



## 8.00 CONCLUSION

The Casuarina Town Centre has been a project which has been planned, designed and developed over the past 10 years. The Preferred Project, the subject of this Report, conforms with all relevant provisions of State and Local Planning instruments and authorities.

It is submitted that the best contemporary design and place-making principles have been incorporated into the final layout and structure of the proposed Town Centre. It is further submitted that this Centre will be a fine example of appropriate, environmentally friendly and low-key coastal development when the project is complete.

Throughout the design and assessment process, extensive consultations have been held with the relevant agencies. Design changes, improvements and enhancements have been incorporated into the final design of the development proposal to reflect community expectations and to ensure that best planning and design practices have been adopted.

There is also a community expectation, and in some quarters, a demonstrated community demand, that the project should proceed. Outlined in Section 4.00 of this **Preferred Project Report** is an analysis of the public submissions received during the assessment of this Application. This analysis shows a majority of unqualified support for the project and an overwhelming majority of qualified support. Given the proposed positive design changes and amendments proposed in response to the expressed concerns, it is submitted that it would be reasonable to assume that those offering qualified support, would now support the project.

Having regard to the matters raised in this **Preferred Project Report** and its attachments, and the facts, considerations and circumstances upon which the Report relies, the following concluding Statement is made.



In the final analysis, having regard to the facts, considerations and circumstances upon which this Preferred Project Report relies, it is concluded that the Major Project proposed by Kings Beach No. 2 Pty Ltd, the registered owners and proponents of a Concept Plan for Town Centre, and including the Project Application for Stage 1 Works as described, on land described as Lot 223 in DP 1048494, Lot 3 in DP 1042119 (Closed Road), Lot 144 in DP 1030322 and Lot 13 in DP 1014470, Parish of Cudgen, County of Rous, having areas of 19.03 hectares, 0.9575 hectares, 1.076 hectares and 5.215 hectares (excluding road) respectively, totalling 26.2785 hectares, situated at Coast Road, Casuarina Beach Township, Kingscliff South, New South Wales, is a project which is supportible and is supported.

Accordingly, favourable consideration of the Project is commended, subject only to the imposition of reasonable and relevant conditions.

VICTOR G FEROS TOWN PLANNING CONSULTANTS

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