

Our ref: MP06_0258-Mod-15

KSC Development Pty Ltd ATF CSC Development Unit Trust
GPO Box 12
BRISBANE QLD 4001

25 July 2024

Subject: Response to Submissions Request

Dear Jessica Robson

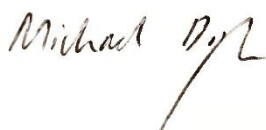
Notification of the proposed modification to the Casuarina Town Centre Concept Plan Development (MP06_0258-Mod-15) concluded on 21 June 2024. During the notification period, the Department received 25 submissions, including one from Council to the proposed modification. The Department also received an agency response from Transport for NSW. The submissions are directly available online:

<https://www.planningportal.nsw.gov.au/daex/under-consideration/casuarina-town-centre-concept-plan-modification-15-mp-060258-mod-15>

The Department requests you provide a response to submissions report and additional information to the Department that addresses the matters raised within the submissions and matters outlined below in **Attachment A**. You are requested to provide the information, or an extension request or notification that the information will not be provided, by **5 August 2024** via email to ryan.lennox@dpie.nsw.gov.au.

If you have any questions, please contact Ryan Lennox on 02 4904 2743 or via email at ryan.lennox@dpie.nsw.gov.au.

Yours sincerely,



Michael Doyle
A/Team Leader
Regional Assessments

Department of Planning, Housing and Infrastructure



as delegate for the Planning Secretary

ATTACHMENT A

1. Traffic, Parking and Access

Traffic

A number of submissions have raised concerns with traffic, parking and access, including the ability of Sunray Lane to cater for the anticipated traffic generated by the proposal.

Parking

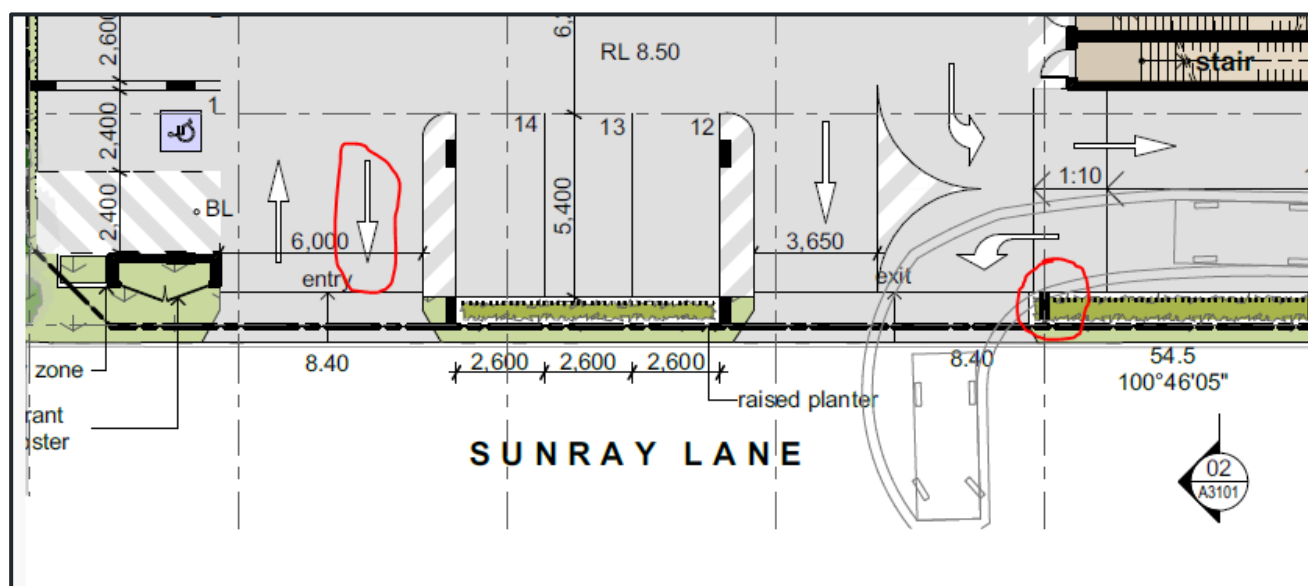
An assessment of the proposal against the parking requirements of Council's DCP is required.

Access

Manoeuvrability of vehicles travelling in, out and within the parking area is unclear. Swept path diagrams are to be provided with the following at a minimum:

- Detail of Sunray Lane in full including the verge and any significant details of the dwellings to the south that may impact on the manoeuvrability of vehicles.
- All possible vehicle movements when entering and exiting from Sunray Lane e.g. left- and right- hand turns from Sunray Lane into the site.
- Access into and out of accessible parking spaces Nos. 1 and 11 and other spaces at corners and junctions.
- Inconsistencies corrected as per below image marked up in red.

Note: All swept paths, including clearances, shall be free of obstruction and not result in any conflict with oncoming traffic.



2. Active Street Frontage / Change of Use

Council's submission and other submissions have raised concerns with the appropriateness of the proposed use. Submissions have also raised concerns with the proposed use at ground level fronting Grand Parade.

3. Building Height

The proposal appears to include floor-to-ceiling heights above industry practice but the proposal does not comply with the 13.6m building height standard of Tweed Local Environment Plan 2014. Given the non-compliance and given the location of the development being a site that adjacent to lower density residential developments, the proponent is encouraged to reduce height of the development where possible.

4. Plans and Documents

The plans and documents are to be updated accordingly to ensure consistency with any changes made to the development.