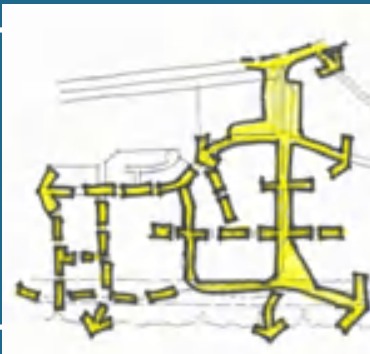


CASUARINA TOWN CENTRE

Urban Design Report



for
Kings Beach (No2) Pty Ltd
Kings Beach
May 2008



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Preamble

Author

This Urban Design Report has been prepared by Malcolm Middleton Architects. Malcolm Middleton is a qualified architect and holds degrees in Architecture from Sydney University and a Masters degree in Urban Design from QUT.

He was the author of the approved Seaside City Master Plan on the adjoining site to Casuarina. He has active ongoing commissions for many major projects in Northern NSW, Brisbane and Central Queensland.

Acknowledgments

Diagrams on Pages 14, 15, 16-24 are by the author. All other diagrams and photos have been provided by Consolidated Properties from their archives or by their consultants ML Design, Donovan Hill and Professor Peter Webber. The diagram on page 21 is reproduced from Tweed Shire Council DCP 55.

Executive Summary

In Urban Design terms the proposed Town Centre clearly achieves the performance requirements indicated in the Director Generals Assessment for:

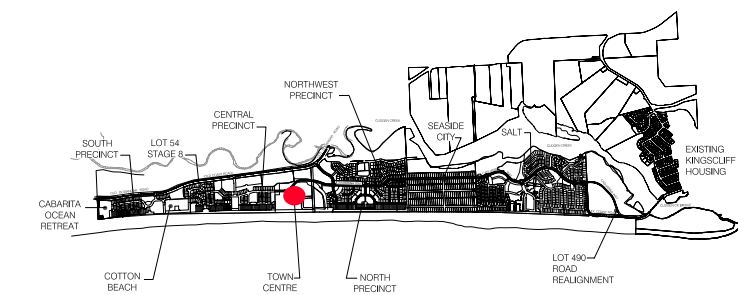
- Integration and compatability that is responsive to the sites disturbed nature
- Consistency of use and location
- Size and location of the proposed Supermarket anchored Retail Centre
- The visual impact of the Town Centre in the context of the existing and surrounding community
- The ongoing public access to the foreshore

Indicative Built Form to Main Street



Section1

Introduction & Purpose



Context Plan

This Masterplan report supports the application to the Minister for Planning, for approval of a planned new Town Centre at the Casuarina Beach Community. Additionally, the report is complementary to the Development Control Plans issued by the Tweed Shire Council as they may apply to the site.

Much of the original Casuarina Site has been subjected to multiple sand mining operations in the previous 75 years with the result that the environmental standards of the site are in need of stabilisation, rehabilitation and reinvestment. This process began in 1999.

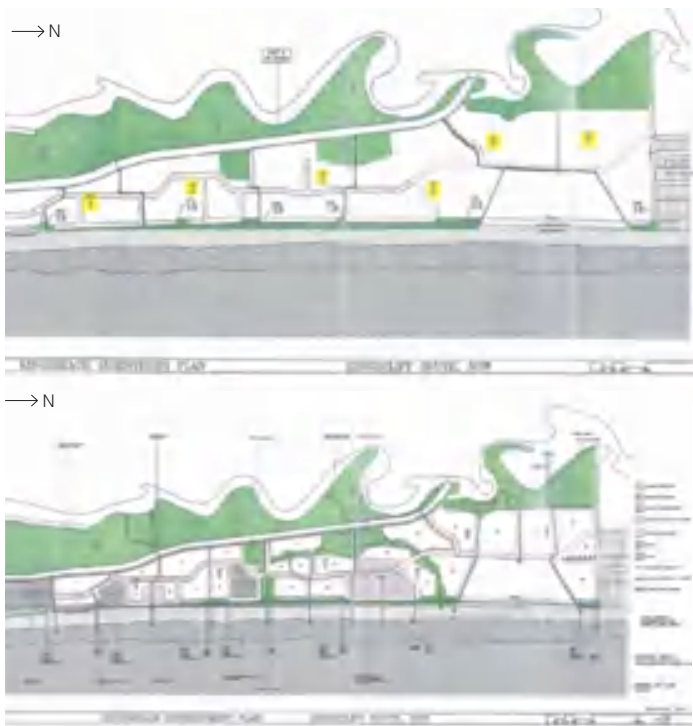
The Casuarina Community has now established itself as a self contained coastal community with important linkages to the "NewTweed Coast" environs. Within the considerable site area of Casuarina itself individual precincts have now been established along the 3.5 km beach frontage boundary.

Legal tenure for the land development was granted by NSW Land and Environment Court in December 1998.



Section 2

Project Description



Approved Subdivision and Precinct Plans

The Casuarina Beach Community is a comprehensive residential community that has been developed over the last 9 years on a significant 16.8 hectare site in northern New South Wales. The site, and adjoining sites, have made a significant contribution to the area now known as the "New Tweed Coast". This locality description builds on the considerable investment that has been made both in the Casuarina Project to date and the Salt Project to the north.

The immediately adjoining Seaside City Project to the North, recently approved by the New South Wales Planning and Environment Court will, in time, add further value to the Casuarina Community and the New Tweed Coast.

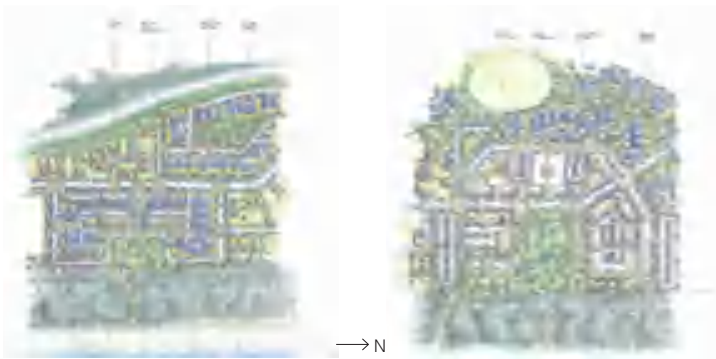
Generally the site represents a substantial and important parcel of coastal land that has developed many years later than the corresponding lands on the southern end of the Queensland Coastline adjoining the Tweed River and the Cooalongatta/Tweed Heads Twin Towns confluence.

For many years the Casuarina site was held in the single ownership structure of the two Barclay Families of Queensland. It was sold as a single parcel to interests associated with Consolidated Properties at the time. A further large parcel of land also held by the Barclay Families was sold to the Ray Group for the development of the Salt Community.

The Seaside City land holdings remain in the ownership of the Barclay Families.

An orderly development of the Casuarina Property has proceeded over the last 9 years. It has established a core village centre with excellent support facilities for sport and recreation. Additionally the project has constructed considerable public amenity facilities. They include landscaped and integrated bikeway/pedestrian pathway in the Lot 500 zone immediately behind the beach dune area, sports fields and extensive built form residential product of varying densities.

Project Description



Early site Town Centre concepts



The extensive covenant controlled residential development now in place at Casuarina demonstrates high quality lightweight coastal architecture appropriate for the location. New housing product has been constructed now on several hundred lots. These houses have produced a critical mass of full time residents sufficient to sustain and develop further a viable and energetic coastal community.

Project Development has now reached a stage of early maturity whereby a critical number of onsite residents has been established and appropriate social and physical infrastructure constructed or connected. In addition, new development in adjoining communities has proceeded at a considerable pace - notably the Salt Community.

It is now an appropriate time to examine in more detail a Town Centre Concept for the Casuarina locality.

Early Masterplans for the site always envisaged the development of a higher order Town Centre for the Casuarina Project. The proposed location for the Town Centre is consistent with the original visioning concepts for the site. Additionally, the mix of uses to be accommodated in the Town Centre is consistent with project planning over the previous nine year period.

The 2007 Town Centre Concept is the culmination of numerous development concepts provided to the development team over the last few years.

The final format is informed by a high level of professional advice from experienced architectural and urban design professionals of local, national and international standing.

The July 2007 Concept reflects the significant amenity attraction of the coastal location and the impacts of the adjoining developments that form the setting for the Casuarina Community.

The Town Centre is proposed to have a central retail core accommodating a supermarket facility of capacity to service Casuarina and the immediate local community areas.

The centre will be screened from the coast road by a buffer of dense native planting, but the entry will be celebrated by discrete and elegant signage with specially designed lighting, and possibly sculptural elements.

Project Description



Proposed Casuarina Town Centre

The Town Centre is proposed to be a landscaped, walkable catchment for a medium density population base within its environs and will be well connected to the balance of the Casuarina Community through the existing pedestrian/cycle way.

The concept provides for an integrated and mixed use design approach, that will further enhance the coastal character of the site and fit well with the integrated open space amenities along the length of the Casuarina Community.

A sculptural feature is proposed to terminate the vista at the eastern end of the main street. It is proposed that this would be very contemporary in character and that a distinguished artist/sculptor would be commissioned. The form and location shown on the plans is indicative only at this stage.

The main street form will become an Esplanade as it returns back to new grid of beachside residential sites.

It proposes a high quality public realm with a strong local identity. It will contain an important tourist overlay and provide the setting for future high quality residential and tourist accommodation in and around the Town Centre.

As the centre develops there will inevitably be growing demand for pedestrian access to the beach from the eastern end of the main street, the Esplanade, the proposed new green spaces, and the parking areas. It is intended to work closely with Council and other authorities to ensure that the crossing of the dune system is managed sensitively. This may require, for example, upgrading the pathway(s), or installing a boardwalk and lookout platform. The applicant would undertake to fund whatever measures are needed to conserve and enhance this critical aspect of the environment.

The Town Centre will be complementary to the adjoining coastal communities ranging from Salt to Pottsville.

The design of Casuarina Town Centre has been informed by a review the NSW Coastal Design Guidelines in determining the street pattern, open space and interfaces with natural settings.

Section 3

Background & Masterplan Evolution



Aerial photos of the Casuarina site over the early stages of the site development

The development of the Masterplan for Casuarina has involved specific advice from a range of design professionals and the considered and detailed assessment of the extensive commercial products and new opportunities on the site by Consolidated Properties.

From the outset of the Casuarina development, Consolidated Properties have targeted a high standard of design excellence and execution in the establishment of the new Casuarina Community. This has been achieved through direct input from designers of national and international prominence providing site specific design solutions for the single residential, multi-residential and commercial facilities located on the site. Designers who have been associated with the development of Casuarina include:

Peter Katz – International New Urbanist Practitioner
Brian Toyota of ML Group
John Mainwaring
Noel Robinson of DesignInc
Brian Donovan of Donovan Hill
Anabelle Lahz of Lahz Nimmo
Bligh Voller Neild

In recent times, specific design advice has also been sought from Professor Peter Webber, former Head of the Department of Architecture at the University of Sydney and former NSW Planning and Environment Commissioner.

Landscape design has been undertaken by a number of specialist consultants including the internationally recognised landscape consultancy – EDAW.

The outcome of these various deliberations on the Town Centre site has shown a remarkable consistency in the accepted vision for the form of the Town Centre location.

The commitment by Consolidated Properties to work closely with experienced designers is a significant reason the project is a success to date

Background & Masterplan Evolution



Alternative Town Centre Concepts studied prior to settling on an agreed plan

One of the important challenges in establishing new community projects is the ability to create and sustain on site activity to a level that provides core services for the emerging community without the need for substantial subsidy. This has been achieved to date at Casuarina. The time is now right for the level of development to provide a higher level of local amenity for both the local and extended coastal population base.

The site development has been closely reviewed at every stage by the Local Authority seeking to ensure the sensitive nature of the coastal interface is respected, enhanced and renewed through the development process.

This work has been progressively undertaken over the last seven years with 60,000 trees having been planted throughout the site and with proposals for a further 250,000 to be planted over the next 10 years.

Water sensitive urban design concepts have been incorporated throughout the community.

The interface of the residential areas to the beach front have been carefully and sensitively re-positioned to allow reliable, safe and well managed access to the beach along the length of Casuarina.

The establishment of a pedestrian/cycle ways and the preservation of substantial areas of creek side land to the west of the site are part of the whole of site management approach developed in conjunction with the Local Authority by Consolidated Properties.

The Town Centre site is located in an area where road access to and from the external regional road structure is in direct contact with the Town Centre site.

The evolution of the Town Centre Masterplan has been strongly influenced by planning for traffic influences. There is a strong desire to separate through traffic and higher traffic uses generated by the supermarket from the more pedestrian friendly components of the proposed Town Centre it's Esplanade zone and the wider Casuarina Beach Community. Such an approach is consistent with values and design approach recommendations of the NSW Coastal Design Guidelines.

Consultation

In developing the Town Centre concept plan, Consolidated Properties separately briefed three design practices to prepare ideas for the Town Centre development for both review internally and for commercial testing with the wider Casuarina Community and adjoining communities.

The resulting three town centre concepts were presented at a series of public displays late in 2006 and a detailed and comprehensive feedback of residents responses to the proposals was undertaken by specialist consultation advisors for Consolidated Properties. The three schemes are illustrated in Figures 1, 2 and 3 with Scheme A and B gaining approximately equal support from the Community for the two designs.

Since the public consultation period, Consolidated Properties have continued to work with 2 of the 3 design teams associated with the concepts and have added the additional expertise of Brian Donovan and Professor Peter Webber to the mix to ensure the final balance and form of the Town Centre meets contemporary best practice standards.

The Town Centre design process has also been presented directly to the Local Authority with a number of design matters identified for careful resolution in the final design process. During this process the Town Centre was identified as a Major Project under the guidelines of NIPNAR for Ministerial submission and ultimate approval through the Ministerial process.

This process which forms part of this current submission aims to focus a high level of planning expertise on proposed solutions as well as the integration of the appropriate policies formulated by the Local Authority for this subject site.

Master Plan Option A

Malcolm Middleton Architects



Figure 1 - Base Plan



Figure 1B - Public Realm



Figure 1C - Public Realm

Master Plan Option B

ML Design



Figure 2 - Base Plan



Figure 2B - Public Realm



Figure 2C - Public Realm

Master Plan Option C

HPA / Mirvac



Figure 3 - Base Plan



Figure 3B - Public Realm



Figure 3C - Public Realm

Section 5

A. Subdivision Approach

Mixed Uses

The proposed subdivision pattern has been determined with the idea of generating locations for mixed use sites as an important concept that will support the town centre.

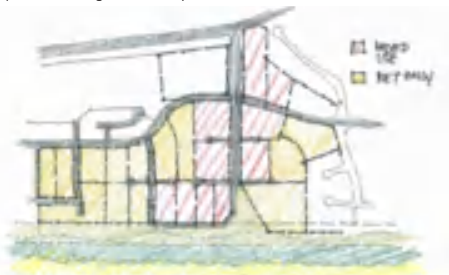
The form of the subdivision has evolved to support a modified grid approach with separation of both high and low order commercial traffic volumes and the provision of activated frontages to the main pedestrian areas that will support visitor and tourist activity.

It is anticipated that the residential component of mixed use areas will be utilised primarily by short stay residential users who will not have expectations for quieter residential amenity to the same degree that would be expected from permanent residents.

Mixed use sites are located on street frontages with good pedestrian volumes and overlooking surveillance to ensure public standards of behaviour are monitored within and from the areas of public realm within the town centre.

Low density residential areas are not located in direct interface with mixed use operations.

It is anticipated that operating hours for mixed use sites will extend into the evening, but there is no expectation of late night uses beyond normal food and beverage standards apart from the hotel site which is effectively stand alone and capable of being acoustically isolated from residential uses.



Master Plan Design Principles

Visual Impact

The visual integration of the mixed use component will be absorbed without negative impact within the proposed three storey height limit that will apply across the town centre site whether for short stay or permanent residential occupation.

Mixed use opportunities will occupy ground floor uses only, allowing for initial users to be residential in nature but capable of accommodating commercial options when market demand thresholds are achieved. This will be provided for by the establishment of a ground to first floor height provision of commercial standard at the outset of the project.

The subdivision grid pattern provides for flexibility of site integration and amalgamation whilst encouraging the development of architectural variety and integration through the form of clustering and site frontage presentation to the modified grid layout.

All streets are proposed to deliver interest through the articulation of facades and the scale of individual project sites and densities.

The pattern and scale of streets, landscape and cross section will achieve variety of product delivery and spatial integration for areas of high public realm provision.

Conversely smaller scale streets with quieter local amenity will be provided near to the main facilities but sufficiently removed to allow their own visual character to be determined in ways that reflect the higher order residential uses present.

Access

Deliveries of goods for commercial users are able to be provided for on the slower paced traffic grid with a series of cul de sac heads serving as entry courts and turn around locations for delivery access.

It is expected that all sites whether for tourist or permanent residents will be provided with basement parking amenity accessed from the grid pattern of streets and entry courts.

The balance of the grid will provide for lower order pedestrian access and enhanced privacy for a population of permanent residents.

Master Plan Design Principles

B. Masterplan Approach

1. Carefully Considered Entry

The position of the Main Street and associated active frontages has been carefully considered to provide a comfortably scaled and simply detailed built form that provides a welcome arrival statement from the arterial road access point.

Signage, although present, will not dominate. The overall aim is to provide a street of relaxed beachfront atmosphere, well landscaped and activated with slow moving traffic, generous pedestrian amenity good light and shade that is responsive to the seaside/ indoor outdoor environment. The linear presentation of the Main Street offers an unfolding frontage of variety and interest whilst the foreground contains architectural expressions that establish an immediate sense of place and interest onto and within the street setting.

2. Main Street / Esplanade Interface with Dune and Public Walkway

The visual termination of the Main Street contains a number of significant design devices that are important in establishing the quality of the public realm in this location.

The end of the street features an item of public art on axis with the sightlines to the beach access positions. This will provide a clear wayfinding and accessibility reference point for all users as well as contributing to the quality of the public realm open space zone in and around the Icon building at the end of the street. Additionally it provides a point of clear orientation as the road makes the transition to the Esplanade zone.

Carparking is close at hand but does not dominate the public realm. Carparking provision is complimentary to the transition points to the beach through the dune area. Public walkways are accessible along the frontage of the site in both directions. Overall pedestrian amenity is designed to dominate this part of the site whilst allowing slow moving vehicular access.



Master Plan Design Principles

3. Creation of a highly connected place

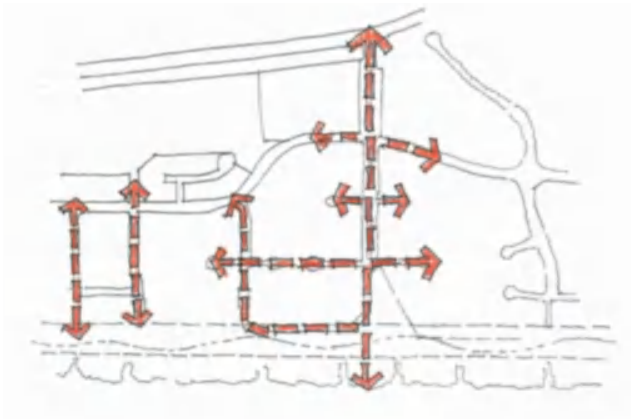
The proposed Town Centre is located close to the geographic centre of the Casuarina site and adjoins the major road access that connects the New Tweed Coast Communities back to the Chinderah Bypass and the motorway standard Pacific Highway.

The Town Centre is sited directly on Casuarina Way, the major connector road of the community which allows a clear way finding position for all residents whether utilising car based access or by arriving through the pedestrian/cycle way.

The linear connection to the beachside position and Esplanade zone is a clear and unambiguous urban form that will allow the development of a strong identity for all modes of transport through the Town Centre.



Master Plan Design Principles



4. Local character & Scale

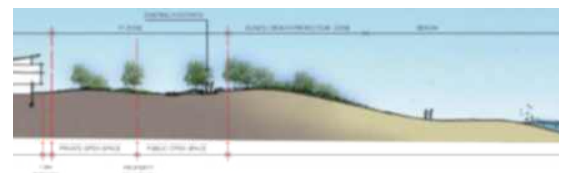
The development of a modified grid of uses by and around the Town Centre is an important design form that has emerged from the considerable analysis undertaken.

The edge of the Town Centre relates strongly to the beach but the form of the site and the existing character of the beachside dunal formation, does not allow ground level visibility to the water. This is an unusual interface with the beach compared to many Australian beachside locations and has been dealt with successfully in the earlier stages of the Casuarina Project.

Although direct visual access to the beach is not available on the ground plane, but is present at the upper development levels.

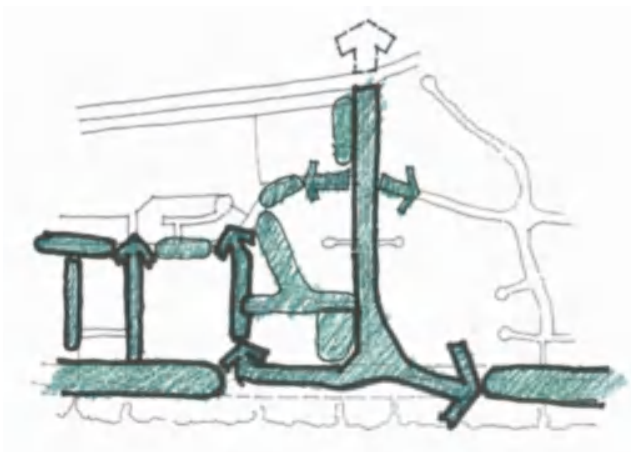
This local modified grid character approach continues in the Town Centre which will serve as a more focused connection point to the beach than occurs along the balance of the 3.5 kilometre frontage of the Casuarina Community.

The ability to arrive, park and access the beach within the low key formalised grid of the Town Centre will establish the next level of local character for the Casuarina and the New Tweed Coast Community.



Limited Ground Plane aspect to beach

Master Plan Design Principles



5. High quality public realm

The development of the grid and the scale of the connecting streets from Old Bogangar Road and Casuarina Way and to the dune interface has been carefully scaled to establish a public realm character of local coastal quality.

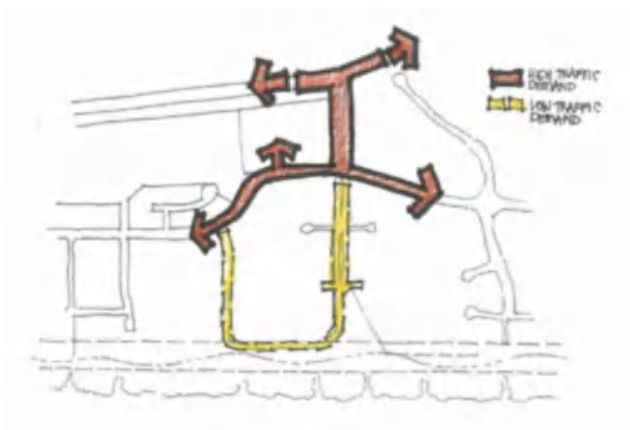
The southern side of the connecting street is envisaged as a major pedestrian boulevard reflecting both sun and shade along the access to the beach and the buildings terminating the main access to the beach.

The provision of a public open space at the end of the access road and Esplanade zone is an important provision of public amenity and will assist greatly in establishing the coastal beachside sense of place for the Town Centre.

Car parking has been carefully positioned so that it does not intrude visually on the public realm but is close at hand for its functional requirement to provide immediate, safe and convenient access to the beach.



Master Plan Design Principles



6. Separation of higher traffic and lower traffic uses

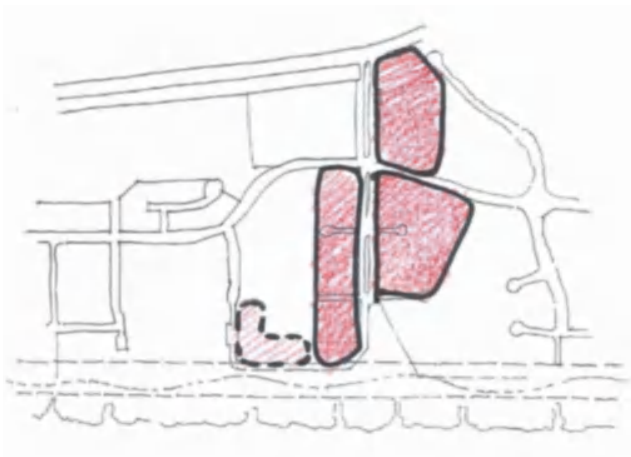
One of the most difficult challenges for the Town Centre site is to provide a traffic management system that is appropriate for differing access needs. Beachside users will comprise a regular and longer term visitation pattern with the need to move comfortably to and from the beach with support amenities generally in the form of casual beachside food, beverage and shelter facilities. These patterns are best suited in a discreet location close to the beach access and interfacing with the Esplanade Zone.

Conversely, the Supermarket use will generate a high level of vehicular traffic throughout the day with peak periods likely to occur at different times of the week. A larger car park with the need to be able to access directly to the supermarket and to service the local Casuarina Community and adjoining communities is an essential ingredient of this higher traffic generator. Such a use is not compatible with the slower paced beach front and tourist activity envisaged for the extension of the access Boulevard and Esplanade Zone.

This issue has been resolved by locating the supermarket to the west of Casuarina Way between old Bogangar Road and the main collector road. This location ideally suits the needs of the Town Centre without producing traffic conflicts for beachside uses and visitors to the Town Centre who seek a relaxed access experience.

The beachside carpark locations will also function well as a pick up and drop off location for people with disabilities and for future local bus services.

Master Plan Design Principles



7. Establishment of a mixed use zone

The Town Centre is targeted to operate at both a local and tourist visitation level. The establishment of mixed use facilities within the 3 story height limit will provide for a 7 day activation that can otherwise not be provided with purely residential or purely commercial uses.

Mixed use character is well accepted in urban design terms as the most desirable community building mix as it provides for both activation, security and attractive public realm treatments that in turn establish the character of the place.

Mixed uses bring with them a need for careful monitoring of operational hours and noise levels.

Casuarina Town Centre has the opportunity to establish holiday uses in the more active mixed use zones to minimise noise intrusion for permanent residents.



Master Plan Design Principles

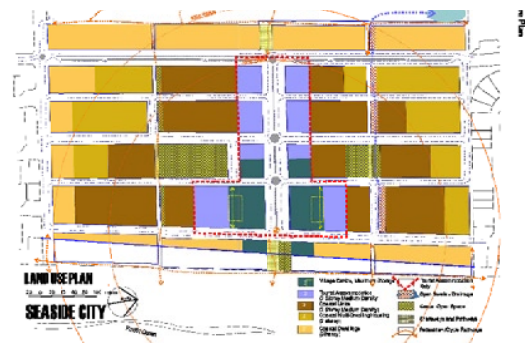


8. Variety of product

The Masterplan has developed a mix of product offering that will generate a variety of accommodation and urban forms within the village.

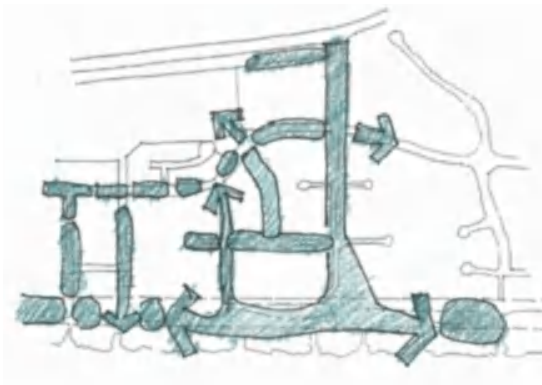
This has been approached in a similar way to the successful resolution of a similar development form at Seaside City.

The careful establishment of onsite densities and mix as provided for in TSC DCP 55 has been used as a base for the resolution of an urban development approach.



DCP 55

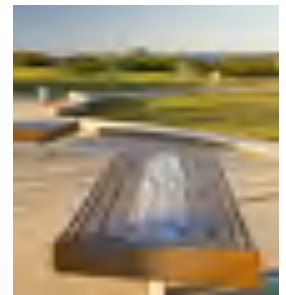
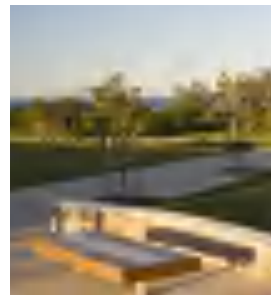
Master Plan Design Principles



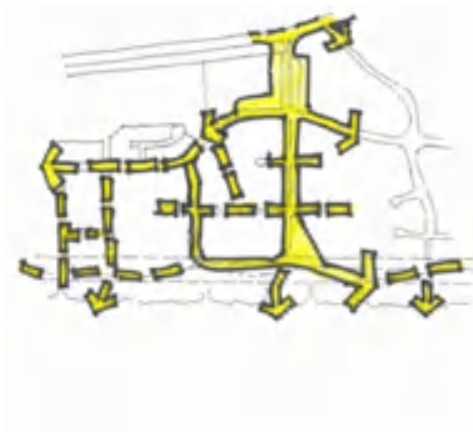
9. Landscape Integration

Although the Masterplan is essentially urban in character, the presence of the linear dune landscape is an important element of the landscape.

The landscape concept of the Town Centre develops to a more sophisticated way the idea of landscape providing a strongly unifying theme for the whole setting.



Master Plan Design Principles



10. Pedestrian amenity

The most important measure for a success of the Town Centre will be the level of amenity enjoyed by pedestrians in and around the Town Centre.

The area is designed to respond to this important principle through the establishment of a high standard pedestrian experience.

Well landscaped footpaths with quality paving materials are proposed. Street scale will vary from Boulevard Esplanade zone to intimate. Open space access will be a natural transition and street furniture, cover, lighting and comfort fully integrated.

11. Establishment of high quality built form

It has clearly been the theme of the Casuarina Project to engage designers of calibre to deliver high quality built form outcomes for the community. It is envisaged this will continue with a heightened importance in the Town Centre area.

A number of prominent development sites have been established and will be individually targeted to either developers with design teams, capable of meeting stringent onsite design requirements for the Town Centre Built Form Execution or for execution by Consolidated Properties direct.

It is proposed the built form will be controlled by an agreed Design Code attached to all project contracts.

Masterplan Design Principles Retail

C. Retail Design Principles

General

The retail and main civic functions are located where conveniently accessible both from the highway and Casuarina Way, -with the retail to the south of the main street and civic activities serving the community to the north. The latter will be developed in consultation with Council and the community, and are intended to include such functions as library, local art gallery, meeting places, and pre-school/child-care facilities.

The retail design principles for the proposed Supermarket incorporated in this Town Centre Masterplan application and Stage 1 application reflect **above normal standards** for retail projects of this type and configuration.

In particular it is noted that the design approach to the traditional supermarket and car park model has been significantly re-thought and repositioned in its particular urban setting to respond to the important role it plays in the streetscape design and external perception of the Casuarina Town Centre.

In particular the retail design provides for the following important urban design contributions:

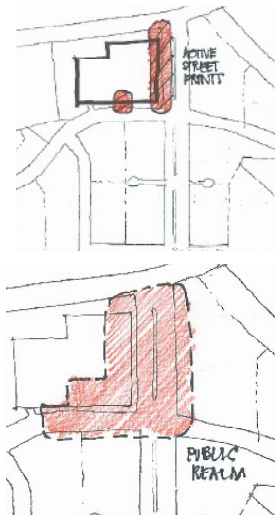
1. Streetscape variety

The proposed centre makes a significant Main Street setback contribution and additionally provides a built to boundary frontage to Casuarina Way.

2. Enhanced public realm

The overall design approach delivers an enhanced sphere of influence for public realm contribution to the Town Centre.

The integrated public access, streetscape / landscape interface and built form presentation offers significantly enhanced urban amenity for all users.



Masterplan Design Principles



PERSPECTIVE VIEW 1 FROM TYFERD COAST ROAD LOOKING SOUTH EAST TO SITE



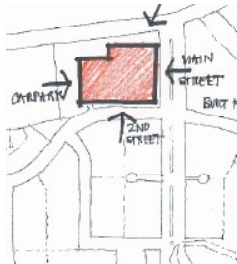
3. Circulation

Non-traditional circulation patterns both to and from the car park and to and from the active frontages of the retail facilities are an innovative feature of the retail proposal.

The indoor/outdoor circulation pattern respects the local climatic conditions and offer a seamless transfer from the car park to the Main street and Esplanade zone.



PERSPECTIVE VIEW 2 FROM THE BOULEVARD + CASUARINA WAY INTERSECTION LOOKING TO SOUTHWEST CORNER OF SITE



4. External Image

External view planes into the complex have been carefully considered and designed to minimise the bulk of the project and maximize the visual interest presentation to Old Bogangar Road.

In particular, the bulk of building has been modelled and broken down to smaller component parts. This will provide visual interest and variety to the Town Centre.

Retail Design Principles



PERSPECTIVE VIEW 6 FROM CNR CASUARINA WAY AND THE BOULEVARD LOOKING WEST



5. High Quality Built Form

Built Form clearly reflects four significant and individual presentation points for the retail complex. Each elevation of the complex responds directly to its urban setting and its contribution to the whole project form in a manner that significantly departs from the traditional, large format "box in the car park" built form that typifies many similar retail complexes of this size and scale.

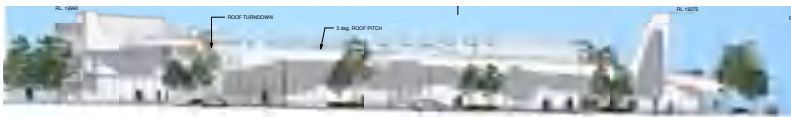
6. Land Form

The proposal is responsive both to its land form and its urban contribution to the new Town Centre and its broader and low density setting within the New Tweed Coast environs.

7. Landscape

The setting of the retail component makes full use of external landscape treatments, in particular the construction of a berm with specific landscape treatments to the cross section that will allow the visual impact to be minimised and the bulk of the project to be significantly reduced in its broad urban setting.

Retail Design Principles



North Elevation



East Elevation



West Elevation



South Elevation

8. Architectural Design

The proposal is a cohesive composition developed from a mix of relevant and carefully selected materials ranging from pre-cast concrete through to articulated metal and transparent street edge treatments. The design approach will provide an open and playful street frontage to the main axis of the Town Centre.

9. Materials and Colour Palette

The selection of materials for the Supermarket and associated specialty shopping and public areas has been carefully considered to deliver a low colour impact with natural hues embedded in the concrete precast wall panels eastern and southern elevations. These elevations will express strength of the built form through the articulated and strongly expressed precast forms providing shelter from the prevailing south easterly breezes. The important highway elevation, which contains the loading docks and back of house functions, has been designed to work in with the landscape design of a mound with screening trees that will provide the foreground for a strongly modelled expression of the roof form. This is achieved through the turning down of the metal roof material to provide a western elevation with strong and simple modelling of planes and varying roof heights.

The Main Street elevation utilises an articulated roof and canopy form to deliver a lightweight canopy over the public pedestrian street interface punctuated with strong roof forms that provide light wells and screening of roof top plant and equipment. The main retail elevation will be glass to deliver an open and inviting activated frontage with sun screening to the main public thoroughfare.

Response to Director General's Environmental Assessment requirements for the Casuarina Town Centre Concept Plan

1 Land Use Pattern and Visual Impacts

1.1 *Integration and compatibility of the proposed land uses (retail, commercial, tourist, open space) across the site with regard to access arrangements.*

The proposed land uses are consistent with well accepted urban design principles for Town Centre Design. The variety of proposed land uses are all uses that would be expected to be found in a Town Centre and in the case of the proposed Casuarina Town Centre the proposed uses are well integrated across an urban form that is conducive to Town Centre activity. The uses are centrally placed in the site development that has occurred over the last nine years and have frontage directly on to the two major access roads servicing the Town Centre.

The third road forming the Town Centre Boulevard and Esplanade zone connects the two major service roads at ninety degrees and provides a comfortable urban form to accommodate and integrate the mixed uses comprising the proposed town centre.

Additionally the eleven principles of the Town Centre Design are in close accord with the principles contained within the Guidelines for Coastal Settlements in NSW.

1.2 *Justify any inconsistencies in the proposed concept plan for the site...*

There are no obvious inconsistencies contained within the proposed concept plan for the site. The Town Centre is located in the identified location for such a use and at a time consistent with the status of development in and around the proposed site.

1.3 *Justify the size and location of the proposed Supermarket anchored retail centre...*

The location of the proposed Supermarket anchored retail centre is clearly in

the preferred location when assessed in urban design terms. It provides direct access along Casuarina Way for residents of Casuarina and also is directly accessible from Old Bogangar Road for residents along the New Tweed Coast arriving on this collector system.

The Retail Centre is separated from the slower paced retail, recreation and tourist activity located in closer proximity to the beach and open space public realm leading to the beach. Again this is consistent with good urban design principles of activation for the Town Centre whilst avoiding clear positions of conflict for higher activity car access and lower activity recreation and tourist retail activity.

The size of the centre - whilst importantly requiring careful economic assessment, has clearly been conceived to provide integration as an important urban contribution to the Town Centre itself. This is achieved not only by its fundamental siting but also through its street engagement and architectural form that is of a significantly higher standard than normally provided for such uses.

1.6 *Address the visual impact in the context of the adjoining and surrounding development in relation to setting, density, built form, building mass and height as viewed from the public domain including all publicly accessible coastal locations*

The visual impact of the Town Centre is consistent with the developing character and scale of the local community into which it is proposed to be placed. Height is within the generally accepted height limits for coastal communities in Northern NSW. The proposed built form contains variety of built form, articulation, shadowing, street activation and consistent visual interest throughout the central area. Surrounding development has been developed in a similar approach but perhaps without the particular visual interest proposed for the Town Centre facilities.

Density is consistent with adjoining communities such as Seaside City, Salt and Kingscliff. The setting is conducive to a visually strong Town Centre because of the strong green backdrop to the centre, central location within the community

and direct visual connection to Old Bogangar Road and the balance of the New Tweed Coast.

2.0 Consider measures that would be implemented to ensure ongoing public access to the foreshore

The proposed urban form of the Town Centre is predicated on the premise that ongoing public access to the foreshore is desirable and will occur. The urban design amenity inherent within the concept takes this principle as the base condition and builds all the surrounding urban form from this base. The Boulevard and Esplanade are focused on the access locations as is the carparking and pick up and drop off facilities.

The Supermarket anchored retail centre also directly responds to this concept by removing potentially conflicting vehicular and functional activity of the retail complex away from the more sedate and environmentally sensitive activity of beach access and activity. The proposed urban structure is the design insurance needed to achieve ongoing successful public access to the foreshore.

The Casuarina Beach Community Town Centre is an important milestone in bringing together all of the design themes and new community management approaches that have characterised the site development to date.

Conclusion

The high standard new local coastal community that has featured throughout the development of Casuarina Beach will continue with the envisaged Town Centre. It will deliver a relaxed, integrated but functionally successful mix of permanent residents and visitors to the place.

In Urban Design terms the Town Centre will successfully provide for all the measures identified by the Director General's Environmental Assessment.