

Re; Modifications to Casuarina Town Centre Concept Plan and Project Approval

I am concerned about a number of issues related to the proposed amendments for the Casuarina Town Centre Development.

- Swale/Green Space: The reduction of “green space” from a 20m wide ‘green’ easement to the current amendment request of including an 8m open space/road with a 2.5m wide footpath is not acceptable and should not be changed. The original plan in 2010 showed a 32m wide easement, and with each ‘Modification’ has now reduced the actual ‘green’ area to less than 8m.
- Height Limit: A recent survey by Tweed Shire Council indicated that retention of existing height restrictions were a major issue for residents of the Shire. All buildings east of Casuarina Way should be limited to 11.6 Metres as the proposed height is incompatible with current topography and existing built form that defines the area.
- Density: the various changes (including the request to increase the current height limit) that have occurred provide little comfort that the density of the development will not put strains on existing infrastructure including roads, public transport and the environment.
- Process: I am concerned at the process as exhibited by this development. The scale of amendments (over time) is such that in my view, the development has changed significantly to the extent that it should be subject to a New Development Application.
- Lifesaving Building – I want to ensure that the Lifesaving ‘designated’ area has not been removed and will be provided
- Pedestrian access – there has been no consideration for pedestrian areas to be linked – via crossings, underground walkways etc. This is now evident with the construction of the Shopping Centre completed, showing no consideration for access by pedestrians.

I have lived in the area for 8 years and have been fortunate to enjoy this beautiful area. Whilst I am happy for others to move to this area, I wish to ensure that it will still retain the community focus which currently exists.

We also need to consider that as such a desirable area, other people will want to visit. These extra visitors will help the area to prosper, but will. I feel put a big strain on the road and parking infrastructure as currently exists.