

STATE SIGNIFICAN DEVELOPMENT SEARS SCOPING REPORT

CASUARINA TOWN CENTRE MIXED USE DEVELOPMENT

PROPERTY: 23 Habitat Drive, 13, 14, 16 & 17 Grand Parade, Casuarina
OUR REF: 250543
DATE: July 2026



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DOCUMENT AND PROJECT DETAILS

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USAGE NOTE

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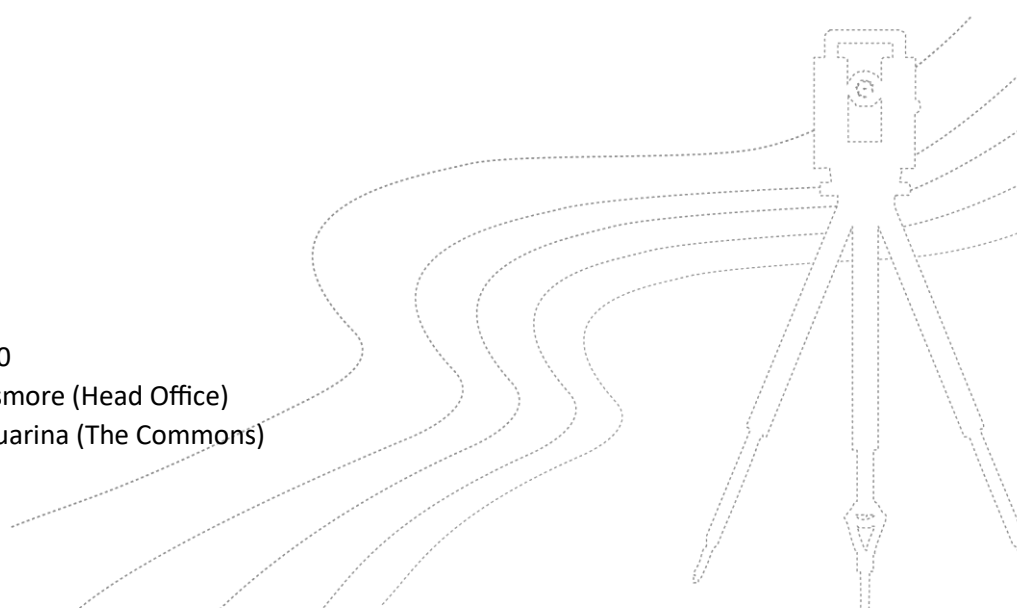


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ATTACHMENTS

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1. Introduction

1.1 General

This submission has been prepared on behalf of Holm Development Group Pty Ltd by Newton Denny Chapelle (NDC) to support a request for Project Specific Secretary's Environmental Assessment Requirements (SEARs) and rezoning requirements for a mixed-use development, including shop top housing with the provision of affordable housing.

The proposed development was subject to an Expression of Interest (EOI) application under the Department of Planning, Housing and Infrastructure's (DPHI) Housing Delivery Authority (HDA) program. This application covered five (5) sites: 23 Habitat Drive, 13,14,16,17 Grand Parade, Casuarina, (Lots 38, 52, 53, 56 & 57 in DP 1264557 & Seawell Lane), EOI application 344349.

The application was successful, with the sites formally declared as State Significant Development Applications (SSDAs) on 6 July 2026.

It is our understanding that a single SSDA and Planning Proposal (PP) can be lodged to enable the concurrent assessment of all sites. This approach is intended to streamline the planning process and facilitate coordinated delivery of the development.

Having regard to Section 1.3 of Appendix A - Preparing a scope report of the SSD Guidelines, the proposal is:

- Wholly permissible on the site
- Not nominated as designated development
- Not for a concept development application

1.2 Proponent Details

Table 1: proponent Details

Proponent	Holm Development Group Pty Ltd
Postal Address	2/39 Collingwood Street Albion QLD 4010
ABN	72 158 535 794
Nominated Contact	Godfrey Esmonde
Applicant	Name: Damian Chapelle Title: Director – Newton Denny Chapelle Phone: 02 6622 1011 Email: dchapelle@ndc.com.au

1.3 Description of Site

The project encompasses five (5) sites and proposed road closure of Seawell Lane within the Casuarina Town Centre. An overview of the sites is provided within **Table 2**, and illustrated in **Plate 1**.



Plate 1: Lots Subject to Proposed Development

The sites are centrally located within the approved Casuarina Beach Town Centre as illustrated in **Plate 1** of this letter. The sites contain a variety of land zonings pursuant to the Tweed Local Environmental Plan (TLEP) 2014 as detailed within **Table 2**. The Casuarina Town Centre, including the subject site, were created via the registration of DP1264557 in February 2021. As such, the locality represents a greenfield development site, complete with newly established urban infrastructure.

The subject sites are described in **Table 2** below:

Table 2: Site Details

Address	Lot	DP	Site Area	TLEP 2014 Zone
23 Habitat Drive	38	1264557	1,283 m ²	R1 General Residential
14 Grand Parade	52	1264557	2,125 m ²	E1 Local Centre & R1 General Residential
16 Grand Parade	53	1264557	2,215 m ²	E1 Local Centre
17 Grand Parade	56	1264557	1,558 m ²	E1 Local Centre & R3 Medium Density Residential
13 Grand Parade	57	1264557	2,482 m ²	E1 Local Centre & R3 Medium Density Residential
Seaswell Lane			410.7m ²	E1 Local Centre & R3 Medium Density Residential

An extract of the Deposited Plan and details of the road frontages for each site are provided below in **Table 3**.

Table 3: Deposited Plan Extract / Road Frontage / Land Zoning

Lot	Frontages	Deposited Plan
Lot 38	- Habitat Drive to the south; and - Candlenut Street to the west. - Land Zoning: R1 – General Residential	
Lot 52	- Grand Parade (being the 'main street through the town centre') to the north; and - Candlenut Street to the west. - Land Zoning: Split zone comprising E1 Local Centre & R1 – General Residential	

Lot 53	• Grand Parade to the north; and • Blue Horizon Drive to the east and south. • Land Zoning: E1 – Local Centre	
Lot 56	• Grand Parade to the south; • Public Reserve to the east; • Seaswell Lane to the west; and • Black Wattle Circuit to the north. • Land Zoning Split zoning comprising of E1 – Local Centre & R3 Medium Density Residential	
Lot 57	• Grand Parade to the south; • Seaswell Lane to the east; and • Black Wattle Circuit to the north & west. • Land Zoning: Split zoning comprising of E1 – Local Centre & R3 Medium Density Residential	
Seaswell Lane	• Located between Black Wattle Circuit (north and Grand Parade (South)) • Traverses east of Lot 57 DP 1264557 & West of Lot 56 DP 1264557	

1.4 Site Approvals

The subject site forms part of the Casuarina Town Centre which was created under Major Project MP06_0258 and approved by the Minister for Planning on the 20th of September 2009. The approval included a Concept Approval which comprised of the subdivision of land, creation of a medium density residential, commercial and mixed-use lots, a hotel, retail centre and associated road network and car parking, services and landscaping works. The Concept plan is provided in **Plate 2** below.



Plate 2: Town Centre Concept Plan

The Concept Plan and Project Approval have been modified since the initial approval with Modification 15 comprising the latest Department of Planning & Environment approval. A summary of the modification history is provided within **Table 4** below.

Table 4: Major Project 06_0258 Modification History

Mod No	No. Summary of Modifications	Approval Authority	Type	Status
MOD 1	Amendments to the approved concept stormwater regime.	Department	75W	Approved 17 June 2010
MOD 2	Amendments to the approved concept stormwater regime	Department	75W	Approved 1 July 2011
MOD 3	Amendments to the project staging.	Department	75W	Approved 7 March 2012
MOD 4	Amendments to the concept staging, including allowing the varied sequencing of future stages. Delete the requirement to construct the beach access	Department	75W	Approved 24 April 2013
MOD 5	Modifications to project approval only. No change to concept plan.	Department	75W	Approved 24 September 2013

MOD 6	Amendments to the number of approved lots. Amendments to the concept staging. Amendments to the land use of Lots 7, 8, 9, 14 & 15 from medium density residential to low density residential. The creation of new Lot 2A within commercial Lot 2. Amendments to the minimum lot size requirements to allow the construction of dwellings on lots below 450m ² in area.	Department	75W	Approved 16 May 2014
MOD 7	Modifications to the retail centre, including a 1,000m ² increase of supermarket gross floor area (GFA), a 581 m ² increase of specialty retail GFA and a 12 m ² reduction of restaurant GFA and amended car parking arrangements.	Department	75W	Approved 16 May 2014
MOD 8	Modification to project approval only. No change to concept plan-changes to the retail centre	Department	75W	Approved 21 January 2015
MOD 9	Design revisions to the retail centre.	Department	75W	Approved 15 June 2015
MOD 10	Replacement of a hotel and medium density allotments with low density residential development, increase maximum building height from 3 to 4 storeys.	Independent Planning Commission (Commission)	75W	Approved 7 November 2018
MOD 11	Modification to project approval only, no change to concept plan	Department	75W	Approved 24 April 2017
MOD 12	Modification to project approval only. No change to concept plan.	Commission	75W	Withdrawn
MOD 13	Modification to Condition C8 to allow the occupation of lots in Stage 2 prior to completion of the Icon Building (a future mixed use building containing surf lifesaving facilities), by providing a temporary surf lifesaving storage facility.	Department	75W	Approved 30 July 2020
MOD 14	Correction of an administrative error in Condition B56 (with regard to referencing of lots)	Department	75W	Approved 16 February 2021
MOD 15	Change the approved use of 10 Grand Parade from mixed use medium density residential to	Department	75W	Approved 13 June 2025

mixed use to facilitate specialist medical services and to increase the approved building height from three storeys to three storeys with a partial fourth storey for a rooftop terrace.

Under Mod 10 (MP06_0258-Mod-10 approved 7 November 2018) the approval was modified to increase the number of lots created by the subdivision of land thereby increasing the number of residential, mixed use and open space and drainage lots, decreasing the number of medium density lots and removal of the hotel.

In accordance with MP06_0258 (Mod 10), the subject lots are nominated with land uses and associated number of storeys. **Table 5** details the applicable built form and land use provisions approved under MP06_0258.

Table 5: Major Project 06_0258 Approved Land Use and Built Form for Respective Lots

Lot	Land Use and Built Form
Lot 38	• Residential land use (target yield 12 units) • 3 storey built form
Lot 52	• Mixed land use comprising ground floor commercial and shop-top residential housing - (target yield 26 units) • 3 storey built form.
Lot 53	• Mixed land use comprising ground floor commercial and shop-top residential housing - (target yield 24 units) • 3 storey built form.
Lot 56	• Mixed land use comprising ground floor commercial and shop-top residential housing - (target yield – based on Tweed Shire Council Development Control Plan) • 3 Storey built form. • Reference is made to Condition B6 of the Concept Plan approval which amends the stamped approved plans to require the lots to be consolidated to create a single medium density mixed use allotment which incorporates an active street frontage to Grand Parade, and which may incorporate an active frontage to the park.
Lot 57	• Mixed land use comprising ground floor commercial and shop-top residential housing - (target yield 28 units) • 4 storey built form.

The land subject to this application is designated for medium density residential development and of particular relevance is Conditions B6, B8, C1 and C7 from the Concept Plan as illustrated below. The conditions relate to the designated use, location of the proposed residential development, noting the GFA is not approved and the location for the activation areas.

B6 Conversion of lots 72 and 78 to 83 to medium density residential

Lots 72 and 78 to 83 are to be converted to a single medium density mixed use allotment which incorporates an active street frontage to Grand Parade, and may incorporate an active frontage to the park.

B8 Future Development of Medium Density Lots

The future built forms shown in the Casuarina Beach Town Centre Vision and Landscape document approved as part of Modification 10 are only approved to the extent that they indicate the location of where three and four storey building envelopes can be developed. The GFA of the proposed building envelopes indicated on the plans is not approved as the buildings will be subject to further design refinement as part of the assessment of future development applications.

C1 Residential Flat Buildings

All future applications involving the development of a residential flat building (within the definition of State Environmental Planning Policy No.65 – Design Quality of Residential Flat Buildings) is to include a Design Verification Statement from a qualified designer, verifying that the plans and specifications achieve the design quality of the development, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development Buildings.

Future applications are to demonstrate the buildings have been designed in accordance with the relevant building siting, configuration, and amenity design criteria and guidance of the Apartment Design Guide and the built form controls of Tweed LEP 2014(excluding height and number of storeys provisions where Condition B8 & C2 apply).

C7 Street Activation

Future Applications of the development of buildings with a frontage to Grand Parade between Road B and the foreshore must incorporate ground floor retail and commercial uses along the entire frontage to Grand Parade.

2. Project Description

2.1 Description of Development

The project vision is to deliver a community focused mixed use precinct, offering a variety of dwelling types together with retail amenity to serve the Casuarina community and visitors. With a strong commitment to architecture, urban planning and place making the project will create a vibrant town centre atmosphere.

The proposed mixed-use development comprises two staged mixed use developments across five lots, incorporating residential apartments supported by complementary commercial uses including retail, food and drink premises and office tenancies. **Table 6** provides a numerical breakdown of the proposed development.

The indicative development mix is based on the architectural concept plans prepared by Bayley Ward and includes a range of two-, three- and four-bedroom apartments supported by ground-floor retail and commercial uses.

Basement parking is proposed to support both residential and commercial components. Final parking allocations and compliance with relevant DCP and AS2890 requirements will be refined during the DA stage in coordination with architectural, structural and servicing disciplines.

Table 6: Proposed Development & Numerical Components

Lot	Land Use and Built Form	Area/Qty
Lots 56 & 57 and Seawell Lane	Multiple Dwellings:	
	• 2 Bedroom	• 39 units
	• 3 Bedroom	• 68 units
	• 4 Bedroom	• 3 units
	Retail (neighbourhood shops)	400m ²
	Food and drink premise	700m ²
	SLSC Storage	100m ²
	Storeys	4-5
Lots 38, 52 & 53	Gross Floor Area	11,069m ²
	Floor Space Ratio	-
	Multiple Dwellings:	
	• 2 Bedroom	• 63 units
	• 3 Bedroom	• 23 units
	• 4 Bedroom	• 4 units
	Retail (neighbourhood shops)	300m ²
	Food and drink premise	200m ²
Lots 38, 52 & 53	Kiosk	50m ²
	Storeys	4-5 storeys
	Gross Floor Area	14,443m ²
	Floor Space Ratio	2.7:1

2.2 Project Objectives

The key objectives for the proposed development are:

- Deliver a high-quality mixed-use precinct that integrates residential development with ground-floor retail and services.
- Deliver new housing in a walkable, well-located part of Casuarina close to existing services, transport and community facilities.
- Support the daily needs of the local community through the inclusion of complementary retail and commercial uses.
- Achieve a built form and urban design outcome that responds appropriately to the site's context and desired future character.

2.3 Estimated Development Cost

The project has an estimated development cost exceeding \$30 million.

2.4 Analysis of Alternatives

Section 192 of the Environmental Planning and Assessment Regulation 2021 (the Regulation) requires an analysis of feasible alternatives to the project, including the consequences of not carrying out the project. An analysis of alternatives as provided within **Table 7** below:

Table 7: Analysis of Alternatives

Option	Comment
Option 1 – Do Nothing	Not proceeding with the development would leave the site unchanged and would forgo the opportunity to provide new housing and local retail in a well-located part of Casuarina. The site would remain underutilised and not contribute to local housing supply or provide broader benefits to the community
Option 2 – Reduced or Single-Use Development	A reduced scale or single use development - such as a smaller mixed-use outcome on the individual lots could feasibly occur. However, this option would limit the site's ability to deliver both new housing and local services in an accessible part of Casuarina. A smaller or single-use scheme would reduce opportunities to provide retail and commercial uses, diminish activation and employment potential, and result in a less integrated neighbourhood outcome. It would also underutilise the site's strategic location and deliver a more modest contribution to local housing and community needs.
Option 3 – Preferred Option	The preferred option is to deliver a mixed-use precinct that provides new housing, and complementary local retail on a well-located site in Casuarina. This option makes efficient use of the town-centre location, supports housing supply targets and improves access to everyday services for the local

community.

The combination of shop-top housing, additional residential buildings and community serving uses creates a walkable and integrated precinct. It also strengthens the local centre by introducing retail and amenities that support both new residents and the surrounding area.

Overall, this option optimises the site, contributes to housing and service delivery, and supports the social and economic needs of the community.

3. Planning Overview

The matters that the consent authority will be required to consider in deciding whether to grant consent to the SSDA are detailed below. These matters will each be addressed in the EIS.

3.1 Tweed Local Environmental Plan 2014

3.1.1 Land Use Definition

The land use definitions for the project are outlined in **Table 8** below.

Table 8: Tweed LEP 2014 Land Use Definitions

Definition	Description
<i>mixed use development</i>	<i>means a building or place comprising 2 or more different land uses</i>
<i>residential flat building means</i>	<i>means a building containing 3 or more dwellings, but does not include an attached dwelling or multi dwelling housing. Note—Residential flat buildings are a type of residential accommodation—see the definition of that term in this Dictionary.</i>
<i>shop top housing</i>	<i>means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities. Note—Shop top housing is a type of residential accommodation—see the definition of that term in this Dictionary</i>
<i>residential accommodation</i>	<i>means a building or place used predominantly as a place of residence, and includes any of the following— (a) attached dwellings, (b) boarding houses, (c) dual occupancies, (d) dwelling houses, (e) group homes, (f) hostels, (g) multi dwelling housing, (h) residential flat buildings, (i) rural workers' dwellings, (j) secondary dwellings, (k) semi-detached dwellings, (l) seniors housing, (m) shop top housing, but does not include tourist and visitor accommodation or caravan parks.</i>
<i>restaurant or cafe</i>	<i>means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided, but does not include the preparation and serving of food and drink to people that occurs as part of— (a) an artisan food and drink industry, or (b) farm gate premises. Note—Restaurants or cafes are a type of food and drink premises—see the definition of that term in this Dictionary.</i>

food and drink premises	<i>means premises that are used for the preparation and retail sale of food or drink (or both) for immediate consumption on or off the premises, and includes any of the following—</i> <i>(a) a restaurant or cafe,</i> <i>(b) take away food and drink premises,</i> <i>(c) a pub,</i> <i>(d) a small bar.</i> <i>Note—Food and drink premises are a type of retail premises—see the definition of that term in this Dictionary.</i>
retail premises	<i>means a building or place used for the purpose of selling items by retail, or hiring or displaying items for the purpose of selling them or hiring them out, whether the items are goods or materials (or whether also sold by wholesale), and includes any of the following—</i> <i>(a), (b) (Repealed)</i> <i>(c) food and drink premises,</i> <i>(d) garden centres,</i> <i>(e) hardware and building supplies,</i> <i>(f) kiosks,</i> <i>(g) landscaping material supplies,</i> <i>(h) markets,</i> <i>(i) plant nurseries,</i> <i>(j) roadside stalls,</i> <i>(k) rural supplies,</i> <i>(l) shops,</i> <i>(la) specialised retail premises,</i> <i>(m) timber yards,</i> <i>(n) vehicle sales or hire premises,</i> <i>but does not include farm gate premises, highway service centres, service stations, industrial retail outlets or restricted premises.</i> <i>Note—Retail premises are a type of commercial premises—see the definition of that term in this Dictionary.</i>
office premises	<i>means a building or place used for the purpose of administrative, clerical, technical, professional or similar activities that do not include dealing with members of the public at the building or place on a direct and regular basis, except where such dealing is a minor activity (by appointment) that is ancillary to the main purpose for which the building or place is used.</i> <i>Note—Office premises are a type of commercial premises—see the definition of that term in this Dictionary.</i>
commercial premises	<i>means any of the following—</i> <i>(a) business premises,</i> <i>(b) office premises,</i> <i>(c) retail premises.</i>

3.1.2 General Provisions

The general provisions applicable to the project are outlined in **Table 9** below.

Table 9: Tweed LEP 2014 General Provisions

Definition	Description
Clause 2.1 & 2.3 - Land Use Zone & Zone Objectives	To be applied to the proposed development consistent with the proposed E1 – Local Centre zoning
Clause 4.3 – Height of Buildings	Under the concurrent rezoning proposal, it is proposed to amend the building height from 13.6m to 19m. Whilst the Major Project 06_258 Concept Plan nominates the number of storeys, the land is embellished with a 13.6m building height. The proposal seeks to vary the building height to 19m which permits an increase in the number of storeys approved under the Concept Plan from 4 to 5 storeys.
Clause 4.4 – Floor Space Ratio	Under the concurrent rezoning proposal, it is proposed to amend the floor space ratio from 2.1:1 to 2.7:1.
Schedule 1 – Additional Permitted Use	Under the concurrent rezoning proposal, it is proposed to provide an additional permitted use and/or an ‘Active Edge’ clause and map to propose residential dwellings on the ground floor for all frontages excluding Grand Parade.

3.2 State Environmental Planning Policies

The future Development Application will have regard to the following SEPP's, as detailed within **Table 10** below:

Table 10: SEPP Applicability

SEPP	Applicable Provisions
SEPP (Biodiversity and Conservation) 2021	Chapter 2 Vegetation in non-rural areas
	Chapter 3 Koala Habitat Protection 2020 The site occurs within the Tweed Coast Koala Management Area (Southern Tweed Coast KMA) identified in the approved Tweed Coast Comprehensive Koala Plan of Management 2020 (TCCKPOM) made under Clause 4.17 to which Clause 4.8 of the policy applies. The TCCKPOM is an approved plan of management for the purposes of the SEPP.
SEPP (Industry and Employment) 2021	Chapter 3 Advertising and Signage Applicable where any signage was proposed
SEPP (Resilience and Hazards) 2021	Chapter 2 Coastal management The subject site is mapped as being within the Coastal Environment Area and Coastal Use Area under this SEPP
	Chapter 4 Remediation A preliminary site assessment will be prepared, however noting the town centre has been recently constructed post approval of the Project Approval under MP06_0258.
SEPP (Transport and Infrastructure) 2021	Clause 2.48 Determination of development applications
SEPP (Housing)	Chapter 4 Design of residential apartment development
SEPP (Planning Systems) 2021	Section 2 of Schedule 6 of the SEPP specified that development over \$30M CIV are regionally significant development

4. Concurrent Rezoning

4.1 Proposed Amendments to Tweed Local Environmental Plan 2014

The amendments sought under the concurrent rezoning to the Tweed LEP 2014 as they relate to the subject site are identified within **Table 11** below:

Table 11: Proposed Amendments to Tweed LEP 2014

LEP Control	Existing Control Lots 56 & 57 and Seawell Lane	Existing Control Lots 38, 52 & 53	Proposed Control
Zoning	E1 Local Centre & R3 Medium Density Residential	E1 Local Centre & R3 Medium Density Residential	E1 Local Centre
Clause 4.3 Height of Buildings	13.6m	13.6m	19m
Clause 4.4 FSR	2.1:1	2.1:1	2.7:1
Schedule 1 Additional Permitted Use	N/A	N/A	Provide an additional permitted use and/or an 'Active Edge' clause and map to propose residential dwellings on the ground floor for all frontages excluding Grand Parade.

The strategic, economic, and public benefits of the proposed amendments to the LEP are as follows:

- Facilitates a viable and strategically aligned redevelopment of the site**
 The proposed LEP amendments enable a feasible, mixed-use outcome that unlocks the strategic potential of the underutilised sites in the Casuarina Town Centre and strategically envisages under the Concept Plan approved under Major Project 06_0258. Under the current controls, redevelopment is constrained and unable to deliver the scale and diversity of housing and employment uses supported by local and regional strategic planning.
- Increases housing supply in an accessible, well-serviced location**
 The proposal will deliver a substantial uplift in housing, including shop-top housing and additional residential flat buildings, within an urban centre. This directly responds to identified housing pressures within Tweed Shire and supports a more compact, sustainable settlement pattern consistent with regional and local housing objectives.
- Enables a greater diversity of housing types, including affordable housing**
 The amended height and FSR controls allow the delivery of a mix of dwelling types, including dedicated affordable housing, supporting Tweed Shire's need for more diverse housing options suitable for a range of households, income brackets and demographics.
- Delivers employment-generating land uses and strengthens the town centre**
 Ground-floor retail uses enhance Casuarina's commercial offer, support local employment and reinforce the role of the Casuarina town centre as the primary hub for daily needs, services and activity.

- **Aligns with the mixed-use character and desired future vision for the Casuarina town centre**

The proposed controls better reflect the strategic intent for this part of Casuarina, supporting higher-density mixed-use development that enhances vibrancy, walkability and economic resilience. The mix of uses complements surrounding commercial and residential areas and supports a high-amenity town centre environment.

5. Community Engagement

5.1 Engagement Approach

A structured and transparent approach to communications and engagement will be undertaken. This will ensure that key stakeholders and the broader community are informed about the project, provided with opportunities for meaningful input, and supported in understanding the planning process.

Community engagement activities will be designed to:

Provide clarity

Provide clear and accessible information about the proposal, potential impacts, and benefits.

Enable early and ongoing consultation with stakeholders

Ensure early and ongoing consultation with key stakeholders, including government agencies, Tweed Shire Council, local businesses, and residents.

Encourage meaningful participation

Encourage meaningful participation and ensure feedback is considered in project planning and assessment

5.2 Engagement to be carried out by the applicant

While a detailed Communications and Engagement Strategy for this project is in the process of being prepared, it is generally expected that the following activities will be undertaken at appropriate stages:

- **Project Newsletter**
Distributed to the surrounding community within an appropriate radius of the site, including elected officials, and key stakeholders to provide updates and engagement opportunities.
- **Key Stakeholder Briefings**
Meetings with government authorities, Tweed Shire Council, local business groups, and major stakeholders to discuss project details and address any key concerns as required.
- **Community Information Sessions**
In-person or virtual sessions to allow residents, businesses, and interest groups to learn more about the proposal and provide feedback.
- **Other engagement activities could include:**
 - Establishing an online information hub with project details, FAQs, and engagement opportunities.
 - Establishing an enquiry hotline and/or email address for community stakeholders to ask questions and submit feedback.

The outcomes of community and stakeholder engagement will be summarised in an Engagement Outcomes Report, which will inform the Environmental Impact and Rezoning Statement for the SSDA. Further engagement activities can be undertaken as the project progresses, including during the public exhibition phase when formal submissions can be made.

6. Conclusion & References

6.1 Conclusion

This Scoping Report has been prepared to support a request for Project Specific SEARs and rezoning requirements for the proposed mixed use development at 23 Habitat Drive, 13, 14, 16 & 17 Grand Parade and Seawell Lane in Casuarina. This report outlines preliminary information regarding the site and project, identifies the strategic and statutory context, and summarises the approach to stakeholder engagement.

The project is declared as SSD in accordance with the Environmental Planning and Assessment (Housing Delivery Authority) Order 2024, following a positive evaluation of the applicant's EOI application No: 344349. Pursuant to Section 4.36(3) of the EP&A Act, the Minister's State Significant Development Declaration Order (No 8) 2026 declared the project at the subject site as SSD.



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