

5 August 2010

Our Ref: E6102.1\_It

To: Leighton Properties Pty Limited  
Level 11, Waterfront Place,  
1 Eagle Street Brisbane  
QLD 4000  
Attn: Cameron Binney



**RE: Issues raised by Department of Planning and Tweed Shire Council relating to the proposed tourist resort at Casuarina Way, South Kingscliff**

Dear Cameron,

As requested, we have considered both the Department of Planning's Issues (advised by letter dated 4 June 2010) and Tweed Shire Council's Issues (advised by letter dated 18 June 2010). Please see the following responses to the concerns raised.

**Regarding the Department of Planning's Issue**

The particular point of relevance to our scope of works is Point 9, which reads:

*The Visual Impact Assessment dated March 2010 compile by LVO notes that vegetation shown in its montages represents proposed vegetation plantings after approximately 5 years. Prior to this time the vegetation will obviously be smaller and less dense, and as such more of the built form would be likely to be visible until planting matures. Please provide detailed measures demonstrating how the site will be screened prior to the mature growth of the proposed vegetation screen planting.*

In response to this point, I make the following comments.

The photomontages we have prepared do show planting as it would typically appear after 5 years of growth. However it is important to note that some plants (especially pioneer species) will grow to a reasonable size well before 5 years and will provide a progressive amount of screening as they grow.

Regarding views from Casuarina Way, the landscape plans prepared by LVO' Architecture show a screen fence proposed along Casuarina Way which will screen most views into the site. This fence will itself be screened and softened by proposed landscaping between it and the road. In addition the landscape plans show advanced tree planting proposed along the length of Casuarina Way, within the carparking areas, and at key points such as roundabouts. These advanced trees will provide a good deal of screening while the less mature planting grows to a point where it will provide effective screening. These measures are shown on the landscape plans prepared by LVO' Architecture (such as drawing no. LS03).

Regarding visual impacts on existing and future residences of the Salt development, along the southern boundary of the site, the landscape plans also show retention of mature buffer planting and addition of new planting between the proposed development and residential properties adjoining the southern boundary (through a 30 metre wide dedicated buffer zone). This measure is shown in the landscape plans prepared by LVO' Architecture (such as drawing no. LS05). Photomontages prepared by our office, and included in our report indicate that the proposed vegetation will be adequate (in terms of density and height) to screen the proposed built form, once matured.

A letter provided by James Warren & Associates (included as Appendix A to this letter) reiterates that the retention of vegetation and proposed new vegetation (littoral rainforest species) through the buffer will ensure an adequate screen is provided to proposed built form. The letter also explains that development of the site

will be staged so as to ensure that construction adjacent to the southern buffer area is undertaken last, giving the retained and new plants through the buffer area an opportunity to grow to a size that will provide a suitable level of screening.

Because of the extent of retained and proposed planting, and the time available for the plants to grow, I am of the opinion that the proposed buildings will be adequately screened. However, as noted in the letter from James Warren & Associates, if the proposed buildings are not sufficiently screened, there is opportunity to add additional mature plants around the proposed buildings to provide extra screening.

I note however, that despite the measures described above, it is likely that parts of some of the development will be visible while the proposed vegetation matures. However, this is simply a consequence of development – there is always disruption of the site and an optimal visual outcome is not achieved until planting matures. It would be unreasonable to require development to have an optimal visual outcome from the outset – I can think of no development that has achieved such an outcome.

Finally, I note that, in my opinion, it would be a mistake to require that more mature planting be utilised in place of the proposed immature planting. Immature planting tends to establish better and grow more quickly than more mature planting and will achieve a better screening outcome in the longer term.

### **Regarding the Council's Issue**

The particular point of relevance to our scope of works is the point relating to urban design on page 5, which reads:

#### *Urban Design*

*The application needs to place an emphasis on the measures to be undertaken to ensure the external parameters of the development present well to the street. This is especially important with regard to fencing, and landscaping.*

*There is concern regarding the potentially poor visual appearance of the proposed car park areas (southern end) when travelling along Casuarina Way.*

In response to this point, I make the following comments.

The proposed development seems to give a fair amount of consideration of how the proposal will present to external vantage points and the street. As described above, the landscape plans prepared by LVO' Architecture show a screen fence proposed along Casuarina Way which will screen most views into the site and that this fence will itself be screened and softened by proposed landscaping between it and the road. In addition advanced tree planting is proposed along the length of Casuarina Way, the carparking areas are broken up to allow them to be integrated into the existing and proposed vegetation, and the built form is set back a significant distance from the road (some 25 metres). These measures are shown on the landscape plans prepared by LVO' Architecture (such as drawing no. LS03).

The photomontages prepared by our office show that along Casuarina Way the proposal will present for the most part as an attractive natural landscape, with some built form visible (but not intrusive) through gaps in the vegetation.

However, as noted in Council's comments, there would be more built form and carparking visible near the south-east corner of the site, where the proposed Maintenance Area is located. The photomontage we had prepared for this area revealed the following:

- the proposed landscaping would screen much of the maintenance building and carparking areas;
- this screening would be augmented by the visually recessive screen fencing proposed along the resort site boundary;
- a vegetated skyline would remain in the background of the view, thereby maintaining the dominance of the natural elements over built form; and

- by comparison to the Salt development (through which the viewer would have travelled), the built form of the proposed development would appear far more visually integrated and subordinate to the natural landscape elements.

I note that, since our photomontages were prepared the plan of layout has changed to expand the southern buffer zone in the vicinity of the Maintenance Area from approximately 15 metres to 30 metres, consistent with the rest of the buffer. The effect of this will be to increase the buffering potential between the Maintenance Area and Salt residences along the southern boundary, and to increase screening of the Maintenance Area when viewed from Casuarina Way. Whilst I was of the opinion that the previously proposed scenario constituted an acceptable visual outcome, this amended layout will significantly increase the screening of the Maintenance Area, and greatly reduce the potential visual impacts, representing a far superior visual outcome.

For these reasons I maintain the opinion that the measures proposed will ensure that visual impacts, at this part of the site or any other part, will be minimal and that the proposed development is, in terms of visual impacts, an exemplary, contextually responsive design outcome which achieves a level of visual sensitivity far above what is achieved by other developments in the locality and far above what is called for in the planning provisions.

I also think it important to keep in mind that, as explained in our report, when considering views from the local area the requirement is not for all built form to be screened or invisible, but for it to be integrated, not intrusive, and not detracting from the scenic amenity qualities of the area.

I trust the above satisfactorily addressed the points raised by the Department of Planning and Council. Please let me know should you require anything further.

Yours Sincerely,



**Nick McGowan**

Associate

LVO' Architecture Pty Ltd

**APPENDIX A: Letter from James Warren & Associates to Leighton Properties**

Re: Southern Buffer Zone – Lot 490, Kingscliff

Dated 2 August 2010



File: AM/N06034/2010/lw1

*Reply to Brisbane office*

3<sup>rd</sup> August 2010

Leighton Properties Pty Ltd  
Level 12, 259 Queen Street  
BRISBANE QLD 4000

Attention: Cameron Binney

Dear Cameron,

**RE: SOUTHERN BUFFER ZONE - LOT 490, KINGSCLIFF**

As you are aware James Warren & Associates (JWA) were recently engaged to provide advice regarding the management of the Southern Buffer Zone at the proposed Eco-tourism resort at Lot 490 Kingscliff. The Southern Buffer Zone is a 30m wide strip along the boundary between the resort site (portion of Lot 490 east of Casuarina Way) and Salt village.

It is understood that the Southern Buffer Zone is required to achieve the following objectives:

1. provide a visual screen to adjoining residences; and
2. fulfil the requirements of a bushfire Asset Protection Zone.

The Southern Buffer Zone is generally comprised of Banksia woodland. Coast banksia (*Banksia integrifolia*) occur as either scattered individuals or in small clumps. There are also a number of Tuckeroo trees (*Cupaniopsis anacardioides*) present in this area. The area is highly disturbed and weed species are prevalent. There are also many areas where Coastal teatree (*Leptospermum laevigatum*) has been felled during previous bush regeneration activities. Coastal teatree is a native species but is not endemic to this area of New South Wales.

In order to achieve the objectives listed above, the following management activities are considered necessary within the Southern Buffer Zone:

1. removal of all weeds and fallen timber;
2. removal of remaining stands of Coastal teatree. All Coast banksia and Tuckeroo will be retained;

**Brisbane Office**  
28/115 Wickham Street  
Fortitude Valley QLD 4066  
Phone: (07) 3257 2703  
Fax: (07) 3257 2708  
E-mail: brisbane@jwarren.com.au

**Ballina Office**  
105 Tamar Street  
PO Box 1465  
BALLINA NSW 2478  
Phone: (02) 6686 3858  
Fax: (02) 6681 1659  
E-mail: ballina@jwarren.com.au

**Sunshine Coast Office**  
Phone: 07 5437 0277  
Fax: 07 5437 0922  
E-mail: sunshine@jwarren.com.au



3. revegetation with Littoral rainforest species. Littoral rainforest species are considered to be fire resistant. A list of suitable species and a recommended planting plan is depicted in **FIGURE 1**;
4. maintenance of low fuel loads on the ground will be achieved by regular slashing of the groundcovers and removal of fallen timber.

It is understood that development of the site will be staged in a manner that construction immediately adjacent to the Southern Buffer Area will occur last. This should ensure that suitable growth has occurred within the buffer area by the time development occurs so as to provide an adequate visual screen. If this is not the case, more mature plants could be planted immediately surrounding proposed villas at the time of construction.

Please do not hesitate to contact me if you require further information.

Yours faithfully,

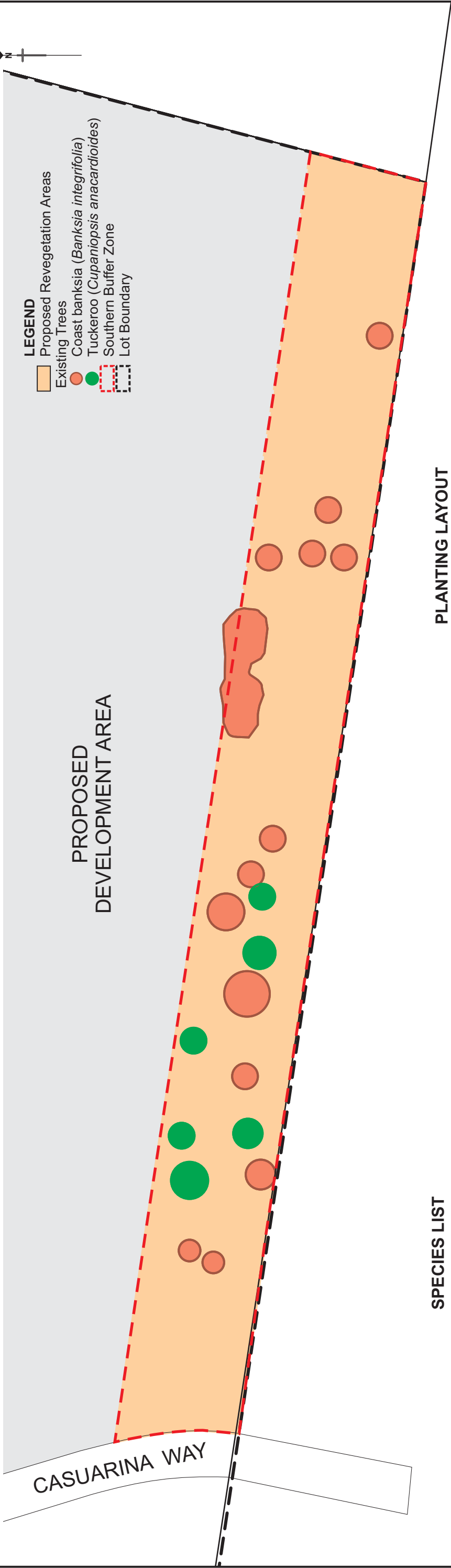
**JAMES WARREN & ASSOCIATES PTY. LTD.**

Per:

Adam McArthur

SENIOR ENVIRONMENTAL SCIENTIST (*B.App.Sc.*)

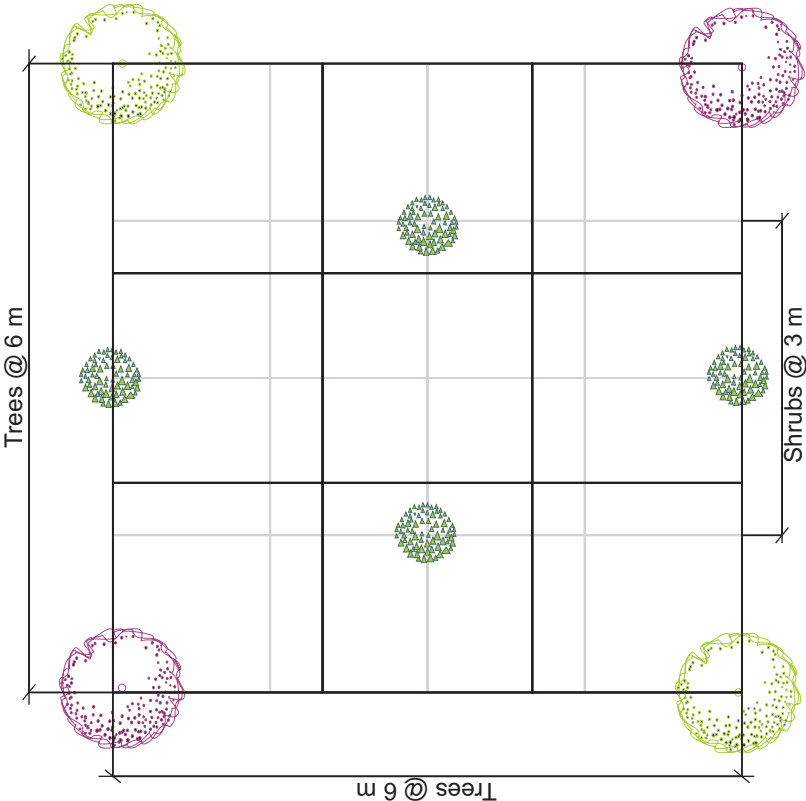
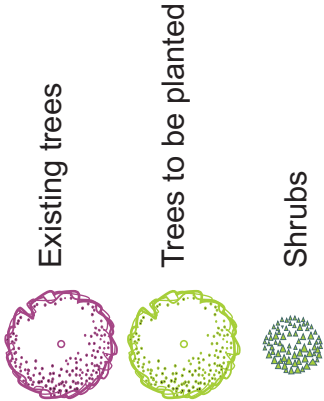
SOUTHERN BUFFER ZONE - REVEGETATION AREAS



SPECIES LIST

Common Name	Scientific Name
<b>Shrubs</b>	
Breynia	<i>Breynia oblongifolia</i>
Hairy Psychotria	<i>Psychotria loniceroides</i>
<b>Shrubs to Small Trees</b>	
Logan Apple	<i>Acronychia imperforata</i>
Beach Alectryon	<i>Alectryon coriaceus</i>
Brown Kurrajong	<i>Commersonia bartramia</i>
Corkwood	<i>Duboisia myoporoides</i>
Creek Sandpaper Fig	<i>Ficus coronata</i>
Brush Muttonwood	<i>Myrsine howittiana</i>
Muttonwood	<i>Myrsine variabilis</i>
Shiny-leaf Tree	<i>Polyalthia nitidissima</i>
Thin-leaved Coondoo	<i>Pouteria chartacea (Planchonella chartacea)</i>
Native Guava	<i>Rhodomyrtus psidioides</i>
<b>Trees</b>	
Red Ash	<i>Alphitonia excelsa</i>
Native Celtis	<i>Celtis paniculata</i>
Three-veined Cryptocarya	<i>Cryptocarya triplinervis</i>
Tuckeroo	<i>Cupaniopsis anacardioides</i>
Rose Walnut	<i>Endiandra discolor</i>
Umbrella Cheese Tree	<i>Glochidion sumatranum</i>
Guioa	<i>Guioa semiglauca</i>
Cottonwood Hibiscus	<i>Hibiscus tiliaceus</i>
Macaranga	<i>Macaranga tanarius</i>
Yellow Kamala	<i>Mallotus discolor</i>
Large Mock-olive	<i>Notelaea longifolia</i>
Broad-leaved Lilly Pilly	<i>Syzygium hemilamprum</i>
Riberry	<i>Syzygium luehmannii</i>
Blue Lilly Pilly	<i>Syzygium oleosum</i>

PLANTING LAYOUT LEGEND



**SOURCE:** JWA Site Investigations;  
Leighton Properties (Ref: 4547-000.jpg)  
**SCALE:** 1 : 1000 @ A3  
Note: Planting Layout not to scale

**JAMES WARREN & ASSOCIATES PTY LIMITED**  
Environmental Consultants

**CLIENT**  
Leighton Properties  
**PROJECT**  
Southern Buffer Zone  
Part of Lot 490 DP1095234  
Casuarina Way, South Kingscliff, NSW  
Tweed Shire Council LGA

**FIGURE 1**

**PREPARED:** BW  
**DATE:** 03 August 2010  
**FILE:** N06034\_SBZ\_Planting.cdr

**TITLE**

**SOUTHERN BUFFER ZONE**