

## MP06\_0258 – Casuarina Town Centre - Modification 10

### Density Review

Further to the request from the Department of Planning & Environment, we have completed a review of the dwelling density which will result should Modification 10 be supported by the Department.

**Table 1** below provides the total dwelling yield which was to be obtained from the Original Concept Approval issued for MP06\_0258. The density for the unit sites have been obtained from the Environmental Assessment Report prepared by Victor G Feros Town Planning Consultants (2008) as lodged with the Department of Planning. Section 3 of the Environmental Assessment Report identified a dwelling yield of 1 dwelling/130m<sup>2</sup> of site area for the original lots 4-16 & 18.

We note the Department of Planning & Environment has not approved a specific dwelling yield as all future development on the approved lots is subject to a separate development approval process. However, the density outlined in the original approval does provide a basis for technical assessments associated with the development of the Casuarina Town Centre.

Reference has also been made to the approved subdivision layout (Figure No. DA39J (10/08/09)) to identify the site area for the approved Development Lots and thus apply this area to ascertain the expected dwelling yield.

Plan DA39J (10/08/09) is attached to this document. For the purpose of distinguishing the land areas within the Casuarina Town Centre, we have divided the subdivision into Precincts A - G.

**Table 1: Dwelling Yield Analysis – Casuarina Town Centre (MP06\_0258)**

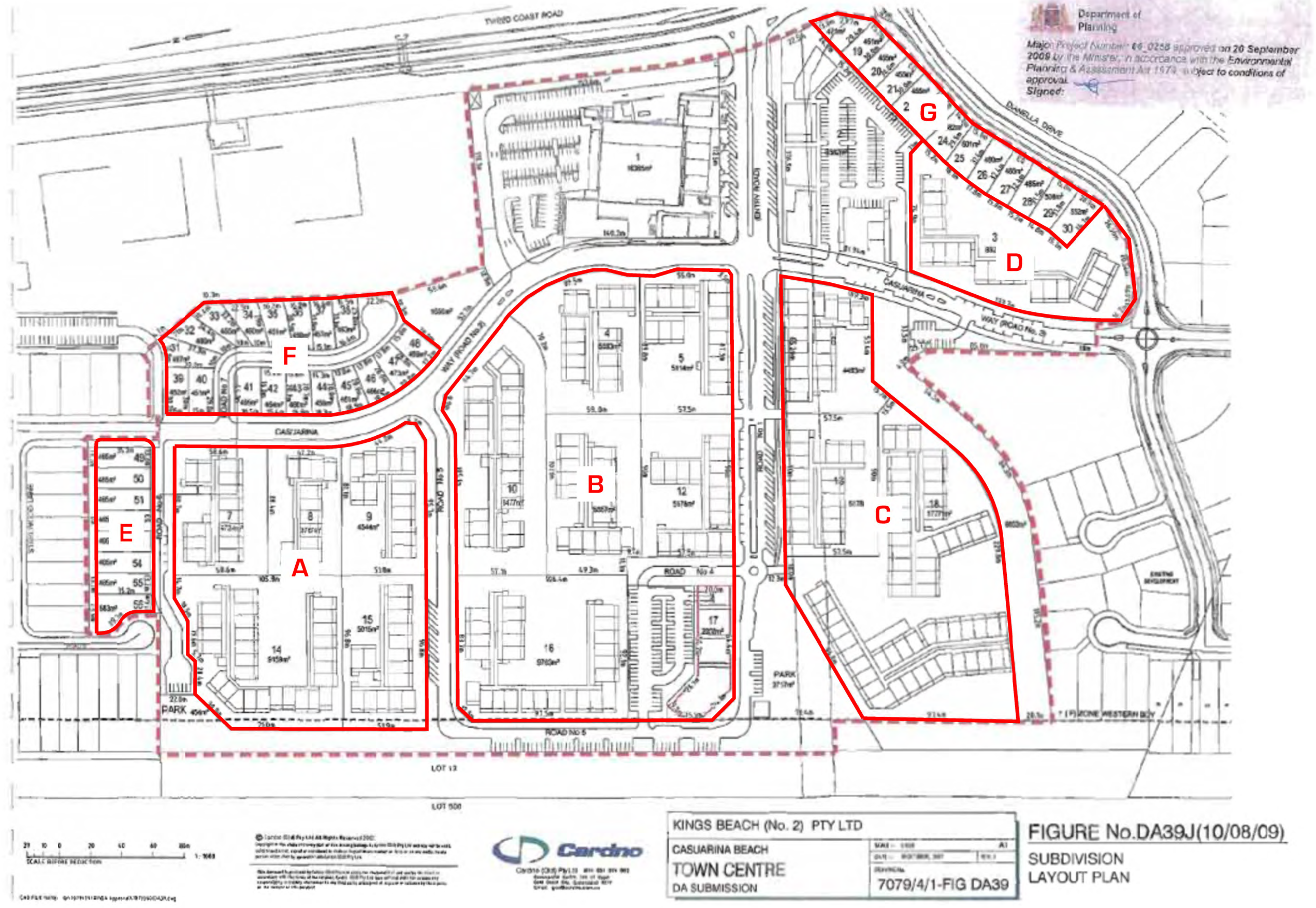
Casuarina Town Centre Precinct/Area (m <sup>2</sup> )	Original Approval – No. of Dwellings	Modification 6– No. of Dwellings	Modification 10– No. of Dwellings
A – 27,228m <sup>2</sup>	209	40	40
B – 41,990m <sup>2</sup>	307	307	201
C – 27,442m <sup>2</sup>	211	211	129
D – 8,821m <sup>2</sup>	67	67	29 (see note 1 below)
E – 4,433m <sup>2</sup>	8	8	8
F – 8,351m <sup>2</sup>	18	18	18
G – 5,765m <sup>2</sup>	12	12	12
<b>TOTAL</b>	<b>832</b>	<b>663</b>	<b>437</b>

**Note 1:** Development Application 2014/605 was approved by Tweed Shire Council for 29 townhouses.

**Note 2:** Precincts E, F & G are single residential lots and therefore not subject to the density of 1 dwelling/130m<sup>2</sup>.

The following observations are provided from the data contained within Table 1.

- From original approval through to Modification 6, dwelling numbers reduced by 169 (832 down to 663)
- Our proposed Modification 10 will result in a further reduction of 226 dwellings (663 down to 437).
- The area of the Casuarina Town Centre (Precincts B & C) which is subject to Modification 10 will have a reduction in dwellings from 518 to 330 dwellings.
- That is, Modification 10 will result in a density decrease of 47% as compared to the original approval
- Adopting a population/dwelling ratio of 2.2, the decrease in density will result in 869 fewer residents within the Casuarina Town Centre as compared to the original approval.
- The population within Precincts B & C will decline as a result of Modification 10 from 1,139 to 726 being a reduction of 413 residents.



REV	DATE	AMENDMENT
A		
B		
C		
D		
E		

SOURCE PLAN: Plan prepared by Cardno Pty Ltd - Figure No.DA39J (10.08.09) - subdivision layout plan  
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PLAN - DENSITY PRECINCTS	
CLIENT:	CLARENCE PROPERTY
LOCATION:	CASUARINA TOWN CENTRE CASUARINA BEACH NSW
DATE:	10.03.16
SCALE:	NTS
REF:	13/054
DRAWN:	bk

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