

## **Objections to: Modification Request Casuarina Town Centre (Concept and Project Approval)**

**Application No: MP06\_0258MOD 10**

**Objections from : Ms Zoe M. Chuah, 9 Cudgerie Court, Casuarina NSW 2487**

**Statement: I strongly object to all the requests to :**

- modify lotlayout and increase in the number of lots from 97 to 177
- modify the built form to increase height of buildings permitted along grand Parade
- deletion of the approved hotel use
- revisions to drainage concept to facilitate the filling of existing drainage swale
- changes to timing for provision of additional beach access
- chnages to the approved staging plan and
- administrative chnages to conditions of approval in response to abbove changes

### **Grounds of objection:**

-the proposed changes will drastically change the original founding concept of a beach-side village life style, which the developer proudly advertised in their promotion materials and current large bill board erected near the enterance of the new Coles Supermaket, it clearly states " Casuarina Village". The proposed modifications will turn Casuarina into a high density urban ghetto, which is contrary to the "Village" spirit we were promised when our family relocated to Casuarina from the metropolis of Gold Coast some 13 years ago.

-the width of the easement has been reduced from 36m to 20m and the aove proposal will further reduce it to 10.5m and reduce the available community open space, which is currently under threat from the new high density building project currently underway adjacent to Suntai Retreat.

-the introductionof a traffic road within the 20m buffer zone is contrary to the original planning intend and purpose of the easement reserved for open space landscape planting and pedestrain / cycleway only.

-the proposal contravene the earlier planning permits and provides nil evidence of any merit to mitigate the negative impacts (as listed below) of the proposal as well as any **Surf Life Saving** facility

- the negative amenity impacts on neighbouring residents are :

1. increase number of passing vehicles & hence traffic noise impacts
2. increase road security & safety concerns
3. decrease landscape & visual buffer to future development

- the neighbouring residents had purchased land and built in the area based on existing planning approvals which required reduction of 36m to 20m, it will be a betrayal of trust to the community that the easement will further be reduced to 10.5m

- the developer has adequate capacity to move the proposed road south of 20m zone or internalise the trafficcable road within the twon centre master planing rather than existing residential properties

- the developer is seeking to increase the developable area and density at the expense of the the well being of the community. The Dept. of Planning & Enviroment, the Tweed Shire Council and the State & Federal Representatives will be perceived as aiding and abetting the blatant and callous betrayal of the Casuarina Community by greedy developer, should they allow the approval of this life-style game-changing proposal without seroius consideration of the irreversible psychological negative impacts on the entire Casuarina Community, and esp. the neighbouring residents.

**I wish to declar that neither myself nor any member of my family has ever made any political donations in our life, let alone in the past two years.**

Yours truly,  
Zoe M Chuah (=eSignature)