



SECTION 75W MODIFICATION No. 7

PROJECT APPROVAL MP 06_0258

CASUARINA TOWN CENTRE

**Prepared for
Consolidated Properties Group**

**By
BBC Consulting Planners**

Job No. 10116B
Report Mod 7.doc
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SEPARATE VOLUME OF DRAWINGS

1. INTRODUCTION

1.1 Overview of Proposed Modifications

This report has been prepared to accompany a request to the Minister for Planning to further modify the Concept Approval and Project Approval (MP 06_0258) for the Casuarina Town Centre, pursuant to the provisions of Section 75W of the *Environmental Planning and Assessment Act 1979* ("the Act"). The primary purpose of the modifications is to facilitate design amendments to the approved retail shopping centre. The amendments are predominantly required in order to satisfy the requirements of the major supermarket tenant.

In summary, the following modifications are proposed:

- The approved building is proposed to be increased in size with additional supermarket and specialty shop floor space. Building character, form, design, façade materials and signage remain the same and are adjusted for the larger building.

Condition A4 of the Concept Plan Approval and conditions A1, A2, A3 and E21 of the Project Approval are required to be modified to reflect the amended design of the retail centre.

This report also seeks a sign-off from the Department of Planning in satisfaction of Condition B3 of the Concept Plan Approval with reference to an approval for an amended design for the retail centre.

1.2 Current Approval Framework

1.2.1 Concept and Project Approvals (as originally granted)

Approval was granted on 20 September 2009 by the Minister for Planning to a Concept Plan and Project Application for the Casuarina Town Centre. Concept Plan approval was granted for:

- The subdivision of land into 61 lots including low and medium density residential, retail, commercial and mixed use lots;
- Construction of a retail centre comprising a supermarket, restaurants and shops;
- Construction of a hotel;
- Construction of the associated road network and car parking;
- Construction of all necessary services; and
- Landscaping and open space.

Separately, Stage 1 Project Approval was granted for:

- The subdivision of land into 61 lots;

- Construction of a retail centre comprising 2500m² supermarket, 1160m² of retail shops/restaurants, office space and car parking;
- Bulk earthworks and vegetation clearing;
- Construction of all roads;
- Closure of Dianella Drive;
- Provision of infrastructure and services; and
- Landscaping.

1.2.2 Concept and Project Approvals – Modification 1

Approval was granted on 17 June 2010 to modifications to the Concept Plan and Project Approval (Modification 1, referred to herein as “the first modifications”).

The first modifications involved:

- carrying out of stormwater infiltration works and landscaping within adjoining Lots 10 and 13;
- filling of the existing drainage easement within the site and relinquishing the easement rights that benefitted Council in exchange for dedication of these areas to Council (once landscape works were complete); and
- carrying out of works and landscaping to facilitate the construction of a cul-de-sac at the western end of Dianella Drive and subsequently closing the existing intersection of Dianella Drive and Tweed Coast Road.

Essentially, the first modifications were the result of Tweed Shire Council granting the Proponent land owner’s consent to undertake stormwater, sewerage and landscaping works on Council-owned land, such consent having previously been withheld during the original assessment of the Concept and Project Applications.

1.2.3 Concept and Project Approvals – Modification 2

Approval was granted on 1 July 2011 to further modifications to the Concept Plan and Project Approval (Modification 2).

Modification 2 had the effect of allowing Stage 1 of the development to be carried out in two stages: Stage 1A and the ‘balance of Stage 1’. The modified plans and conditions reflected the staging.

It is noted that the retail centre would be undertaken as part of the Stage 1A development, although the approvals as modified facilitate the issue of separate Construction Certificates for the retail centre and other Stage 1A works.

1.2.4 Concept and Project Approvals – Modification 3

Approval was granted on 7 March 2012 to further modifications to the Concept Plan and Project Approval (Modification 3). This modification related to the retail centre and had the effect of reducing the size of the centre.

1.2.5 Concept and Project Approvals – Modifications 4 to 6

Modifications 4 and 5 relate to minor aspects of the approvals unrelated to the shopping centre. Modification 6 is currently being assessed and refers to a change to the staging of works in Stage 2 of the approval.

1.2.6 Rationale for requested further modification of the Concept and Project Approvals

The approved retail centre will be anchored by a Coles supermarket. The need for the modifications arises from detailed design, demographic demand studies and feasibility analysis undertaken by Coles. The modification will result in a larger supermarket consistent with current supermarket designs and additional specialty shops to support the supermarket and will go some way to meet the local catchment's current demand requirements.

1.3 Consistency with Concept and Project Approvals

The proposed modification is consistent with the Concept and Project Approvals, with the exception of the design and scale of the retail centre. This is the subject of the proposed modification.

1.4 Documentation

This Section 75W report:

- describes and justifies the requested modifications to the Project Approval, including minor descriptive changes to the Statement of Commitments; and
- sets out how the information lodged addresses certain conditions of Approval, being Condition B3 of the Concept Plan Approval with reference to an approval for the design of the retail centre.

Appendices included in the Section 75W report contain:

- architectural statement of intent (Appendix 1);
- a Landscape Plan and Statement of Landscape Intent (Appendix 2);
- stormwater management plan (Appendix 3)
- a report assessing the parking implications of the modification (Appendix 4);
- An Economic Impact Assessment of the need and demand for, and the economic impacts and benefits of, the modification (Appendix 5);



Provided in a separate A3 volume is a set of plans which comprise the modified plans for which approval is sought.

1.5 Consultation

The proposal to modify the Project Approval was briefly discussed with Lindsay McGavin of Tweed Shire Council. We are advised that Council officers are generally supportive of the proposal.

2. REQUESTED MODIFICATIONS TO PROJECT APPROVAL

2.1 Proposed Design Modifications to Retail Centre

Various design revisions are proposed in order to address the needs of the major tenant, Coles. Modified plans are contained in a separate volume. The architect's design statement is contained in **Appendix 1**. In summary, the following modifications are proposed:

- The approved building is proposed to be increased in size generally by a southerly expansion of the building footprint into the area previously occupied by landscaping and parking;
- A relocation of the identified space restaurant space from the north east corner to the north west;
- An increase in the amount of specialty shops on the Casuarina Way frontage;
- Reconfiguration of specialty tenancies;
- The provision of additional parking towards the southern boundary and the western boundary;
- Relocation of disabled parking to an equally convenient location near the Casuarina Way frontage;
- The supermarket floor space will increase from 2,300 to 3,300m²;
- Minor lowering of ground floor level and office level with reduced overall height of the building through a lower roof pitch and a reduce height of the fascia to Casuarina Way;
- Total floor space will increase 3,705m² to 5,274 m²;
- Consequential changes to landscaping.

There is no significant change to overall design or building materials or to the nature and character of the development. Minor changes include:

- Profiled soffit has been refined to match construction systems, while maintaining emphasis over the northern shopfronts,
- Precast panels are slightly revised in their joint expression,
- Casuarina Way shopfronts are modified to include slot viewing windows to the interior in response to eastern sun and wind orientation and consequential retail use patterns,
- Bicycle parking is now distributed throughout the development in multiple locations

The number of parking spaces will increase from 220 as approved to 241 spaces. There will be 3 parking spaces for service vehicles and 28 spaces for bicycles (14 bike racks).

The landscaped area between Casuarina Way and the supermarket building has been reduced. Similarly there is a reduction in the width of landscaping adjacent to the southern

boundary requiring some adjustment to the drainage swale. There is also additional parking at the northern end of the western boundary.

More detailed consideration has been given to the proposed landscaping to ensure the quality of the setting is retained. This includes a revised landscape plan and a Statement of Landscape Intent. This replaces the landscaping and public domain concept design shown on the approved EDAW/AECOM Drawing No. 22 'Retail Centre' (February 2010). Condition B32 to the Project Approval requires a detailed landscape plan to be approved by Council prior to the issue of the CC for the Retail Centre which will be provided.

There is no change to shade structures and no change to signage as approved. There is also no change to access arrangements.

It is proposed that the construction of the development will be staged as indicated on the drawings. The first stage will be similar to the approved development and will comprise a supermarket of 2,300 square metres. This development is as shown on Drawing DA05-1.

The centre will become operational after this stage. Stage 2 works will involve the southward extension of the building as shown on DA05 with consequential adjustments to parking and a small addition to the specialty shops.

A list of the amended plans lodged with this S75W application is provided below, with approved revision numbers and dates struck out, and new revision numbers and dates in bold type.

Supermarket Architecture Drawings prepared by BVN Donovan Hill			
Drawing No.	Revision	Name of Plan	Date
DA01	PA-3A PA-4	Cover Page/Contents	14/02/2012 29/11/2013
DA02	PA-3A PA-4	Perspective Sketches	14/02/2012 29/11/2013
DA03	PA-3 PA-4	Perspective Sketches	16/11/2011 29/11/2013
DA04	PA-3 PA-4	Locality Plan	16/11/2011 29/11/2013
DA05	PA-3A PA-4	Site Plan and Schedules Stage 2	14/02/2012 29/11/2013
DA05-1	PA-4	Site Plan and Schedules Stage 1	29/11/2013
DA06	PA-3A PA-4	Elevations North and East	14/02/2012 29/11/2013
DA07	PA-3A PA-4	Elevations South and West	14/02/2012 29/11/2013
DA08	PA-3A PA-4	Ground Floor Plan	14/02/2012 29/11/2013
DA09	PA-3 PA-4	First Floor Plan	16/11/2011 29/11/2013

Supermarket Architecture Drawings prepared by BVN Donovan Hill			
Drawing No.	Revision	Name of Plan	Date
DA10	PA-3 PA-4	Roof Plan	16/11/2011 29/11/2013
DA12	PA-3 PA-4	Sections	16/11/2011 29/11/2013
DA13	PA-3 PA-4	Shadow Diagrams	16/11/2011 29/11/2013
DA14	PA-3 PA-4	Building Signage Details	16/11/2011 29/11/2013
DA15	PA-3A PA-4	Carpark Views	14/02/2012 29/11/2013
DA16	PA-3 PA-4	Proposed Finishes	23/02/2012 29/11/2013
Supermarket Stormwater Drawing prepared by Cardno			
721786 SK01	B	Preliminary Stormwater Management Strategy Layout Plan	Dec 2013
Supermarket Landscape Drawing prepared by Planit			
CBC_SLI_01	-	Statement of Landscape Intent	Dec 2013

Traffic Engineering Drawings prepared by Cardno Eppell Olsen			
Drawing No.	Revision	Name of Plan	Date
SK011	-	Austroads 19m Semi - Site and Loading Ingress Manoeuvre A	15/11/11
SK012	-	Austroads 19m Semi - Site and Loading Ingress Manoeuvre B	15/11/11
SK04	-	Casuarina Coles Swept Path Analysis	2/07/13
SK013	-	Austroads 19m Semi - Site and Loading Egress Manoeuvre	15/11/11
SK014	-	10.7m Truck - Site and Loading Ingress Manoeuvre	15/11/11
SK015	-	10.7m Truck - Site and Loading Egress Manoeuvre	15/11/11
SK016	-	Austroads 8.8m Truck - Site and Loading Ingress Manoeuvre	15/11/11
SK017	-	Austroads 8.8m Truck - Site and Loading Egress Manoeuvre	15/11/11
SK018	-	Proposed Loading Area Signage	15/11/11

Floor area will increase from 3,705m² to 5,274m² as set out in the following table.

	Approved Area (m2)	Proposed Modified Area
--	---------------------------	-------------------------------

		(m2)
Supermarket	2,300	3,300
Specialty shops	1,000	1,581
Restaurant	160	148
Total Retail Area	3,460	5,029
Office	200	200
Amenities/Store	45	45
Total Floor Area (m2)	3,705	5,274

2.2 Proposed Modification to Conditions

2.2.1 Condition A1 - Project Description

Section (3) of Condition A1 is sought to be modified as follows:

“A1 Project Description

Project approval is granted only to carrying out the project described in detail below:

...

- (3) *Construction of the retail centre with a total floorspace of ~~3705m²~~ **5274m²** comprising a maximum of ~~3460m²~~ **5029m²** of retail floor space. The retail floor space is composed of:*

- (a) *supermarket of ~~2300m²~~ **3300m²**;*
- (b) *shops of ~~1000m²~~ **1581m²**; and*
- (c) *restaurants of ~~160m²~~ **148m²**.*

*The retail centre will provide car parking for a total of ~~220~~ **241** vehicles;...”*



2.2.2 Condition A2 - Project in Accordance with Plans

Condition A2 is sought to be modified by striking out certain approved drawing revision numbers and dates, and adding modified drawing revision numbers and dates, as set out in the table at Section 2.1

2.2.3 Condition A3 - Project in Accordance with Documents

Condition A3 is sought to be modified by introducing a reference to the subject Section 75W report, prepared by BBC Consulting Planners, in the list of approved documents forming part of the Project Approval.

2.2.4 Condition E21 – Section 94 Monetary Contributions

Condition E21 is sought to be modified to reflect the change in floorspace and the reduction in the amount of contribution sought from Council.

3. INFORMATION TO ADDRESS CONDITIONS OF APPROVAL

3.1 Background

When approval was originally granted, the retail centre plans were modified by way of a condition on the Project Approval (with an identical condition being placed on the Concept Plan Approval). The following condition was imposed on the Concept Plan Approval as modified (as Condition B3):

“The retail centre built form shall be modified to reduce the scale of the A frame element on the western side of the building. Modified plans are to be submitted to the Department for approval prior to the issue of a Construction Certificate for the retail centre”.

Modified plans were provided to the Department for approval as part of Modification 3 whereby the A frame element was substantially redesigned and rescaled to enclose the office space. Therefore, it is reasonable for these conditions to be signed off should the Department issue a modified approval pursuant to this S75W application.

3.2 Condition B3 of Concept Approval

This report seeks a sign-off from the Department of Planning in satisfaction of Condition B3 of the Concept Plan Approval, due to the reduced scale of the A-frame element shown on the modified drawings. This can be achieved by the deletion of this condition.

4. ASSESSMENT AND CONCLUSION

This Section 75W report describes the proposed modifications to the design and to the conditions of approval.

The proposed modification will result in substantially the same development, comprising a supermarket, retail and restaurant floor space, first floor office space and car parking, all to service the local community.

The amended building design covers a larger footprint but remains of similar (although reduced) height, and has additional car parking spaces to reflect the increase in floor space. The proposed modification is expected to have a similar environmental impact compared with the approved scheme in terms of visual impact.

There is a reduction in landscaped area around the perimeter of the site. Further consideration has been given to the quality of the landscaping to ensure the remaining buffer areas perform to a high standard. A landscape plan has been prepared indicating the proposed treatment of the landscaped area.

Consideration has been given to the economic impacts of the modification (**Appendix 5**). MacroPlan Dimasi conclude that the impacts of an expanded centre on existing retail centres are considered to be within the normal bounds of competition and temporary in nature, with impacts expected to dissipate within one to two years given the strong population and retail market growth expected.

They also point out a range of very important economic benefits, including additional employment, increased convenience and amenity for local residents.

MacroPlan Dimasi consider the proposed extension to the already approved floorspace reasonable and supportable, as it will generate employment and drive community development, as well as providing improved choice and convenience for residents of the Casuarina area. They also note the demand and supply gap of 2,300 square metres of supermarket floorspace within the primary catchment will remain at completion of the new centre.

The centre as modified will maintain its role in the retail hierarchy of the Tweed (as per Council's Tweed Coast Strategy (Section B9 of DCP)) as a local centre providing for the day to day commercial and service needs of the local area. As stated in the DCP local centres provide between 1,500-6,000m² of retail floor space and service a population catchment of up to 10,000 people. The centre remains within this range.

Having regard to traffic and parking impacts, the modifications do no change site access arrangements or loading dock access arrangements. The adequacy of parking supply has been assessed in the report prepared by Cardno contained in **Appendix 4**. This analysis concludes that *the proposed car parking supply is appropriate and sufficient*.

241 parking spaces are provided plus additional parking for service vehicles and bicycles. Based on the assessment of parking requirements allowing for the relaxation of parking

requirements based on supporting Council's strategic planning and ESD initiatives, the development creates a demand for 232 vehicle parking spaces. In addition a further 16 spaces are available adjoining the centre on Main Street.

Tweed Shire Council has a parking relaxation policy which allows reduction for parking provision by up to 20% if the development supports Council's Strategic Plan, ESD and reduced car dependence principles.

Cardno find that the proposed development satisfies these criteria for reduced car dependence because it supports Council's Strategic Plan, ESD and reduced car dependence principles by:

- providing bike parking on site;
- locating and designing the centre so that some of its catchment is within a walkable distance, served by pedestrian and cycle pathways;
- the existence of an active community environment established within Casuarina (i.e. many in the immediate community are active walkers and cyclists);
- the existence of a future bus route directly adjacent to the site along Casuarina Way.

The site is zoned 2(e) Residential Tourist under the Tweed Local Environmental Plan 2000. The proposal for the purposes of retail is consistent with the zone objectives and is permissible with consent in this zone.

The proposed modification remains consistent with the relevant planning controls and with the Concept Plan approval for Casuarina Town centre. It is worthy of favourable determination.



APPENDICES



APPENDIX 1

Architect's Statement



Donovan Hill

CASUARINA TOWN CENTRE PROJECT
REVISED DEVELOPMENT APPLICATION SUBMISSION
ARCHITECTURAL STATEMENT - 29 NOVEMBER 2013
DESIGN REPORT

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This amended Development Application for Casuarina Town Centre Shopping Centre and Supermarket development maintains the public realm and architectural values of the current approved scheme, and as such will create a significant heart to the Casuarina Town area.

The proposed development maintains the general mix of supermarket, specialty retail shops and restaurant, ensuring the concentration of retail facilities to become a natural hub of activity.

It is intended that the development be exemplary, thus demonstrating the values of the Town Centre and the Casuarina Beach area to the broader community. It does this by offering an engaging and interactive public realm that is particular to the coastal climate and locale, and by contributing a high standard of architecture that is constructed of enduring and appropriate materials.

Summary of Amendments

To meet market demand, it is now proposed as a 2 staged development with slightly adjusted use ratios.

Stage 1 provides for a 2,300m² supermarket tenancy, as per the current approved DA, with slightly modified areas of specialty shops.

Stage 2 proposes an extension to the supermarket of an additional 1,000m². Specialty shops that surround the supermarket extend accordingly as per the drawings.

Carparking and associated landscape is also adjusted in the staged development as drawn.

The overall bulk of the building is reduced through two principal changes - the lowering of the ridge height, (the design incorporates a lower roof pitch) and the reduced height of fascia to Casuarina Way.

Building details are also slightly modified, and include:

- The profiled soffit has been refined to match construction systems, while maintaining emphasis over the northern shopfronts,
- Precast panels are slightly revised in their joint expression,
- Casuarina Way shopfronts are modified to include slot viewing windows to the interior in response to eastern sun and wind orientation and consequential retail use patterns,
- Bicycle parking is now distributed throughout the development in multiple locations.

Description of the Proposed Development.

The development consists of a major supermarket and specialty shops. It maintains the principal orientation and address to the northern Main Street and a secondary address to Casuarina Way to the East. Parking is on grade in the south, with an identifiable entry into the complex from the south. Convenience parking is situated on these two streets, ensuring active street edges both night and day. The primary supermarket entry is past the specialty shops, and recessed from the street creating a generous covered public space that also forms the entry to the 'lane' that allows protected access to the on-grade car parking at the South of the site.

The entire northern elevation is protected by a significant overhang which provides shaded public space and identifiable entry points to the centre and access to the centre's amenities.

Built Form and Character.

The built form and character of the development remains as approved. Built form is a response to the particular urban and landscape context of the site. The building identifies itself to the Main Street via a 'modelled' form, where the building articulates its scale and roof profile, providing a spatial and formal character specific to the locale and the street. The oversailing roof with its profiled fascia and skylights over the primary entry shade the public realm with dappled light, ensuring a comfortable outdoor space. The articulation of the building in plan provides a range of scales and entries to the public realm on the Main Street, promoting a 'town centre' environment that is conducive to the gathering of both small and large groups. The public realm is enhanced by the landscape, providing a variety of spaces on the footpath.

The Eastern and Southern elevations, in contrast, are characterised by patterned walls, providing differentiation from the Main Street and thus enhancing its particular identity. The southern walls are made of profiled precast concrete, employing modulation to add identity.

The eastern walls are made from compressed FC, again with a patterned jointing to contribute to the overall composition. Openings are tall slots, producing a composition of solid and void, (in comparison to the northern oversailing roof), though an awning is provided for both sun protection of the interior plus protection over the Casuarina Way footpath. These walls are protective, sheltering the public gathering spaces from the dominant South Easterly winds. The single large opening to Casuarina Way readily identifies the entry to the lane. The tall fascia over adds to the building's identity, providing a controlled location for retail signage.

The Western elevation responds to the Tweed Coast Road, where the roof folds down to become a wall, allowing the scale of the building to be minimised against the road, ensuring that the bulk of the building does not dominate the centre's presentation. Here the roof becomes an important mode of the building's expression, with a strong use of variable roof colours and folded planes that contribute to the building's character. In addition, the western part of the site is densely landscaped, providing a buffer to the Tweed Coast Road, and protection from the afternoon sun.

Landscape and ESD.

The development has been designed in accordance with passive solar design principles and the planning of the centre has ensured that much of the development does not rely on air conditioning. The centre is based around the generous provision of North facing covered public spaces which are protected from the undesirable winds but allow control of desirable breezes. The large expanse of roof has the opportunity to catch a significant quantity of rainwater, which can be used for landscaping and cleaning.

As per the landscape drawings, the site will be planted with appropriate coastal species that are not dependant on introduced water consumption. Regular planting of species with shading canopies will serve to shade and disguise the on grade car park and reduce microclimatic heat load on hard surfaces. Strategically located trees and shrubs will be planted on the Main Street and Casuarina Way so as to shade the footpath and public realm without diminishing visibility or safety.



APPENDIX 2

Landscape Statement



Casuarina Beach Coles

CASUARINA, NEW SOUTH WALES

STATEMENT OF LANDSCAPE INTENT

Concept Design Plans
Overall Landscape Design Plan

Attachment 01
Plant Species Palette

Casuarina Beach Coles

TREES

CODE	SPECIES	COMMON NAME	SIZE	QTY
Ara het	Araucaria heterophylla	Norfolk Island Pine	45ltr	6
Cup ana	Cupaniopsis anacardioides	Tuckeroo	45ltr	24
Fic pla / Wat flo	Ficus Platypoda / Waterhousia Floribunda		45ltr	6
Mag gra	Magnolia grandiflora	Tuckeroo	45ltr	8

SHRUBS

CODE	SPECIES	COMMON NAME	SIZE	QTY
Syz aus	Syzygium australe 'Elite'	Elite Lillypilly	300mm	240

GROUNDCOVERS

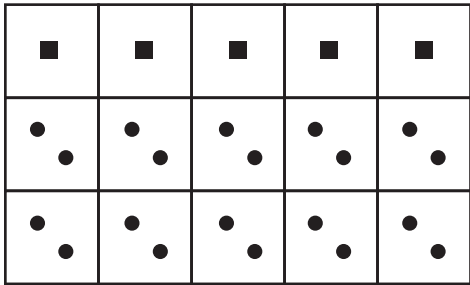
CODE	SPECIES	COMMON NAME	SIZE	QTY
Lom lon	Lomandra Longilfolia	Spiny-headed Mat-rush	75mm	700
Lir mus	Liriope 'Evergreen Giant'	Evergreen Giant	75mm	700

FEATURE PLANTING

CODE	SPECIES	COMMON NAME	SIZE	QTY
Dor pal	Doryanthes palmeri	Giant Spear Lilly	25ltr	16

SHRUB & GROUNDCOVER MODULE

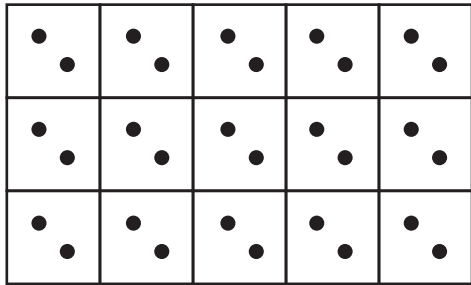
Outer Edge
(Shrubs to rear
of bed)



■ Shrub Planting - Min 1per m²

GROUNDCOVER MODULE

Outer Edge
(Shrubs to rear
of bed)



● Groundcover Planting - Min 2per m²

NOTES

- Groundcover planting as specified. Minimum densities of 2 per m².
- Trees to be planted minimum spacing of 1 per 6 car spaces.
- Minimum tree size to be 45 ltr.
- Clear sight lines through trees to be maintained.
- Species, sizes and quantities shown above. Alternatively species can be chosen from the Tweed Shire Approved planting species list provided in Attachment 1.



Casuarina Beach Coles

STATEMENT OF LANDSCAPE INTENT

Attachment 01 Plant Species Palette

All species as detailed in Attachment 1 are from approved Tweed Shire Council species list

TITLE

Casuarina Beach Coles
Statement of Landscape Intent

DETAILS

Scale: AS SHOWN
Drawing No: CBC SLI_01
Date: NOVEMBER 2013

Drawn: EP
Checked: JB

Level 1 2247 Gold Coast Hwy
Moolah Beach
PO Box 204 Moolah Beach Qld 4218
Telephone: 07 5526 1500
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NORTH



Casuarina Beach Coles



Plant Name:

Alpinia Caerulea

Height: 3m

Species: Caerulea

General Notes:

Alpinia caerulea, native ginger, is an understorey perennial herb to 3 m., growing under rainforest, gallery forest and wet sclerophyll forest canopy in eastern Australia. Subtropical and moist dry rainforest clumping plant with upright arching stems to 2m, having long fleshy green simple, alternate, glossy green and broadly elliptical leaves up to 40cm long.

A dark blue berry can be easily opened and the pith around the seeds eaten - it is palatable, but there are a lot of seeds. You'd have to work hard to get a meal.

The gingery root tips are also edible. Easy to grow in the garden, which makes collecting seed very easy. It prefers moist shady areas, but can tolerate some sun. A North Queensland variety with reddish leaf undersides is rapidly mixing with local populations, and is effectively indistinguishable.



Plant Name:

Anigozanthus spp.

Height: 1m

Species: spp kangaroo paw

General Notes:

They are small, strappy-leaved, clumping plants occasionally reaching 1 metre wide and high, but usually much smaller. The leaves arise from an underground stem, known as a rhizome, and flowers occur in terminal clusters on stems arising from the base of the leaves. These flowering stems may be shorter or longer than the leaves, depending on the genus. Flowers have little or no fragrance.

Emblematic of their native Western Australia, Kangaroo Paws are justly famous for their showy and interesting clusters of flowers which attract hummingbirds and other nectar-feeding birds. The many modern hybrids available are generally resistant to leaf diseases and make good drought-tolerant garden plants, as long as you give them good drainage and control snails and slugs. Plant sizes and flowering stem heights vary from dwarf to tall – the tall ones in general make the most stunning show in the garden, and great cut-flowers too.



Plant Name:

Austromyrtus Dulcis

Height: 60-90cm

Species: Dulcis

General Notes:

Procumbent shrub hardy in most soils in sun or shade. White flowers in spring are followed by pale grey berries which are delicious to eat. Suitable for semi exposed sea side planting. This versatile small shrub is one of the best bush tucker plants of all, featuring small but sweet-tasting berries that are borne in profusion in late summer and early autumn. It makes an attractive border, rockery or pot plant and can even be trimmed into a low growing hedge. It flowers in early summer and should be kept well-fed and mulched after that to ensure a good harvest of berries. Give it a light trim after harvest and you will be well rewarded the following season.

In your garden it is quite adaptable to a variety of soils and prefers a situation with part sun to dappled shade. It can be used as a low informal hedge or to edge paths.

The fruit can be made into jam.



Plant Name:

Brachycome Multifida

Height: 40cm

Species: var. multifida

General Notes:

The delightful Australian perennial, *Brachyscome multifida* or Cut-leaf Daisy, comes in a range of colours such as yellow, pink, mauve, pale and deep blue as well as a range of compact cultivars. Many have striking yellow centres.

Mass planting these brachyscomes will produce a very effective and eye-catching ground cover with each plant spreading rapidly to about 60cm with a height up to 40cm, depending on the cultivar. They are also excellent rockery and container plants and can be used for softening edges. They are an excellent choice for a water-wise garden as they'll survive well with little water and they have a long flowering period that extends from late winter to early autumn.

These daisy plants, with their delicate flowers and soft feathery foliage are surprisingly hardy, as in the wild they grow in very shallow sandy soils. However, they will be at their best growing in a sunny garden with rich, well-drained soil



Plant Name:

Carpobrotus Glaucensens

Height: 20cm

Species: Glaucensens Aussie Rambler

General Notes:

Aussie Rambler is a tough, giant flowering Pig Face that can tolerate heavier soils better than the common form. It also has better frost tolerance and can tolerate more moisture.

This low growing ground cover reaches 20cm tall x 2 metres wide. Aussie Rambler flowers in spring and autumn, displaying giant pink flowers with an average size of 10cm. Some flowers can even get up to 14cm wide! In cooler months, or in some conditions, flowers will be smaller.

A ground cover great for rockeries, general mass plantings, low maintenance gardens, coastal roadside plantings, or as a sand dune stabiliser. Suitable for coastal and inland plantings.

Full sun to light shade. Works in most soil types. Water as required until established. Aussie Rambler can generally live off natural rainfall once established. Avoid prolonged wet feet.



Plant Name:

Dianella Caerulea

Height: 0.2-1m

Species: Caerulea

General Notes:

This drought tolerant sedge forms a nice ornamental tussock. It has showy seed heads in late Spring. *Dianella caerulea* can tolerate dry and damp conditions, and is a widespread native found in many parts of Australia

Dianella caerulea (Paroo Lily) is a small evergreen, tufting perennial with strap like leaves, compressed into flat fans, forming spreading patches. Flowers and fruit appear over summer, the flowers varying in colour between light and dark blue to mauve, with fruit being a rich translucent purple or cobalt, releasing an indigo stain when squeezed. Keep well watered and mulched. Very hardy and long-lived once established. Grows in full sun and well drained soil. Grows to a height of 0.2-1m and a width of 0.3-2.5m.

TITLE

Casuarina Beach Coles

Statement of Landscape Intent

DETAILS

Scale: AS SHOWN
Drawing No: CBC SLI 01
Date: NOVEMBER 2013

Drawn: EP
Checked: JB

Level 1 2247 Gold Coast Hwy
Nobby Beach
PO Box 206 Nobby Beach QLD 4218
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Fax: 07 5526 1942
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NORTH



Casuarina Beach Coles



Plant Name:

Dianella Congesta

Height: 0.75m

Species: Congesta

General Notes:

General description: Tufted, perennial herb, solitary or mat-forming, To 75 cm high, Very variable. Leaves are smooth, dark green, linear and close alternate, prominently creased from sheath upwards. Aerial stem may be elongated. Flowers mid to dark blue with yellow stamens appearing in spring/summer. Fruit an edible, blue-purple berry. Flowers in September to December.

Widespread, except in very infertile soils and deep shade. Can be found in all coastal habitats. Found from Queensland to Brawley Point in NSW. Usually growing on coastal sand dunes where it is an effective sand binder.



Plant Name:

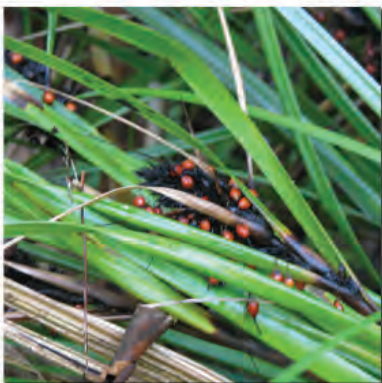
Doodia Aspera

Height: 0.2-1m

Species: Aspera Prickly Rasp Fern

General Notes:

Terrestrial (ground) fern with black, short-creeping rhizome, to about 20cm tall, in subtropical and dry rainforest and the rainforest ecotone. Widespread from Vic to Nth Qld, Norfolk Is and NZ. Fronds pale green, erect and pinnatifid (once divided, but divisions not extending to rachis, or stalk), and having small curved teeth and thickened margins. Fertile fronds similar to sterile ones, but with 2-4 rows of sori (spore-bearing organs) on the undersides of the frond, merging with age and away from the midrib. Attractive pot plant for indoors or out, mainly due to the masses of pink/red new fronds which arise when the plant is in active growth. Good in the garden situation as it is tolerant of root competition and is very hardy. Also able to tolerate some direct sun. Propagation by division of clumps or from fresh spore.



Plant Name:

Gahnia Aspera

Height: 1m

Species: Aspera saw sedge

General Notes:

Clumping herb/sedge to 1 metre in widespread in a variety of habitat including rainforest. Found in Eastern Australia along the Great Dividing Range from the south coast of NSW to northern Queensland. Leaves are long and narrow, rough to the touch. Flowers are inflorescence a panicle, somewhat interrupted, flowers cream. The flowers are followed by nuts that are brownish red to bright shiny red. The nuts are an attractive feature of Gahnia aspera. This Saw Sedge is a decorative plant that tolerates semi-shade. Plants reach their full potential in moist soil. The stiff foliage allows plants to survive most frosts. Fruit is dark reddish/brown nut 5mm in length. Deserves to be grown more in gardens as a substitute for lomandra. Hardy in most conditions it prefers moist soils.



Plant Name:

Lomandra Longifolia

Height: 1m

Species: Tanika

General Notes:

Lomandra longifolia is a tufted plant from the same family as the Grass Tree. It is found in many different habitats from sand dunes, open forest, creek banks to rainforest. Lomandra longifolia is recognised by its tough, strappy leaves and prickly clusters of flowers. When not flowering, it can be difficult to distinguish from a grass.

The leaves are shiny and from 40cm up to 1m long and 8-12 mm wide. They can be flat or slightly rolled inwards. The tips of the leaves are prominently toothed. The stalkless flowers of Lomandra longifolia grow in clusters 1-2cm long on branches along a flattened stem. They are a creamy colour, sometimes purplish in the centre. There is a spiny bract at the base of each flower cluster.

The strappy leaves were used by the Aboriginal people to make strong net bags.



Plant Name:

Ophiopogon Japonicus

Height: 10-15cm

Species: Nana

General Notes:

Mondo grass (Ophiopogon Japonicus and other species) has been one of the favorite low to medium growing grasses or groundcover plants with landscapers for a number of years. Although most used widely as a ground cover it is also suited for planting between pavers as well as for use as an edging plant. It is often used to cover large shade areas as it spreads reasonably quickly and looks great as a border edge. Mondo Grass with its green or black strappy leaves is a low maintenance easy care plant.

Mondo Grass requires little care although it does not like frost. Mondo grass prefers a well drained soil and actually does better in part shade. Annual Topdressing of Mondo Grass with an organic compost will help promote growth. A slow release fertilizer is best.



Plant Name:

Gazania Rigens

Height: 30cm

Species: leucolaena

General Notes:

Gazania rigens (syn. G. splendens), sometimes called treasure flower, is a species of flowering plant in the family Asteraceae, native to southern Africa. It is naturalised elsewhere and is widely cultivated as an ornamental garden plant. It is a spreading, low-growing, half-hardy perennial, growing to 50 cm (20 in) tall and wide, with blue-grey foliage and brilliant yellow, daisy-like composite flowerheads throughout the summer. Gazania is a tough, low-growing perennial herb with lance-shaped leaves and brightly coloured daisy-like flowers in bronze, yellow and orange tones. It produces abundant wind-blown seeds and spreads rapidly. It withstands salt-laden winds and grows well in sandy soils. It is often spread in garden waste Mass in beds and borders. Containers. With its trailing stems, this species is particularly useful in hanging baskets.



Casuarina Beach Coles



Plant Name:

Acacia longifolia 'sophorae'

Height: 2-3 m

Species: var. *sophorae*

General Notes:

Acacia sophorae is a prostrate shrub when growing on exposed coastal dunes but may grow as a large shrub to 2-3 metres in height (sometimes taller) in more sheltered locations. Like most members of the genus, the mature plant does not have true leaves but has leaf-like flattened stems called phyllodes. In *A.sophorae* the phyllodes are oval shaped between 5 and 10 cm long with prominent longitudinal veins. The bright yellow flowers occur in the axils of the phyllodes as elongated spikes up to 50 mm long. Flowering is mainly in late winter and spring.



Plant name:

Acronychia Imperforata

Height: 1- 15 m

Species: *Imperforata*

General Notes:

This large shrub to small tree has a grey-brown trunk with upright spreading branches that form a rounded bushy habit. It has glossy dark green oblong leaves and the small greenish star-shaped flowers appear in clusters during autumn. *Acronychia imperforata* is naturally found from Queensland to New South Wales growing in lowland rainforest along the coast and in littoral rainforest as an understorey plant. It is planted in beachside gardens as a screen or specimen, tolerating salty winds and is drought tolerant but frost tender. It tolerates a full sun to semi-shade protected position and Once established it has a high water requirement and responds to an occasional deep watering particularly during dry periods. This plant is not commonly cultivated and may be difficult to obtained, requiring a specialist nursery.



Plant Name:

Banksia Robur

Height: 2-3m

Species: *Robur*

General Notes:

Banksia robur is a small to medium shrub, 2 to 3m high and wide. The large leaves are stiff, leathery, egg-shaped, broadest at the tip, shiny above, dull beneath, margins toothed, 10-30cm x 6-10cm. Heads of blue-green flower buds arise from the junctions of branches and form into dense greenish-yellow flower heads 6-15cm in length, changing to dull orange and brown with age. This species can flower from seed in 3 years and flowers can occur at any time of year but are most commonly seen in winter or early spring. Seeds are held in hairy, woody follicles which are retained on the plant for a considerable period. The species will tolerate poor soils and poor drainage and has been used as a rootstock for less hardy species. It naturally occurs in wet areas (hence the common name) on sandy soils and appreciates extra water, especially when actively growing and during dry spells.



Plant Name:

Callistemon pachyphyllus

Height: 1m

Species: var *viridis*

General Notes:

Callistemon pachyphyllus is a small to medium sized shrub, usually reaching around 1 metre in height. It's common name comes from the sandy, coastal heath habitat which is known as "Wallum". Although not widely cultivated, *Callistemon pachyphyllus* is a hardy plant under a wide range of garden conditions. The "bottlebrush" flower spikes appear in late spring and are usually red in colour. The green flowered form is the variety *viridis* which is found throughout the range of the species. The plant responds to annual fertilising after flowering and may be pruned severely if necessary. Many *Callistemons* can tolerate less than perfect drainage but usually perform best in gardens with reasonable drainage and regular availability of water. Propagation is easy from both seed and cuttings. The green form could be expected to come true from seed.



Plant Name:

Callistemon salignus

Height: 1-8 m

Species: Willow bottlebrush

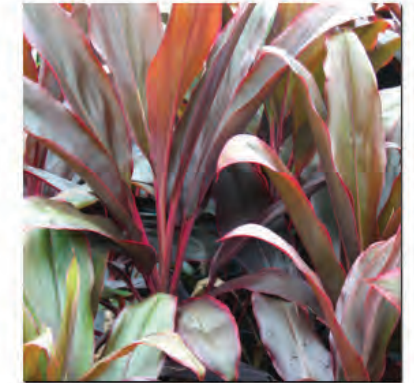
General Notes:

Callistemon salignus is usually a small tree to about 7-8 metres high with soft, pendulous foliage and papery bark. A feature of the plant is the pink colour of the new growth. Leaves are elongated elliptical in shape to about 100 mm long by 5-15 mm wide.

The brushes are usually about 50 mm long and cream to white in colour but pink flowered forms are sometimes seen in cultivation. Flowers occur in late spring to mid summer but some flowers may also appear in autumn.

C.salignus is well known as it has been grown in gardens and parks for many years. It is a hardy species which is suited to most soils, even those with less than perfect drainage. It grows best with adequate moisture but will tolerate extended dry periods once established.

Propagation is easy from both seed and cuttings.



Plant Name:

Cordyline Rubra

Height: 1-4m

Species: *Rubra*

General Notes:

Cordyline rubra, known as the Palm Lily is an evergreen Australian plant. It grows as a shrub to around 4 metres tall. Found in warm rainforest and moist eucalyptus forest. The range of natural distribution is from Lismore to near Bundaberg, Queensland.

Slender, medium shrub to 3m in subtropical and riverine rainforest and riverine vegetation, north from the Clarence River, NSW.

Leaves similar to *C.stricta*, but blades broader to 50cm by 5.5cm, and distinct petioles to 11cm by 5mm. Flowers whitish to mauve, in drooping clusters, from Sept to Oct. Fruit a glossy, scarlet berry, ripe from Dec to March.

Suitable for shady gardens or as an understorey plant. The fruit and flowers are ornamental. Propagate from fresh seed, suckers and stem cuttings, which strike easily. Fruit eaten by birds.

Casuarina Beach Coles



Plant Name:

Acmena Hemilampra

Height: 25m

Species: Hemilampra

General Notes:

Acmena hemilampra, known as the Broad-leaved Lilly Pilly is a rainforest tree from New South Wales and Queensland. Often seen on sand by the sea in littoral rainforests, also seen further inland by streams. It reaches its best development in the red/brown volcanic soils, such as around the Mount Warning caldera. The natural range of distribution is from Yamba to Cape York Peninsula in the far north eastern tip of Australia. Acmena hemilampra is an Australian native plant and has lovely glossy green foliage. Also known as Broad-leaved Lilly- pilly. It bears fluffy white flowers that are followed by fleshy white, edible seeds. It tolerates exposed, windy, coastal areas well and is a medium size tree that will handle full sun to a lightly shaded position. It has beautiful pink, red or russet flushes of new growth which is a great contrast against the dark green older leaves. Moist well drained soil will allow for a quality grown plant.



Plant Name:

Aracauria Heterophylla

Height: 20-60m

Species: Heterophylla

General Notes:

Suited to coastal conditions, tolerating salty ocean spray and maintaining a straight growth habit despite prevailing winds, the Norfolk Island Pine is an integral part of beachfront landscapes from Cottesloe to Fremantle and in Albany or Esperance. As well as esplanade plantings, these trees can be used in parks and streetscapes - they are often seen in WA used in roundabouts and larger traffic islands. The trees can be well-suited to lawned areas because they hold their needle-like foliage for lengthy periods and consistently shed negligibly light amounts. The trees can grow to be very large and beyond 100 years of age so long-term consideration should be made for their growth habit. Conversely, younger trees can be grown for some years in large pots and are sometimes used as Christmas trees while their size allows.



Plant Name:

Backhousia Citriodora

Height: 30m

Species: Lemon myrtle

General Notes:

B. citriodora is an Australian native indigenous to the coastal areas from Cairns to Brisbane. Growing up to 30m in height, B. citriodora is a large shrub to medium sized tree. Flowering occurs in early summer in abundance, each flower with four whitish-cream petals. The leaves are lanceolate (where the length of the leaf is about five times the width and the widest part is below the centre, tapering to each end) and grow to 100mm in length. Lemon myrtle is a popular plant in cultivation and has been successfully grown in cooler districts provided it can be protected from frost when young. In its natural habitat it can reach 20 metres in height but is often smaller. In cultivation it rarely exceeds about 5 metres. Lemon myrtle is a hardy plant which tolerates all but the poorest drained soils. It can be slow growing but responds well to slow release fertilisers. Like many other rainforest species, it has also been successfully cultivated indoors.



Plant Name:

Casuarina Equisetifolia

Height: 8-16m

Species: casuarina 'equisetifolia'

General Notes:

A small to medium-sized tree occurring naturally in challenging coastal regions adjacent to beaches and estuaries. Its tolerance of drought, exposed sites, sandy soils and salty conditions makes it a robust tree for coastal plantings and useful for regenerative sites. Its growth habit can be various - occasionally upright with a dense and narrow crown but more often with a shorter trunk and an open and spreading canopy. Casuarina equisetifolia has long and weeping branchlets (or needles). Use for harsh coastal sites, poor soils and sands where drought tolerance and hardiness are considerations. Responds well to structural pruning. A Sheoak native to the coastal sands of the north and east of Australia. Tolerance for coastal conditions, poor soils and exposed sites. Hardy. Pendulous branchlets. Suitable for coastal plantings, regenerative sites, native landscapes and screening.



Plant Name:

Commersonia Bartramiana

Height: 20m

Species: Bartramiana

General Notes:

Occurring in Malaysia, and from Cape York in Queensland south to the Bellinger River, New South Wales. Native habitat is Subtropical, dry and riverine rainforests. A medium tree to 20 m with small, white flowers in dense clusters. It forms attractive lime green bristly fruit. Flowering/fruiting flowers from December to February. Suitable for a large garden, it has a pyramidal shape with horizontal layered branches and is very ornamental when in flower and fruit. It is sometimes called scrub Christmas tree due to the masses of white flowers which make the plant look like it has snow covered branches.



Plant Name:

Cupaniopsis Anacardioides

Height: 10m

Species: Anacardioides

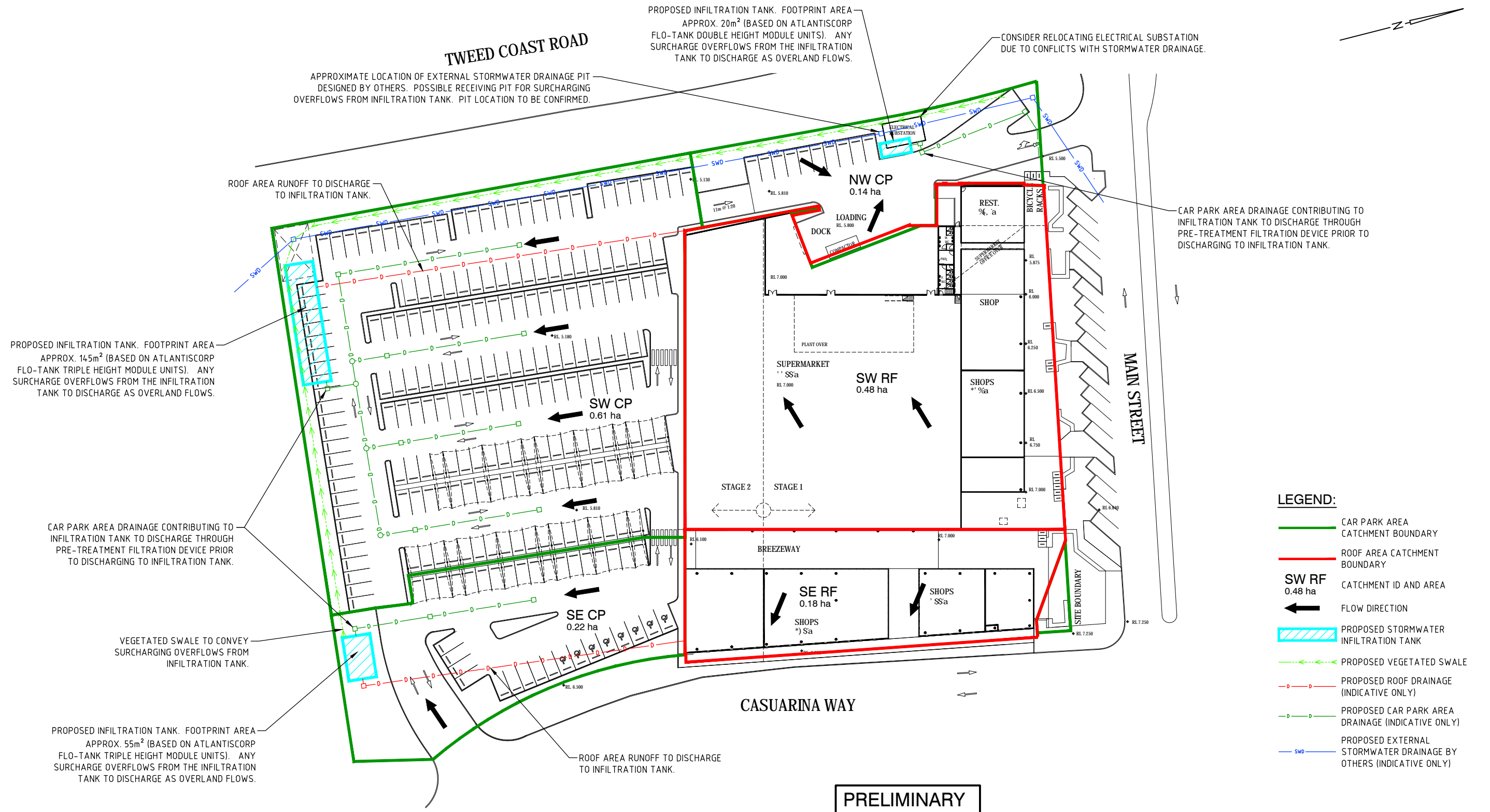
General Notes:

It is small tree with attractive foliage, growing up to ten metres tall with a stem diameter of 50 cm. The bark is smooth grey or brown with raised horizontal lines. The bases of the trees are usually flanged. Leaves are pinnate and alternate with six to ten leaflets. These are not toothed, and are egg shaped to elliptic oblong, 7 to 10 cm long. The tips are often notched or blunt. Leaf veins are evident on both sides. The veins are mostly raised underneath. Greenish white flowers form on panicles from May to July. The fruit is an orange to yellow capsule with three lobes. There is a glossy dark brown seed inside each lobe. The seeds are covered in a bright orange aril. Fruit ripens from October to December, attracting many birds including Australasian Figbird, Olive-backed Oriole and Pied Currawong. It is an attractive plant as an ornamental or a street tree, particularly by coastal areas.



APPENDIX 3

Stormwater Management Plan





APPENDIX 4

Parking Assessment

Technical Memorandum

Title	Casuarina Shopping Centre Amendment Car Parking Assessment		
Client	Kings Beach No.2 Pty Ltd	Project No	CE008491
Date	29 November 2013	Status	Final
Author	Jerry Xiang	Discipline	Traffic and Transport
Reviewer	Brett McClurg	Office	Brisbane

This technical memorandum has been prepared to document the car parking assessment of the proposed expansion at the Casuarina Shopping Centre.

Background

In 2008, Cardno Eppell Olsen was commissioned to undertake a traffic impact assessment for the proposed Town Centre development in Casuarina. The proposed Town Centre comprised a combination of retail, commercial and residential development. The Casuarina Shopping Centre was proposed as part of the Town Centre development.

Proposed Shopping Centre Expansion

Currently Consolidated Properties Group is proposing to expand the Shopping Centre by increasing the previously proposed gross floor area (GFA) of:

- > the supermarket by 1,000sq.m
- > the specialty shops by 581sq.m.

With the expansion, the new GFA of each area is

- > Supermarket – 3,300sq.m GFA
- > Shops – 1,581sq.m GFA
- > Restaurant – 148sq.m GFA
- > Office – 200sq.m GFA
- > Storage & Amenities – 45sq.m GFA

The proposed Shopping Centre expansion plan is provided in Appendix A.

Parking Assessment

The 'Tweed Shire Council Development Control Plan (2008) Section A2 – Site Access and Parking Code' has been adopted in this study to assess the new Shopping Centre parking plan. The code specifies the car parking rates required for new development in the Tweed Shire region. The Tweed Shire Council car parking rates are summarised in Table 1.

Table 1 Tweed Shire Council Car Parking Rates for Shopping Centre

Land Use	Customer Parking	Staff Parking	Service Vehicle Parking	Bicycle Parking
Shop	4.4 spaces per 100sq.m GFA	1 space per 100sq.m GFA	1 space per 1500sq.m GFA, minimum of 1, minimum of 2 for supermarkets (HRV)	2 spaces per 100sq.m GFA up to 100sq.m GFA and thereafter at 1 space per 200sq.m GFA
Restaurant	1 space per 7sq.m dining area	1 space per staff at peak operating hour	1 (HRV)	1 space per 5 car parking spaces
Office	included in staff parking	1 space per 40sq.m GFA	1 space per 200sq.m GFA (SRV)	1 space per 100sq.m GFA
Disabled Parking	not less than one car parking space for each 30 spaces, minimum of 1 for an allotment with more than 10 parking spaces			

Table 2 summarises the Tweed Shire Council parking requirements based on the GFAs of the proposed development. The table shows that 289 spaces are required for customer and staff parking, and 35 spaces are required for bicycle parking. Four heavy rigid vehicle (HRV) parking bays and one small rigid vehicle (SRV) parking bay are also needed for service vehicles.

Based on the disabled parking requirement, approximately ten disabled parking spaces are recommended for the shopping centre.

Table 2 Car Parking Demand for Shopping Centre

Activity	Parking Type	GFA Area (sq.m)	Parking Demand (spaces)				
			Customer Parking	Staff Parking	Total (Customer + Staff)	Service Vehicles	Bicycle
Supermarket	Shop	3300	146	33	179	2 HRV	18
Shops	Shop	1581	70	16	86	1 HRV	10
Restaurant*	Restaurant	148	14	5*	19	1 HRV	4
Office	Office	200	Included in staff parking	5	5	1 SRV	2
Storage/Amenities	Shop	45	-	-	-	-	-
Total		5274	230	59	289	5	35

*Dining area has been assumed as 65% of GFA

*Five staff has been assumed as peak operating hour

The current development plan (shown in Appendix A) proposes:

- > 241 parking spaces for general vehicles
- > 3 parking spaces for service vehicles in the loading area
- > 28 parking spaces (14 bicycle racks) for bicycles

For general vehicle parking, the number of spaces provided (241 spaces) is less than the number of spaces required (289 spaces).

Tweed Shire Council has a parking relaxation policy which allows reduction for parking provision by up to 20% if the development supports Council's Strategic Plan, ESD and reduced car dependence principles. The proposed development satisfies these criteria for reduced car dependence by:

- > providing bike parking on site;
- > locating and designing the centre so that some of its catchment is within a walkable distance, served by pedestrian and cycle pathways;

- > the existence of an active community environment established within Casuarina (i.e. many in the immediate community are active walkers and cyclists);
- > the existence of a future bus route directly adjacent to the site along Casuarina Way.

With the 20% parking reduction allowance, approximately 232 vehicle parking spaces will be needed at the Shopping Centre.

As part of the design of the adjacent frontage roads, 16 on-street parking places are proposed next to the Shopping Centre along the Main Street. With these additional parking spaces, a maximum of 257 vehicle parking spaces would be available for the Shopping Centre.

Therefore, on the basis of this review, we conclude that the proposed car parking supply is appropriate and sufficient, even without reliance on the adjacent on street parking.

Four HRV parking bays and one SRV parking bay are specified for service parking based on Council's service parking standards. The required service parking is considered very conservative, particularly for the restaurant with a proposed GFA of 148sq.m. The current development plan provides three HRV parking bays (12.5m x 3.5m) in the loading area and one reversing bay (next to the electrical substation) which could potentially be used as a SRV parking bay. Noting that, the service area will be managed full time by the supermarket operator in an efficient manner. The current service vehicle parking provision is considered adequate for the development.

For bicycle parking, the number of required parking spaces (35 spaces) is considered excessive for a shopping centre located in a growing area with small population. The current development plan provides 28 cycling parking spaces (14 bicycle racks). We recommend using 28 spaces as an initial provision for the Shopping Centre and then determining if additional spaces are needed by monitoring the actual cycling demand.

Parking Design Requirements

Vehicle Parking

Based on the Tweed Shire Council's parking code, the general parking design requirements for a shopping centre are:

- > For 90 degree angle parking, the minimum parking bay size is 5.4m x 2.6m and minimum parking aisle width is 5.4m for general parking
- > For 90 degree angle parking, the minimum disabled parking bay size is 5.4m x 3.2m
- > For a straight circulation roadway, the minimum width is 5.5m. However, it is recommended to use wider roadway (around 6.2m) as it is a high turnover area
- > For service parking, the minimum parking bay size is 6.4m x 3.5m for a small rigid vehicle (SRV), 12.5m x 3.5m for a heavy rigid vehicle (HRV) and 19m x 3.5m for an articulated vehicle (AV).

The current development plan complies with Tweed Shire Council's design requirement with the following parking dimensions:

- > 5.4m x 2.7m for general parking bay
- > 5.4m x 3.2m for disabled parking bay
- > 6.2m for parking aisle
- > 5.5m to 6.2m for circulation roadway
- > 12.5m x 3.5m for heavy rigid vehicle service bay
- > 19m x 3.5m for articulated vehicle service bay

Pedestrian Footpath

Tweed Shire Council requires pedestrian facility design to comply with Austroads "Guide to Traffic Engineering Practice, Part 13: Pedestrians (1995)". It suggests sufficient footpath width should be provided to allow two wheelchairs to pass if possible. This requires a minimum of 1.5m but desirably 1.8m. Narrow widths can be tolerated for short lengths of footpath. The absolute minimum width to allow people with disabilities, including a wheelchair, to just get by an obstruction is 0.9m.

The current development plan provides a pedestrian footpath approximately 1.5m wide along the Shopping Centre, which meets the required standards.

Bicycle Parking

As suggested by Tweed Shire Council, bicycle parking is to be designed and constructed in accordance with AS2890.3, "Parking Facilities Part 3: Bicycle Parking Facilities". For a shopping centre, the "Class 3" bicycle facility is needed for short term parking.

The design requirement for "Class 3" bicycle facility is that bicycles are locked to a support rail to which there is open access. The rail is designed so that it supports the whole bicycle, and the frame and both wheels can be locked to it using the owner's own chains and locks.

The current development plan provides 14 bicycle racks (28 parking spaces) for cyclists to lock up their bikes. This is considered to be sufficient and appropriate.

Queue Storage at Access

Based on Australian Standard AS2890.1 (2004), the parking area requires queue storage for approximately six vehicles at the entrance if the area provides over 200 parking spaces. A length of 6m is required for each queuing vehicle in the storage and 36m is required for total queue storage.

The current development plan has one entrance located in the south east corner with a single entry lane approximately 33m along (from the property boundary to the first parking space). Whilst this provides queue storage just less than six vehicles, it is considered to be sufficient due to the additional storage distance across the footpath which is approximately 4m wide.

Swept Path Assessment

Swept path assessment has been undertaken for the car park area and service yard. The assessment shows that the manoeuvring space is sufficient for up to Articulated Vehicles (AV, 19m long) to turn, reverse and park in the car park and service yard areas.

The swept paths are provided in Appendix B.

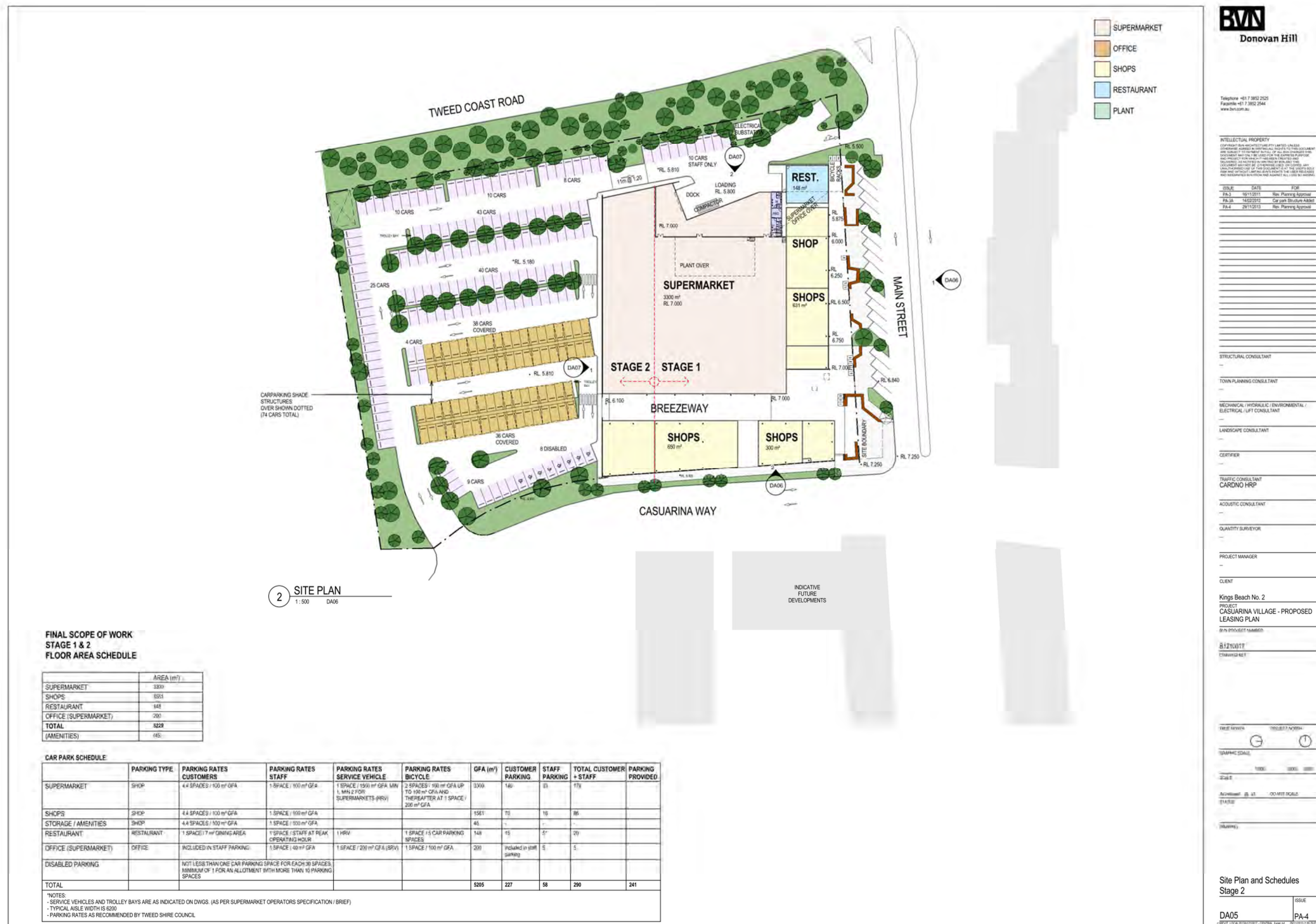
Conclusion

Based on the parking assessment of the proposed expansion development at the Casuarina Shopping Centre, the current car parking supply and car park/service yard design are considered appropriate and adequate for the development.

Casuarina Shopping
Centre Amendment

APPENDIX A

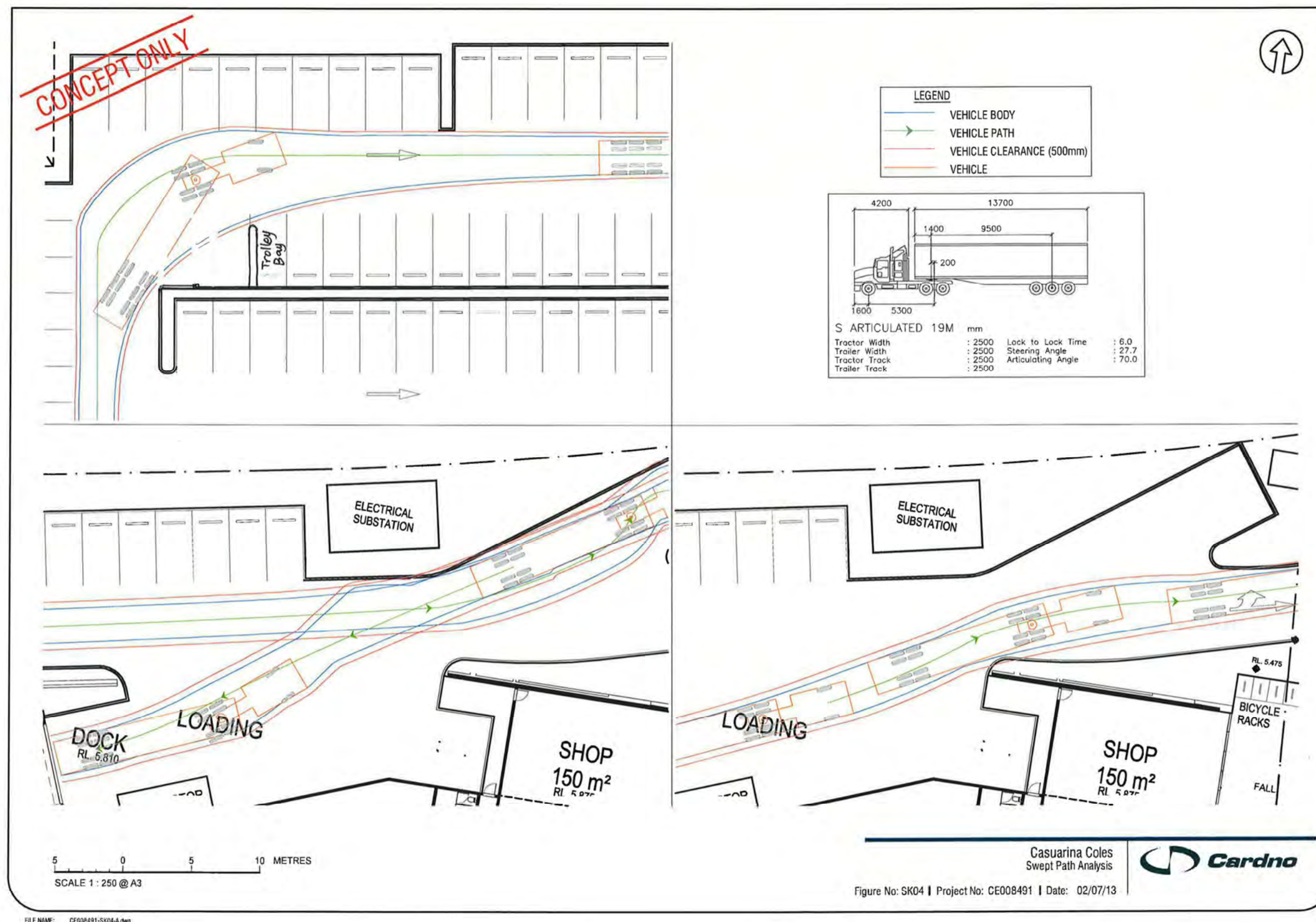
SHOPPING CENTRE DEVELOPMENT PLAN



Casuarina Shopping
Centre Amendment

APPENDIX B

SWEPT PATH ASSESSMENT





APPENDIX 5

Economic Impact Assessment

Casuarina Town Centre, NSW

Economic Impact Assessment

November 2013



MacroPlan Dimasi

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Perth WA 6000
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Prepared for: Consolidated Properties Group

MacroPlan Dimasi staff responsible for this report:

Tony Dimasi, Managing Director – Retail

Nick Hunter, Consultant

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Introduction

This report presents an independent assessment of the need and demand for, and the economic impacts and benefits of, the proposed extension to the currently approved Casuarina Town Centre, a proposed supermarket anchored centre located in the suburb of Casuarina, in the Northern Rivers region of NSW. The centre has an existing approval for a 2,300 sq.m supermarket plus supporting specialty and commercial floorspace.

The report has been prepared in accordance with instructions from Consolidated Properties Group, and is structured as follows:

- **Section 1** reviews the regional and local context of Casuarina Town Centre; provides an overview of the approved development and proposed expansion of the centre; and reviews the regional and local strategic planning and policy frameworks of relevance to retail development at Casuarina Town Centre.
- **Section 2** examines the trade area of relevance to the proposed centre, including current and projected population and retail expenditure levels, as well as the socio-demographic profile of trade area residents.
- **Section 3** provides a detailed examination of the competitive landscape within which Casuarina Town Centre will operate, including existing and proposed centres.
- **Section 4** assesses the market demand and retail sales potential of the proposed centre.
- **Section 5** considers the likely economic impacts of the proposed development, both in terms of potential trading impacts on existing centres, and consequent economic and social benefits from the development.

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Executive summary

- i. Casuarina is a rapidly growing coastal town located on the Tweed Coast, some 15 km south of the Queensland/New South Wales border. Casuarina, and the wider Tweed Coast region is a popular tourist destination, as well as a popular residential area with retirees, young families and first homebuyers.
- ii. The subject site is located within the Casuarina Town Centre and will be bound by Casuarina Way to the east and Tweed Coast Road to the west. The site is will be easily accessible for both local residents and also the wider Tweed Coast region, which includes the townships of Kingscliff, Cabarita, Bogangar, Hastings Point and Pottsville.
- iii. A current development approval exists for the subject site, which allows for a 3,660 sq.m retail centre, including a 2,300 sq.m supermarket (plus 200 sq.m office) and 1,160 sq.m of retail specialty space. Consolidated Properties Group seeks an amendment to the approved application, which would allow an additional 1,000 sq.m of supermarket floorspace and an additional 569 sq.m of retail specialty floorspace, to be developed on the site, which would result in a total floorspace of 5,229 sq.m.
- iv. The main trade area population that could potentially be served by retail facilities at Casuarina Town Centre is estimated at 21,920 as at June 2013, including 6,450 residents in the key primary sector. The main trade area population is expected to grow at an average annual rate of 2.3% to reach 29,320 by 2026, including 9,950 in the primary sector.
- v. The socio-demographic profile of the Casuarina trade area is characterised by Australian born families, who earn below average per capita and average household incomes. The main trade area, and the secondary north sector in particular, contains a high proportion of residents aged over 60 years, highlighting the popularity of the region with retirees.

- vi. The per capita retail expenditure capacity of the Casuarina Town Centre main trade area population is generally 7.1% higher than the respective benchmark for non-metropolitan New South Wales. The total retail expenditure capacity of the main trade area population is estimated at \$271.2 million at June 2013 and is expected to grow at an average annual rate of 3.1% to reach \$404.4 million by 2026.
- vii. Retail competition within the main trade area is limited to a few small supermarket based shopping centres, which primarily serve the convenience needs of their local catchments. There are currently no full-line supermarkets or higher order retail facilities provided in the main trade area, such facilities are located at Tweed Heads and Banora Point, to the north.
- viii. At present, the limited supply of supermarket floorspace in the area does not satisfy the demand levels generated by the trade area population. The current supermarket floorspace gap is estimated to be in the order of 4,841 sq.m. Even with the inclusion of the proposed 3,300 sq.m supermarket at 2015/16, there would still be a demand/supply gap of 2,320 sq.m.
- ix. Under the existing development approval, Casuarina Town Centre is estimated to generate a total sales volume of \$28.2 million at 2015/16. Under the proposed scheme, the centre is estimated to generate sales of \$39.4 million in 2015/16, reflecting an average sales density of \$7,841 per sq.m. The resultant uplift of an additional 1,569 sq.m of retail floorspace is estimated to be in the order of \$11.2 million.
- x. Typically, it is accepted across the industry that estimated trading impacts in the order of 10% are considered to be moderate, with impacts around or below 5% considered low or negligible.
- xi. A consideration of the broad trading impacts expected to be generated by a larger (5,229 sq.m) offer, when compared to the existing approved space of 3,660 sq.m, suggests:
 - a. Projected post development (2015/16) sales volumes generated by other main trade area retailers would be, on average, 5.1% lower when

compared to the estimated sales should the approved development proceed.

- b. Post expansion sales volumes impacts on competitive centres beyond the trade area are estimated to range between -0.4% and -0.8%.
 - c. The largest impacts (in relative terms) are expected to be absorbed by Cabarita (-9.6%) and Kingscliff (-5.0%).
- xii. These impacts are considered to be within the normal bounds of competition and temporary in nature, with impacts expected to dissipate within one to two years given the strong population and retail market growth expected.
 - xiii. In addition to providing a wider range of shopping facilities to trade area residents, the proposed 1,569 sq.m increase to the already approved development will also result in a range of very important economic benefits, including additional employment, increased convenience and amenity for local residents.
 - xiv. We consider the proposed extension to the already approved floorspace reasonable and supportable, as it will generate employment and drive community development, as well as providing improved choice and convenience for residents of the Casuarina area.

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Section 1: Background

This section of the report reviews the regional and local context of Casuarina, and also considers the current approval and proposed expansion to this approval, as well as summarising the planning environment of relevance to the proposed centre.

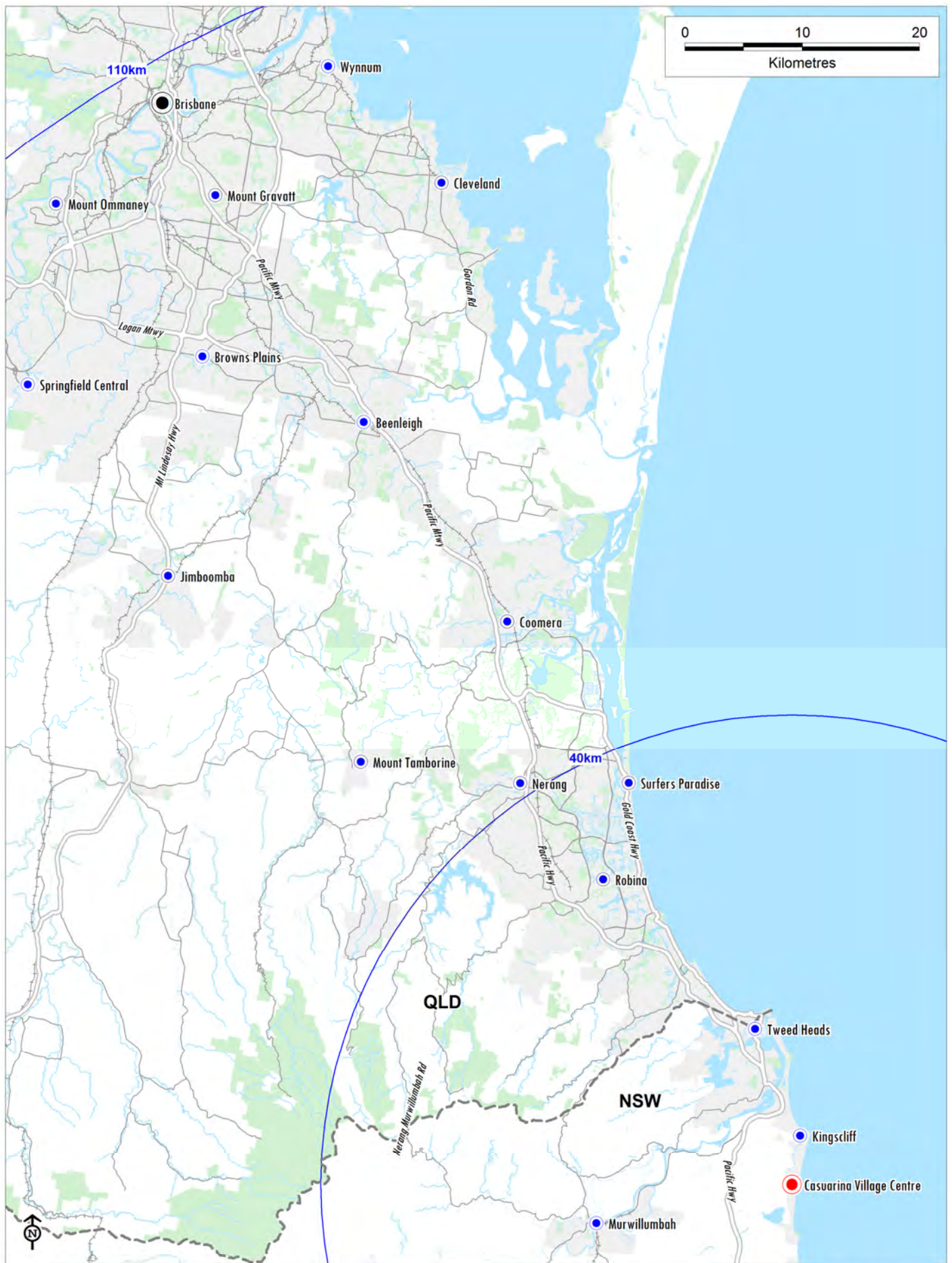
1.1 Regional and local context

Casuarina is a growing coastal town in the Northern Rivers region of NSW, approximately 100 km south of Brisbane CBD and 15 km south of the Queensland and New South Wales border (refer Map 1.1). Casuarina is a rapidly expanding community, with the approved Casuarina Town Centre, a comprehensive mixed use development, planned to deliver some 700 dwellings over the medium term.

Casuarina is one of five coastal towns located on the northern Tweed Coast. The town of Kingscliff, Bogangar/Cabarita, Hastings Point and Pottsville are all located within 12 km of Casuarina.

Casuarina and the surrounding town are popular tourist destinations, and provide a wide range of hotels and resorts. The region is also a popular residential area for retirees, young families and first home buyers.

The proposed centre will be situated between Tweed Coast Road and the proposed extension of Casuarina Way, and will also be bordered to the north by an as yet unnamed road, which will connect Tweed Coast Road and Casuarina Way (refer Map 1.2).



Map 1.1: Casuarina

Regional Context



Map 1.2: Casuarina

Site Location

■ Site Location	■ Accommodation
□ Residential estate	■ Park

1.2 Proposed expansion

The Casuarina Town Centre has an existing development approval for a 2,300 sq.m supermarket (plus 200 sq.m office), as well as supporting specialty retailing of around 1,160 sq.m. Consolidated Properties Group is seeking an amendment to the current development approval in order to increase supermarket floorspace by 1,000 sq.m and specialty retail floorspace by 569 sq.m. Table 1.1 presents the currently approved composition, as well as the proposed additions and resultant proposed composition. Figure 1.1 illustrates the layout plan of the proposed centre. Further carparking, in addition to the amount to be provided under the existing approval, is proposed to be provided at the rear of the site.

Table 1.1
Casuarina Town Centre - Proposed composition

Category	Existing approval		Additional	Proposed composition	
	GLA (sq.m)	% of Retail		GLA (sq.m)	% of Retail
Supermarket	2,300	66.5%	1,000	3,300	65.6%
Total retail specialties	<u>1,160</u>	<u>33.5%</u>	<u>569</u>	<u>1,729</u>	<u>34.4%</u>
Total centre - retail	3,460	100.0%	1,569	5,029	100.0%
Non-retail	<u>200</u>		<u>0</u>	<u>200</u>	
Total centre	3,660		1,569	5,229	

Source: Consolidated Properties Group; MacroPlan Dimasi

Figure 1.1: Site plan of the proposed development.

The site plan illustrates the layout of the proposed development, divided into Stage 1 and Stage 2 by a red vertical line. The plan includes the following details:

- Legend:**
 - SUPERMARKET (Pink)
 - OFFICE (Orange)
 - SHOPS (Yellow)
 - RESTAURANT (Blue)
 - PLANT (Green)
- Stage 1 (Right side of the red line):**
 - RESTAURANT:** 140 m², RL 5,875.
 - SHOP:** 316 m², RL 5,875.
 - SHOPS:** 225 m², RL 6,000.
 - SHOPS:** 80 m², RL 6,750.
 - ENTRY:** RL 7,000.
 - SHOPS:** 100 m², RL 7,000.
 - SHOPS:** 120 m², RL 7,000.
- Stage 2 (Left side of the red line):**
 - DOCK:** RL 5,200.
 - LOADING:** RL 7,000.
 - BACK OF HOUSE:** PLANT OVER.
 - SUPERMARKET:** 3,300 m², RL 7,000.
 - ENTRY:** RL 6,300.
 - SHOP:** 264 m², RL 6,300.
 - SHOP:** 336 m², RL 7,000.
- Other Features:**
 - STREET:** Located to the north of the site.
 - CASUARINA WAY:** Located to the south of the site.
 - PLANT OVER:** Indicated in the Back of House area.
 - ENTRY:** Multiple entry points are marked throughout the site.
 - DOCK:** Located at the top left of the site.
 - LOADING:** Located near the dock.
 - SHOPS:** Various shop units are distributed across the site.
 - RESTAURANT:** Located in the top right corner.

1.3 Planning environment

The subject site currently has development approval for 3,660 sq.m of floorspace, comprising a 2,300 sq.m supermarket (plus 200 sq.m office) and 1,160 sq.m of retail specialty floorspace. Consolidated Properties Group is seeking an amendment to the existing approval, which would permit a 3,300 sq.m supermarket (plus 200 sq.m office) and 1,729 sq.m of retail specialty floorspace to be developed on the site.

In the *Tweed Shire Urban Land Release Strategy 2009*, Casuarina is designated as a village, which is described as a small group of shops which typically includes a small supermarket or general store, butcher, hairdresser, restaurants and takeaway food shops. Village centres typically provide between 10-50 retail spaces and serve a residential population of between 2,000 and 10,000 residents.

Section 2: Trade area analysis

This section of the report reviews the trade area of relevance to Casuarina Town Centre, including current and projected population and spending levels. A review of the socio-demographic profile of the trade area population is also provided.

2.1 Trade area definition

The extent of the trade area or catchment that is served by any shopping centre, or retail facility, is shaped by the interplay of a number of critical factors. These factors include:

- The relative attraction of the centre, in comparison with alternative competitive retail facilities. The factors that determine the strength and attraction of any particular centre are primarily its scale and composition (in particular the major trader or traders that anchor the centre); its layout and ambience, and car parking, including access and ease of use.
- The proximity and attractiveness of competitive retail centres. The locations, compositions quality and scale of competitive retail facilities all serve to define the extent of the trade area which a shopping centre is able to effectively serve.
- The available road network and public transport infrastructure, which determine the ease (or difficulty) with which customers are able to access a shopping centre.
- Significant physical boundaries which are difficult to negotiate, and can act as delineating boundaries to the trade area served by an individual shopping centre.

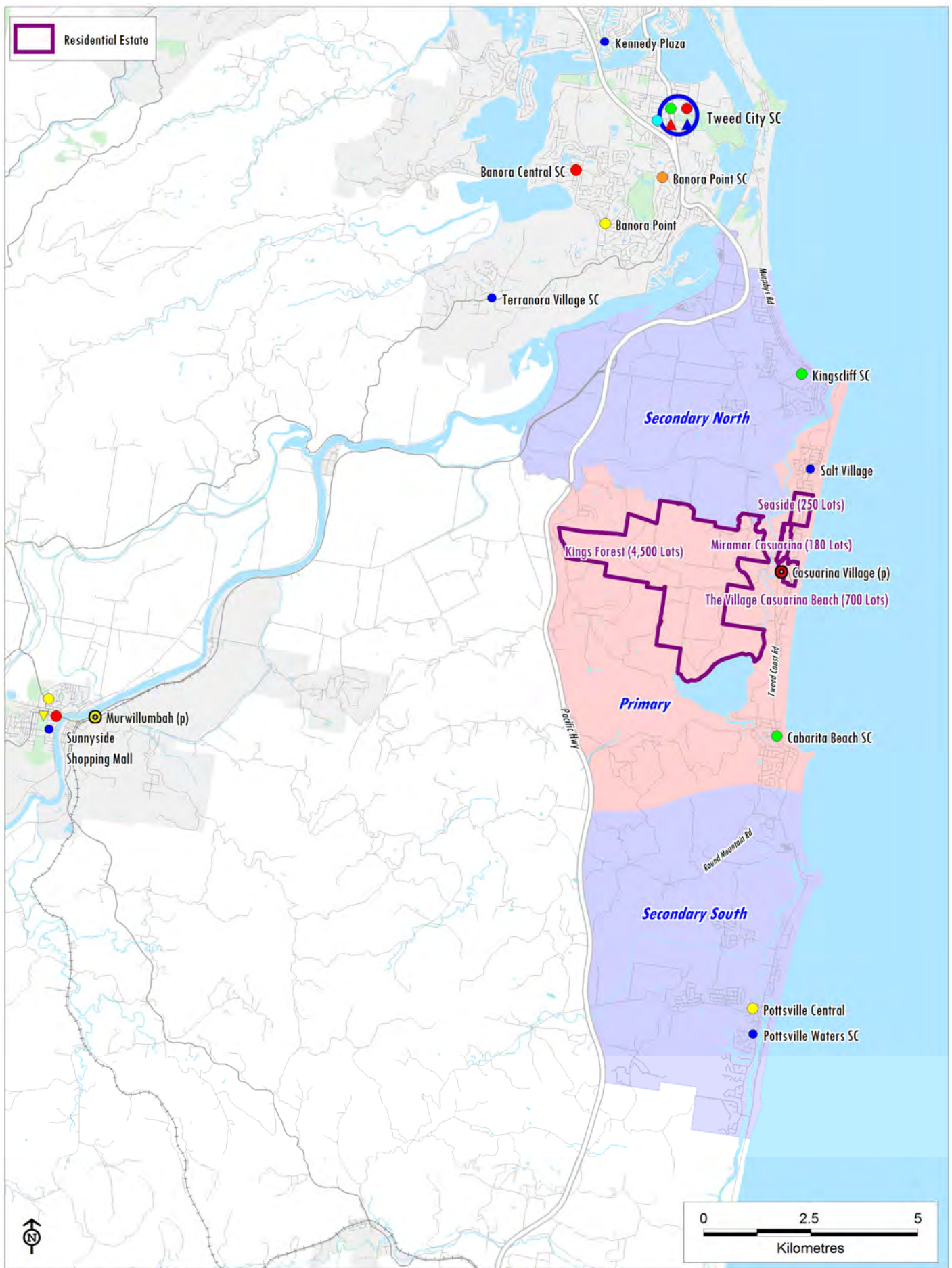
Having regard to the above, the trade area that is expected to be served by Casuarina Town Centre is illustrated on Map 2.1 and is defined to include a primary sector and two secondary sectors as follows:

- The **primary sector** extends 5 km to the north and south of the subject site, and is bound by the Pacific Highway to the west. This sector includes the suburbs of Casuarina, Kings Forest, Duranbah and Tanglewood, as well as parts of Cabarita Beach, Bogangar and Kingscliff.
- The **secondary north sector** is bounded to the north and west by the Tweed River and includes the suburbs of Chinderah and Cudgen, as well as part of Kingscliff.
- The **secondary south sector** extends around 8 km to the south of the primary sector and includes the suburbs of Round Mountain, Hastings Point, and Pottsville.

The combination of primary and secondary sectors is referred to as the **main trade area** throughout the remainder of this report.

The bulk of the centre sales would be drawn from the defined primary sector, however, it would also represent an appealing choice for some customers from both the secondary north, and in particular, the secondary south sectors. For residents of the secondary south sector, for example, the centre would represent a very convenient homeward bound destination for food and grocery shopping after work, quite apart from being very quickly and easily accessible to those residents at any time.

For the secondary north sector residents it is considered highly likely that Casuarina Village would offer an alternative supermarket brand to that which is currently available, and for that reason would also be expected to draw some business from that sector.



Map 2.1: Casuarina
Trade Area & Competition

2.2 Trade area population

Table 2.1 details the current and projected population levels within the Casuarina Town Centre main trade area. This information has been collected from a range of sources, including the following:

- Australian Bureau of Statistics Census of Population and Housing (2001, 2006, 2011);
- Australian Bureau of Statistics Dwelling Approval Data (2006-2012);
- NSW Department of Planning and Infrastructure (DPI) Household and Population projections (2006-2036);
- Other investigations of future residential development, undertaken by this office.

The main trade area population is estimated at 21,920, including 6,450 residents in the primary sector. Over the most recent intercensal period (2006-2011), the main trade area population grew at an average annual rate of 3.6%, reflecting an increase of approximately 690 residents per annum. Population growth has primarily been driven by greenfield residential development in the primary and secondary south sectors.

There are a number of residential developments that are either under construction or proposed to be constructed within the main trade area, including the following:

- **Seaside Casuarina**, which is located between Salt and Casuarina Beach, is proposed to provide around 250 lots. Around 30 homes have already been completed, with further stages expected to be developed progressively over the medium term.
- **Miramar**, which is located to the north of Casuarina Town Centre, is proposed to accommodate over 190 dwellings upon completion. Site works are currently in progress, with residential development expected to commence from early

2014. It is understood that over 100 residential lots have been released for sale to date.

- **The Village Casuarina Beach**, which is located adjacent to the subject site, is proposed to accommodate up to 700 dwellings.
- **Kings Forest**, a proposed greenfield residential growth area located to the west of Casuarina. This site is earmarked to accommodate up to 4,500 dwellings, including 2,700 low density dwellings and 1,800 medium density dwellings. This development is yet to commence, however, the Stage 1 project application and concept plan have been approved.

In addition, population growth will continue within the Pottsville residential estates of Sea Breeze, Black Rocks Estate and Koala Beach Estate, which are all nearly at capacity.

Based on the above information, the main trade area population is estimated to grow at an average annual rate of 2.3% over the forecast period, to reach 29,320 residents by 2026, including 9,950 residents in the key primary sector. The primary sector population is estimated to grow at an average rate of 3.4% per annum over the period to 2026.

Table 2.1
Casuarina Town Centre trade area population, 2006-2026*

	Estimated population			Forecast population		
Trade area	2006	2011	2013	2016	2021	2026
Primary sector	4,710	6,150	6,450	7,200	8,450	9,950
Secondary sectors						
• North	8,090	8,120	8,380	8,830	9,580	10,330
• South	<u>4,820</u>	<u>6,790</u>	<u>7,090</u>	<u>7,540</u>	<u>8,290</u>	<u>9,040</u>
Total secondary	12,910	14,910	15,470	16,370	17,870	19,370
Main trade area	17,620	21,060	21,920	23,570	26,320	29,320

	Average annual growth (no.)					
Trade area	2006-11	2011-13	2013-16	2016-21	2021-26	
Primary sector	288	150	250	250	300	
Secondary sectors						
• North	6	130	150	150	150	150
• South	<u>394</u>	<u>150</u>	<u>150</u>	<u>150</u>	<u>150</u>	<u>150</u>
Total secondary	400	280	300	300	300	300
Main trade area	688	430	550	550	600	600

	Average annual growth (%)					
Trade area	2006-11	2011-13	2013-16	2016-21	2021-26	
Primary sector	5.5%	2.4%	3.7%	3.3%	3.3%	
Secondary sectors						
• North	0.1%	1.6%	1.8%	1.6%	1.5%	1.5%
• South	<u>7.1%</u>	<u>2.2%</u>	<u>2.1%</u>	<u>1.9%</u>	<u>1.7%</u>	<u>1.7%</u>
Total secondary	2.9%	1.9%	1.9%	1.8%	1.6%	1.6%
Main trade area	3.6%	2.0%	2.4%	2.2%	2.2%	2.2%

*As at June

Source: ABS Census 2011; NSW Department of Planning and Infrastructure 2008; MacroPlan Dimasi

2.3 Socio-demographic profile

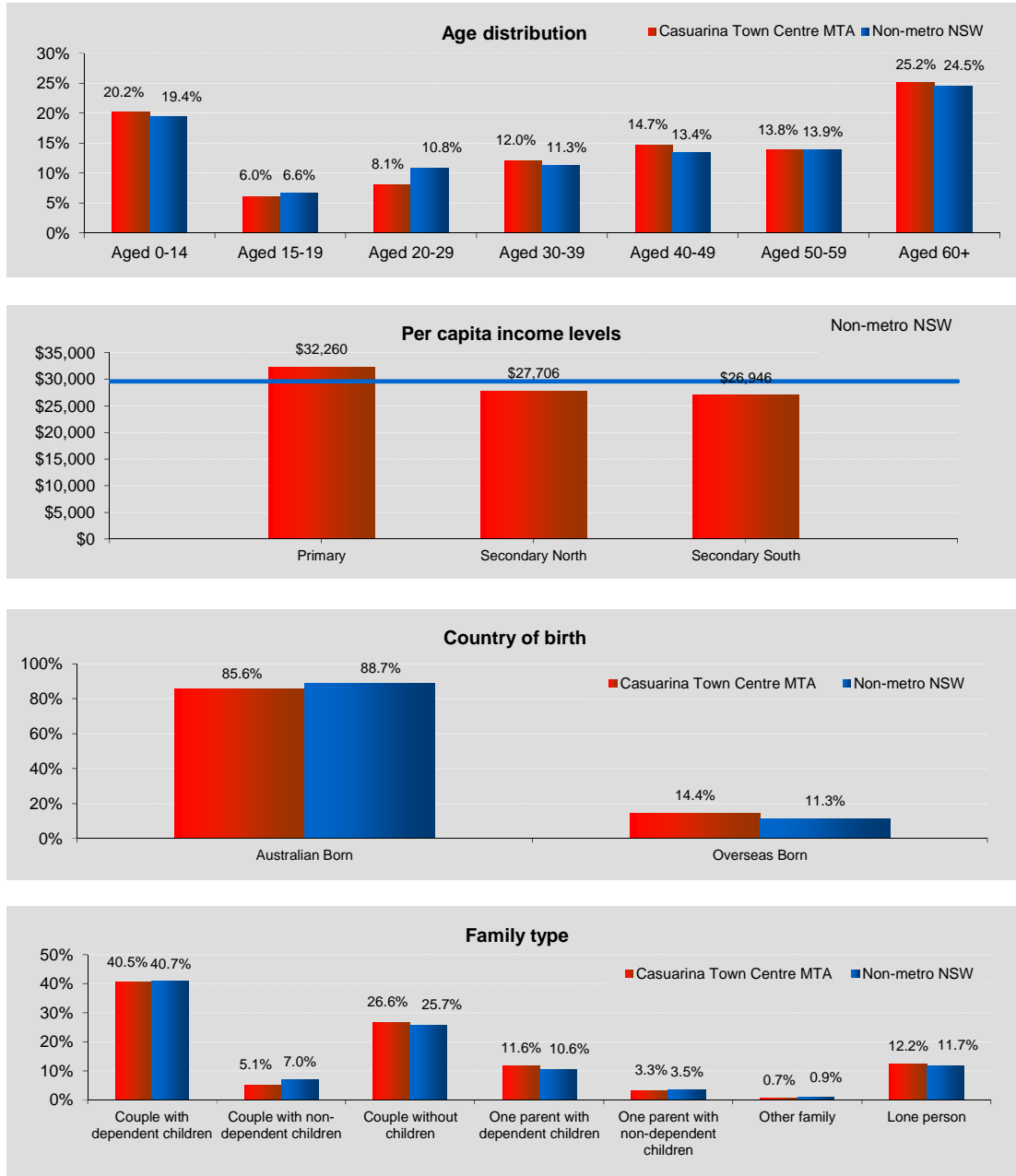
Chart 2.1 and Table 2.2 outline the socio-demographic profile of the main trade area population, compared with the respective benchmarks for non-metropolitan NSW, as sourced from the 2011 ABS Census of Population and Housing.

Key points to note regarding the characteristics of the main trade area population include the following:

- Income levels within the main trade area are slightly below the non-metropolitan NSW benchmark on both a per capita and average household basis, by 2.6% and 2.3%, respectively. However, primary sector residents earn per capita and average household incomes which are above the respective benchmark.
- The average age of main trade area residents, at 40.8 years, is slightly above the non-metropolitan NSW benchmark of 40.2 years. This figure is significantly skewed by the secondary north sector, which has an average age of 45.9 years, reflecting the popularity of the Kingscliff and Chinderah areas with retirees. The average age of primary sector residents is 35.6 years.
- The proportion of residents who own or are in the process of purchasing their homes (64.6%) is lower than the non-metropolitan NSW average (70.6%).
- The proportion of Australian born residents in the main trade area is marginally below the non-metropolitan NSW benchmark.
- The distribution of household types identifies that traditional families (couples with dependent children) are the most prevalent, accounting for 40.5% of all main trade area households, which is in line with non-metropolitan NSW benchmark, though this figure is skewed by the high proportion of couples without children and lone person households in the secondary north sector. The proportions of traditional families are much higher in the primary (49.8%) and secondary south (45.2%) sectors.

Chart 2.1

Casuarina Town Centre main trade area - socio-demographic profile, 2011



Source: ABS Census of Population & Housing, 2011; MacroPlan Dimasi

Table 2.2
Casuarina Town Centre main trade area - socio-demographic profile, 2011

Census item	Primary sector	Secondary sectors		Main TA	Non-metro NSW avg.
		North	South		
Per capita income	\$32,260	\$27,706	\$26,946	\$28,791	\$29,574
<i>Var. from Non-metro NSW benchmark</i>	9.1%	-6.3%	-8.9%	-2.6%	
Avg. household income	\$86,422	\$59,582	\$68,549	\$69,370	\$70,977
<i>Var. from Non-metro NSW benchmark</i>	21.8%	-16.1%	-3.4%	-2.3%	
Avg. household size	2.7	2.2	2.5	2.4	2.4
<u>Age distribution (% of population)</u>					
Aged 0-14	24.7%	14.6%	22.8%	20.2%	19.4%
Aged 15-19	7.0%	5.8%	5.2%	6.0%	6.6%
Aged 20-29	7.9%	8.6%	7.7%	8.1%	10.8%
Aged 30-39	12.9%	9.5%	14.2%	12.0%	11.3%
Aged 40-49	18.6%	13.0%	13.4%	14.7%	13.4%
Aged 50-59	15.0%	14.7%	11.6%	13.8%	13.9%
Aged 60+	13.9%	33.8%	25.0%	25.2%	24.5%
Average age	35.6	45.9	39.3	40.8	40.2
<u>Housing status (% of households)</u>					
Owner/purchaser	59.9%	65.0%	68.4%	64.6%	70.6%
Renter	39.9%	34.1%	30.9%	34.8%	28.4%
Other	0.1%	0.9%	0.8%	0.6%	0.9%
<u>Birthplace (% of population)</u>					
Australian born	84.8%	85.6%	86.4%	85.6%	88.7%
Overseas born	15.2%	14.4%	13.6%	14.4%	11.3%
• Asia	1.3%	1.0%	0.9%	1.1%	1.7%
• Europe	7.2%	8.9%	8.3%	8.2%	6.8%
• Other	6.7%	4.5%	4.4%	5.1%	2.8%
<u>Family type (% of households)</u>					
Couple with dep't children	49.8%	31.4%	45.2%	40.5%	40.7%
Couple with non-dep't child.	4.6%	6.1%	4.0%	5.1%	7.0%
Couple without children	21.2%	29.4%	27.4%	26.6%	25.7%
One parent with dep't child.	13.1%	10.9%	11.4%	11.6%	10.6%
One parent w non-dep't child.	2.6%	4.0%	2.9%	3.3%	3.5%
Other family	0.6%	1.0%	0.3%	0.7%	0.9%
Lone person	8.0%	17.3%	8.7%	12.2%	11.7%

Source: ABS Census of Population & Housing, 2011; MacroPlan Dimasi

2.4 Trade area retail expenditure

MacroPlan Dimasi estimates retail expenditure capacity generated by the main trade area residents based on information sourced from Market Data Systems (MDS), which utilises a detailed micro simulation model of household expenditure behaviour for all residents of Australia. The model takes into account information from a wide variety of sources including the regular ABS Household Expenditure Surveys, national accounts data, Census data and other information.

We consider MarketInfo data to be a reasonable and accurate measure of available retail expenditure, as well as being independent, and it is widely relied on in the retail industry. This office has undertaken thousands of retail assessments using actual retail sales turnover data from retailers and shopping centres and numerous customer surveys to understand the expenditure behaviour of shoppers.

Total retail expenditure is detailed in a number of categories, as follows:

- Take-home food and groceries – goods typically sold in supermarkets and specialty fresh food stores.
- Packaged liquor – packaged beer, wine and spirits such as those purchased at bottle-shops and liquor outlets.
- Food catering – cafes, take-away outlets and restaurants, including liquor consumed on such premises.
- Apparel – clothing, footwear, fashion and accessories.
- Household Goods – giftware, electrical, computers, furniture, homewares, and hardware goods.
- Leisure – sporting goods, music, DVDs, games, books, newsagents and film processing/photography.
- General Retail – pharmaceutical goods, cosmetics, toys, florists, mobile phones.

- Retail Services – retail services such as key cutting, shoe repairs, hair and beauty.

Chart 2.2 details the per capita retail expenditure of the main trade area population, compared with the non-metropolitan NSW average. As shown, per capita retail expenditure is higher than the benchmark in all retail categories. In total, per capita retail expenditure is approximately 7.1% higher than the non-metropolitan NSW benchmark.

Table 2.3 highlights the total retail expenditure of the main trade area population. At 2013, the total retail expenditure of the main trade area population is estimated at around \$271.2 million, and is projected to grow at an average annual rate of 3.1%, in real terms, to reach approximately \$404.4 million by 2026.

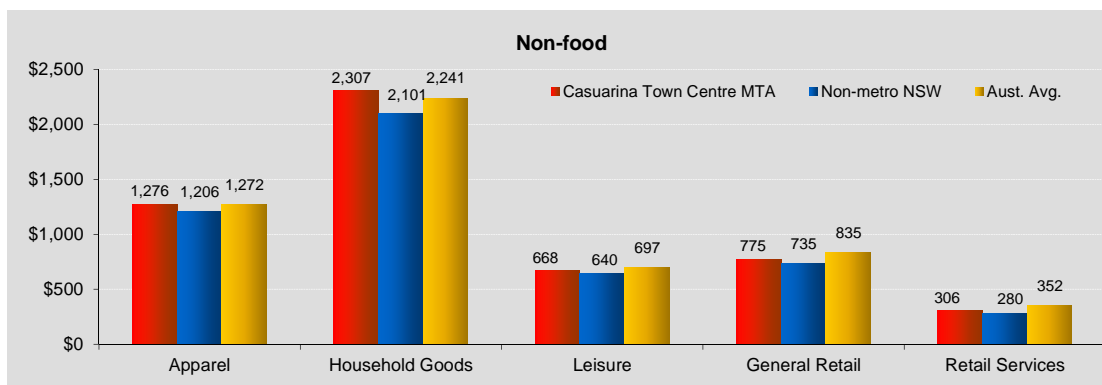
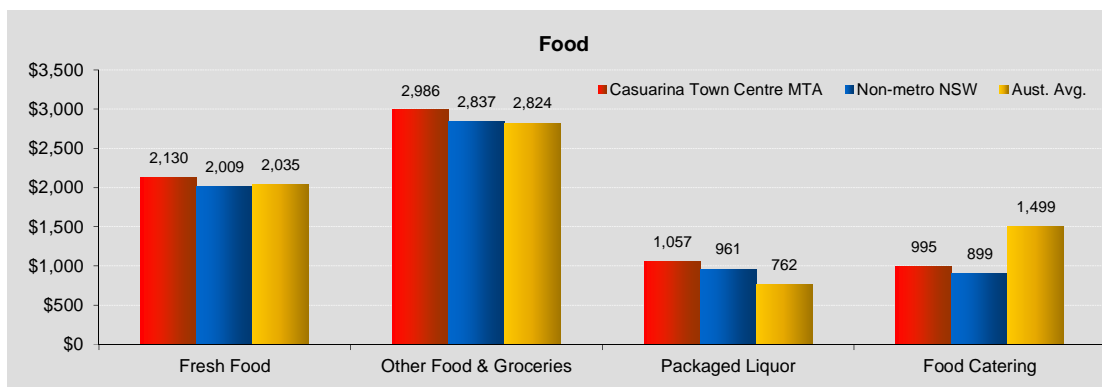
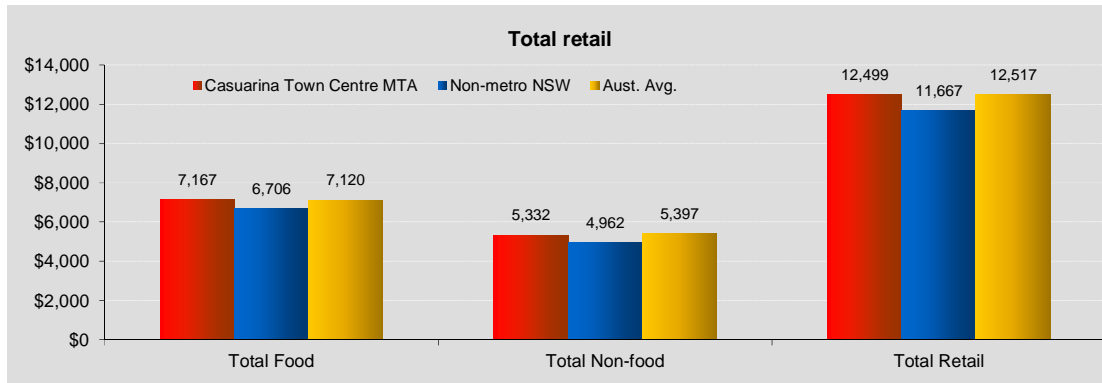
The projected main trade area retail spending growth rate of 3.1% per annum reflects the following components:

- Main trade area population growth of 2.3% per annum.
- Real growth in per capita retail spending, which is expected to average 0.8% per annum.

Table 2.4 presents the total main trade area retail expenditure capacity, by category. FLG products account for 49% of total retail expenditure whilst food catering expenditure is expected to experience the most significant growth over the forecast period, at 3.5% per annum. Tables 2.5 and 2.6 present the retail expenditure levels, by product group, of the primary sector and total secondary sectors, respectively.

Chart 2.2

Casuarina Town Centre trade area - retail spending per person, 2012/13*



*Including GST

Source: MarketInfo; MacroPlan Dimasi

Table 2.3
Casuarina Town Centre main trade area - retail expenditure (\$M), 2013-2026*

Year ending June	Primary sector	Secondary sectors		Main TA
		North	South	
2013	82.4	100.8	88.0	271.2
2014	85.4	103.1	90.5	279.0
2015	89.2	105.6	92.9	287.7
2016	93.1	108.1	95.4	296.6
2017	97.0	110.8	98.0	305.8
2018	101.0	113.5	100.7	315.2
2019	105.2	116.5	103.6	325.3
2020	109.6	119.5	106.5	335.6
2021	114.2	122.6	109.6	346.4
2022	119.1	125.6	112.6	357.3
2023	124.2	128.7	115.6	368.5
2024	129.5	131.9	118.7	380.1
2025	135.0	135.2	121.9	392.1
2026	140.8	138.5	125.2	404.4
<u>Average annual growth (\$M)</u>				
2013-2026	4.5	2.9	2.9	10.2
<u>Average annual growth (%)</u>				
2013-2026	4.2%	2.5%	2.7%	3.1%
*Constant 2012/13 dollars & including GST				
Source: MarketInfo; MacroPlan Dimasi				

Table 2.4
Casuarina Town Centre main trade area - retail expenditure by product group (\$M), 2013-2026*

Year ending June	FLG	Food catering	Apparel	H'hold goods	Leisure	General retail	Retail services	Total retail
2013	134.0	21.6	27.7	50.1	14.5	16.8	6.6	271.2
2014	138.0	22.3	28.4	51.3	14.9	17.4	6.8	279.0
2015	142.4	23.1	29.2	52.7	15.3	17.9	7.0	287.7
2016	147.0	23.9	29.9	54.2	15.8	18.6	7.2	296.6
2017	151.7	24.7	30.8	55.7	16.3	19.2	7.5	305.8
2018	156.5	25.6	31.6	57.2	16.8	19.8	7.7	315.2
2019	161.7	26.5	32.5	58.8	17.3	20.5	7.9	325.3
2020	167.1	27.5	33.4	60.5	17.8	21.2	8.2	335.6
2021	172.6	28.5	34.3	62.2	18.4	22.0	8.4	346.4
2022	178.3	29.5	35.3	64.0	18.9	22.7	8.7	357.3
2023	184.0	30.5	36.3	65.7	19.5	23.5	8.9	368.5
2024	190.0	31.6	37.3	67.6	20.1	24.3	9.2	380.1
2025	196.2	32.8	38.3	69.5	20.7	25.2	9.5	392.1
2026	202.6	33.9	39.4	71.4	21.3	26.0	9.8	404.4
<u>Average annual growth (\$M)</u>								
2013-2026	5.3	0.9	0.9	1.6	0.5	0.7	0.2	10.2
<u>Average annual growth (%)</u>								
2013-2026	3.2%	3.5%	2.8%	2.8%	3.0%	3.4%	3.0%	3.1%

*Constant 2012/13 dollars & including GST

Source: MarketInfo; MacroPlan Dimasi

Table 2.5
Casuarina Town Centre PTA - retail expenditure by product group (\$M), 2013-2026*

Year ending June	FLG	Food catering	Apparel	H'hold goods	Leisure	General retail	Retail services	Total retail
2013	39.2	7.0	8.6	15.9	4.5	5.2	2.1	82
2014	40.7	7.3	8.9	16.4	4.6	5.4	2.1	85
2015	42.6	7.6	9.2	17.1	4.8	5.6	2.2	89
2016	44.5	8.0	9.6	17.8	5.0	5.9	2.3	93
2017	46.4	8.3	10.0	18.5	5.3	6.2	2.4	97
2018	48.4	8.7	10.3	19.1	5.5	6.4	2.5	101
2019	50.5	9.1	10.7	19.9	5.7	6.7	2.6	105
2020	52.7	9.5	11.1	20.6	5.9	7.0	2.7	110
2021	55.0	10.0	11.6	21.4	6.2	7.3	2.8	114
2022	57.4	10.4	12.0	22.3	6.4	7.7	3.0	119
2023	59.9	10.9	12.5	23.1	6.7	8.0	3.1	124
2024	62.5	11.4	13.0	24.0	7.0	8.4	3.2	129
2025	65.3	11.9	13.5	25.0	7.2	8.8	3.3	135
2026	68.2	12.5	14.0	25.9	7.5	9.2	3.5	141
<u>Average annual growth (\$M)</u>								
2013-2026	2.2	0.4	0.4	0.8	0.2	0.3	0.1	4
<u>Average annual growth (%)</u>								
2013-2026	4.3%	4.6%	3.8%	3.8%	4.1%	4.5%	4.1%	4.2%
*Constant 2012/13 dollars & including GST								
Source: MarketInfo; MacroPlan Dimasi								

Table 2.6

Casuarina Town Centre STA - retail expenditure by product group (\$M), 2013-2026*

Year ending June	FLG	Food catering	Apparel	H'hold goods	Leisure	General retail	Retail services	Total retail
2013	94.7	14.6	19.1	34.1	10.0	11.7	4.6	189
2014	97.2	15.0	19.5	34.9	10.3	12.0	4.7	194
2015	99.8	15.5	19.9	35.6	10.5	12.3	4.8	199
2016	102.5	15.9	20.4	36.4	10.8	12.7	4.9	204
2017	105.3	16.4	20.8	37.2	11.0	13.0	5.0	209
2018	108.2	16.9	21.3	38.0	11.3	13.4	5.2	214
2019	111.2	17.4	21.8	38.9	11.6	13.8	5.3	220
2020	114.4	18.0	22.3	39.8	11.9	14.2	5.4	226
2021	117.6	18.5	22.8	40.8	12.2	14.6	5.6	232
2022	120.9	19.1	23.3	41.7	12.5	15.1	5.7	238
2023	124.1	19.6	23.8	42.6	12.8	15.5	5.9	244
2024	127.5	20.2	24.3	43.6	13.1	15.9	6.0	251
2025	130.9	20.8	24.9	44.5	13.4	16.4	6.1	257
2026	134.4	21.4	25.4	45.5	13.8	16.9	6.3	264
<u>Average annual growth (\$M)</u>								
2013-2026	3.1	0.5	0.5	0.9	0.3	0.4	0.1	6
<u>Average annual growth (%)</u>								
2013-2026	2.7%	3.0%	2.2%	2.2%	2.5%	2.9%	2.5%	2.6%

*Constant 2012/13 dollars & including GST

Source: MarketInfo; MacroPlan Dimasi

Section 3: Competitive framework

This section of the report discusses the existing and future competitive retail environment within which Casuarina Town Centre will operate.

The major competitive centres to Casuarina Town Centre are summarised in Table 3.1, while the locations of these facilities are illustrated on the previous Map 2.1.

3.1 Existing competition

There are no higher order retail facilities located within the trade area. The closest sub-regional shopping centres, namely Tweed City SC and Centro Tweed, are located at Tweed Heads, some 15 km to the north.

The provision of retail facilities within the main trade area is limited and includes the following:

- Kingscliff SC, which provides around 6,900 sq.m of retail floorspace and is anchored by a 2,700 sq.m Woolworths supermarket. In addition, the Kingscliff retail strip also provides around 10,000 sq.m of retail floorspace.
- Cabarita Beach SC, a small town centre which is anchored by a 2,400 sq.m Woolworths supermarket.
- Two small (500 sq.m or less) foodstores and around 2,000 sq.m of strip retailing at Pottsville.
- A small IGA X-press at Salt Village, which also provides a limited range of convenience and food catering retailing, plus some resort apparel shopping.

Beyond the main trade area, the closest supermarket facilities are located at Banora Point, some 13 km to the north of Casuarina, but are not conveniently accessed from the trade area.

Table 3.1
Casuarina Town Centre - schedule of competing retail facilities"

Centre	Retail GLA (sq.m)	Major traders (sq.m)	Dist. by road from Casuarina Town Centre (km)
Within trade area			
Cabarita Beach SC	3,000	Woolworths	3.7
<u>Kingscliff</u>	<u>16,900</u>		4.1
• Kingscliff SC	6,900	Woolworths	
• Other	10,000		
Salt Village	1,000	IGA X-press	
<u>Pottsville</u>	<u>4,200</u>		11.0
• Pottsville Central	1,500	IGA	
• Pottsville Waters	700	Night Owl	
• Other	2,000		
Beyond trade area			
<u>Banora</u>	<u>11,100</u>		13.0
Banora Point	1,600	IGA	
Banora Point SC	4,800	Bi-Lo	
Banora Central	4,700	Coles	
<u>Tweed Heads</u>	<u>63,580</u>		15.0
• Tweed City SC	44,000	Kmart, Big W, Coles, Woolworths	
• Centro Tweed	18,230	Target, Coles	
• Other	1,350	Aldi	

Source: Property Council of Australia; MacroPlan Dimasi

Section 4: Market potential

This section of the report examines the current and future demand for supermarket floorspace within the Casuarina Town Centre main trade area. An assessment of estimated trading performance of the proposed centre is also provided.

4.1 Supermarket floorspace demand

Table 4.1 below presents our analysis of the current and future market gap for retail floorspace provision. We have assessed this as follows:

- Estimated current population and future growth in this population in the main trade area from 2013 to 2026.
- Calculated the per capita expenditure on F&G and allocated 75% of this to supermarkets.
- Multiplied supermarket F&G expenditure per capita by the trade area population and added a further 6% to allow for general merchandise items sold by supermarkets, thus resulting in the estimated current total supermarket expenditure.
- Divided total supermarket expenditure by a \$9,000 per sq.m retail turnover density (RTD), which is considered a successful trading performance, particularly for non-metropolitan supermarket facilities. This RTD would be expected to increase by around 0.65% per annum, allowing for real growth in retail expenditure. The estimated demand for supermarket floorspace within the main trade area at present is approximately 9,940 sq.m on this basis. This supermarket demand is expected to grow to 13,825 sq.m by 2026.
- Estimated the existing supply of supermarket floorspace in the main trade area to be 5,100 sq.m, comprised of three supermarket/foodstores. This provision would increase to 8,400 sq.m once the proposed 3,300 sq.m supermarket at the subject site is developed.

- The total supermarket supply is then subtracted from supermarket demand in order to calculate the market gap in the main trade area. The current market gap is estimated to be around 4,841 sq.m.
- A substantial market gap is forecast to remain over the forecast period, even with the inclusion of a 3,300 sq.m supermarket at the subject site in 2015/16, driven by the rapidly growing population.

This analysis does not account for demand generated by tourists, and thus is a very conservative view. Additional supermarket floorspace is supportable to cater for visitor/tourist demand.

Table 4.1

Casuarina Town Centre main trade area - supermarket floorspace market gap

Factor	Year ending June					
	2013	2014	2015	2016	2021	2026
Main trade area population	21,920	22,470	23,020	23,570	26,320	29,320
F&G Spend per capita* (\$)	\$5,116	\$5,154	\$5,192	\$5,231	\$5,493	\$5,786
75% of F&G spend to smkts (\$)	\$3,837	3,865	3,894	3,923	4,120	4,340
Total F&G expenditure to smkts (\$M)	\$84.1	\$86.9	\$89.6	\$92.5	\$108.4	\$127.2
6% of smkt sales to GM (\$M)	\$5.4	\$5.5	\$5.7	\$5.9	\$6.9	\$8.1
Total smkt expenditure (\$M)	\$89.5	\$92.4	\$95.4	\$98.4	\$115.4	\$135.4
RTD @ \$9,000/sq.m Incr. 0.65% p.a	<u>9,000</u>	<u>9,059</u>	<u>9,117</u>	<u>9,177</u>	<u>9,479</u>	<u>9,791</u>
Supermarket demand (sq.m)	9,941	10,200	10,460	10,720	12,171	13,825
Existing smkt supply (sq.m)	5,100	5,100	5,100	5,100	8,400	8,400
Proposed smkt supply (sq.m)	-	-	-	<u>3,300</u>	-	-
Total smkt supply (sq.m)	5,100	5,100	5,100	8,400	8,400	8,400
Total supermarket gap (sq.m)	4,841	5,100	5,360	2,320	3,771	5,425

*Constant 2012/13 dollars & including GST

Source: MarketInfo; MacroPlan Dimasi

4.2 Estimated sales potential

Table 4.2 outlines the estimated sales potential of Casuarina Town Centre, under the existing approval and also under the proposed scheme. We have assumed that the first full year of trade for the proposed development would be 2015/16.

Table 4.2									
Casuarina Town Centre - Centre sales potential , 2015/16*									
Category	Existing approval			Proposed scheme			Difference		
	GLA (sq.m)	Est. sales (\$M)	(\$/sq.m)	GLA (sq.m)	Est. sales (\$M)	(\$/sq.m)	GLA (sq.m)	Est. sales (\$M)	(\$/sq.m)
Supermarket	2,300	21.7	9,432	3,300	29.8	9,032	1,000	8.1	8,112
Total retail spec.	<u>1,160</u>	<u>6.5</u>	<u>5,600</u>	<u>1,729</u>	<u>9.6</u>	<u>5,567</u>	<u>569</u>	<u>3.1</u>	<u>5,500</u>
Total centre - retail	3,460	28.2	8,147	5,029	39.4	7,841	1,569	11.2	7,165

*Constant 2012/13 dollars & including GST
Source: MacroPlan Dimasi

Total centre sales for the development, under the existing approval, are estimated to be in the order of \$28.2 million at 2015/16, including \$21.7 million generated by the supermarket anchor, reflecting a sales density of \$9,432 per sq.m.

Under the proposed scheme, the centre is estimated to generate a total sales volume of \$39.4 million, including \$29.8 million generated by the 3,300 sq.m supermarket. Estimated centre sales under this scheme are approximately \$11.2 million higher than under the existing approval.

Table 4.3 details the anticipated sales growth outlook for the proposed centre, under the proposed scheme (3,300 sq.m supermarket and 1,729 sq.m of specialty space). Total centre sales are estimated to grow strongly, averaging 3.4% per annum over the period 2016-2026, and will be driven by strong population growth, as well as growth in real per capita expenditure.

Table 4.3
Casuarina Town Centre - Annual sales potential, 2016-2026*
(Proposed scheme)

Category	Estimated sales potential (\$M)										
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Supermarket	29.8	30.8	31.8	32.9	34.1	35.2	36.4	37.7	39.0	40.3	41.7
Total retail spec.	<u>9.6</u>	<u>9.9</u>	<u>10.3</u>	<u>10.6</u>	<u>11.0</u>	<u>11.3</u>	<u>11.7</u>	<u>12.1</u>	<u>12.5</u>	<u>12.9</u>	<u>13.4</u>
Total retail	39.4	40.8	42.1	43.5	45.0	46.6	48.2	49.8	51.5	53.2	55.1
Sales growth		3.3%	3.3%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%	3.4%

*Constant 2012/13 dollars & including GST
Source: MacroPlan Dimasi

Section 5: Economic benefits and impacts

This section assesses the economic benefits and impacts that are likely to arise from the proposed increase to the approved retail floorspace at Casuarina Town Centre.

5.1 Potential trading impacts

In order to understand whether any particular centre may be impacted to the extent that its continued viability is in question, we have estimated specific retail impacts that we expect surrounding centres to experience under the proposed expansion of Casuarina Town Centre.

Tweed Council has already approved a 3,660 sq.m retail centre on the subject site, comprised of a 2,300 sq.m supermarket (plus 200 sq.m office) and 1,160 sq.m of retail specialty floorspace. Table 5.1 illustrates the estimated impacts on surrounding centres resulting from a proposed expansion of this approved space from 3,660 sq.m to 5,229 sq.m, which would include a 3,300 sq.m supermarket (plus 200 sq.m office) and 1,729 sq.m of retail specialty floorspace.

We have estimated the trading impacts using the following methodology, assuming the first full year of trade will be 2015/16:

- First, the estimated sales potential of the proposed Casuarina Town Centre is calculated at 2015/16, under both the existing approval and the proposed scheme, as set out in the previous section.
- Sales are then estimated across the surrounding competitive supply network as at 2012/13 based on inspections of the various facilities, available data sets plus other known information.
- Sales for the surrounding competitive supply network as at 2015/16 are then estimated, under the 'do nothing' scenario i.e. assuming no additional floorspace in the trade area.

- Sales projections for the surrounding competitive supply network as at 2015/16 are then estimated, assuming the development of Casuarina Town Centre proceeds, under both the existing approval and proposed scheme. The likely trading impact is then determined by comparing the estimated sales for each centre under the existing approval and under the proposed scheme.

Table 5.1 presents the estimated distribution of impacts across the surrounding competitive network. The impacts estimated to be absorbed across the surrounding retail network as a result of an expanded approval are in the order of \$11.2 million.

Typically, supermarket shopping centres generate the largest impacts at centres which possess the same anchor tenant, in this instance the anchor tenant is proposed to be Coles. As Coles is not yet represented in the main trade area we estimate some impacts would be absorbed by the existing Coles supermarkets at Tweed City SC, Centro Tweed and Banora Point, beyond the trade area.

We also expect moderate impacts to be experienced by surrounding supermarket based centres such as Kingscliff and Cabarita. These impacts are estimated to be in the order of 5.0% to 9.6%.

These impacts are considered to be both acceptable in a normal competitive environment, and temporary in nature, with impacts across all centres expected to dissipate within one to two years, given the projected population and retail market growth expected across the trade area.

Furthermore, as Table 5.1 shows, between now and 2015/16, which is expected to be the first full year of trade for the proposed Casuarina Town Centre, all existing retail facilities within the trade area are expected to see a very substantial increase in their recorded retail sales.

Table 5.1
Casuarina Town Centre - Estimated Impact on Specific Centres*

Centres	Unit	Estimated 2012/13	Projected 2015/16			Est. Impacts	
			Without Development	With Existing Approval	With Prop. Scheme	\$M	%
Casuarina Town Centre	\$M	na	na	28.2	39.4	11.2	39.9%
Within Main Trade Area							
Kingscliff	\$M	102.3	111.9	101.9	96.8	-5.1	-5.0%
Pottsville	\$M	25.1	27.4	26.3	26.0	-0.3	-1.1%
Cabarita	\$M	<u>26.6</u>	<u>29.1</u>	<u>25.1</u>	<u>22.7</u>	<u>-2.4</u>	<u>-9.6%</u>
Total MTA centre impacts	\$M	154.0	168.4	153.3	145.5	-7.8	-5.1%
Beyond trade area							
Tweed City SC	\$M	235.1	257.1	249.4	247.4	-2.0	-0.8%
Centro Tweed	\$M	95.5	104.4	101.7	101.2	-0.5	-0.5%
Banora Point	\$M	<u>68.3</u>	<u>74.7</u>	<u>73.1</u>	<u>72.8</u>	<u>-0.3</u>	<u>-0.4%</u>
Total beyond trade area	\$M	398.9	436.2	424.2	421.4	-2.8	-0.7%
Total existing centres	\$M	552.9	604.6	577.5	566.9	-10.6	-1.8%
Other floorspace	\$M	-	-	-	-	-0.6	-
Total	\$M	-	-	-	-	-11.2	-

*Constant 2012/13 dollars & including GST

Source: Shopping Centre Council; MacroPlan Dimasi

5.2 Economic benefits

The proposed 1,569 sq.m expansion to the already approved 3,660 sq.m Casuarina Town Centre would result in additional on-going employment on site, as well as further job creation through the supply chain, across industries servicing the retail (and non-retail) tenants at the site, such as transport workers, wholesalers and the like.

Table 5.2 presents the estimates of employment at Casuarina Town Centre, under the existing approval and the proposed scheme.

Under the existing approval, around 154 persons are estimated to be employed at the centre. Under the larger proposed scheme, around 224 persons would be expected to be employed, or 70 more than under the existing approval.

Table 5.2

Casuarina Town Centre - estimated future additional centre employment levels

Type of use	Estimated employment per '000 sq.m	<u>Existing approval</u>		<u>Proposed scheme</u>		Employment uplift (persons)
		GLA (sq.m)	Employment (persons)	GLA (sq.m)	Employment (persons)	
Supermarket	40	2,300	92	3,300	132	40
Specialty shops	60	<u>1,160</u>	<u>70</u>	<u>1,729</u>	<u>104</u>	<u>34</u>
Total centre¹		3,460	162	5,029	236	74
Net increase²			154		224	70

1. Excludes non-retail components

2. Net increase includes an allowance for reduced employment levels at impacted centres, estimated at 5% of the total increase

Source: Consolidated Properties Group; MacroPlan Dimasi

Furthermore, the construction phase of the larger project will support a greater number of construction employment during the period of construction as well as additional jobs through the broader economic supply chain (i.e. multiplier impacts).

A total estimated construction cost of \$20 million over the life cycle of the project (assumed to be one year) would generate 222 jobs during the construction phase of the project, including 85 created directly and a further 137 resulting from multiplier induced effects (see Table 5.3).

As detailed previously, total employment generated under the proposed scheme is expected to be 224 jobs. ABS input/output multipliers measure general economic flows between industry sectors. There are several types of input/output multipliers that can be relied upon and we consider for the basis of estimating fairly small scale and localised impacts, that employment multipliers are most suitable for estimating employment effects of the proposed expansion. Based upon the ABS employment multiplier for the retail industry, we estimate this would also lead to a further 90 multiplier induced jobs.

Table 5.3

Casuarina Town Centre - estimated future additional centre employment levels*

Original stimulus	Direct employment (long-term)	Direct employment (const'n period)	Supplier employment <i>multiplier effects</i>	Total	
Centre employment ¹	224		90	314	
Construction of project (\$20m. est. capital costs)		<u>85</u>	<u>137</u>	<u>222</u>	Job years ²
Total	224	85	226	536	

* Employment totals include both full-time and part-time work

1. Indicates the estimated number of net additional ongoing jobs as a result of the proposed development

2. Indicates the estimated number of jobs over the life of the construction project, for the equivalent of one year

Source: Consolidated Properties Group; MacroPlan Dimasi

5.3 Net community benefit

The proposed 1,569 sq.m addition to the existing approval for the Casuarina Town Centre would provide a range of community benefits to residents of the surrounding region, including:

- The largest supermarket within the trade area, providing more choice and a wider range of products and services.
- A supermarket brand (Coles) not currently represented within the main trade area, increasing competitiveness between centres and creating a diversified retail offer.
- A likely consequent reduction in vehicle kilometres travelled by trade area residents to access supermarket facilities.
- A reduction in the supermarket supply/demand gap, which currently warrants the addition of a large supermarket tenancy.
- Increased convenience and amenity for the population of the trade area.

5.4 Conclusion

We consider the proposed extension to the already approved floorspace appropriate and supportable. The slightly larger centre will generate more employment and provide even greater choice and convenience for the residents of the Casuarina area. Any impacts on the surrounding retail network are considered to be moderate or negligible, and would be expected to dissipate within one to two years.



