

From: [Jarrod Gillies](#)
To: [Michelle Niles](#)
Cc: [Luke Blandford](#)
Subject: RE: Notice of Modification Request - Casuarina Town Centre Project Approval (MP 06_0258 MOD 12)
Date: Thursday, 16 May 2019 9:38:46 AM
Attachments: [image002.png](#)
[image003.jpg](#)
[20190510 - J150 - Engineering Assessment V4.pdf](#)
[Appendix C - Lot 1 as car parking lot.pdf](#)
[Approved Plans.pdf](#)
[SP94481 - Endorsed Strata Plan LRS.pdf](#)
[SP94481 - s88b Easement Instrument.pdf](#)
[SP77971 - SP & Admin Sheet.pdf](#)

Hi Michelle,

The following is provided in response to the requested additional information:

- Revised engineering assessment that has considered Councils concern regarding servicing for the site.
- Proposed Plan of Subdivision including approved staged plans. The second and third attachment identify the proposal, whole site and correct lot boundaries.
- Concerning intended use of the car parking lot, we do not wish to change the original intent and use for Spice Den (Santai Resort). Further investigation has revealed there is an easement for car parking and access benefited by lot 115 SP77971. Lot 115 SP77971 is the Spice Den of Santai Resort. The proposed change in titling as a separate torrens lot will not restrict continued use for the resort.

Please advise the acceptance of the above information when available.

Regards,



Jarrod Gillies

Town Planner

Telephone: 02 6674 5001 | **Facsimile:** 02 6674 5003

Level 2, 11-13 Pearl Street, Kingscliff NSW 2487
PO Box 1623, Kingscliff NSW 2487

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From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>

Sent: Wednesday, 17 April 2019 4:02 PM

To: Luke Blandford <LukeB@planitconsulting.com.au>

Subject: RE: Notice of Modification Request - Casuarina Town Centre Project Approval (MP 06_0258 MOD 12)

Hi Luke,

Thanks for your time on the phone a few weeks ago. I have discussed the matter further with my Director and Council, and it is requested that you demonstrate how the site can be connected to services prior to the modification being determined. Please note that the Engineering Assessment (version 3 and dated January 2019) proposed to a trunk sewer line connection to a line which is proposed to be removed (see attached Council comments). Prior to submitting the fourth version of the Engineering Report, discuss your proposed connection strategy with Council to ensure the connection is achievable.

Additionally, the submitted subdivision plan includes a configuration of the car parking lot which has not been approved and appears to include land from adjoining lots. I also note that the subdivision layout plan will need to replace the existing approved plan in the Project Approval and such, should be updated to include the whole site and have the correct lot boundaries.

I also wanted to clarify your statement below that the car park will be owned by the original developer and used as a public car park – the original application stated that the car park would be used to service the Santai Resort and would not be a public car park (refer to page 40 of the PPR). Does the modification intend to change this component of the approval?

Happy to discuss if you have any questions.

Kind regards,

Michelle Niles
Senior Planner
Regional Assessments
320 Pitt Street | GPO Box 39, SYDNEY NSW 2001
T 02 9274 6272 | E michelle.niles@planning.nsw.gov.au

P_E_Two_Colour_High_res



From: Luke Blandford <LukeB@planitconsulting.com.au>
Sent: Wednesday, 10 April 2019 4:15 PM
To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Subject: RE: Notice of Modification Request - Casuarina Town Centre Project Approval (MP 06_0258 MOD 12)

Thanks Michelle

From: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Sent: Wednesday, 10 April 2019 4:06 PM
To: Luke Blandford <LukeB@planitconsulting.com.au>
Cc: Jarrod Gillies <Jarrod@planitconsulting.com.au>
Subject: RE: Notice of Modification Request - Casuarina Town Centre Project Approval (MP 06_0258 MOD 12)

Hi Luke,

Apologies for the delayed response. I'll touch base with you regarding timeframes next week after I discuss the project with my Director.

Kind regards,

Michelle Niles
Senior Planner
Regional Assessments
320 Pitt Street | GPO Box 39, SYDNEY NSW 2001
T 02 9274 6272 | E michelle.niles@planning.nsw.gov.au

P_E_Two_Colour_High_res



From: Luke Blandford <LukeB@planitconsulting.com.au>
Sent: Wednesday, 10 April 2019 4:03 PM
To: Michelle Niles <Michelle.Niles@planning.nsw.gov.au>
Cc: Jarrod Gillies <Jarrod@planitconsulting.com.au>
Subject: RE: Notice of Modification Request - Casuarina Town Centre Project Approval (MP 06_0258 MOD 12)

Hi Michelle,

Sorry to be a pain – hoping you could give me an update regarding this one.
The proponent is eager to understand timeframes.

Thanks
Luke

From: Luke Blandford
Sent: Friday, 5 April 2019 3:11 PM
To: 'Michelle.Niles@planning.nsw.gov.au' <Michelle.Niles@planning.nsw.gov.au>
Cc: Jarrod Gillies <Jarrod@planitconsulting.com.au>
Subject: RE: Notice of Modification Request - Casuarina Town Centre Project Approval (MP 06_0258 MOD 12)

Afternoon Michelle,

Just touching base on this one.

Can you let me know that the information below has clarified the outstanding queries and if there may be an ETA for a determination date?

Thanks
Luke

From: Luke Blandford
Sent: Wednesday, 27 March 2019 1:32 PM
To: 'Michelle.Niles@planning.nsw.gov.au' <Michelle.Niles@planning.nsw.gov.au>
Cc: Bede Emmett <bede@planitconsulting.com.au>
Subject: RE: Notice of Modification Request - Casuarina Town Centre Project Approval (MP 06_0258 MOD 12)

Afternoon Michelle,

Thanks so much for the catch up yesterday.

I have discussed with the proponent who has confirmed the intended subdivision of the car park is for freehold purposes. The car park facility was created as part of the wider concept for the area, and its subdivision was originally tied in with the strata titling of the residential component. This is despite the facility being a public car park and not required for the residential component.

Changing this lot to a freehold lot will remove the burden of this land from any strata title scheme in place for the residential component. This land / car park is intended to be retained by the original developer and maintained as an additional facility servicing the public who visit the commercial centre. While there is no intention to sell or seek to have this land approved for any different land use, I note that this would be subject to a separate merit assessment process and therefore should not be a key consideration under this proposal.

In regard to Council's response regarding drainage outcomes – the Department may consider conditioning any determination that drainage outcomes need to be approved by Council and installed to Council's satisfaction prior to any subdivision certificate being issued. We mentioned yesterday that s68 approval under the *Local Government Act* will need to be sought and obtained from Council as part of the subdivision certificate process in relation to any proposed drainage works anyway. A condition on any determination notice would add an additional safeguard, etc.

Happy to discuss or provide any further detail to assist.

Thanks
Luke



Luke Blandford

Planning Manager

Telephone: 02 6674 5001 | **Facsimile:** 02 6674 5003

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From: Luke Blandford
Sent: Friday, 22 March 2019 2:13 PM
To: 'Michelle.Niles@planning.nsw.gov.au' <Michelle.Niles@planning.nsw.gov.au>
Cc: Bede Emmett <bede@planitconsulting.com.au>
Subject: Notice of Modification Request - Casuarina Town Centre Project Approval (MP 06_0258 MOD 12)

Hi Michelle,

I have just left a message on your phone.

Can you please give me a call back regarding this project when you are in the office.

Thanks

Luke



Luke Blandford

Planning Manager

Telephone: 02 6674 5001 | **Facsimile:** 02 6674 5003

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