



Project Name: Aura
Case ID: PDA-134833490

Proponent Details

Project Owner Info

Title	Mr
First Name	Damain
Last name	Chapelle
Role/Position	Town Planner
Phone	0266221011
Email	planning@ndc.com.au
Address	31
	CARRINGTON STREET
	LISMORE ,
	New South Wales,
	2480 ,
	AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	The Trustee for NEWTON DENNY CHAPELLE UNIT TRUST
ABN	18094689845

Primary Contact Info

Are you the primary contact?

No

Select a Primary contact from the list below

dchapelle@newtondennychapelle.com.au

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

Project Info

Project Name	Aura
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD180,000,000.00
Indicative Operation Jobs	77
Indicative Construction Jobs	250
Number of Occupants	504
Number of Dwellings	200
Gross Floor Area (GFA) sqm	26,335
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	20

Description of the Development/Infrastructure

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.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Aura
Site Address (Street number and name)	23 Habitat Drive, 13,14,16,17 Grand Parade & Seaswell Lane, Casuarina
Site Co-ordinates - Latitude	-28.2619
Site Co-ordinates - Longitude	153.579

Local Government Area

Local Government	District Name	Region Name	Primary Region
Tweed Shire		North Coast	☒

Lot and DP

Lot and DP
Lots 38, 52, 53, 56 & 57 in DP 1264557 & Seaswell Lane

Site Area

What is the total site area for your development?
Site Area sqm
9,663

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposed development of a mixed-use precinct requires an amendment to the Tweed LEP 2014 to address the current residential uses that are Prohibited. Reference is however made to the fact under Major Project 06-0258 (Mod10) the subject site is identified for 'Medium Density Residential Mixed Use' and as such, development and the permissibility under the Concept Plan overrides the Tweed LEP 2014.

HDA EOI Number

344349

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E1 Local Centre, R1 General Residential, R3 Medium Density Residential

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Tweed Local Environmental Plan 2014
SEPP (Biodiversity and Conservation) 2021
SEPP (Industry and Employment) 2021
SEPP (Resilience and Hazards) 2021
SEPP (Transport and Infrastructure) 2021
SEPP (Housing)
SEPP (Planning Systems) 2021

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?

Yes

Describe the nature of variation.

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.
Under the concurrent rezoning proposal, it is proposed to amend the floor space ratio from 2.1:1 to 2.7:1.

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Attachment 1 - Design Package
File Name	SEARs Scoping Report