

Date: 3<sup>rd</sup> October 2017  
Our Ref: 13/054

Department of Planning & Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Natasha Harras - Team Leader (Modification Assessments)

**Re: MP06\_0258 – Casuarina Town Centre - Modification 10**

We refer to the Departments letter dated 8 April 2016 concerning submissions received and additional required information in relation to the Modification lodged to the Casuarina Town Centre major project (MP06\_0258).

The project team has reviewed the community and agency submissions including the issues raised by the Department. The following attachments respond to the issues raised.

Attachment Number	Contents
Attachment 1	<p><b>Review</b> of the public and government agency submission received by the Department of Planning &amp; Environment.</p> <p>Attachment 1 provides a summary of all public and government agency submissions received during the exhibition of Modification 10. A response to each of the key issues is provided and where applicable a designated action is recommended.</p>
Attachment 2	<p>Proposed amended <b>subdivision plans</b> which respond to the submissions received by the Department of 'Planning &amp; Environment.</p> <p>The subdivision plans have been updated to reflect amendments to the layout which have been actioned in direct response to consultation with Tweed Shire Council in addition to the public and government agency submissions.</p>
Attachment 3	<p>Updated <b>urban and landscape design plans</b> which respond to the submissions received by the Department of 'Planning &amp; Environment.</p> <p>The subdivision plans have been updated to reflect amendments to the layout which have been actioned in direct response to consultation with Tweed Shire Council in addition to the public and government agency submissions.</p>
Attachment 4	<p>Proposed amended <b>civil design plans</b> which respond to the submissions received by the Department of 'Planning &amp; Environment</p> <p>The subdivision plans have been updated to reflect amendments to the layout which have been actioned in direct response to consultation with Tweed Shire Council in addition to the public and government agency submissions.</p>

Attachment 5	<b>Stormwater Management Plan</b> prepared by BG&E which inform the civil design plans within Attachment 4
Attachment 6	<b>Public letters of support</b> for the modified proposal have been received by both Tweed Shire Council and the proponent by residents who adjoin the project to the north and were directly impacted by the initial treatment of the northern buffer.
Attachment 7	<b>Density analysis</b> for the modified subdivision design for the Casuarina Town Centre.
Attachment 8	Tweed Shire Council report to the Ordinary Council Meeting on 21 September 2017 addressing the matter of <b>landowners consent</b> .
Attachment 9	<b>Road traffic noise impact assessment</b> prepared by CRG.

Following the initial lodgement of the S75W application with the Department of Planning & Environment, further amendments have been made to the original application as reflected in the documents referenced in the above table and attached to this letter.

The key amendments have been produced in response to both government agency and public consultations concerning to the project. The key amendments and features of the Modification proposal are outlined in the below table for the Department's information.

Modification	Modification Proposal	Current Proposal
Modified staging of key infrastructure, lot release and provision of an additional beach access	<p>I. The originally lodged amendment seeks to incorporate two (2) sub-stages. Stage 1D will encompass the development of the balance of the road network (as amended), water, sewer, drainage, electricity and telecommunication infrastructure for the full Casuarina Town Centre. As part of the drainage works, the existing northern swale will be piped and filled to establish a planted buffer with a shared pedestrian/cycleway path and local road. Stage 1D includes the creation of the public road network and the associated dedication as a public asset. Stage 1E will include the release of the remaining 92 lots (including 2 public reserves). The timing for the release of the lots within Stage 1E will occur based on market demand.</p> <p>II. The proposal seeks to defer the approval for the beach access from prior to the release of Stage 1C to the Construction Certificate for the Icon Building in Stage 2.</p>	<p>i. The originally lodged staging is retained, however amendments to the configuration of the northern swale and the number of residential lots have been made. To this end, the local road has been re-sited outside the 20m northern buffer as illustrated in BG&amp;E Drawing C-0003 whilst the total number of lots is increasing from 92 to 93 lots.</p> <p>ii. The originally sought amendment to the staging of the beach access approval is retained as originally lodged.</p>

Treatment of the Northern Drainage Swale	<ul style="list-style-type: none"> <li>i. Stormwater management proposed for the site seeks to substitute a major stormwater pipe network in lieu for the existing deep swale that traverses the site consistent with the approval already granted under Modification No. 1. In addition, the development shall provide the same quantum of infiltration areas as previously nominated in past approval documentation submitted by Cardno (2008).</li> <li>ii. The subdivision layout was modified to incorporate a local road within the 20m northern buffer.</li> </ul>	<ul style="list-style-type: none"> <li>i. The proposed filling of the swale is retained. The stormwater management plan has been amended pursuant to the Stormwater Management Plan (SWMP) (dated May 2017) and designs prepared by BG&amp;E as attached to this letter. The SWMP has at the request of Tweed Shire Council been subject to a peer review. As result of this review, the design of a 2700mm x 1800mm box culvert through the site is now proposed.</li> <li>ii. The subdivision layout has been modified to re-position the local road and residential lots outside the 20m northern buffer as illustrated in BG&amp;E Drawing C-0003 (Rev D)</li> </ul>
Modified lot layout & built form density	<ul style="list-style-type: none"> <li>i. The newly designed road layout lodged with Mod 10 responds to the amended lot layout.</li> <li>ii. Modify the building height to accord with the prescribed maximum building height under the Tweed LEP 2014.</li> <li>iii. Removal of the tourist hotel.</li> </ul>	<ul style="list-style-type: none"> <li>i. Increase the number of lots by a single lot to 93 Lots (inclusive of 2 public reserves).</li> <li>ii. No modification to the building height is proposed to that originally sought in Mod 10. The maximum building height continues to accord with the Tweed LEP 2014 of 13.6m. Future development of the key medium density and shop-top housing lots will be governed by the Council's maximum building height stipulated for the site at 13.6m. Reference is made 13.6m. Reference is made to the fact this proposal does not seek approval for the buildings as they will be dealt with by a separate approval process with Tweed Shire Council.</li> <li>iii. The tourist hotel is still sought to be deleted consistent to the originally lodged Modification.</li> </ul>
Site Filling	Utilisation of excess fill within the balance of Stage 2;	<p>No amendment to the planned filling as originally lodged is proposed.</p> <p>Reference is however made to the proposed earthworks and the interface with the coastal reserve. In this respect, the placement of retaining walls within the coastal reserve has been removed from the proposal. The amended design</p>

		now provides for the proposed retaining walls to be relocated wholly onto private land for Lots 85-91. The land forming for the eastern infiltration basin is therefore deemed to be superior to the previous design and will create a useable/manageable landform within the coastal reserve.
Project Approval	Obtain Project Approval to create 92 lots over the balance of the Casuarina Town Centre for future single dwellings, mixed use development and residential flat buildings	An additional residential lot has been included in the lot layout. Accordingly, the proposal has been modified so as to obtain Project Approval to create 93 lots over the balance of the Casuarina Town Centre for future single dwellings, mixed use development and residential flat buildings
Road & Pedestrian Access Design	<ul style="list-style-type: none"> <li>i. No roundabouts proposed at 4-way intersections.</li> <li>ii. The proposed modification sought to reduce the proposed cycleway within the northern buffer from 3.5m to 2.5m width</li> </ul>	<ul style="list-style-type: none"> <li>i. Roundabouts introduced to 4-way intersections to accord with Tweed Shire Council's request.</li> <li>ii. The proposed modification has been amended to increase the width of the pedestrian/cycleway from 2.5m to 3.5m width.</li> </ul>
Sewer Design	<ul style="list-style-type: none"> <li>i. Conventional sewer design was proposed with a variation to the maximum sewer depth being sought in order to connect to existing infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>i. The current design provides for a combination of conventional gravity sewer and the inclusion of a sewer pump station. This approach addresses the depth of sewer infrastructure as faced with the originally lodged Modification to the satisfaction of Tweed Shire Council.</li> </ul>

We trust that the above information together with the attached technical plans and reports address the concerns raised by both the public and government agencies who commented on the initial application as part of the Department's public exhibition process.

Clarence Property and the project team have worked closely with Tweed Shire Council and adjoining residents to ensure all key issues have been considered in the preparation of this response to the Department.

Should you have any questions, please do not hesitate contacting Mr Damian Chapelle of this office by email [dchapelle@newtondennychapelle.com.au](mailto:dchapelle@newtondennychapelle.com.au) or mobile 0438 862 856.

Yours sincerely,

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