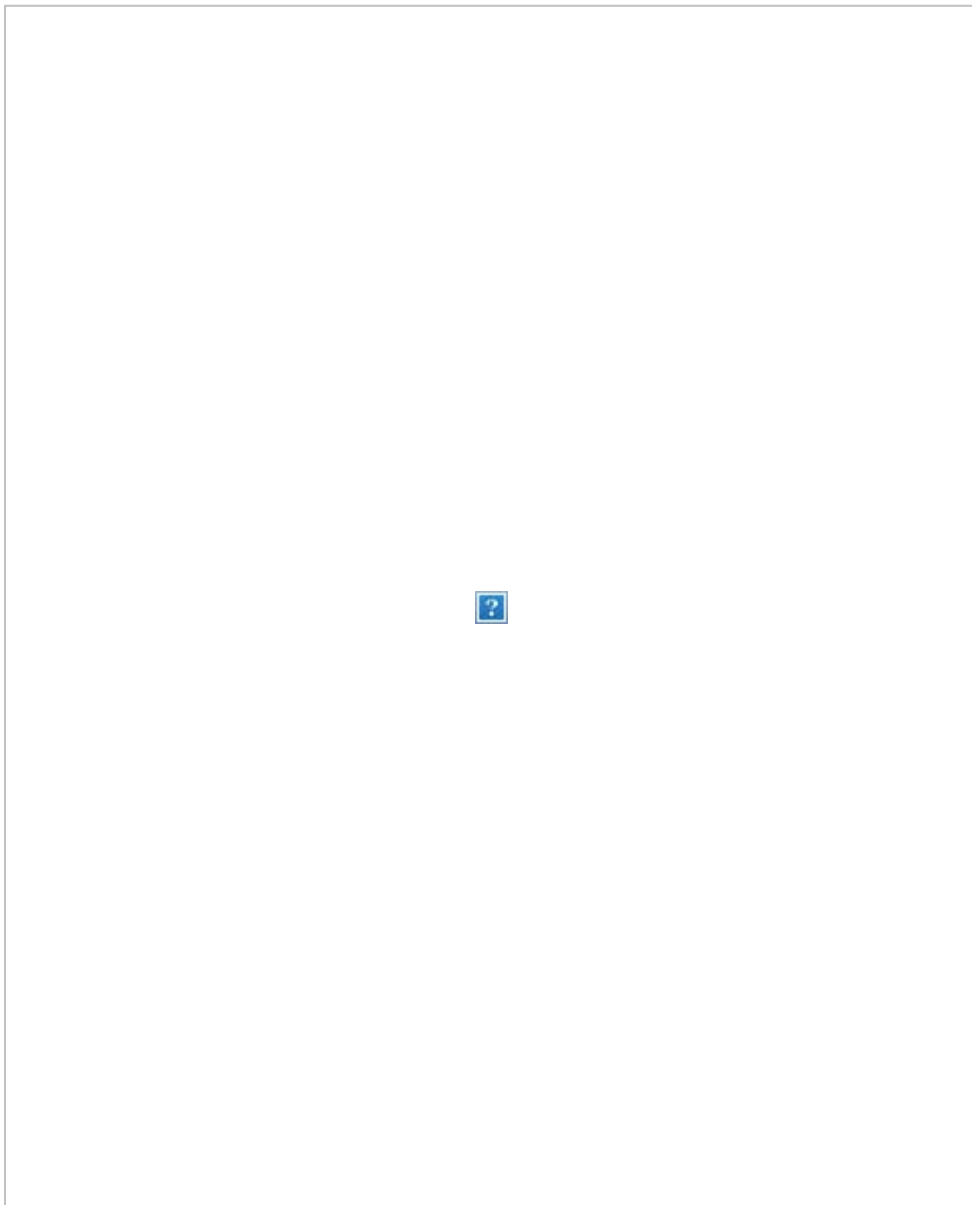


**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: MP06\_0258 MOD 10 Casuarina Town Centre  
**Date:** Wednesday, 31 October 2018 4:38:43 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Open Space Dedication Plan.pdf](#)

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Hi David,

Please see below the area calculation for the entire Casuarina Town centre. The area to be dedicated within Precinct B & C equates to 12,596sqm under the current approval (Areas 1, 3 & 5). The proposed modification provides for 11,297sqm (refer to attached plan & areas 1-6). The reduction is generated through the loss of the cycleway between Santai and Lot 51 and 200sqm from the civic park.



I will call to discuss.

Regards,

**Damian Chapelle**

*Principal Town Planner*

cid:image002.png@01D276EA.54FE1C10



W: [www.newtondennychapelle.com.au](http://www.newtondennychapelle.com.au)

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**From:** David Koppers [REDACTED]  
**Sent:** Wednesday, 31 October 2018 10:48 AM  
**To:** Damian Chapelle [REDACTED]  
**Cc:** Alana Jelfs [REDACTED]  
**Subject:** RE: MP06\_0258 MOD 10 Casuarina Town Centre

Hi Damian

To ensure total clarity can you please confirm the current approved open space site area contained within Precincts B & C which are subject to MOD10 and what the proposed total open space area is for B & C under MOD10.

Regards

David

---

**From:** Damian Chapelle [REDACTED]  
**Sent:** Friday, 19 October 2018 5:42 PM  
**To:** Alana Jelfs [REDACTED]  
**Cc:** David Koppers [REDACTED]  
**Subject:** FW: MP06\_0258 MOD 10 Casuarina Town Centre

Good Afternoon Alana,  
The Department of Planning & Environment (DPE) in reviewing the total open space for the

Casuarina Town Centre has identified the original approval provides 16,450sqm of open space. In comparing the open space provision on page 6 of the DPE assessment report, it identifies Mod 10 has reduced the total open space area by 2,645sqm below the current approval to 13,805sqm.

It has come to my attention the DPE assessment has detailed the open space of 16,450sqm which relates to the entire land area for the Casuarina Town Centre (MP06\_0258), whereas our total open space of 13,805sqm deals only with the component of open space provided for Mod 10, that is, not the entire Casuarina Town Centre plan.

I refer the Commission to the below email from Ms Natasha Harras and the figure at the bottom of her email which clearly illustrates the total open space of 16,450sqm relates to the entire Casuarina Town Centre. I then draw the Commission to the attached BG&E Plan C-003 (Site layout Plan) which illustrates the open spaces area are provided only for the area subject to Mod 10. As a result, in stating our proposal provides 13,805sqm, this does not reflect the fact areas 4 & 6 totalling some 1,694sqm, which sits outside the Mod 10 land area has not been included in the comparison open space calculations for our assessment. That is, the open space area of 13,805sqm relates solely to the area subject to Mod 10 and not the entire Casuarina Town Centre approved under MP06\_0258. When this area is included to our proposed open space provision, a total open space dedication area of 15,499sqm is achieved. Accordingly, a reduction in open space of 951sqm and not 2,645sqm for the entire Casuarina Town Centre will result. The reduction in area is primarily as a result of the re-alignment of the cycleway.

I draw the Commission to the approved layout (Figure No.DA40N(21/12/09) which illustrates the civic park is currently approved with an area of 3,717sqm. In this regard, our proposal provides a civic park of 3,500sqm, being a reduction of only 212sqm. As outlined above, the reason for the large difference between the civic park/foreshore area when comparing the current approval to the proposed modification is due to the fact the foreshore area (Areas 4 & 6) within the Casuarina Town Centre and south of the Mod 10 precinct is not included in the total open space calculation.

I would appreciate if you could call me to discuss this in detail as I believe the Commissioners raised a concern over the level of open space being provided.

Regards,

**Damian Chapelle**

*Principal Town Planner*

cid:image002.png@01D276EA.54FE1C10



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**From:** Natasha Harras [REDACTED]  
**Sent:** Thursday, 1 March 2018 11:05 AM  
**To:** Damian Chapelle [REDACTED]  
**Cc:** Anthony Witherdin [REDACTED]; Emma Butcher [REDACTED]  
**Subject:** MP06\_0258 MOD 10 Casuarina Town Centre

Hi Damian

How are you?

I don't know if you heard, but I have recently left the Department of Planning and am now working by myself as a consultant.

The Department has engaged me to complete its assessment of the Casuarina Town Centre Mod.

I have just about finalised my assessment, but require some additional information to close out a couple of outstanding issues. Please could you provide the Department and myself the following:

- An updated map and table in the same form as those set out below to enable a comparison between approved and proposed open space. In this regard please could you include clarification as to whether the lot to the west of Lots 92 and 93 is proposed to be an open space area dedicated to Council?
- Please confirm that the line of the shared path through this allotment is proposed to be as per the updated Site Layout Plan C-0002 Rev E dated 1.2.18 as opposed to all other earlier plans.
- Written confirmation from Council that the coastal reserve lot will be managed and maintained as an APZ, noting the adopted Plan of Management for the land does not make any commitments in this regard. If Council are not willing to provide written confirmation a Bushfire Assessment report based on the assumption the site will not be managed as an APZ will be required.
- Owners consent from Council on a Council letterhead for the works on Council land.
- Detailed information on the process to determine and construct the beach access path. Which authorities / stakeholders are responsible for granting the access? What stage are the negotiations up to? What roadblocks or concerns do the authorities have which have

prevented determination of the location of the path until now?

I am also writing to Council and will also ask them directly for the confirmation of the APZ and owners consent.

Thanks for your assistance.

Please can you cc any replies to Emma and Anthony as well to ensure the Department has a record.

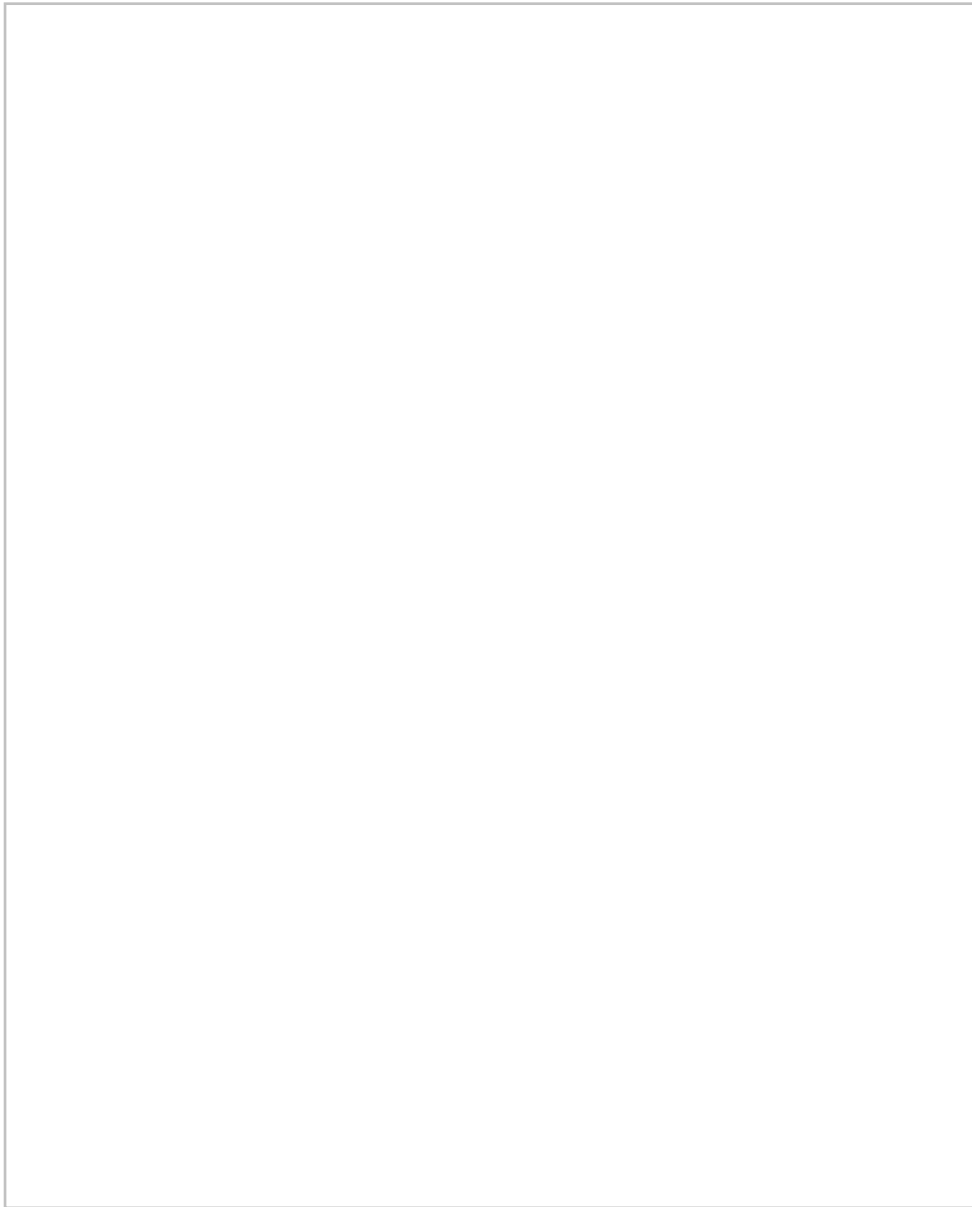
Kind regards

Natasha

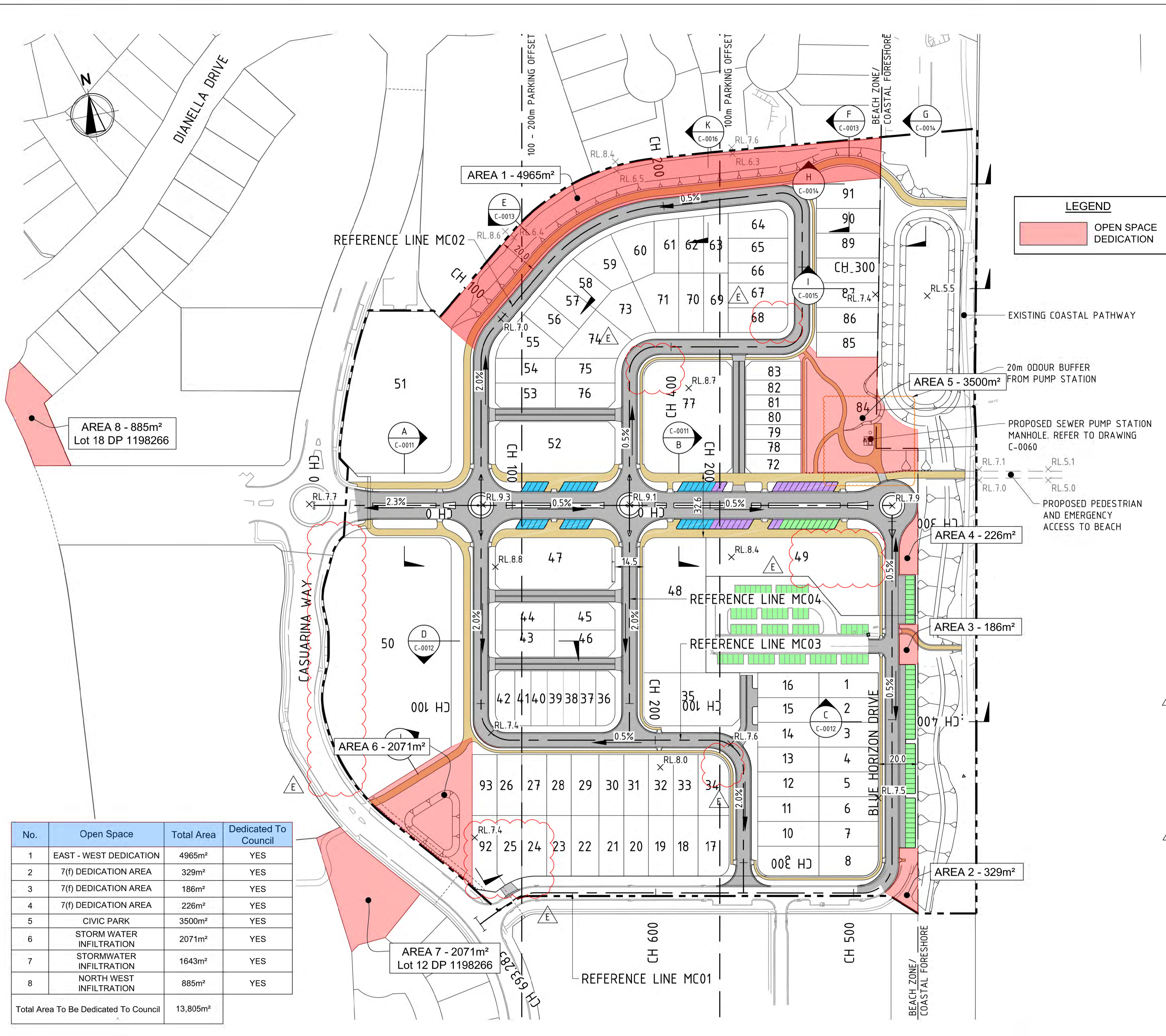
**Natasha Harras**

Natasha Harras Urban Planning









### LEGEND

- DESIGN CONTROL LINE
- LIMIT OF WORKS BOUNDARY
- PROPOSED ROAD GRADE
- PROPOSED LEVEL
- EXISTING LEVEL
- PROPOSED ROAD
- PROPOSED PATH
- PARKING BAYS - 0m TO 100m (134 TOTAL)
  - 71 EXISTING BLUE HORIZON DRIVE
  - 8 TRESTLES AVENUE
  - 55 PROPOSED BAYS
- PARKING BAYS - 100m TO 200m (32 TOTAL)
- PARKING BAYS - ADDITIONAL (24 TOTAL)

### LEGEND

- OPEN SPACE DEDICATION

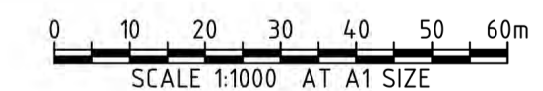
#### LOT AREA TABLE

LOT No.	AREA (m <sup>2</sup> )
1	374.9
2	375.0
3	375.0
4	375.0
5	375.0
6	375.0
7	375.0
8	438.8
9	456.5
10	384.4
11	384.4
12	384.4
13	384.4
14	384.4
15	384.4
16	384.3
17	474.5
18	382.7
19	382.7
20	382.7
21	382.7
22	428.6
23	382.7
24	385.4
25	410.5
26	384.4
27	384.4
28	384.4
29	430.5
30	384.4
31	384.4
32	384.4
33	384.4
34	461.5
35	1270.3
36	256.7
37	227.6
38	227.5
39	227.5
40	227.5
41	227.5
42	257.7
43	401.8
44	401.8
45	412.4
46	412.4
47	1545.3

#### LOT AREA TABLE

LOT No.	AREA (m <sup>2</sup> )
48	2111.9
49	2219.3
50	7354.4
51	4084.7
52	1545.3
53	375.0
54	378.0
55	449.2
56	327.8
57	329.9
58	323.1
59	440.6
60	451.6
61	335.5
62	352.3
63	368.8
64	405.6
65	375.0
66	302.9
67	375.0
68	369.3
69	375.0
70	375.0
71	524.0
72	259.8
73	471.8
74	522.2
75	381.6
76	372.0
77	2481.0
78	207.8
79	207.8
80	207.8
81	207.8
82	207.8
83	259.6
84	350.0
85	387.1
86	389.6
87	392.1
88	394.6
89	397.1
90	399.5
91	448.4
92	491.4
93	384.4

No.	Open Space	Total Area	Dedicated To Council
1	EAST - WEST DEDICATION	4965m <sup>2</sup>	YES
2	7(f) DEDICATION AREA	329m <sup>2</sup>	YES
3	7(f) DEDICATION AREA	186m <sup>2</sup>	YES
4	7(f) DEDICATION AREA	226m <sup>2</sup>	YES
5	CIVIC PARK	3500m <sup>2</sup>	YES
6	STORM WATER INFILTRATION	2071m <sup>2</sup>	YES
7	STORM WATER INFILTRATION	1643m <sup>2</sup>	YES
8	NORTH WEST INFILTRATION	885m <sup>2</sup>	YES
<b>Total Area To Be Dedicated To Council</b>		<b>13,805m<sup>2</sup></b>	



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REV	DATE	DESCRIPTION	RVD	REV	DATE	DESCRIPTION	RVD
E	01.02.18	LOT AREAS AMENDED	B.K				
D	09.08.17	ISSUED FOR DA APPROVAL	B.K				
C	08.06.17	ISSUED FOR DA APPROVAL	B.K				
B	23.05.17	ISSUED FOR DA APPROVAL	B.K				
A	09.05.17	ISSUED FOR DA APPROVAL	B.K				

CLIENT	PROJECT	TITLE
CLARENCE PROPERTY	CASUARINA BEACH	SITE LAYOUT PLAN

**CLARENCE PROPERTY**  
 Brisbane Office—  
 74-76 Bowen St, Spring Hill QLD 4000  
 P/ +61 7 3167 3300  
 E/ info@bgeeng.com  
 bgeeng.com

**BG & E**  
 PROJECT  
 CASUARINA BEACH  
 TOWN CENTRE - STAGE 2  
 CASUARINA WAY, NSW 2487

STATUS: ISSUED FOR APPROVAL  
 NOT TO BE USED FOR CONSTRUCTION  
 DRAWN: C.K  
 DESIGNED: B.J  
 CHECKED: M.W  
 APPROVED: B.K  
 DATE: MGA94  
 GRID: AHD  
 SCALE: 1:1000  
 AT SIZE

PROJECT No. B16097  
 DRAWING No. C-0003  
 REV. E

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