

Application No. Casuarina Town Centre, MP06_0258 MOD10, Mixed Use
Subdivision

**The Director of Industry Assessment
The Department of Planning and Environment
GPO Box 39
Sydney NSW 2001**

Attention: Nicola Chisholm

Please find attached individually signed letters from 100% of the residents that live directly on the northern boundary of the Casuarina Town Centre.

The residents are ALL objecting to the proposal by the developer to reduce the current 20m wide landscaped pedestrian / cycleway easement separating the existing residents on the northern boundary and future Casuarina Town Centre.

The developer is merely seeking to increase their developable area at the expense of the community by decreasing the approved buffer zone and accommodating a road within an area always intended for landscape buffer planting and pedestrian / cycle access only.

This is pure greed and unacceptable by the community.

We are seeking the Department of Planning to enforce the current determination as detailed in the Director Generals Report 06_0258 MOD 1 :

- a. page 3 : "the existing open drainage easement will no longer be created for stormwater drainage and infiltration purposes. This will instead allow for the creation of a 20m wide landscaped pedestrian/cycleway easement to be created along the existing easement route..."
- b. page 6 : The filling of the existing easement will create a 20m wide corridor of public open space and provide a landscaped connection for pedestrians and cyclists"
- c. page 7 : Proposed section of the 20m wide dedication is included in the report

06_0258 MOD 1 : Major Project Assessment Report

- a. page 33 : **The Department considers the proposal to fill the east-west drainage easement and provide a 20m wide open space corridor with a realigned pedestrian cycleway as a favourable development outcome and one which provides a significant public benefit.** The easement will be converted into a landscaped open space corridor for public benefit which will be dedicated to and maintained by council"

b. page 34 : "the proponent has outlined in the Statement of Commitments that landscaping works will be undertaken within the open space/drainage easement, consisting mostly of native plant species which is anticipated to improve habitat areas for local fauna species"

"the proponent is committed to increasing the open space to 20m to width to ensure an appropriate amount of open space is provided between the existing properties to the north and any future development on adjoining lots within the town center"

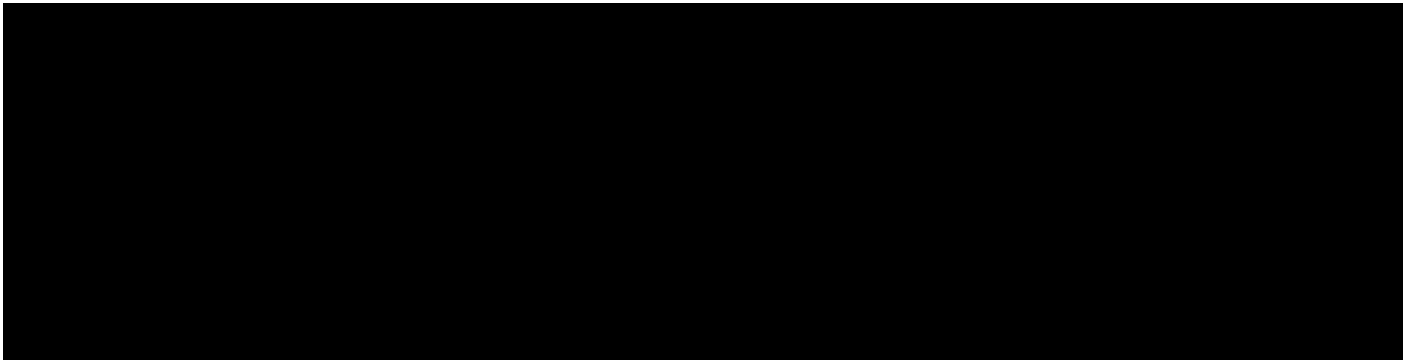
"The proposed landscaping works between the town center and adjoining properties will help mitigate the impacts of increased noise generation. The landscaping works will also assist in maintaining a level of privacy for those properties which have rear balconies overlooking the easement/swale"

06_0258 MOD 2: Modification of Ministers Approval

- a. pages 2 and 3 detail the approved drawings which include drawings DA26L and DA44D. Both of these drawings detail the 20m wide dedicated
- b. Pedestrian links landscaping drawing - typical section details the proposed landscaping of the 20m wide dedication

The Developer in his current submission has totally ignored what was approved by the Department of Planning as the requirements for the future town centre.

We residents and property owners at Casuarina are looking to Department of Planning to enforce and honour what has been previously approved and agreed upon.



**I HAVE NOT MADE A REPORTABLE POLITICAL DONATION IN THE PREVIOUS TWO
PLEASE KEEP MY DETAILS PRIVATE**



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- Objection Letters Attached.
- Objection Letters Forwarded directly to Department of Planning