



**TWEED**  
SHIRE COUNCIL

Council Reference: DA10/0222.12 LN54240  
Your Reference: MP06\_0258 MOD 6

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29 November 2013

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Please address all communications  
to the General Manager

ABN: 90 178 732 496

Att: Ray Lawlor

Dear Sir/Madam

**Development Application DA10/0222.12 - Casuarina Town  
Centre including 56 lot subdivision, road works, infrastructure  
works and landscaping (Department of Planning Application  
MP06\_0258) at Lot 13 DP 1014470; Casuarina Way  
CASUARINA; Lot 144 DP 1030322 & Lot 223 DP 1048494 & Lot  
3 DP 1042119; Tweed Coast Road CASUARINA**

Reference is made to your correspondence received by Council on 5 November 2013, requesting comments or issues in regard to a proposed modification to the abovementioned approval. The proposed modification relates to amending the subdivision configuration and staging of the Casuarina Town Centre development. Council officers have reviewed the proposal and advise the Department of Infrastructure and Planning to give consideration of the following matters:

### **Planning Comments**

The proponent's justification for an amendment to a 40 lot Torrens title subdivision appears to be mainly underpinned by current market demand for residential development. It is also noted that issues such as the proposal being in accordance with the established residential density, difficulty in providing medium density development to the rate originally envisaged due to DCP A1 controls and a lack of underpinning analysis for the original projected yield from this land (208 units) are cited as justification for the proposed modification.

In assessing the merits of the original proposal it was noted that a variety of low and medium density housing options was an element of the overall Casuarina Town Centre development which provided an environmental, social and economic benefit and resulted in the support of the development. Furthermore, it is considered that a town centre site should have a higher residential density in close proximity to services such as the proposed retail area in order to maintain the viability of such services.

Therefore, from Council's perspective it is considered necessary that any such amendment be suitably investigated from a holistic perspective regarding potential impacts on the Casuarina Town Centre Development.

It is not considered that adequate information has been provided in this regard to determine that the proposed amendment will not have a detrimental impact on the Casuarina Town

Centre development as a whole. As such, a detailed assessment of the potential impacts arising from the proposed modification should be provided in order to ascertain the impact of the modification with respect to this.

### **Development Engineering Comments**

1. The long sections for proposed road 10 and road 11 are not clear or readable (extremely blurry). Hence no comment can be provided on the long sections for grades, cut and fill.
2. All lots have road frontage. Road 2 is a higher class road with increased traffic. It is recommended that there be a restriction for no access off road 2 into proposed Lots 20, 21, 35 and 36. Access should be off local roads where possible and access is achievable into Lots 20, 21, 35 and 36 from roads 5, 11 and 6.
3. Additional on street parking is proposed along road 5 within the road reserve and they are located along the northern boundary of lot numbers 10 and 11. It is recommended that a restriction be provided over Lots 10 and 11 to have access off road 10 only, given that there are possible site access and sight distant issues.
4. Standard erosion controls required for sand type environments, including additional measures such as:
  - Providing silt fencing across site at minimum 30m spacing's where area has been exposed.
  - Hydro-mulch exposed areas immediately after works have been completed.
  - When wind speeds reach approximately 35km/h have a restriction to stop all wind generating activities on site.
  - Increased watering on site to prevent dust generation, including the possibility of having temporary sprinklers.
  - Include 1.8m high hessian fence around the proposed property boundaries.

For further information regarding this matter please contact David O'Connell on (02) 6670 2661.

Yours faithfully

  
**Vince Connell**

Director Planning & Regulation