

PROJECT OUTLINE AND PRELIMINARY ASSESSMENT

to

DEPARTMENT OF PLANNING

in relation to

**PROPOSED DEVELOPMENT OF TOWN CENTRE
CASUARINA BEACH, KINGSCLIFF SOUTH**

on land described as

**PART OF LOT 223 ON DP 1048494
PARISH OF CUDGEN, COUNTY OF ROUS**

situated at

COAST ROAD, CASUARINA BEACH TOWNSHIP

for and on behalf of

KINGS BEACH NO. 2 PTY LTD

**VGF – 3083
OCTOBER 2006**

CASUARINA BEACH TOWN CENTRE PROPOSED OUTLINE AND PRELIMINARY ASSESSMENT

CONTENTS

1.00	INTRODUCTION	1
2.00	BACKGROUND	3
3.00	STATE ENVIRONMENTAL PLANNING POLICY (MAJOR PROJECTS) 2005	4
4.00	THE SITE	4
5.00	PROPOSED DEVELOPMENT	5
6.00	RELEVANT PLANNING INSTRUMENTS, CONTROLS AND LEGISLATION	8
7.00	PRELIMINARY ENVIRONMENTAL ASSESSMENT	9
8.00	STUDY TEAM	11
9.00	CONCLUSION	12
10.00	REQUEST	12

APPENDICES

APPENDIX 1	REQUEST FOR CONFIRMATION OF MAJOR PROJECT
APPENDIX 2	CASUARINA BEACH TOWN CENTRE - CONCEPT PLAN
APPENDIX 3	CASUARINA BEACH TOWN CENTRE - STRUCTURE PLAN
APPENDIX 4	CASUARINA BEACH TOWN CENTRE – BUILT FORM CONTROLS
APPENDIX 5	CASUARINA BEACH TOWN CENTRE – SUBDIVISION PLAN
APPENDIX 6	CASUARINA BEACH TOWN CENTRE SUMMARY STATEMENTS
	EXECUTIVE SUMMARY
1.00	ARCHITECTURAL STATEMENT
2.00	ENGINEERING AND ENVIRONMENTAL STATEMENTS
2.01	INFRASTRUCTURE
2.02	FLORA AND FAUNA
2.03	CONTAMINATION
2.04	BUSHFIRE MANAGEMENT
3.00	TRAFFIC ENGINEERING STATEMENT
4.00	OVERVIEW ECONOMIC ANALYSIS STATEMENT
5.00	COMMUNITY CONSULTATION STATEMENT

FIGURES

FIGURE 1	LOCALITY
FIGURE 2	AERIAL PHOTOGRAPH

11 October 2006

Our Reference: VGF – 3083

The Director of Urban Assessments
Department of Planning
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sir

RE: PROJECT OUTLINE AND PRELIMINARY ASSESSMENT
PROPOSED DEVELOPMENT OF TOWN CENTRE
CASUARINA BEACH, KINGSCLIFF SOUTH ON LAND DESCRIBED AS
PART OF LOT 223 ON DP 1048494, PARISH OF CUDGEN, COUNTY OF ROUS
KINGS BEACH NO. 2 PTY LTD

1.00 INTRODUCTION

We advise that we act as Town Planning Consultants and Agents for and on behalf of the proponent, Kings Beach No. 2 Pty Ltd, the registered owner of the above-described land.

We also advise that a “**Request for Confirmation of Major Project**” (see **Appendix 1**) was made to the Minister for Planning by letter dated 10 October 2006, with reference to the above-described project.

In anticipated response, Kings Beach No. 2 Pty Ltd proposes to prepare and lodge an application for Major Project to the Minister, such application to include an Environmental Assessment of the proposed development of the subject land

To facilitate the anticipated application processes and procedures, the following represents likely sections to comprise a Project Outline and Preliminary Assessment, including

- a description of the relevant development controls pertaining to the site and its proposed development;
- the provision of a description and analysis of the site;
- the description of the proposed development of the site;
- the provision of a preliminary assessment of the likely impacts of the proposed development; and
- the identification of the necessary assessments to be undertaken in the preparation of the environmental assessments for the proposed development.

It is the intention that a Concept Plan be finalized and submitted together with a Stage 1 application, in accordance with the relevant provisions of the Environmental Planning and Assessment Act 1979.

An initial **Concept Plan** and accompanying initial **Structure Plan**, for the purposes of this Submission only, are appended (see **Appendix 2 – Casuarina Beach Town Centre Concept Plan**, **Appendix 3 – Casuarina Beach Town Centre Structure Plan** and **Appendix 4 – Casuarina Beach Town Centre – Built Form Controls**). The Concept Plan is further addressed in Section 5.00 - Proposed Development.

The proposed plan of subdivision for implementation of the Concept Plan into effect is contained in **Appendix 5 – Casuarina Beach Town Centre Subdivision Plan**.

2.00 BACKGROUND

Development of Casuarina Town has proceeded generally in accordance with the decision, in December 1998, of the NSW Land and Environment Court (Appeal No 10686 of 1997) to allow land then known as Lenen South to be developed further, subject to stated conditions. The consent (S96/135) approved

- (i) the subdivision of the land into 14 management lots as shown generally on the Subdivision Plan;
- (ii) the carrying out of Stage 1 Works generally in accordance with the conditions of the consent; and
- (iii) the development of the (management) lots for the purposes of low-density and medium-density residential development, retail, commercial and tourism development, together with associated and related uses and facilities generally in accordance with the Development Plan.

The proposed development, the subject of this Project Outline and Preliminary Assessment, is contained within lands comprising the above approvals, described as Lot 223 on DP 1048494, Parish of Cudgen, County of Rous, having an area of 19.03 hectares.

The site also encompasses land that was unallocated State lands (Road Reserve), being the reservation of a gazetted though unmade road contained within the site. This road has now been closed and the underlying land has been acquired by the proponent for absorption within the parent land parcel.

Overall, these lands represent the Town Centre Precinct within the Casuarina Beach Development, Kingscliff South, generally in accordance with the Approved Concept Master Plan (dated April 2000).

The subject lands and lands extending to the north and south have all been subjected to intensive sand mining over a 50-year period. As a consequence, both topography and vegetation have been significantly modified. Investigations have consistently concluded the absence of threatened flora species and the inability of the site to support vegetation communities of relevance to any threatened plant species known to occur in the general locality. Additionally, the site is unsuitable, generally speaking, for threatened faunal species.

Given the disturbed nature of the site and the limited extent of suitable habitats and resources in the general locality, such proposed development was not regarded as having the potential for adverse impacts of concern upon the natural environment, and indeed, the Department of Environment and Conservation (formerly NPWS) have already agreed in writing that the site may now be cleared, which instruction has since been endorsed by the Land and Environment Court.

The lands, save for the lands adjacent to the eastern dunes zoned 7(f) Environment Protection Zone (with reference to the Tweed Local Environmental Plan 2000) – and which lands are to be excluded from any development – are zoned Residential 2(e) Residential Tourist Zone. This Zone provides for a range of tourist and residential development and associated uses.

To reiterate, the subject lands have long-term been approved for future development for a Town Centre for the burgeoning Casuarina Beach township, which presently comprises some 550 residences, including apartments, and an estimated population of the order of 1500 persons – presently without local shopping and other community services.

3.00 STATE ENVIRONMENTAL PLANNING POLICY (MAJOR PROJECTS) 2005

The proposal is for a project which, if it is submitted, is important in achieving State and regional planning objectives, given that the development of a Town Centre for Casuarina Beach is vital to the well-being and convenience of the township, as it continues to grow strongly, in accordance with the series of approvals granted to date.

As separately submitted (refer **Appendix 1 – “Request for Confirmation of Major Project”** above), it is further submitted that the project qualifies as a Major Project, having regard to the relevant provisions of the State Environmental Planning Policy (Major Projects) 2005, namely Schedule 1 Part 3A Projects – Classes of Development, at Group 5 Residential, Commercial or Retail Projects, Clause 13(1); and Group 6 – Tourism and Recreational Facilities, Clause 17(b), and as a result of its subdivision into more than 25 lots pursuant to Schedule 2.

In consequence, this subject proposal proceeds on the premise that the project is a project which is to be considered in accordance with Part 3A – Major Infrastructure or Other Projects, of the Environmental Planning and Assessment Act 1979.

4.00 THE SITE

The subject site is located in Northern New South Wales, approximately 5.0 kilometres to the south of Kingscliff, being part of the lands comprising Casuarina Beach township. (See **Figure 1 – Locality**).

The subject site is described as part of Lot 223 on DP 1048494, Parish of Cudgen, County of Rous, and is 19.03 hectares in extent.

The site also encompasses unallocated State lands (Road Reserve), being the reservation of a gazetted though unmade road contained within the site, however, which land is in the process of being acquired by the proponent for absorption within the parent land parcel.

The western portion of the subject site is bounded by Old Bogangar Road (new Coast Road), with lands to the north and south of the site being developed as Casuarina North and North West Precincts respectively.

The subject site has direct frontage to the coastal State-owned Lot 500, which lot incorporates the walkway/cycleway and dunal areas.

The site has road frontage to Old Bogangar Road, Dianella Drive and connections to both the northern and southern extent of Casuarina Way (which currently is unconnected, and which is proposed to be completed by implementation of the subject proposal).

The general location of the subject land is shown on **Figure 2 – Aerial Photograph**.

5.00 PROPOSED DEVELOPMENT

As stated previously in this Submission, Casuarina Beach Township is without retailing and lower order commercial and community services, which services are anticipated by the community consistent with a series of approvals granted (for Town development) since its inception, but in response to which site planning and design await finalization and approval (which these submissions advance).

The proposed development of the Casuarina Beach Town Centre and associated uses seeks to provide retailing and commercial services, in concert with further residential and associated development, to service the needs of Casuarina Beach Town Centre in accordance with long-term approved plans and the stated objectives of the Residential 2(e) – Residential Tourist Zone, with reference to the Tweed Local Environmental Plan 2000. (Refer Section 7.00 following)

The proposed development in its consolidated form is for an integrated tourist resort and associated community development, comprising some 38 lots, for shopping centre, commercial, medical centre, child care centre, tourist resort, beach retailing, mixed use and low-density and medium-density residential purposes.

The proposed development is depicted in **Appendix 2 – Casuarina Beach Town Centre Concept Plan, Appendix 3 – Casuarina Beach Town Centre Structure Plan, Appendix 4 – Casuarina Beach Town Centre - Built Form Controls** and **Appendix 5 – Casuarina Beach Town Centre - Subdivision Plan.**

The proposed lots comprise

Land Use	Number of Lots
Tourist Resort	2
Retail	1
Commercial (including medical centre, child care centre, beach retailing)	3
Mixed Use	3
Low Density Residential	25
Medium Density Residential	<u>4</u>
	38

The proposed subdivision includes 25 residential lots to be developed for single detached dwellings.

With reference to the proposed Retail Lot, it is intended that there be developed a supermarket-led convenience shopping centre which is to be staged, and which will ultimately comprise a floor area not exceeding 6000m² Gross Floor Area.

It is the intention that associated landscaping and public access be facilitated to the standards required, and to meet the reasonable expectations of the residential and visitor community which the proposed facilities seek to serve.

It is reiterated that Casuarina Beach Township is the focal point for extensive tourism and tourism-related development on the Tweed Shire Coast, consistent with the aims and objectives expressed in regional and local planning instruments.

The Township presently comprises about 600 residences, including about 300 units/apartments, and has an estimated population of the order of 1500 persons – presently without local shopping and other community services.

It is noted that all supporting infrastructure for Casuarina in its present and planned future form is generally in place.

It is further noted that all passive open space requirements, now and into the future, is already provided, in accordance with approvals obtained.

Additionally, previously submitted and approved environmental reports have consistently established that having regard to Section 5A of the Act, “*a significant effect*” is unlikely to be imposed upon “*any threatened species, populations of ecological communities or their habitats*” as a consequence of all approved development.

Furthermore, this has been established pursuant to an Order of the Land and Environment Court and agreements with the National Parks and Wildlife Service (NPWS) – including an Agreement with NPWS granting the clearing of the land, the subject of the proposed Casuarina Town Centre (the subject land).

It is the intention that an Application be prepared and lodged with respect to the proposed development pursuant to Part 3A of the Environmental Planning and Assessment Act 1979. The Application will be for a 2-staged development, with the first stage incorporating a Concept Plan (see **Appendix 2**) and a Structure Plan (see **Appendix 3**).

Specifically, **Stage 1 Development** is to include commencement of the implementation of the Casuarina Beach Town Centre Concept Plan (see **Appendix 2**) and is to comprise the following:

- (a) **Bulk earthworks** (for all subject lands zoned Residential 2e – Tourist Residential)
- (b) **Construction of the north-south road link (Casuarina Way)**
- (c) **Construction of all roads within the subject land**, including kerbside, basement and other public car parking areas
- (d) **Subdivision of the land into 38 lots** (as indicated on the Concept Plan), excluding areas to be set aside for Public Open Space purposes
- (e) **Provision of reticulated services** (water, sewerage, stormwater drainage) to each created lot
- (f) **Closure of that part of Dianella Drive** at its intersection with Coast Road, and the creation in lieu thereof, of a cul-de-sac and the construction of the intersection (with Coast Road)
- (g) **Landscaping** – as statutorily required, and to meet the reasonable expectations of the residential and visitor community
- (h) **Provision of, and connection to, electricity supply and telecommunication services**
- (i) **Stage 1 construction of the proposed shopping centre** including

Ground Floor	
Supermarket	2500m ²
Specialty Shops	850m ²
Restaurants	335m ²
	<u>3685m²</u>
Upper Floor	
Office	<u>400m²</u>
Total Stage 1	4085m ²
Car Parking	394 spaces

Second and subsequent stages of development will seek the completion of the implementation of the Concept Plan.

Subject to further studies, possible additions to the shopping centre may include a supermarket extension of 1000m², additional specialty shops 490m² and additional restaurant 160m², totalling a further 1650m². The final size of the proposed shopping centre is planned not to exceed 6000m² floor space.

In preparation of the required Environmental Assessment for the proposal, it is the intention that the Application will include, for consideration, the following (as may be required):

- Site survey
- Architectural plans
- Concept landscape plans and report
- Table of compliance
- Preliminary geotechnical assessment
- Preliminary environmental assessment
- Existing utilities report
- Arborist report
- Heritage impact assessment
- Traffic and parking assessment
- Design statement
- Stormwater report
- Waste management report
- Construction management report
- Building Code Australia report
- Fire Risk Assessment report
- Socio-economic Impact Assessment report
- Urban design report

As well as the matters usually incorporated into a Development Control Plan.

6.00 RELEVANT PLANNING INSTRUMENTS, CONTROLS AND LEGISLATION

The following instruments are listed, being relevant to the subject site and its development:

- Environmental Planning and Assessment Act 1979
 - Part 3A Major Infrastructure and Other Projects
- State Environmental Planning Policy (Major Projects) 2005
 - Schedule 1 Part 3A Projects – Classes of Development
 - Group 5 Residential, Commercial or Retail Projects
 - (Clause 13(1) – Residential Commercial or Retail Projects)
 - Group 6 Tourism and Recreational Facilities
 - (Clause 17(b)) – Tourist, Convention and Entertainment Facilities
 - Schedule 2 Part 3A Projects – Specified Sites (Coastal Areas)
- State Environmental Planning Policy No 11
 - Traffic Generating Developments
- State Environmental Planning Policy No 55
 - Remediation of Land
- State Environmental Planning Policy No 65
 - Design Quality of Residential Flat Development
- State Environmental Planning Policy No 71
 - Coastal Protection
- North Coast Regional Environmental Plan 1988 (NCREP)
 - Part 3 – Conservation and the Environment
 - Part 4 – Urban Development
 - Part 5 – Regional Infrastructure
 - Part 6 – Tourism and Recreation
- New South Wales Coastal Policy 1997
- Coastal Design Guidelines (CDG) for NSW Discussion Paper
- Coastal Management Manual (1990)
- New South Wales National Parks and Wildlife Service – Gazetted Maps
- Northern Rivers Strategy 1999
- Tweed Shire Strategic Plan 2004
- Tweed Local Environmental Plan 2000
- Draft Far North Coast Regional Strategy 2006 - 31
- Tweed Development Control Plans
 - DCP No 2 - Site Access and Parking Code
 - DCP No 5 - Development of Flood Liable Land
 - DCP No 11 - Kings Beach
 - DCP No 16 - Subdivision's Manual
 - DCP No 42 - Public Notification Policy
 - DCP No 45 - Socio Economic Assessment
 - DCP No 51 - Tweed Coast Strategy

It is the intention that all relevant planning instruments, controls and legislative matters are to be addressed in subsequent reporting.

7.00 PRELIMINARY ENVIRONMENTAL ASSESSMENT

The following provides a preliminary assessment of the requirements to be addressed with reference to the proposed development, and outlines relevant studies to be undertaken in association with the preparation of the Environmental Assessment.

(i) **Compliance with Statutory Plans**

The proposed development comprises land uses which are permissible pursuant to:

- SEPP (Major Projects) 2005
- Tweed Local Environmental Plan 2000

With reference to Tweed Local Environmental Plan 2000, the subject lands are zoned Residential 2(e) – Tourist Residential.

The stated objectives of this Zone are as follows:

Primary Objective

- *To encourage the provision of family-oriented tourist accommodation and related facilities and services in association with residential development including a variety of forms of low and medium density housing and associated tourist facilities such as hotels, motels, refreshment rooms, holiday cabins, camping grounds, caravan parks and compatible commercial services which will provide short term accommodation and day tourist facilities.*

Secondary Objective

- *To permit other development which has an association with a residential/tourist environment and is unlikely to adversely affect the residential amenity or place demands on services beyond the level reasonably required for residential use.*

Having regard to the above Objectives, it is submitted that the proposed staged development of the Casuarina Town Centre is in general accordance with the Local Environmental Plan requirements.

Furthermore, it is submitted that having regard to the contents of the NSW Coastal Policy 1997 and the Draft Far North Coast Regional Strategy 2006 – 31, the subject proposal is generally consistent with stated directions.

A detailed assessment of development compliance with these and other controls referred to in these submissions will be undertaken in the preparation of the environmental assessment.

(ii) **Built Environment**

Potential impacts referable to the scale and form of the proposed development will be assessed, including design, views/outlook, overshadowing. Diagrams, photomontages, plans and design statements will be included and considered for assessment.

Any proposed development will be subjected to an assessment in accordance with State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development, to ensure that ecologically sustainable development and environmentally sensitive design principles are addressed.

(iii) Impacts upon Adjoining Properties

In addition to matters included in (ii) above, an Acoustic Report will be prepared to determine anticipated levels of noise emanation and the measures that may be required to mitigate impacts upon adjoining properties. Hours of operation will be determined to ensure the minimization of adverse impacts, if any.

(iv) Public Access and Public Domain

Matters of public access and the public domain, including community access to the foreshore and beach environs, are to be addressed and assessed to ensure the attainment of desired environmental outcomes.

(v) Heritage

A Heritage Impact Statement will be prepared, addressing matters of Aboriginal Anthropological significance.

(vi) Access, Traffic, Parking and Transport

Detailed traffic and parking assessments will be undertaken to report upon site access provision, impacts of proposed parking arrangements and requirements for public transportation.

(vii) Energy Performance

An Energy Efficiency Statement will be prepared to ensure the highest standard of materials to be incorporated in buildings, so as to reduce energy and water consumption wherever possible.

(viii) Construction Management

A Construction Management Plan and an Infrastructure Management Plan will be provided. The Plans will address measures to be undertaken to ensure appropriate management of traffic, noise, vibration and waste during the site preparation, construction and operational phases of development.

Site-based Management Plans, including Erosion and Sediment Control Plan, Acid Sulfate Management Plan and Contamination Management Plans will also be prepared.

(ix) Socio-Economic Impact

A socio-economic assessment will be made to determine the public need and demand for the retailing, community and tourism proposals contained within the projected development.

Other matters to be addressed and assessed as required are included in foregoing Sections of this Submission.

Summary Statements of the Key Study inputs, based on investigations and assessments to date, are appended for information purposes – see **Appendix 6 – Casuarina Beach Town Centre - Summary Statements**.

8.00 STUDY TEAM

Having regard to the above investigations, assessment and reporting to be made and to be submitted for Ministerial and Departmental consideration and determination as required, a site-specific multi-disciplinary Study Team has been assembled, comprising the following:

Study Team Member	Affiliation/Consultancy	Role/Discipline/Study Area
Peter Macgregor	Consolidated Properties	Client Strategic Advisor
David Tierney	Titfa Consultancy	Consultant Strategic Advisor
Victor Feros	Victor G Feros Town Planning Consultants	Town Planning
Brian Toyota	ML Design	Architecture and Urban Design
Dr Trevor Johnson	Cardno	Civil and Services Engineering Environmental Assessment Site Contamination Fire Risk Assessment
Brett McClurg	Cardno Eppell Olsen	Traffic and Transport Assessment
William Owen	Core Economics	Socio Economic Assessment Community Consultation
Rob Copeland	EDAW Gillespie	Landscape Architect
Susanne Taylor	ProMedia Public Relations	Community Consultation

9.00 CONCLUSION

As previously advised, the project, the subject of this Submission, is awaiting confirmation that it is accepted as a project for which approval will be sought of the Minister in accordance with Part 3A – Major Infrastructure and Other Projects, of the Environmental Planning and Assessment Act 1979.

In consequence of such confirmation, it is the intention of the proponent that an application is to be made to the nominated Consent Authority for Major Project in accordance with the provisions of State Environmental Planning Policy (Major Projects 2005), Part 3A of the Act (referred to above) and the Planning instruments, controls and legislation (also referred to above).

In anticipation of receipt of such confirmation, this Submission presents a Proposed Outline of the Project, and a Preliminary Assessment of the Project, for your respectful consideration and advices.

10.00 REQUEST

Having regard to the facts, considerations and circumstances upon which this Submission relies, it is respectfully requested that this Project Outline and Preliminary Assessment be reviewed with the intention that the Director General provide comments in initial response, to assist in the preparation of an Application and accompanying Environmental Assessment and so advance this important project.

Please do not hesitate to contact the undersigned at your convenience should you require further information and assistance.

We look forward to your response and advices.

Yours faithfully

VICTOR G FEROS GCSJ BA MUS FPIA CMILT LGTP(Q) CPP
Principal
Victor G Feros Town Planning Consultants

Adjunct Professor
School of Geography, Planning & Architecture
The University of Queensland

**APPENDIX 1
REQUEST FOR
CONFIRMATION OF
MAJOR PROJECT**

APPENDIX 2
CASUARINA BEACH
TOWN CENTRE
CONCEPT PLAN

APPENDIX 3
CASUARINA BEACH
TOWN CENTRE
STRUCTURE PLAN

APPENDIX 4
CASUARINA BEACH
TOWN CENTRE
BUILT FORM CONTROLS

APPENDIX 5
CASUARINA BEACH
TOWN CENTRE
SUBDIVISION PLANS

APPENDIX 6
CASUARINA BEACH
TOWN CENTRE
SUMMARY STATEMENTS

APPENDIX 6

CASUARINA BEACH TOWN CENTRE

SUMMARY STATEMENTS

CONTENTS

Executive Summary

1.00 Architectural Statement

2.00 Engineering and Environmental Statements

2.01 Infrastructure

2.02 Flora and Fauna

2.03 Contamination

2.04 Bushfire Management

3.00 Traffic Engineering Statement

4.00 Overview Economic Analysis Statement

5.00 Community Consultation Statement

CASUARINA BEACH TOWN CENTRE SUMMARY STATEMENTS

EXECUTIVE SUMMARY

This Executive Summary has been prepared for, and on behalf, of the proponent, Kings Beach No. 2 Pty Ltd, the registered proprietor of land described as Part of Lot 223 on DP 1048494, Parish of Cudgen, County of Rous, having an area of 19.03 hectares, situated at Coast Road, Casuarina Beach.

The proponent proposes the development of a Town Centre for Casuarina Beach Township.

Development of Casuarina Town has proceeded generally in accordance with formal decisions of the New South Wales Land and Environment Court, and subsequent approvals granted by the relevant authorities.

The subject land has been long-term approved for future development for a Town Centre for Casuarina Beach Township which presently comprises some 550 residences, including apartments, and an estimated population of the order of 1500 persons – presently without local shopping and other community services.

The proposed Town Centre development in its consolidated form, is for an integrated tourist resort and associated community development comprising some 38 lots for shopping centre, commercial, medical centre, child care centre, tourist resort, beach retailing, mixed use and low-density and medium-density residential purposes.

The development is to be staged, with Stage 1 development comprising bulk earthworks, construction of roads, subdivision of land, provision of reticulated services, associated landscaping and shopping centre.

The shopping centre is to be developed in two (2) stages with Stage 1 development comprising supermarket (Stage 1) and specialty shops with a total floor area not exceeding 4000m². Ultimately, this Centre will have a floor area not exceeding 6000m².

Development of the subject land as proposed is in general accordance with the stated objectives of the Residential 2e – Residential Tourist Zone (with reference to the Tweed Local Environmental Plan 2000), which is the predominant zoning of the land.

That part of the land (coastal strip) zoned 7f – Environment Protection Zone, is excluded from any development.

The following summary statements, including:

- Architectural Statement
- Engineering and Environmental Statements
 - Infrastructure
 - Flora and Fauna
 - Contamination
 - Bushfire Management
- Traffic Engineering Statement
- Overview Economic Analysis Statement
- Community Consultation Statement

describe the project and address the anticipated outcomes, from particular disciplinary perspectives.

1.00 ARCHITECTURAL STATEMENT

CASUARINA BEACH TOWN CENTRE

SUMMARY STATEMENT

The Casuarina Beach Master Plan is based on promoting New Urbanist values that encourage a comfortable pedestrian-friendly environment and a sense of community amongst both residents and visitors – with the aim to create the “quintessential Australian beach community.”

The Casuarina Beach Town Centre Precinct will include a town centre shopping complex anchored by a conventional supermarket, located between the Tweed Coast Road and Casuarina Way.

The need to locate the shopping focus of the town centre adjacent to the motorway rather than the beach is a reflection of the commercial realities relating to shopping centres and exposure to main roads, as well as the desire to moderate vehicular traffic flows into the precinct.

Whilst the supermarket requires an adjacent area for on-grade car parking, this has been located to the rear of the complex, allowing the supermarket and its adjacent specialty shops to address the intersection of Casuarina Way and a new east-west street linking the Tweed Coast Road to the beach.

This intersection is intended to form the western focus of the Casuarina Beach Town Centre, with retail/commercial and community on the street frontages leading to three of its four corners.

The fourth (northeast) corner of the intersection will be public open space: a civic park incorporating a major landscaped drainage easement linking the town centre to the beach.

With shopping facilities located in the supermarket complex on the southwest corner of the town centre intersection and a civic park and linear open space on the northeast corner, the northwest corner and the street frontage leading west to the Tweed Coast Road will incorporate commercial and community facilities.

Ground level retail/commercial uses are also proposed along the east side of Casuarina Way, across from the supermarket entry, to further reinforce the notion of the intersection as a New Urbanist village.

The existing sports ovals located directly south of the supermarket site provide a major recreational open space amenity to the western edge town centre precinct, complementing the linear park to the north and beach to the east.

The Casuarina Beach Master Plan is based on promoting these New Urbanist values, with the added challenge of capturing the barefoot informality of the “quintessential Australian beach community.”

In order to activate the commercial and community uses proposed in the Town Centre Precinct, the Master Plan proposes a more dense form of development than the single family homes located elsewhere in the development. Heights will range between 2-3 storeys in this precinct, with the overall skyline of the development ‘stepping up’ towards the main street. The increased density of this area will define the precinct as the ‘commercial core’ and promote patronage along the main street cafes, etc.

Given that the core commercial/retail focus of the precinct will be located at the western end of the site, the principle requirement of the precinct plan is to provide a strong connection to the beach.

This will be achieved by providing the following:

- Public car parking for a minimum of 162 cars, specifically for beach users;
- The location of a major public open space at the community/beach interface;
- A strong visual link between the commercial shopping core and the beach focus; and,
- A streetscape design, complemented by dedicated pedestrian/cycle pathways that promote convenient linkages between residential sites and the commercial core, the beach and the recreational playing ovals.

The passive open space in the Town Centre Plan is provided as an addition to the previously approved open space provisions of Casuarina Beach – Stage 1. In addition to this, the 7(f) zone of the plan will be left ‘development free’ with buildings setback 1.5m from this zone.

The Concept Plan extends the east-west road that links the Tweed Coast Motorway and Casuarina Way, creating a “main street” boulevard that links the commercial core directly to the beach.

This “main street” corridor will be wider than other Casuarina Beach streets, to allow for car parking in the commercial core and extensive landscaping along the length of the street.

The “main street” corridor will be terminated by a triangular Civic Park, which will extend to the north-south walkway that forms a major pedestrian/cycle spine for the whole Tweed Coast.

Adjustment of the site ‘s finished earthworks grades will ensure a strong visual link between a high point at the Casuarina Way intersection (the acknowledged commercial core) and a lower point at the beachfront Civic Park.

The triangular configuration of the Civic Park allows the space to flare out towards the beach, enhancing visitors’ perception of the foreshore and increasing frontage to the north-south walkway.

The park will incorporate a surf lifesaving post, which will act as an operations base, with public amenities such as toilets and showers included. This will enable the park to serve as a multi-purpose events venue as well as a passive recreational space.

A two-storey commercial building, with beach-oriented cafes and entertainment facilities will define the southern boundary of the park. This building will be designed as an architectural icon for the Casuarina Beach development.

The north-facing outdoor dining terraces are sheltered from the south-easterly winds.

Public car parking for beach users will be provided on the basis of 300 car parking spaces per linear kilometre of beach frontage, resulting in a requirement for 162 spaces for the Town Centre Precinct (to be located within 200 metres of the beach walkway).

Whilst one dedicated public car park is located opposite a small park at the southern end of the Town Centre Precinct, the majority of the public spaces are located adjacent to the Civic Park, Icon Building and patrolled beach.

These include a basement car park below the Icon Building, which will accommodate for patrons and the public. Also, a ground level car park is provided with an integrated bus pick up and drop-off zone adjacent to the 7F open space zone.

The combination of commercial facilities, dining terraces, car parking, civic park, amenities and of course, the beach and foreshore, is intended to create a public focus on the beach, to complement the commercial focus along Casuarina Way.

In addition to the “main street” boulevard linking the beach and commercial focal areas, the Concept Plan incorporates a diagonal street that creates a link to the community playing fields in the southwest corner of the Town Centre Precinct.

Another public park off Casuarina Way terminates visual axis of this diagonal road, providing an open space opportunity to overlook the sports activities on the ovals.

The local streets in the Plan are intended to act as pedestrian corridors, with additional linkages provided to enhance the east-west permeability in the Town Centre Precinct. One such linkage is a walkway that provides a three-way link connecting the shopping area opposite the supermarket entry, the “main street” boulevard and the diagonal street. A “pocket park” is located within the block at the intersection of these three paths.

The plan is designed to create opportunities for a variety of medium density residential/accommodation developments. Individual sites are configured to allow for optimum north and north-easterly aspects and beach views, where applicable.

Buildings will be used to define key urban spaces such as the Civic Park and the “main street” boulevard.

In terms of character, we feel that the relaxed “barefoot” lifestyle that epitomises beach culture is best reflected in the layout of streets and public spaces, with buildings informally arranged to enhance visual permeability.

The plan will encourage space between buildings to allow for natural light, views and ventilation to all units, and to free up ground level space for outdoor living and recreation opportunities: by maximising the building height at 3 storeys and minimising building footprints.

Landscaping and design of the detailed streetscape components (street furniture, signage, lighting, etc.) will be used to create an appropriate beach character for the Town Centre Precinct.

In key commercial areas and the main entry to the site, the intent will be to “bring the beach to the town centre” (as opposed to bringing the town centre to the beach) by using plants and materials that reflect the character of the foreshore dunes in a bold and contemporary manner.

Similarly, the detailed design of the Civic Park on the foreshore itself will reflect its unique beach setting.

The Casuarina Beach Town Centre Precinct applies New Urbanist planning principles to the unique context of a unique Australian beachfront site to provide an appropriate community focus for the region.

2.00 ENGINEERING AND ENVIRONMENTAL STATEMENT

2.01 INFRASTRUCTURE

Casuarina Beach Town Centre

Summary Statement

The provision of most engineering infrastructure (water supply, sewerage, telecommunications and electricity) within an urban subdivision relies on the availability of supply at the boundary of the site, and reticulation of the services through the development. The internal reticulation is a matter of detailed design during the relevant phase of the development process, and there are no issues in respect of this site which would prevent this reticulation from proceeding. The other engineering infrastructure which needs to be provided on this site is stormwater drainage and water quality, which does require consideration of internal layout and topography.

For external services, and in the case of water supply and sewerage, Cardno has carried out a number of detailed studies since 1999 in respect of the external requirements of the site. Water supply for the South Kingscliff region is provided from the Duranbah Reservoir, which is located approximately 5.5 km southwest of the Town Centre site at Casuarina. An existing 600 mm diameter main running east from the reservoir to the Tweed Coast Road supplies water to the coastal strip. The eastern end of the main in fact connects to the Coast Road at a point adjacent to the southern precinct of Casuarina.

As part of the Stage 1 works for Casuarina (then known as Kings Beach), the Coast Road was relocated to its current position, and a 450 mm diameter water main laid along the entire length of the relocation. The 450 mm main was sized to accommodate the demand anticipated from the entire Casuarina precinct, which was based on an ultimate population of 5,500 equivalent persons.

The Town Centre site has been planned since 1999 to be an area of increased population density, by way of the provision of medium density style development. Based on the current planning for this site, and the remaining undeveloped areas of Casuarina, the planned ultimate population will not be exceeded. Consequently, the bulk water supply planning which has previously taken place for the development is still applicable, and no further external works are required to facilitate the development of the Town Centre site.

External sewerage services for the existing areas of Casuarina are provided by a pump station located on the Tweed Coast Road immediately south of the Town Centre site, and a 225 mm diameter rising main constructed in the Old Bogangar Road reserve. This main takes sewage back to the Chinderah Wastewater Treatment Plant which is located approximately 5 km north of Casuarina. The rising main and pump station were constructed entirely at the developer's cost during Stages 1 and 2 of the project.

The existing pumps and the rising main were sized to accommodate development anticipated for Stages 1 to 7 of Casuarina, ie all of the sections which have currently been approved. These approved areas contain 394 Equivalent Tenements. In 2003, Cardno submitted a detailed plan to Tweed Shire Council outlining how the existing external sewerage system would need to be upgraded as future development occurred within Casuarina, and in other adjoining areas with development potential. This plan was accepted as representing the best design outcome for the ultimate development of the South Kingscliff precinct.

In this regard, that part of the 225 mm pipeline between Cudgen Road and the treatment plant was replaced with a 375 mm sewer main in 2004, following the approval of the SALT project.

This provides significant additional capacity to the existing system, enabling both the first stage of the SALT development as well as additional areas of Casuarina to be developed. Depending upon future development sequencing within Casuarina, it is likely that the development of the Town Centre site will require additional upgrading of the external sewerage system. This upgrading will occur in accordance with the Cardno sewerage upgrading plan noted above.

In relation to water quality and drainage, the design for this site will be similar to that used for all other developed areas of Casuarina east of the Coast Road. Low flows (up to the 3 month average recurrence interval event) will be directed to infiltration systems which have already been provided and sized to accommodate the developed runoff from this site. Higher flows will be carried to the drainage swale which has been constructed along the frontage of the site, and which has been sized to accommodate the peak 100 year average recurrence interval flow from the developed site. Excess flows are then discharged to the existing drainage reserve which is a channel running from the beach back towards the Coast Road. Culverts beneath the road then discharge this flow to Cudgen Creek. In keeping with the design philosophy for the eastern sections of Casuarina, no flow will be discharged across the eastern boundary of the site to the beach. The overall trunk drainage and water quality management devices to service this site are therefore already in place, and require no enhancement as a consequence of the works proposed for this development.

In respect of electricity and telecommunication services, adequate capacity is already available to the Casuarina site to accommodate the planned ultimate population.

All engineering infrastructure needed to service this site is therefore already in place, or can be provided in accordance with the relevant design standards of Council and the NSW Government.

2.00 ENGINEERING AND ENVIRONMENTAL STATEMENT

2.02 FLORA AND FAUNA

Casuarina Beach Town Centre

Summary Statement

In the original Consent Approval issued for the Kings Beach development (Stage 1 of Casuarina) in 1998, the Town Centre site was classified as a deferred commencement area. The National Parks and Wildlife Service (NPWS) had determined that the foraging resources on this site, namely *Banksia integrifolia*, were important to the well-being of the Queensland Blossom-bat which was classified at that time as a threatened species.

During the initial stages of development of Casuarina, extensive replanting of *Banksia* trees took place throughout areas of the site which were to be retained as open space in a natural condition. Generally, these areas were located on the western part of the site, west of what is now known as Casuarina Way. 14,000 individual plants were placed in these areas.

Condition 41 of the Consent Approval contained the following requirements in respect of enhancement of *Banksia* plantings on the Casuarina site.

- 41 (a) *Any development application with respect to any of the Management Lots shall provide for the planting of not fewer than the number of Banksia integrifolia shown in the Table hereunder against each lot and totalling not less than 5400 stems provided that these numbers shall be reduced so that they total the difference between 14000 and the total number of stems planted pursuant to condition 40 (where they total more than 8600).*

To avoid the potential for a Banksia monoculture, the numbers of Banksias proposed for replanting shall include a proportion of other relevant flowering native species depending on the location for replanting. These other relevant species shall be of a type that provides a food source for the Queensland Blossom Bat. Approximately 20% of the planting shall comprise other relevant flowering species.

- (b) *Any such planting shall be carried out before the linen plan of subdivision of any such Management Lot is released*

- *Total of 1 and 2 = 1072*
- *Total of 6 and 7 = 405*

- (c) *The applicant shall within 6 months of the date of this consent provide to Council and the National Parks and Wildlife Service an estimate of the number of productive inflorescences that are within the site of the relocated Coast Road and the Management Lots at that time.*

- (d) *Where an application is made for consent to the development of a Management Lot within 8 years of the completion of the planting referred to in Condition 40, the applicant for such consent shall be required, prior to such a consent being granted, to satisfy the National Parks and Wildlife Service that the removal of any Queensland Blossom Bat foraging resource from the Management Lot will not unduly reduce the total productive inflorescences*

referred to in (c) above or that such removal may proceed notwithstanding any such reduction.

(e) The applicant shall within 3 months of the granting of this consent make application to the NPWS for its approval to plant at the expense of the applicant not less than 5400 Banksia integrifolia in the Cudgen Nature Reserve. Upon such approval being granted, the applicant shall carry out such planting at the same time as, or within 6 months of, the planting referred to in Condition 40. Such planting shall be in addition to the planting in subparagraph (a) above except to the extent that the National Parks and Wildlife Service and the Council determines otherwise.

On 11 November 2003, the Court approved an amendment by Consent of Condition 47 of the approval. Sections b and c of that amended condition are relevant to this matter.

47 *(b) In addition to the plantings referred to in paragraph (a) above, the applicant shall plant 1,000 well established 1-3 metre high Coast Banksia (as many as possible being approximately 3 metres in height subject to availability) in the areas of disturbed grassland in the conservation area to the west of the North-West Precinct with such plants to be maintained in respect of water and fertilized as detailed in the previous subparagraph. The location of these plantings are to be approved by the Director of Development Services of Tweed Shire Council in consultation with the Department of Environment and Conservation prior to the commencement of the planting works. The planting of the said Coast Banksia is to be completed prior to the issue of the Subdivision Certificate for the areas defined as Stage 6B, the North-West Precinct or the Town Centre as defined on the attached map;*

(c) In addition, the applicant shall, prior to the issue of a construction Certificate in respect of Stage 6B, of the North-West Precinct or Town Centre (as defined in the attached map) give notice in writing to the Manager of Conservation Programs and Planning Division of New South Wales Parks and Wildlife Service ("NPWS"), northern directorate of the making of the application for a Construction Certificate and shall pay to Tweed Shire Council at the time of making such application the sum of \$200,000 to be held by the Tweed Shire Council in trust for the purposes of revegetation works within the Cudgen Nature Reserve and environmental protection lands under Council's control on the Casuarina Beach Estate.

At the same, the Court also approved an amendment by Consent to Condition 41. The following was added to subparagraph (d) of that condition:

(d) It is noted that the National Parks and Wildlife Service is satisfied in respect of this condition as per the attached letter from the Manager of the Northern Directorate of the National Parks and Wildlife Service in respect of Stage 6B, the North Western Precinct and the Town Centre.

I have been advised by Kings Beach (No 2) Pty Ltd that it has now complied with all requirements in respect of the amended Condition 47. Based on this compliance, and NPWS's acceptance of the works which have been completed in Condition 41(d), no impediment remains in respect of the Banksia replanting and the impact on the local Queensland Blossom-bat population for the proposed development of the Town Centre site.

In this regard, the applicant commissioned a review of vegetation and Queensland Blossom-bat issues in April 2003, which was carried out by Gunninah Consultants. This review determined that, provided suitable compensatory habitat was provided, the development of the

remaining areas of Casuarina, including the Town Centre site, would have no detrimental impact on the Blossom-bat population.

Section 5A of the Environment Planning and Assessment Act requires an applicant to determine whether a proposed development will have a significant effect on threatened species, populations or ecological communities, or their habitats. In terms of the Threatened Species Act, three species listed in this Act as vulnerable are either known within the local area, or are likely to be present. These are:

- Glossy Black-cockatoo
- Common Blossom-bat
- Green turtle

The information presented above indicates that the local Blossom-bat population will not be adversely affected by the works. Similar findings have been determined for the other two species listed above. In terms of the Environmental Planning and Assessment Act, therefore, it can be stated that the proposed action will not have a significant impact on a threatened species, populations or ecological communities, or their habitats.

2.00 ENGINEERING AND ENVIRONMENTAL STATEMENT

2.03 CONTAMINATION

Casuarina Beach Town Centre

Summary Statement

The coastal strip of South Kingscliff was subject to extensive mineral sand mining during the period from 1940 to about 1980. Sand was removed hydraulically using cutter suction dredges, and then subjected to separation processing to remove minerals such as titanium, zirconium and rutile. The primary waste products of this procedure were clean beach sand, which was simply returned to the dredge pits, and an amalgam of other mineral sands which at that time were not considered to be economically important. A consequence of the processing was a concentration of the remaining minerals in the waste stream in comparison to the naturally occurring concentrations.

Mineral sands are slightly radioactive. Under natural conditions, the increased gamma radiation registers only marginally above the normal background radiation levels which are universally present, and is of no concern to human health or any other matter. However, the concentrating effect of the processing makes the waste stream significantly more radioactive than the background, primarily because of the minor (1 to 2% of the mass) presence of a mineral known as monazite, which is naturally a grey coloured mineral sand. The waste sand is dominated by a black mineral sand known as ilmenite, which characterises any waste dumps which may have been created. While monazite is not normally present in sufficient concentrations to be readily identifiable in the soil profile, the easily identifiable ilmenite provides a guide as to the possible presence of radioactive sand.

Two major ilmenite dump sites have been dealt with in South Kingscliff, during the construction of the Casuarina Northern Precinct, and the SALT development. While the presence of the dump location in the Northern Precinct area initially went undetected, a review of historical aerial photographs clearly showed its location and the extent. It was then managed successfully during the subsequent subdivisional development of the Northern Precinct. In the case of the SALT site, this area was identified prior to the commencement of development activity, again from aerial photography records, and managed accordingly.

The management processes used in both cases were similar. Radioactive sands were removed down to depths where future disturbance was extremely unlikely. These sands were then mixed with clean sands obtained from elsewhere on the site, with the effect of dilution used to reduce the gamma radiation levels down to values well below the critical values set by the EPA in New South Wales for residential land use. In both cases, the end result has been the removal of any radiation risk to residents or visitors to the sites.

The Town Centre site directly adjoins the Northern Precinct of Casuarina, and the waste disposal site in that precinct lies on the northern boundary of the Town Centre site, and extends slightly into it. As part of the remediation of the Northern Precinct, detailed monitoring and measurement activities were undertaken along this northern boundary. A drainage swale separates the Town Centre and Northern Precincts, and it was determined that the radiation levels along the northern boundary of the Town Centre were generally insufficient to require remediation.

Similarly, a review of historical aerial photography for the area disclosed no evidence that sand processing ever took place on the Town Centre site, and that any spoil dump sites were located there. Nevertheless, the potential for radioactive sands to be present in the area is recognised.

Consequently, site-specific investigations are being undertaken in the Town Centre area to disclose the possible presence or otherwise of ilmenite within that zone. Drilling to depths of approximately 4 m is taking place over a 100 m interval grid which has been set up. Material brought up from each hole is tested at 0.5 m depth increments, both visually for the presence of ilmenite and by instrument for gamma radiation levels in excess of the background reading of up to 0.2 $\mu\text{Gy/hr}$. It is noted that the trigger level for residential land use is 0.7 $\mu\text{Gy/hr}$.

If potential pockets of increased radiation are found on site, a more detailed investigation will be undertaken in those specific areas, involving the use of down-hole monitoring equipment. Similar processes were used for both of the spoil dump areas that have been remediated in the region.

The use of a 100 m grid interval obviously leaves open the opportunity for some isolated pockets of contaminated material to be missed. It is therefore proposed that specific investigation measures will be undertaken during the construction phase of the project. Monitoring will be undertaken continuously during any excavation, and the presence of any suspicious material will result in a shutdown of operations and the commencement of detailed investigations. Again, identical processes have been previously used on both the Casuarina and SALT sites.

Any radioactive material which does need to be remediated will be managed by selective deep burial and dilution with clean sand. Based on the success of this technique elsewhere in South Kingscliff, and the likelihood that only minor volumes of contaminated material will be found on this site, there is no reason to believe that a satisfactory outcome will not be achieved.

2.00 ENGINEERING AND ENVIRONMENTAL STATEMENT

2.04 BUSHFIRE MANAGEMENT

Casuarina Beach Town Centre

Summary Statement

Bush fire issues on the Casuarina site have previously been considered in detail in conjunction with the requirements of the Rural Fire Service, based on the precepts contained within the “Planning for Bushfire Protection” document. It has previously been agreed with RFS that, for those areas on the eastern side of the site (ie adjacent to the dune vegetation), the dune vegetation will be classified as Group 2 (woodlands, heaths and open scrub), and that the open space corridor which incorporates the cycleway/walkway is suitable for inclusion in the Asset Protection Zone. Consequently, and based on Table A2.2 of the guidelines, adequate protection against bushfire will be provided by a 35 m wide Asset Protection Zone commencing from the line of the dune management fence on the eastern side of the open space corridor and extending westwards onto the allotments.

The nearest point of any building on the site will therefore be at least 35 m from the dune fence line, measured perpendicular to the direction of the fence. It is noted that 10 m of this separation distance is provided in the open space corridor fronting the site, which contains the cycleway/walkway. A further 20 m of the distance is provided in the frontal 7f zone within the allotments, which is already a no-build zone because of erosion potential. The building line must therefore be located at least 5 m west of the western boundary of the 7f zone.

3.00 TRAFFIC ENGINEERING STATEMENT

CASUARINA BEACH TOWN CENTRE

Summary Statement

This executive summary has been prepared to document the traffic related issues associated with the proposed Town Centre development within Casuarina. The site is located towards the northern end of Casuarina and the development is to comprise supermarket, mixed use developments (retail/commercial below with residential above), residential (low – medium density), resort, open space and car parking. The initial application will seek to establish the supermarket, north-south connection of Casuarina Way, new east-west connection from Casuarina Way to Tweed Coast Road (to replace Dianella Drive connection), new road connection from Casuarina Way to the foreshore, public parking at the foreshore and the subdivision of the land into more than 25 lots.

Public Car Parking

Relevant Tweed Shire Council Development Control Planning requirements have been considered to ensure that the appropriate provision of public car parking satisfies the demands of beach-goers in Casuarina, in accordance with the provision of 300 car spaces per kilometre length of beach. The development site has a beach frontage of 700m hence 210 public car spaces are to be provided. The proposal is to provide such parking within a 200m distance of the foreshore walkway/cycleway to ensure easy and convenient access to the beach. Such parking is to be provided via a combination of open public car parks in discrete areas adjacent to the foreshore, underground public car parks adjacent to the foreshore and kerbside parking in streets adjacent to the foreshore.

Parking requirements (both private and public) for each of the development components will be provided additional to this 210 space public parking provision. The former will be provided by a mix of on site and on street parking.

It is noted that the subject site is one of the last remaining beach front sites within Casuarina. It is understood that Council had initially agreed upon a requirement for 668 public car parking spaces to be provided throughout the entire length of Casuarina to satisfy the beachgoer demand. As at January 2005 there were a total of 410 spaces available for such public use. In general, this number has not changed since then. Recent applications by Multiplex at the southern end of Casuarina will provide an additional 120 public spaces. As such, the total provision of 410 + 120 + 210 spaces (740 spaces in total) will exceed Council's desired provision.

Pedestrian and Cycle Access

The proposed development will maintain the existing bikeway and pathway network along the foreshore. The existing pedestrian access points to the beach are to be retained. In addition a network of pathways will be provided throughout the development site to ensure convenient pedestrian connections between the foreshore and the development components. Continuing with the theme of Casuarina, the street network is such that cycling on the roadways will be readily accommodated.

Street Network

The proposed street network represents an appropriate design outcome achieving the following key objectives:

- connection of Casuarina Way to provide a collector route for local traffic within Casuarina. This route would accommodate public transport services;
- connection of the foreshore to Casuarina Way;

- connection of Casuarina Way to Tweed Coast Road (in place of the existing connection via Dianella Drive – see discussion below);
- access to public car parking and open space areas adjacent to the foreshore;
- accessibility to, from and within the individual uses within Town Centre;
- easy and convenient pedestrian and cycle access to/from the foreshore and within the Town Centre.

Preliminary calculations have been made to determine the traffic volumes on the key streets within the subject development area. Based on preliminary lot yields and development types, it is estimated that Casuarina Way will carry approximately 6,000 – 9,000vpd (two way daily) and the east-west connection to Tweed Coast Road will carry approximately 7,000 – 12,000vpd (two way daily).

These volumes represent appropriate traffic volumes within an active and vibrant Main Street environment (as proposed for the Town Centre). These volumes can be accommodated by two lane roadways but it is recognised that some sections may be constructed with four lanes for convenience and to allow better access to kerbside and centre parking.

At this early conceptual stage, there do not appear to be any inherent safety problems with the proposed street network. It is recognised that traffic signals may be required at the intersection of Casuarina Way and the east-west connection to the Tweed Coast Road to facilitate pedestrian crossing movements and traffic volumes.

New Connection to Tweed Coast Road

The proposed street network will see the closure of Dianella Drive where it connects to Tweed Coast Road (at the northern end of the Town Centre). Dianella Drive will take on a local access role for the adjacent residential catchment.

To replace the existing role of Dianella Drive a new connection between Casuarina Way and Tweed Coast Road will be provided, intersecting with Tweed Coast Road some 100m south of the Dianella Drive intersection. This revision to the street network is an appropriate outcome as it introduces the opportunity for direct access into the Town Centre from Tweed Coast Road. It also provides increased traffic levels into the Town Centre to activate the streets. This is an important factor in the success of the Town Centre.

There are no traffic safety deficiencies with the proposed location of the new intersection on Tweed Coast Road. Traffic signals will be provided at this intersection, as funded by Council's Tweed Road Contribution Policy (TRCP).

Exclusion of Esplanade

Previous versions of the master plan for this section of Casuarina proposed a roadway immediately adjacent to the foreshore, typically referred to as an Esplanade. The latter was not proposed to be continuous along the entire length of Casuarina. The current proposal is to exclude this Esplanade, in line with community consultation results and sound traffic planning principles, and provide road connections (with open public car parking) at two discrete locations along the foreshore. This arrangement is considered to be a far more appropriate outcome for the Town Centre for the following reasons:

- removed need for pedestrians (from within the Town Centre) to cross a roadway (Esplanade) to access the foreshore – safety and convenience benefit;
- less chance of multiple informal tracks being created through the dune system to access the beach – environmental benefit;
- removed traffic/environmental concerns (noise, adverse amenity, safety risk, odour, oil runoff) adjacent to the pedestrian/cycle foreshore environment and the 7F zone – amenity and environmental benefit;

- reduced potential for “hooning” traffic in unsupervised area during off peak times – safety and amenity benefit;
- increased area of passive recreation between the dunes and the adjacent development – amenity benefit.

It is noted that since the beach would not be directly visible from an Esplanade road there is no “sight seeing” benefit provided by an Esplanade Road. The required provision of public car parking on site will be adequately achieved without the Esplanade road.

4.00 OVERVIEW ECONOMIC ANALYSIS STATEMENT

Casuarina Beach Town Centre

Summary Statement

Situation

A mixed use town centre is proposed for Casuarina Beach. This will include a full-line supermarket (Coles), associated specialty retail (chore retail, impulse retail and personal retail), retail services, professional services and food and beverage. This will include a mixed use precinct leading to the beach in addition to the retail precinct that will host the shopping centre. This mixed use precinct will include small scale retail and food/beverage that will be utilised by both the resident and tourist populations.

2009 is the estimated first full year of operation of the precinct, and as such, 2011 is considered an appropriate year for benchmark comparisons due to the time required to build the market and the desire of retailers to become established ahead of peak demand.

Current Retail Infrastructure

At present, the coastal portion of Tweed Shire (extending from Fingal Head in the north to the Shire border in the south and west to the Pacific Motorway) is serviced by a supermarket at Kingscliff. Additional supermarkets are located external to the area in South Tweed, Murwillumbah and Ocean Shores.

The September 2005 Retail Strategy anticipates the possible inclusion of additional supermarket anchored centres in Pottsville, Casuarina/Salt and Kings Forest (as an emerging community). Centres of this nature would require an economic review to discuss issues of need, impact and 'fit' with the community. This last aspect was driven by the desire to understand the attitude of the community towards a larger retail facility.

The need for 1, 2 or 3 more supermarkets in this part of Tweed Shire will be shaped by population growth, residential density and population capacity. The Casuarina supermarket will be the first in this area of Tweed and will 'borrow' the catchments in and around Pottsville and Kings Forest until such times as similar facilities are developed locally.

Core Economics have been informed that Leda do not intend to establish a full line supermarket at Kings Forest, similarly, the Ray Group do not intend to establish a full-line supermarket at Salt. This increases the importance of a supermarket anchored centre (with associated retail and food/beverage) at Casuarina as this area will service the communities of Kings Forest, Salt, Casuarina and Cabarita/Bogangar.

Service Catchment

The catchment of the centre will be primarily dependant upon the distribution of other similar facilities. As such the Primary Catchment will include the communities of Kings Forest, Salt, Casuarina and Cabarita. The Casuarina Centre will also service the communities of Hastings Point and Pottsville until such time that centre is established locally. The primary catchment will include full time residents, part time residents and tourists. As such, the intended mix of the Casuarina centre and associated Main Street (including food/beverage, chore retail, retail services, etc) will cater to these groups.

Market Size

By 2014 the population of the Prime Catchment is expected to be in the order of 12,000 people with another 11,000 living in the southern area of the shire. On a pro-rata basis it is expected that the prime catchment will have a population of just under 10,000 in 2011

By 2011 the population of the prime catchment is estimated to have a total retail expenditure of \$80 million with approximately 50% of this amount directed towards convenience retail expenditure.

A 6,000 sq m retail centre will have a target turnover of \$5,000 per sq m (\$30 million in total). This represents approximately 37% of the available resident expenditure from the prime catchment. This is considered reasonable and will see an estimated \$50 million of retail expenditure directed towards other (higher order) centres. The turnover (and need) for a centre of this scale will be increased by inflow patronage from the southern catchment, this will continue until such times as a supermarket is established at Pottsville. The Casuarina centre will include a mixed use 'Main Street' that will include specialty retail and food/beverage operations (eg restaurants and cafes).

The prime catchment will contain a mix of permanent residents, part time residents and tourists/visitors. The expenditure and needs methodology has not counted the expenditure generated by tourists/visitors as this is expected to balance the reduced demand generated by part time residents.

Conclusion

The establishment of a supermarket anchored shopping centre and mixed use Main Street at Casuarina is a good fit with the needs of the community and will service the areas of Kings Forest, Salt, Casuarina and Cabarita/ Bogangar. The Casuarina centre is needed by 2009 on the basis of population growth and the intent of the Kings Forest and Salt developers not to establish a similar centre. The Casuarina centre will be the first in this area of Tweed and will 'borrow' the catchments in and around Pottsville until such time as similar facilities are developed in that area.

The inclusion of the mixed use Main Street, with a focus on small specialty retail and food/beverage is important as it will service the needs of the residents and tourists. The inclusion of appropriate cafes/restaurants is particularly important for the tourist market.

The September 2005 Retail Strategy anticipates the possible inclusion of additional supermarket anchored centres in Pottsville, Casuarina/Salt and Kings Forest (as an emerging community). The lack of a full-line supermarket anchored shopping centre at Kings Forest and Salt places greater importance on Casuarina in establishing this type of facility.

There is also significant community need for such a facility given the distance to centres in Kingscliff and South Tweed and the opinions expressed by the local community supporting the establishment of a supermarket anchored centre.

5.00 COMMUNITY CONSULTATION STATEMENT

Casuarina Beach Town Centre

Summary Statement

Executive Summary

In May 2006, Consolidated Properties commissioned an extensive community consultation process for the proposed Casuarina Village development. The objectives of the consultation process include:

- An open and transparent process to encourage local input and feedback on 3 master plan designs offered for public comment
- Present the Village design concept and possible community outcomes
- Capture and respond to specific community issues during the public consultation process
- Use data from the public consultation in developing a Concept Plan acceptable to the local community.

A large volume of community data was generated via public displays at the Casuarina Conference Centre held in late June 2006, which presented three Village design options. The displays were widely advertised and local residents from Casuarina, Kingscliff, Cabarita, Pottsville and neighbouring Tweed communities were invited to provide comment using a feedback sheet. Analysis of data from the feedback sheets produced the following outcomes:

- High local participation from residents in Casuarina
- Strong support for a Village Centre without a beachfront esplanade
- Clear interest in a Village which provides accessible local shopping, retail and community facilities
- Recommendations to include disabled and elderly access from local residents in the Tweed coastal region
- An agreement to provide funding towards a private life saving facility to safeguard beach safety at Casuarina
- An on-going dialogue with local Residents Associations in relation to preferences and community amenities.

Summary of community data

Category	Findings
Most represented age group	36-45 years (40%)
Preferred design option	Option A (38%) and B (33%)
Top 3 design aspects of Option A and B	<ul style="list-style-type: none"> Public space (amount and distribution of green space, open space, wide roads, pedestrian-dedicated areas); Community feel (has a heart where people can gather, interact and relax); Convenient design (good mix of services within easy access).
Top 3 community amenities	<ul style="list-style-type: none"> Entertainment & eating out Medical & health Community and social
Most represented community	Casuarina (82%)
Numbers attending the public displays	350
Number of feedback sheets	147

Participant Summary

The public displays were held on Sunday June 25 between 10.00am and 4.00pm Monday June 26 and Tuesday June 27 between 6.00pm and 9.30pm. The consultation period closed on Sunday July 16. A total of 353 people attended the displays from communities including; Casuarina Beach, Salt, Kingscliff, Bogangar, Pottsville, Tweed, Currumbin, Coolangatta, Banora Point, Burleigh, Ormiston, Brisbane. A total of 137 feedback sheets were returned and analysed.

Consultation Activities

Prior to the public displays activities included:

- Establishment of the Community Liaison Office, with a named Community Liaison Manager (Susanne Taylor), dedicated 1300 number and email address and website
- Briefing with Lucy Turnbull, Tweed Administrator by Don O'Rorke, CEO of Consolidated Properties
- Issuing display materials to Tweed Administrators for comment prior to the start of the public display period
- Distributing an email alert to Casuarina residents via the Casuarina Residents' Association
- Placement of 4 public notices advertising the meetings in *The Tweed Daily News* on June 16, 17, 19 and 21.
- Placement of A3 posters advertising the public meetings in community locations in Cabarita, Kingscliff, Hastings Point, Pottsville and Murwillumbah
- Background briefing on Casuarina Village and the objectives of the consultation process with Leonie Brant, Senior Journalist on the *Daily News*
- Review of the demographics and social profile of the Tweed region to ensure a broad cross-section of the community to attend the public meetings
- Calls to the Residents Associations in the region; Cabarita, Casuarina, Hastings Point, and Kingscliff to encourage participation and maintain regular contact
- Public display notices sent to State Member Neville Newell and Federal Member Justine Elliott.

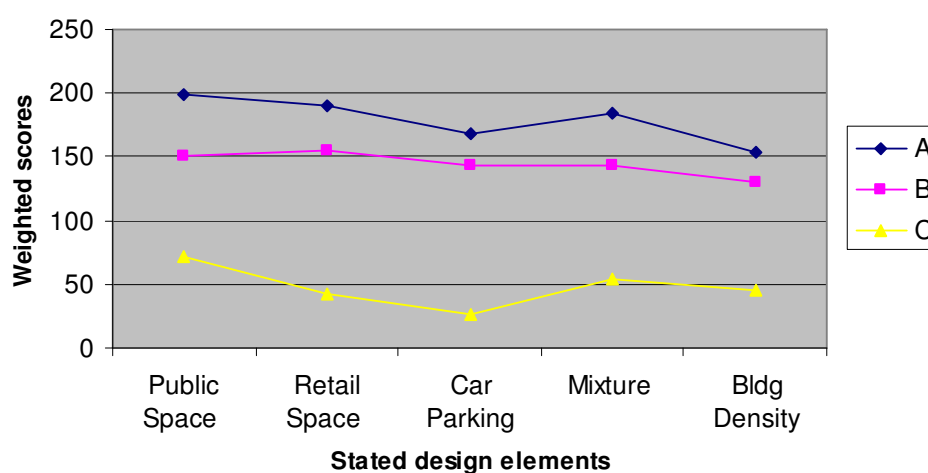
Consultation outcomes

Based on the analysis of the responses from the feedback sheet, the community's most approved features and facilities included:

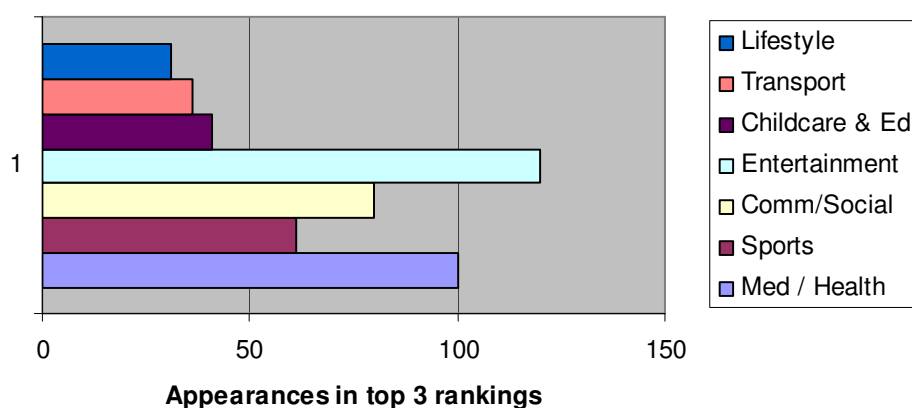
- Community focused facilities and amenities (e.g. open parks) were considered the most important Village feature
- The Casuarina community (the main respondents) expressed clear preferences for community and family facilities i.e. central open space (parks) and beach side barbecue facilities
- Entertainment, recreation and beachfront dining and cafes emerged as key desirable amenities
- Access to medical facilities, childcare and a central community space for a range of community activities were also seen as critical to building a Casuarina community.

Data Summary (part)

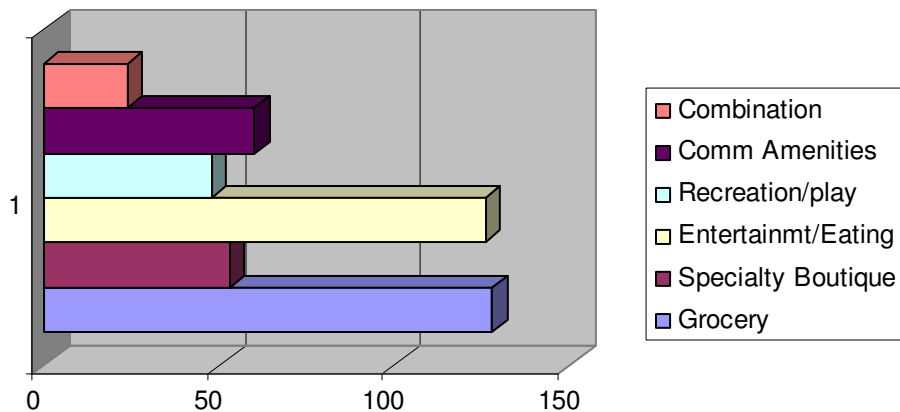
Q3 What did you like most about your preferred design option?



Q4 What community facilities and services would you like the Village to provide?



Q5 What would be the main reason you would visit the Village?



Results and the next stage of consultation

The Casuarina Village master plan displays have provided valuable insights into community attitudes relating to the development of Casuarina Beach and the proposed Casuarina Village. The meetings have served to build a picture of community opinions and attitudes in relation to development in the Tweed region.

Public response has been overwhelmingly positive. There have been no adverse public comment in relation to Casuarina Village and the issues raised have related to the mix of community amenities, use of public open space, retail/residential mix, building heights, public parking, life guard facilities and access for the elderly and disabled in neighbouring communities.

Comment and data from the public displays have been incorporated into the next stage of planning for the Village. The consultation process has been deliberately comprehensive to ensure the local community has input and ownership in relation to the final Village design. The planned next stage of consultation (mid November 2006) will be when the draft Concept Plan is issued. The Concept Plan incorporates the community feedback mentioned above.

FIGURES