

From: [REDACTED]
To: [REDACTED] [Enquiries Mailbox](#)
Subject: Re: Independent Planning Commission: Public Meeting re. Casuarina Town Centre Project
Date: Monday, 22 October 2018 6:16:46 AM
Attachments: [image001.png](#)
[image008.png](#)
[image009.png](#)
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I refer to my telephone discussions with David (in the absence of Alana Jeffs).

I'm (and my family) an original objector to the development known as Casuarina Town Centre. (Family - Four adults and all local ratepayers). Most of our original objections to what has been proposed have not been addressed and accordingly we still stand by our earlier submissions.

I have now had a chance to read the assessment which was provided as part of this recent email, and are somewhat amazed and very disappointed in some of the statements made and the final recommendations proposed.

Before I get started - I'm mortified by the opening Page - a picture of a sub division in Port Macquarie?????. It really suggests that nobody cares or has bothered to come and see our lovely seaside village first hand. How can you really appreciate or understand the concerns of us existing (not future) residents. The style, uniqueness and ascetic of Casuarina is nothing like that portrayed in the photo.

I'll try and sub-point as much as possible and wish that our views be considered (along with my earlier writings) prior to any final determination on the proposal.

a) Process. The process doesn't allow the individual (ratepayer) a proper or real chance to air their views. I know most of my neighbours gave up in the very early stages. Since the development was proposed (concept plan) there have been so many changes, years gone by, copious documents and attachments, misinformation from the developer and as such, we effectively need to be a lawyer, engineer, town planner etc, etc to try and get our heads around what is actually happening. It is fair to say we have had no help or guidance with this project (from the department of planning) or has anybody visited us to truly understand our concerns. From the assessment it is obvious there has been considerable consultation with the Council (as there should), but in regard to the individual objectors concerns it appears just random assumptions made, as is evident from the pie charts and commentary provided. Perhaps a closer review and understanding of local resident feeling would have highlighted that - nobody wanted - 4 storeys, or the loss of green space associated with the existing Swale ie the originally promised - 38m corridor.

While we concede, that we have now already lost the 38m buffer, which was originally the Swale and Cycle track, (now down to 20mtrs) , it is disappointing that the Developer is still looking to make further cut backs into the other Green Zones eg Civil Park looking to be halved from 6563 sq/mts to 3500 sq/mts. This whole development, except for some of the low density lots is well outside the character of the area, and due to the congested & numerous Medium Density build forms, is seriously struggling in terms of adequate green space. No further cut back should be allowed. Furthermore many of the individual lots are only tiny ("typical" lot size of 380 sqm was mentioned) and therefore the assumption made that space would be gained through backyards etc is badly flawed. If they were endeavouring to keep to the amenity and character of the area, it should be noted that elsewhere, the smallest lots are at least 450 sqm.

b) 4 Storeys . No other similar buildings in the immediate area (namely Santai and Drift) are 4 storeys, and again in terms of complementing the character and amenity of the area, what is now proposed, for 3 of the buildings (see A & B on Figure 12). is certainly considered an abomination. (the height combined with the bulk form just doesn't work). Santai will be a neighbouring property and while it is considered one of the larger property for this area, the way that it has been designed, style and the layout allows it to fit and complement all the other existing properties. Drift apartments also blend in and would be largely unnoticed unless you were an immediate neighbour. The buildings marked "A" fronting Casuarina Way will be daunting and ugly, presenting as a Concrete Wall, as you come off Tweed Coast Rd onto Grand Parade. (Will be a visual nightmare and certainly not in keeping with the rest of the area). These 2 structures will dwarf Santai and the shopping centre opposite. (refer Fig 10)

Including the properties mentioned above all the other major buildings ie Salt (3 resorts) and Cotton Beach have had to conform to the 3 storey limit.

I can remember some of these original developers wanted to have more levels, but were denied, so why should the very last one in, get any favours.

For most of the life of this project, the Plan has been for a maximum of 3 storey's, so don't set an unnecessary and unwanted precedent, by allowing this late, last change. If you visited the area you will note this is the last (final) project to complete what is now known as Casuarina.. All the earlier developers, including the investment by existing residents, have made, this lovely Seaside community, the unique and wonderful place it is today. Please don't spoil all this earlier planning and investment by approving something which will definitely be out of character.

As you will know, our Council are reducing (may already have) the maximum height limits from 13.6mtrs. Surely this should also be taken into consideration, as we are still in the approval phase and nothing has been formally agreed. I'm sure the new proposed height limit would definitely confine this project to a maximum of 3 floors.

Note - some months ago (at a residents meeting) the developer indicated they had dispensed with their push for 4 storey's. Obviously a lie - and typical of the tactics which have been used to throw objectors.

c) Pedestrian/Cycleway. In studying the diagrams it is difficult to tell what is being proposed in this latest modification. My (our) view is that the North / South pathway needs to remain as outlined in Figure 3 (pg4) as it provides a valuable linkage between the existing beachfront pathway down to the sports fields in the south. In addition the link to Casuarina Way at the north end needs to be retained as it will allow residents (and not only from the North) to move (safely) between the Shopping Centre, the Beach and down to the sports fields (south) etc avoiding the intersection of Casuarina Way and Grand Parade. We live to the North and the proposed linkage is valued by us and should not be dismissed off hand. If the linkage is done properly (as all the pathway should) it should not pose any additional risk to users. Having a north and south access point will allow pedestrians and cyclists a safe passage, in which ever direction they may wish to travel, avoiding what will become a very busy intersection at Grand Pde and Casuarina Way. As far as I know, no one has considered the need to have lights or formal pedestrian crossings at this intersection?? - also considering you already have "the Commons" and the Shopping Centre on each side of the entry to Grand Pde.

d) Staging. This assessment also highlights some of the problems with staging. Whether it be right or wrong unfortunately things which should be put in place at the outset are accidentally missed or overlooked. In the findings it mentions that some (all on Grand Pde

and parts of Casuarina Way) of the pathways are narrow (in fact very narrow) and were incorrectly designed particularly as they are (and always were) required to link up with the new and existing Cycleways. Just because it was missed in the original sub-staging, doesn't mean that the Developer, is exempt from rebuilding them as part of this present modification. It's not as if its a different developer involved. Note - There have already been some near accidents, pedestrians, children and cyclists, where a narrow pathway links the Cycleway (western/tweed coast road end) from Dianella Dve to Grand Pde. Part of an even earlier sub-staging by this developer.

e) Drainage. The Developer is now proposing a further change from what was agreed, after getting his way, and considerably reducing and filling the Swale. In my (our) original objection we had major concerns about the capacity of and safety issues attached to an underground pipe(s). The major concern was for the safety of young children who by nature are quite often drawn to exploring and playing in large drainage pipes, with the risk they become trapped or caught out by a sudden storm event. The approval of 3 smaller pipes may have been an attempt to manage and prevent possible access by children. If a larger single culvert is approved, I presume it will be fully enclosed underground, and the various openings properly protected against entry by children and animals. In closing when the Swale was first built we were told (by the experts) it was necessary to have this design (large and open) to properly protect our area, from major flooding. The Swale has been considerably reduced (in terms of maximum capacity) and I would hope the Culvert is only approved if it has an increased capacity and effectiveness over the currently approved 3 pipe system.

As mentioned I'm presently interstate and won't be home for another 3 weeks, so unfortunately I won't be able to attend the hearing in person. However in my absence, if you could present these views on my behalf, it would be appreciated.

If needed I'd be happy to talk with you (by phone) to further clarify any of the issues/objections raised.

Greg Matfin

[REDACTED]

Casuarina

[REDACTED]

On Fri, Sep 28, 2018 at 2:55 PM [REDACTED]

wrote:

Dear Sir/Madam

Please find attached a letter advising that the Independent Planning Commission will hold a [public meeting](#) on Tuesday 23 October 2018 as part of its determination process for a modification application for the [Casuarina Town Centre](#) Concept and Project approval.

Should you wish to apply to speak at the meeting you will need to complete the attached registration form and return it to the Commission by 5pm on Wednesday 17 October

2018. Please be aware that

this meeting will be audio recorded, with a written transcript published on the Commission's website. Personal information will be managed in accordance with the Commission's [Privacy Statement](#).

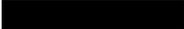
Please don't hesitate to contact the Commission if you have any questions in relation to this matter.

Regards

Troy Deighton | Principal Public Affairs Officer

Independent Planning Commission NSW

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