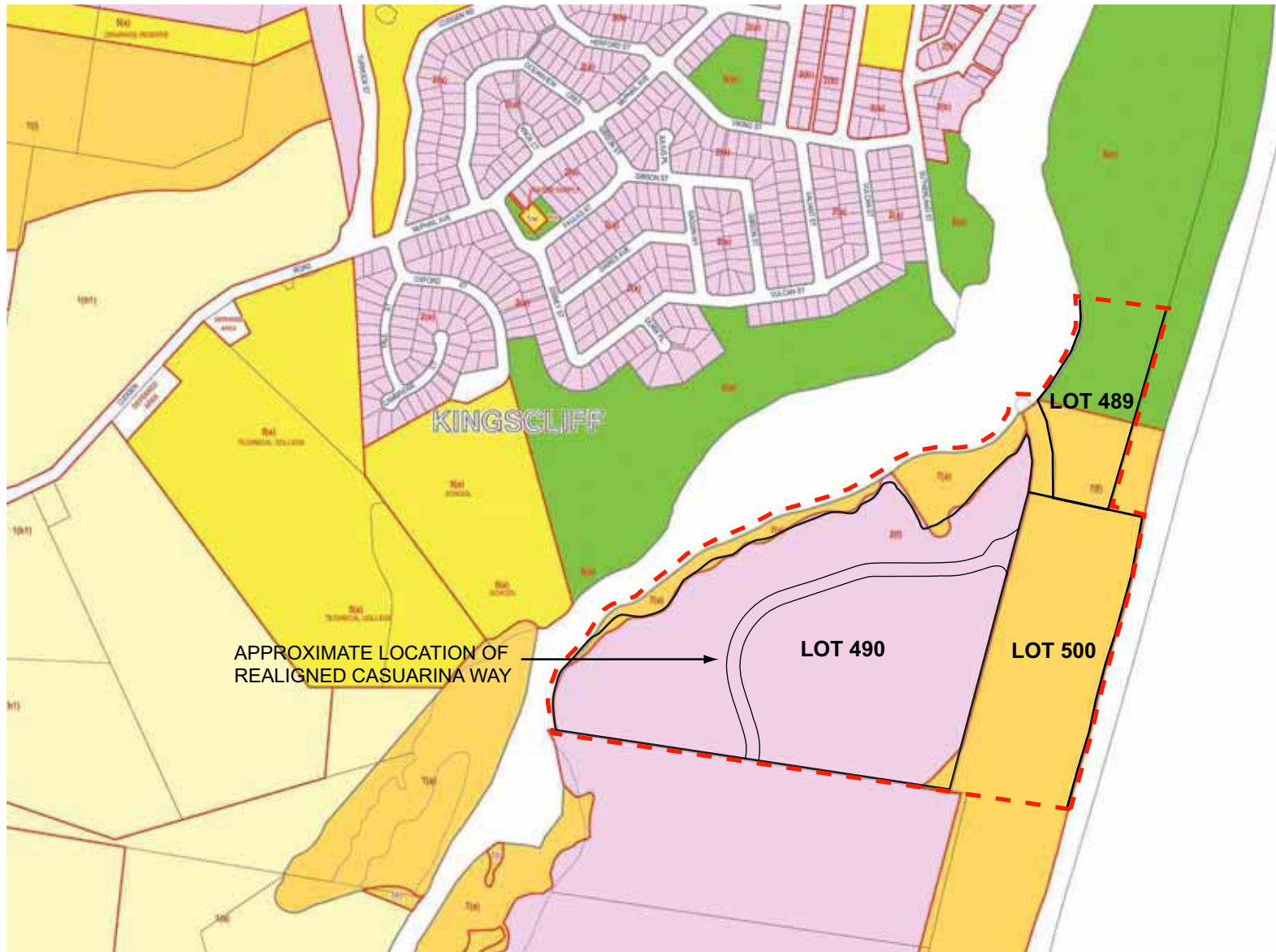
FILE: 490devipmt

IMS: 490constraint

SOURCE: J.M.A. Architects



**FIGURE: 8**  
ZONING EXTRACT



APPROXIMATE LOCATION OF REALIGNED CASUARINA WAY

LOT 490

LOT 500

LOT 489

KINGSCLIFF

 - PLAN OF MANAGEMENT BOUNDARY

**LEGEND**

- I. RURAL**
  -  (a) RURAL LIVING
  -  (b1) AGRICULTURAL PROTECTION
  -  (b2) AGRICULTURAL PROTECTION
  -  (c) RURAL LIVING
- 2. RESIDENTIAL**
  -  (a) LOW DENSITY RESIDENTIAL
  -  (b) MEDIUM DENSITY RESIDENTIAL
  -  (c) URBAN EXPANSION
  -  (d) VILLAGE
  -  (e) RESIDENTIAL TOURIST
  -  (f) TOURISM
- 3. BUSINESS**
  -  (a) SUB-REGIONAL BUSINESS
  -  (b) GENERAL BUSINESS
  -  (c) COMMERCE & TRADE
  -  (d) WATERFRONT ENTERPRISE
  -  (e) SPECIAL TOURIST (Short Term Boardwalks)
- 4. INDUSTRIAL**
  -  (a) INDUSTRIAL
- 5. SPECIAL USES**
  -  (a) SPECIAL USES (OTHER THAN RESIDENTIAL OR BUSINESS ENTERPRISE)
- 6. OPEN SPACE**
  -  (a) OPEN SPACE
  -  (b) RECREATION
- 7. ENVIRONMENTAL PROTECTION**
  -  (a) ENVIRONMENTAL PROTECTION (Wetlands & Littoral Rainforests)
  -  (b) ENVIRONMENTAL PROTECTION (Scenic / Escarpment)
  -  (c) ENVIRONMENTAL PROTECTION (Coastal Lands)
  -  (d) ENVIRONMENTAL PROTECTION (Habitat)
- 8. NATIONAL PARKS / NATURE RESERVES**
  -  (a) NATIONAL PARKS & NATURE RESERVES
- ADDITIONAL CONTROLS**
  -  CLAUSE 37 (TRANSITIONED LOW CORRIDOR)
  -  CLAUSE 38 (FUTURE BOUNDARY)
  -  CLAUSE 41 (BROOKSIDE COORDINATION AREA)
  -  CLAUSE 52 (RIDGE BEACH / RIDGE FOREST - GEARLY NEUT)
  -  CLAUSE 52 (BLACK ROCKS)
  -  CLAUSE 52 (POTTVILLE)
  -  CLAUSE 52 (GOSWAMER AND HILL)
  -  CLAUSE 52 (COBARRILAKEN)
  -  CLAUSE 52 (WOODS) AND FUTURE DAM AREAS
  -  CLAUSE 53 (SCHEDULE 3 FIELDS)

CLIENT: Leighton Properties

JOB: Lot 490



DATE: 26/06/2007

SCALE: 1 : 5000

FILE: 490zone

IMS: fil17+fil18

SOURCE: T.S.C.

