



# CASUARINA & SOUTH KINGSCLIFF RESIDENTS' ASSOCIATION INC NO.1501446.

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## Casuarina Town Centre Plan

The following submission is lodged on behalf of the Casuarina and South Kingscliff Residents Association Inc # 1501446 (CASKRA).

The members agree in principle with the current concept plan prepared by Clarence Property group. However, there are 3 serious issues that we would ask be addressed. Should these issues be successfully resolved the residents would support the application.

The 3 areas of concern are;

- That the unit components of the development be limited to **3 storeys**. It is of paramount importance to all residents that the **VILLAGE CHARACTER of Casuarina** be maintained with all unit development limited to maximum of 3 storeys.
- There is significant uncertainty surrounding the planned SLS facilities. Casuarina is located on an East facing, unprotected beach. It is a dangerous beach and with the growth, both from within Casuarina and the future developments of Kings Forest etc, it is paramount to all residents that a significant SLS facility be built or planned for. The area/structure needs to be designed for the future growth of the immediate area. We assume it would need to accommodate; a first aid facility, toilets, admin room and equipment storage. Some discussion has taken place on this and around 300m<sup>2</sup> within the planned ICON building would seem to be a minimum. Whether a separate block of land is set aside for a future club house is open for discussion, as is the need for a surf lifesaving tower.
- The lack of any green space/plaza in the primary spine road which is bordered on both sides by 3 and currently 4 storey unit blocks. We have suggested that a Central roundabout/plaza/greenspace be detailed on the subdivisional plan to;
  - Give a real entry point to the town centre.
  - Slow traffic and allow safe pedestrian travel.
  - To alleviate any east/west wind tunnel effect by providing a “break out” space.
  - To add internal green space on the roundabout and maybe on the feeder road intersection wings. Currently there is NO green space within the core of the development.

We have had discussion with James Owen (TSC councillor), Ron Cooper (TSC councillor) and Clarence Property town planner Damian Chappelle. Also there has been a meeting of TSC with both Troy Green and Vince Connell in attendance. There seems a desire to resolve issues with residents and gain community support. A meeting has been scheduled for the 11<sup>th</sup> Dec (after the close for submissions) with Clarence property Group and if the above 3 issues can be resolved, we believe the majority of residents would support the subdivisional application.