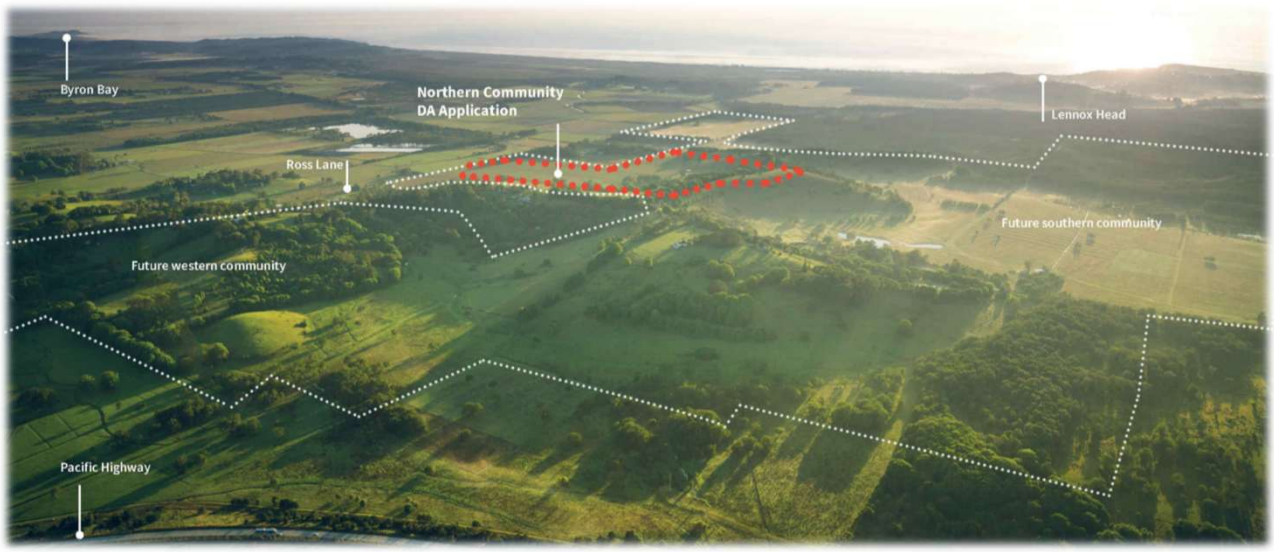
Saltwood at Kinvara

A community information webinar

7pm – 8pm

Wednesday 26 November 2025

1



Saltwood – Kinvara https:/saltwoodkinvara.com.au

2

Webinar objectives

1. To provide updates for the Saltwood project and project team.
2. To inform the community and stakeholders about key facts of the project:
   a) Existing approvals, current development application
   b) Key information from technical investigations
   c) Project timelines and future engagement opportunities
3. To share information about opportunities to provide input into site vision, constraints and community aspirations
4. To provide an avenue to ask questions about the project.

Acknowledgements

Casey Capital, Mondous Property Group and APD Projects, acknowledge the traditional owners as the original custodians of this land, and respect their customs and traditions and their special relationship with the land.

We would also like pay our respects to their Elders past, present and emerging, and Elders from other communities who may be with us this evening.

Housekeeping

1. **Zoom webinar**
   a) If you freeze, leave and rejoin
   b) Recording is now on
   c) Your microphones and cameras are disabled
   d) Closed Captions is enabled
2. **Q&A**
   a) Submit a question using the Zoom Q&A function
   b) Questions can be posted during the event – our tech team will collate them
   c) Please write your name e.g. "Barry, Ballina"
   d) Unanswered or questions will be collated, and summary posted online
3. **After tonight**
   a) Slides from tonight will be available online
   b) https://saltwoodkinvara.com.au

Tonight's agenda

- **Part 1**
  a) Introducing the team behind Saltwood
  b) Recap on the overall project
  c) Planning and approvals steps including Stage 1 development application

- **Part 2**
  a) Panel Q and A and discussion time

- **Part 3**
  a) Find out more; Council submission, Drop-in days

Tonight's speakers

1. **Brad Paddon – Director APD Projects**
   About the owners, the project team and site vison

2. **Costas Alexandrou – GM APD projects Qld+NSW**
   Stage 1 development application, Project delivery and timeline

Questions



Submit
Submit a question using the **Zoom Q&A function**



Live
Questions can be posted during the event – our tech team will collate them



Write
Please write your name e.g. "Barry, Ballina"



Follow up
All unanswered or questions will be collated, and summary posted online

Brad Paddon

Director, APD Projects

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The project owners

Casey Capital

- Australian family-owned
- Extensive experience in land development and other commercial interests
- UDIA National award-winning developer

Mondous Property Group

- Australian family-owned
- 50 years in operation
- New master planned communities and commercial assets

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The delivery team

APD Projects

The Saltwood @ Kinvara project is being managed by APD Projects on behalf of the owners.

- 12 years in operation
- New master planned communities
- Commercial assets
- National Footprint

.

Team members

- Hatch
- Barker Ryan Stewart
- Urbis
- BMT
- Douglas Partners
- Daymark
- Bower Ecology
- ENV Solutions and many others

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About Saltwood

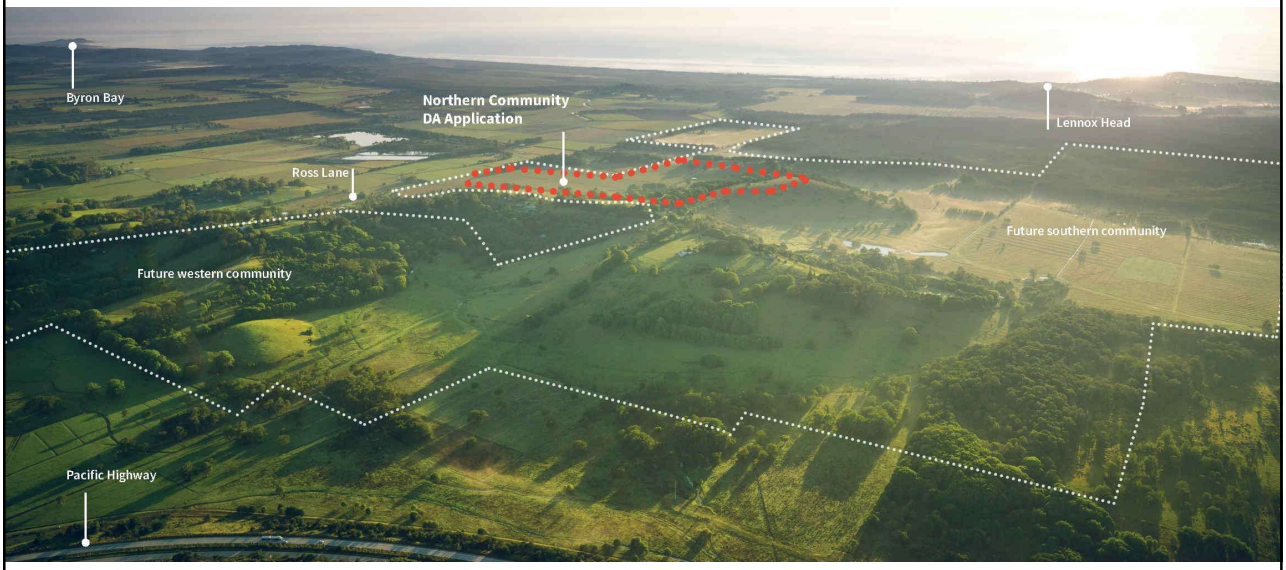
1. 2012: Ballina Shire Council for residential development include in the Cumbalum Urban Release Area B (CURA B) development control plan
2. In 2016 the owners purchased land and began working on development plans
3. 2022 site masterplan work commenced

- April 2024 owners lodged a proposed amendment to existing Development Control Plan
- April 2024, Council endorsed the revised plan public exhibition
- August 2024, Revised DCP which will allow detailed site design to occur
- October 2025, Stage 1 Development Application lodged following adequacy reviews

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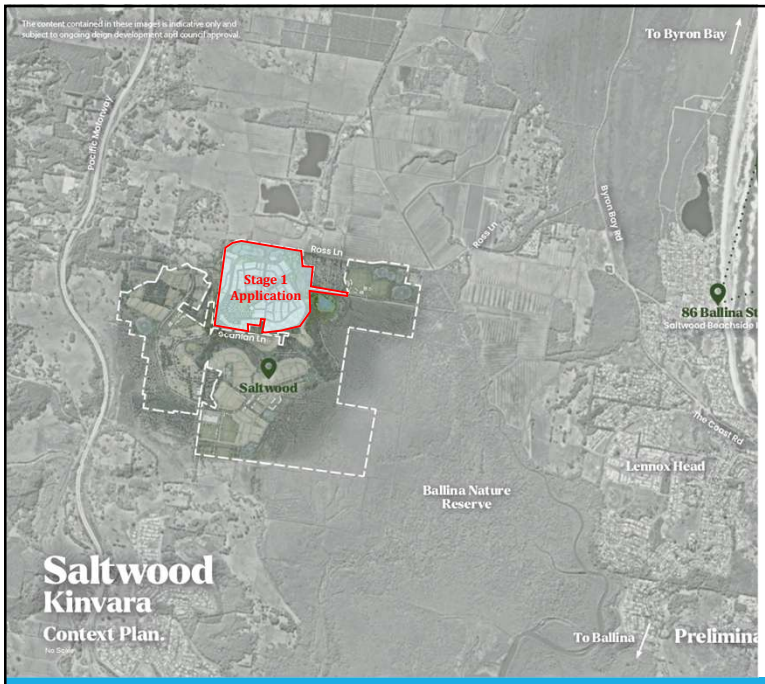
Saltwood project vison

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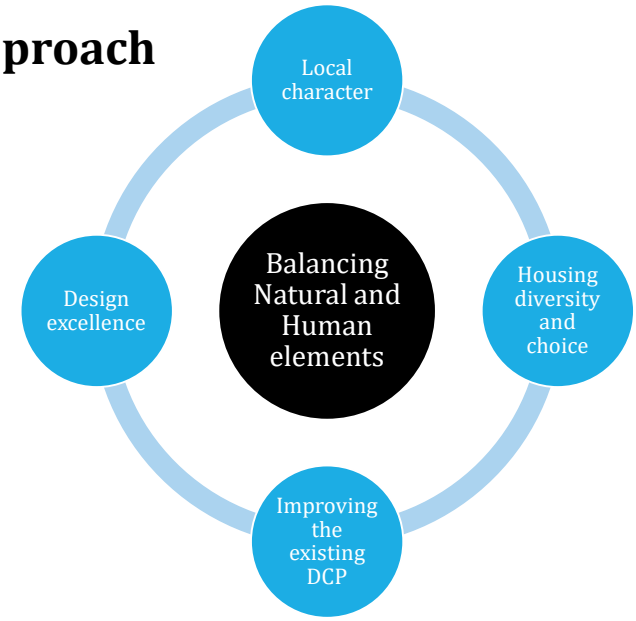


Site formally known as **Cumbalum Urban Release Area B (CURA B)** in local strategic plans and was zoned by the Ballina Shire Council for residential development in 2012.

At full capacity, the Ballina Shire Council estimated around 2,500 dwellings would be built in stages

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Saltwood approach



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Local Character






- Northern NSW SE Queensland climate and conditions
- Character and personality of people
- 'Timber and Tin' Queenslander
- Relaxed outdoor lifestyle
- Lightweight materials
- Fine detail, generous overhangs

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Housing diversity







- Key workers housing to retain and attract key workers
- Range of lot sizes and prices to support 1st home buyers and downsizers
- More sustainable construction
- Semi-rural and eco living lots with access to nature and views
- Integrated retirement and aged living

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Design guidance



- Commitment to design excellence
- A new Town Architect's Office to coordinate and approve all housing design
- House built form, materials, landscape design and character will be controlled

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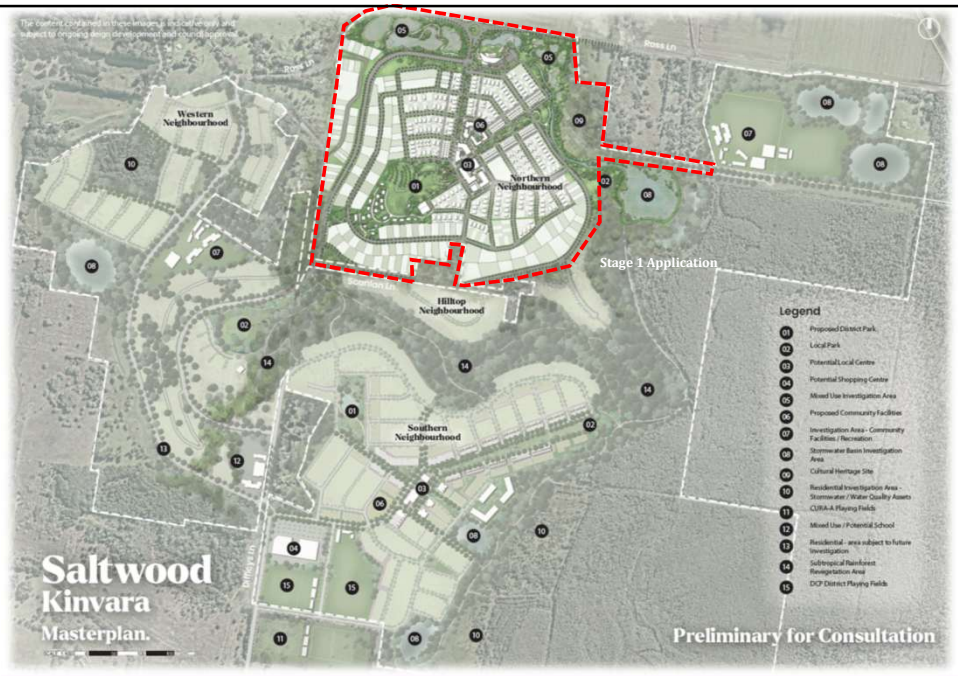
Improving the existing DCP



- Update the 2014 plan to better reflect understanding of geology, site and water conditions
- Increase original open space and public amenity spaces

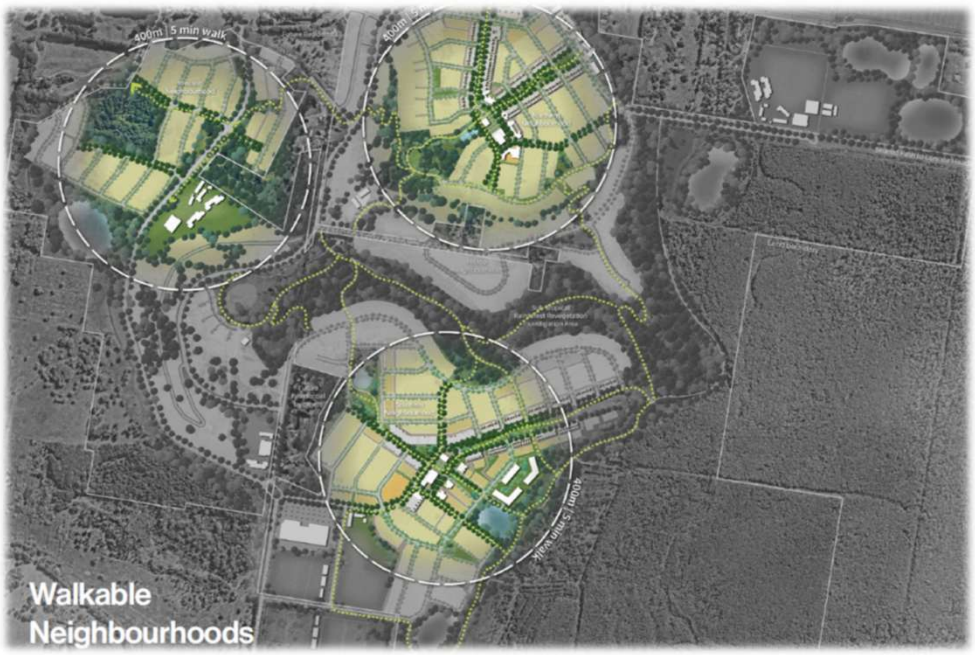
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Design principles

1. **Spatial layout of three villages** to maximise connection to nature, views and integration with the distinctive and unique topography of the site. All three neighbourhoods are defined by discernible centres and well-defined edges.
2. **Unlocking previously un-utilised land for public uses,** such as recreational walking trails, bike paths and green, natural open spaces.
3. **Protecting and enhancing local biodiversity**, including the protection of mature trees and ecological zones, integration of nature corridors for movement.s
4. **Spearheading sustainable development for new homes and buildings guided by a Town Architect** and associated design assessment criteria to protect wildlife, introduce green streets and open spaces to create new habitat.
5. **Prudent flood management**: ensuring the proposed development accounts properly for any changes to land fall and catchment drainage.



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Walkable vs Drivable





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Local centre

Design work coming soon

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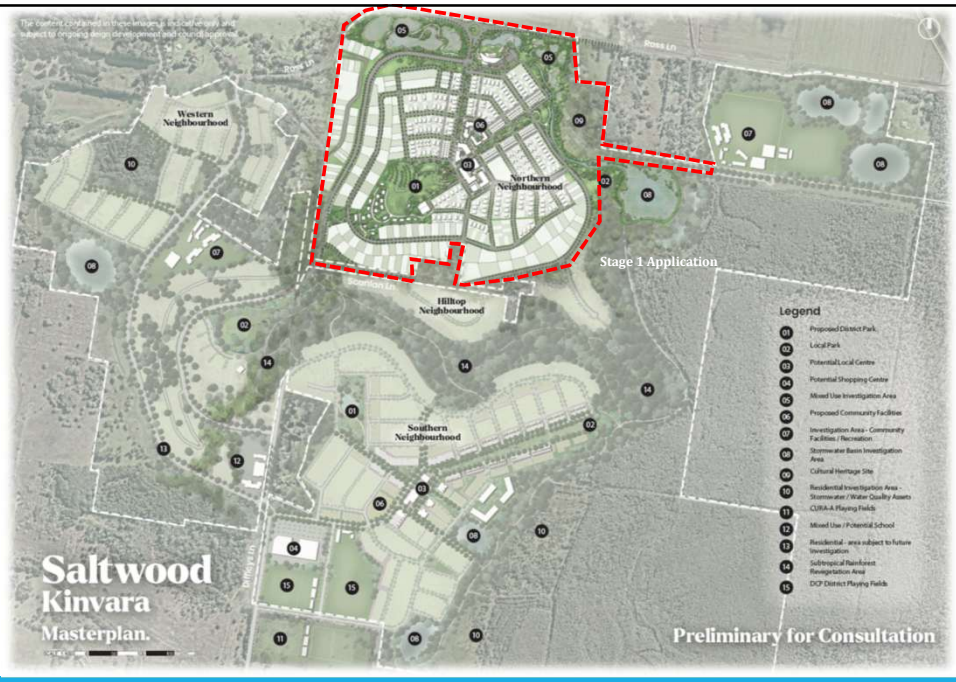
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Costas Alexandrou

Stage 1 Development Application, project delivery, early works

General Manager, APD projects Qld+NSW

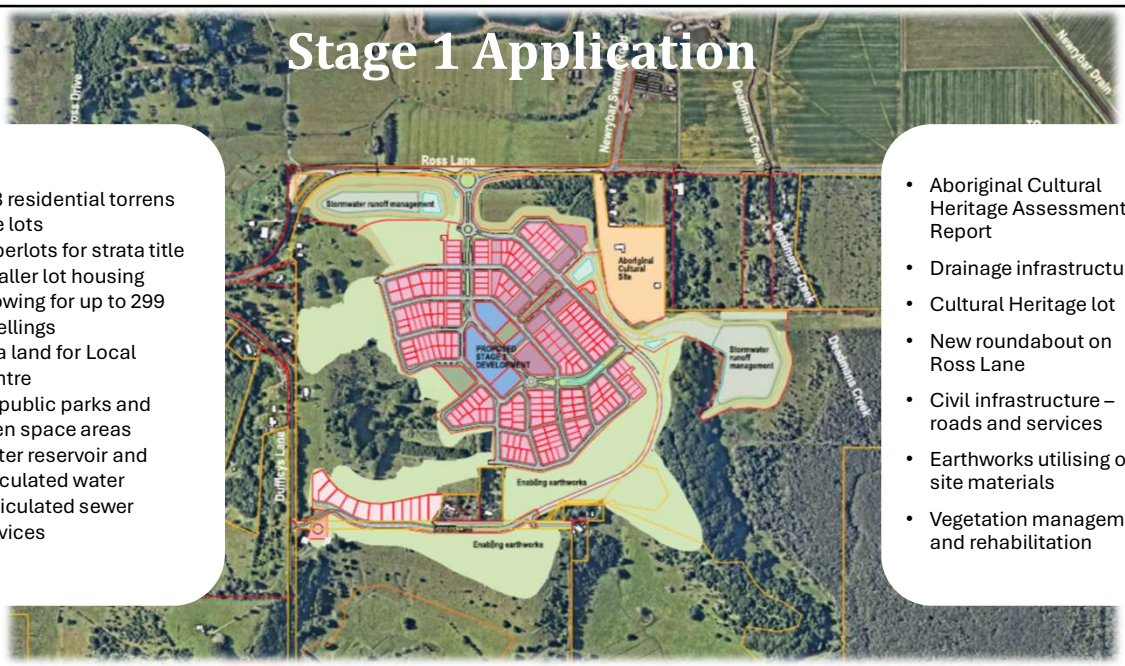
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Stage 1 Application

- 233 residential torrens title lots
- Superlots for strata title smaller lot housing allowing for up to 299 dwellings
- 2Ha land for Local Centre
- 4 x public parks and open space areas
- Water reservoir and reticulated water
- Reticulated sewer services



- Aboriginal Cultural Heritage Assessment Report
- Drainage infrastructure
- Cultural Heritage lot
- New roundabout on Ross Lane
- Civil infrastructure – roads and services
- Earthworks utilising on site materials
- Vegetation management and rehabilitation

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Project Reports – Development Application

1. Planning Report (Statement of Environmental Effects)
2. Engineering report
3. Flood Impact Assessments (Regional)
4. Urban Design Report
5. Landscape Report
6. Ecological Assessments (BDAR)
7. Aboriginal Cultural Heritage Assessment Report
8. Various Geotechnical Assessments
9. Groundwater Impact Assessment
10. Mosquito risk Assessment
11. Pest Management Plan
12. Noise and Vibration Report
13. Waste Management Plan
14. Traffic Engineering Report
15. Acid Sulphate Soils Assessment
16. Contamination Assessment
17. Water and Sewer Servicing report
18. Soft Soils Analysis
19. Heritage Assessment
20. Land Use Conflict Assessments
21. Bushfire Assessment Report
22. Monitoring Plans
23. Electrical Supply Assessments
24. Air Quality Impact Assessment
25. Community Engagement Report
26. Water Quality
27. Visual Assessment Report

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Current exhibition process

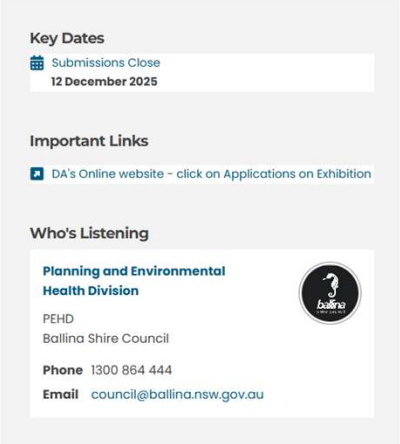
ballina shire council

Subdivision - Cumbalum Urban Release Area (CURA) B

Share Subdivision - Cumbalum Urban Release Area (CURA) B on Facebook Share Subdivision - Cumbalum Urban Release Area (CURA) B

DA No: 2025/418 – PAN-581890 – PPSNTH-468

https://www.yoursayballina.com.au/subdivision-cumbalum-urban-release-area-cura-b



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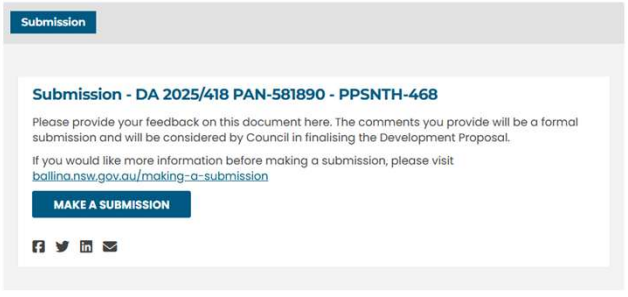
ballina shire council

On-line

Have Your Say

- Online – use the submission form below
- Email: council@ballina.nsw.gov.au
- In writing: addressed to Ballina Shire Council, PO Box 450, Ballina NSW 2478

Submissions Close Friday 12 December 2025

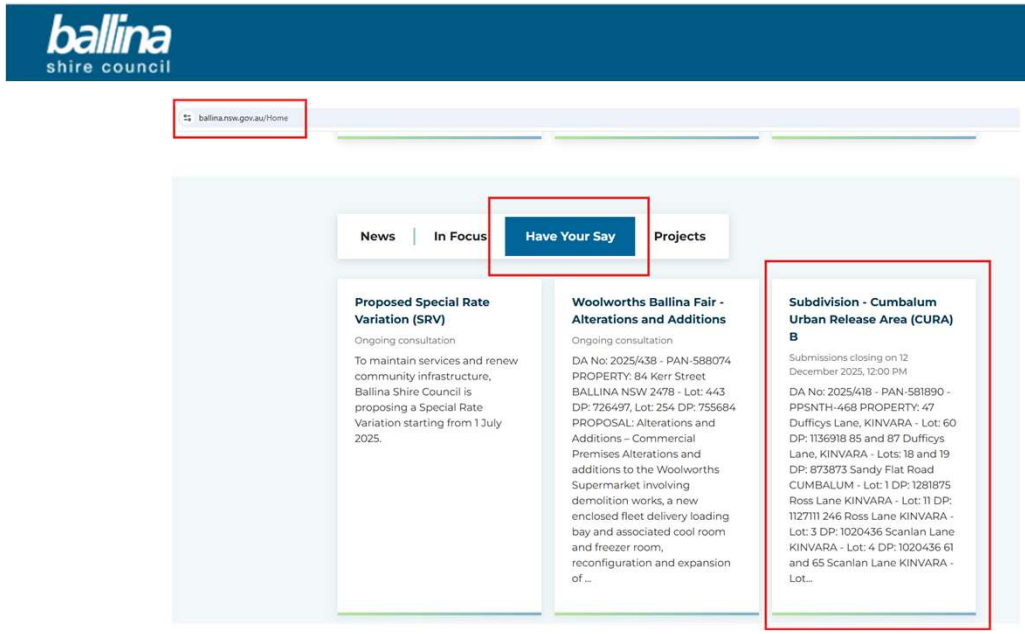


In person /Mail

By email council@ballina.nsw.gov.au
By post Ballina Shire Council, Customer Service Centre, PO Box 450 BALLINA NSW 2478
In person 40 Cherry Street BALLINA NSW 2478

DA No: 2025/418

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CLOSE 12 December 2025

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1% Peak Flood Level Impact Plan – Regional Flood Model

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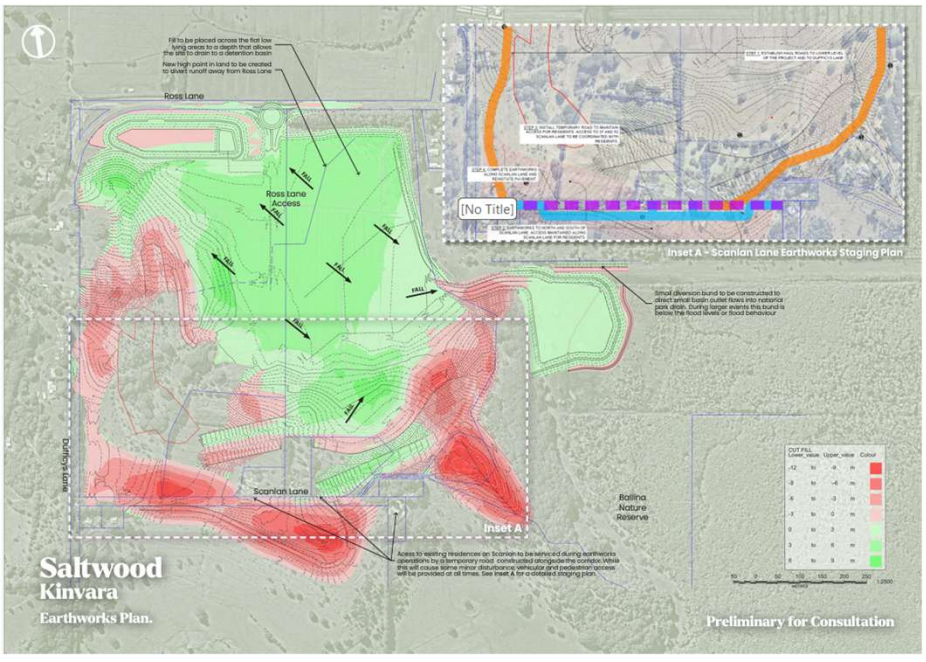
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1% Peak Flood Level Impact Plan – Regional Flood Model

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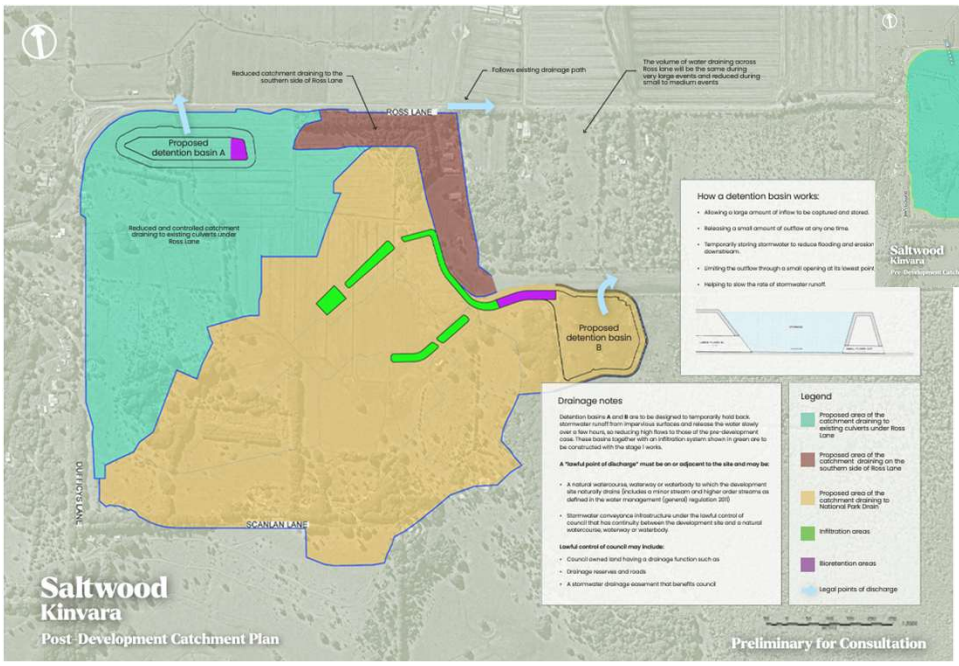
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Earthworks

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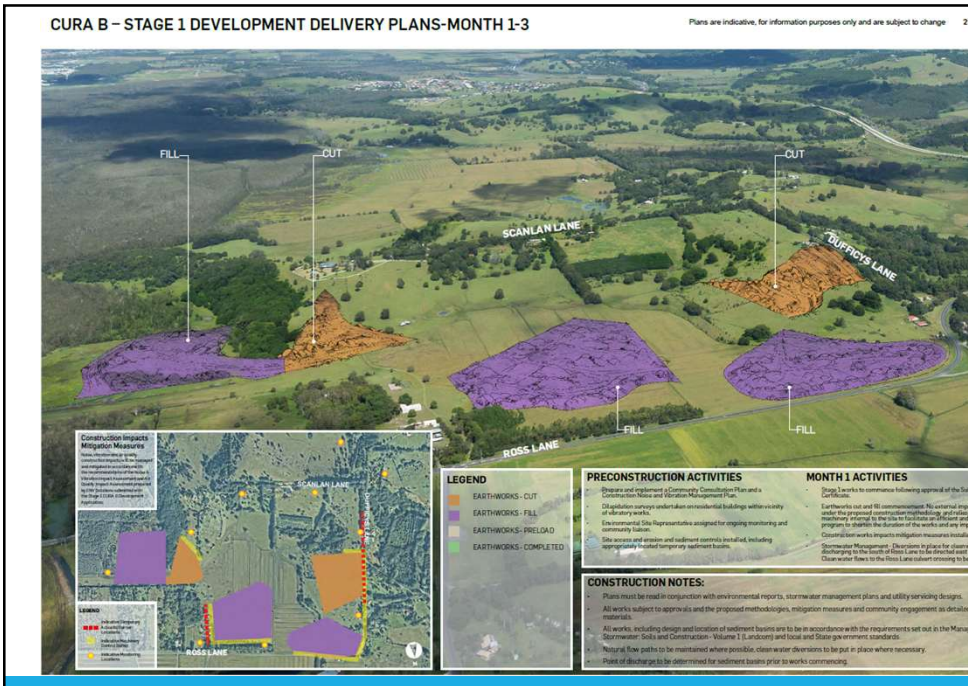
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Catchment plan

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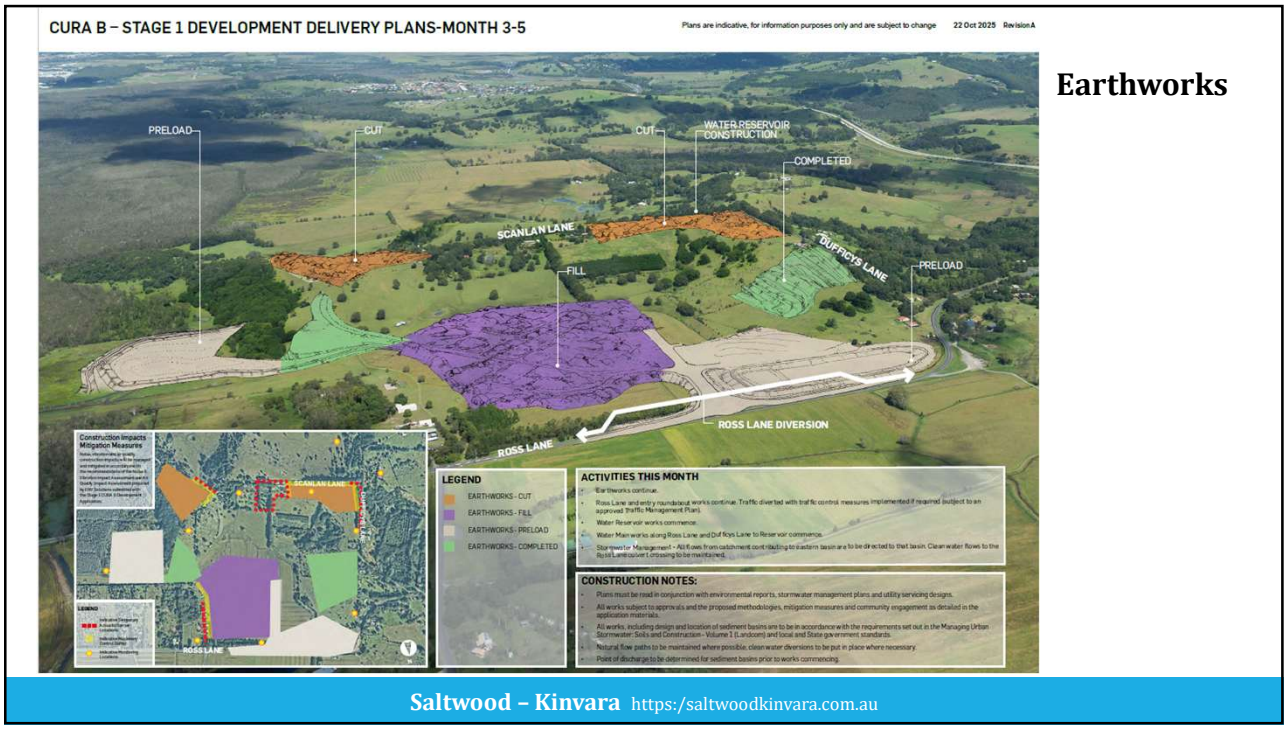
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Earthworks

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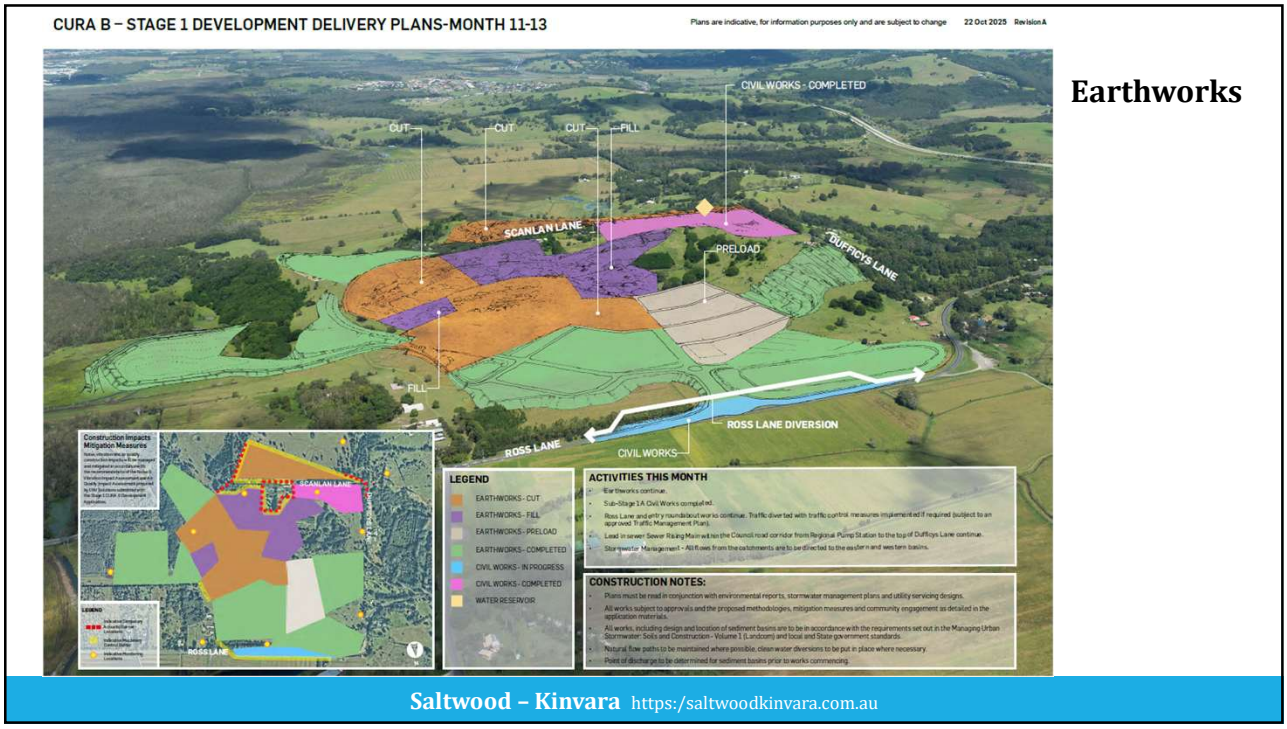
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Earthworks

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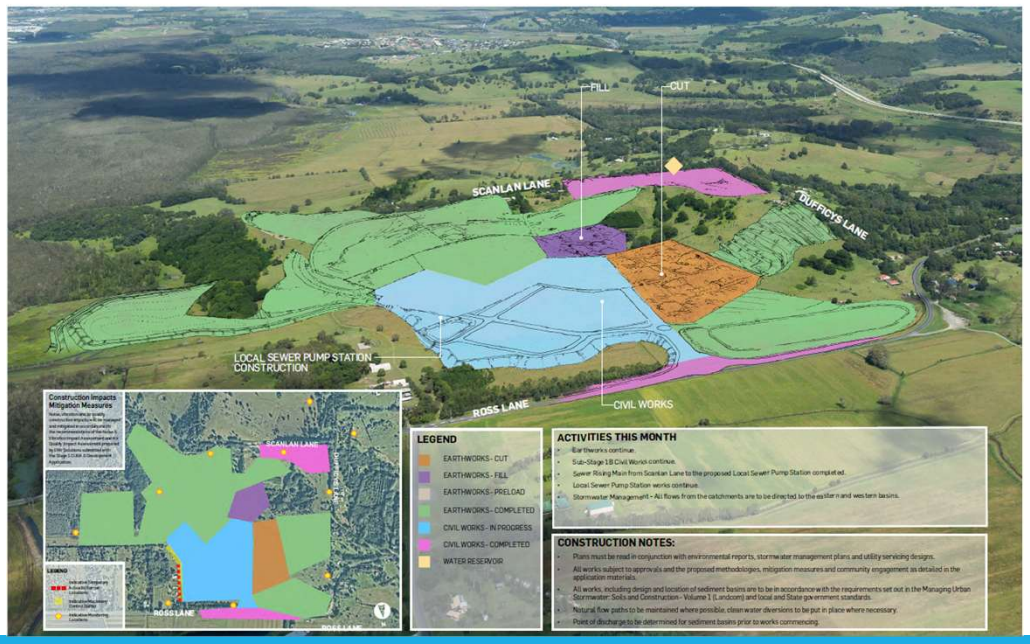
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Earthworks

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Earthworks

Ecological Impact

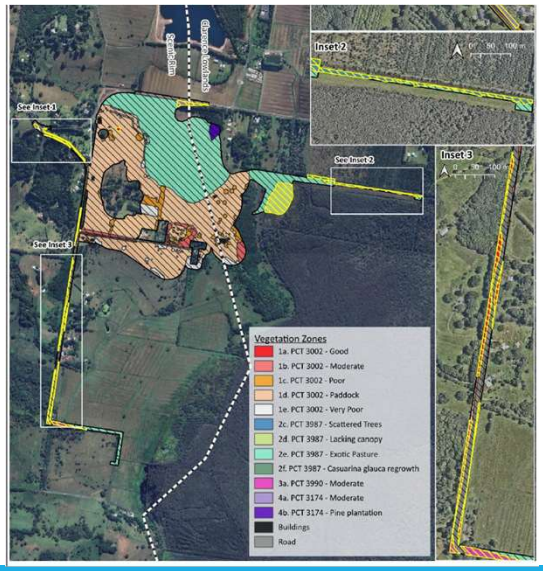
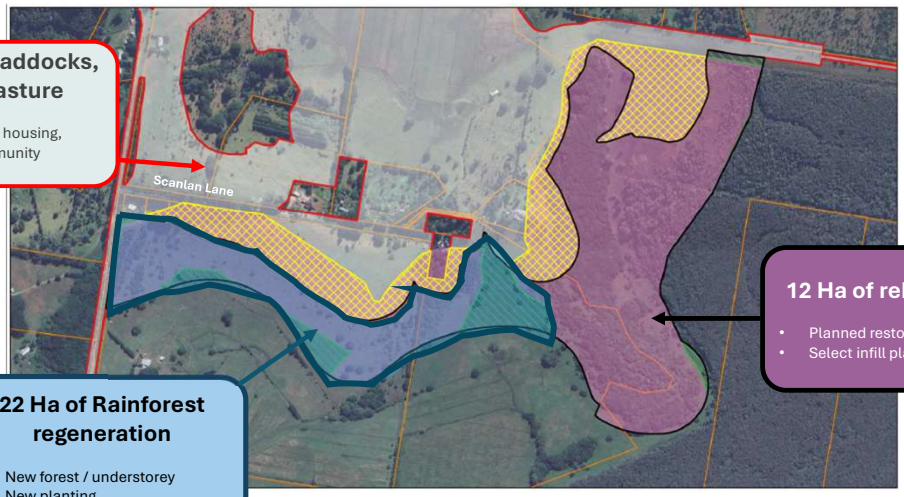


Table ES-1: PCTs and Vegetation Zones within the subject land

VZ	PCT ID	PCT Name	Condition Class	Area (ha) in IBRA Subregion		
				CL	SR	Total
1a	3002	Lower Richmond Hills Dry-Subtropical Rainforest	Good	0.00	0.55	0.55
1b	3002	Lower Richmond Hills Dry-Subtropical Rainforest	Moderate	0.53	1.94	2.47
1c	3002	Lower Richmond Hills Dry-Subtropical Rainforest	Poor	0.92	3.02	3.94
1d	3002	Lower Richmond Hills Dry-Subtropical Rainforest	Paddock	7.00	33.1	40.1
1e	3002	Lower Richmond Hills Dry-Subtropical Rainforest	Very Poor	0.27	2.66	2.93
2c	3987	Far North Floodplain Paperbark-Swamp Oak Forest	Scattered Trees	0.48	0.00	0.48
2d	3987	Far North Floodplain Paperbark-Swamp Oak Forest	Lacking canopy	2.33	0.00	2.33
2e	3987	Far North Floodplain Paperbark-Swamp Oak Forest	Exotic Pasture	10.22	20.29	30.51
2f	3987	Far North Floodplain Paperbark-Swamp Oak Forest	Casuarina glauca regrowth	0.27	0.00	0.27
3a	3990	Far North Paperbark Gahnia Swamp Forest	Moderate	0.00	0.49	0.49
4a	3174	Northern Turpentine-Brush Box Wet Forest	Moderate	0.14	0.57	0.71
4b	3174	Northern Turpentine-Brush Box Wet Forest	Pine Plantation	0.49	0.00	0.49
			Total Vegetation	22.65	62.62	85.27

Regenerating nature

Southern section of Northern Neighbourhood (current DA)



70.6 Ha of Paddocks, Exotic Pasture

- Development of housing, roads and community facilities

12 Ha of rehabilitation

- Planned restoration zone
- Select infill planting

22 Ha of Rainforest regeneration

- New forest / understorey
- New planting

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Basin design



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Basin design

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Entry design

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District Park

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Local Park

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Project delivery – next steps

- October ’25 to June ‘26 - Stage 1 DA Assessment
- June ‘26 – Dec’26 - Subdivision Works Certificate
- 2027 – 2030 - Stage 1 Delivery of Civil Works
- 2027+ - First release of land lots
- 2032 - Phase 1 Local Centre opening

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Questions



Submit
Submit a question using the Zoom Q&A function



Live
Questions can be posted during the event – our tech team will collate them



Write
Please write your name e.g. “Barry, Ballina”



Follow up
All unanswered or questions will be collated, and summary posted online

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Tonight's speakers

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2. **Costas Alexandrou –** General Manager, APD Projects Qld+NSW

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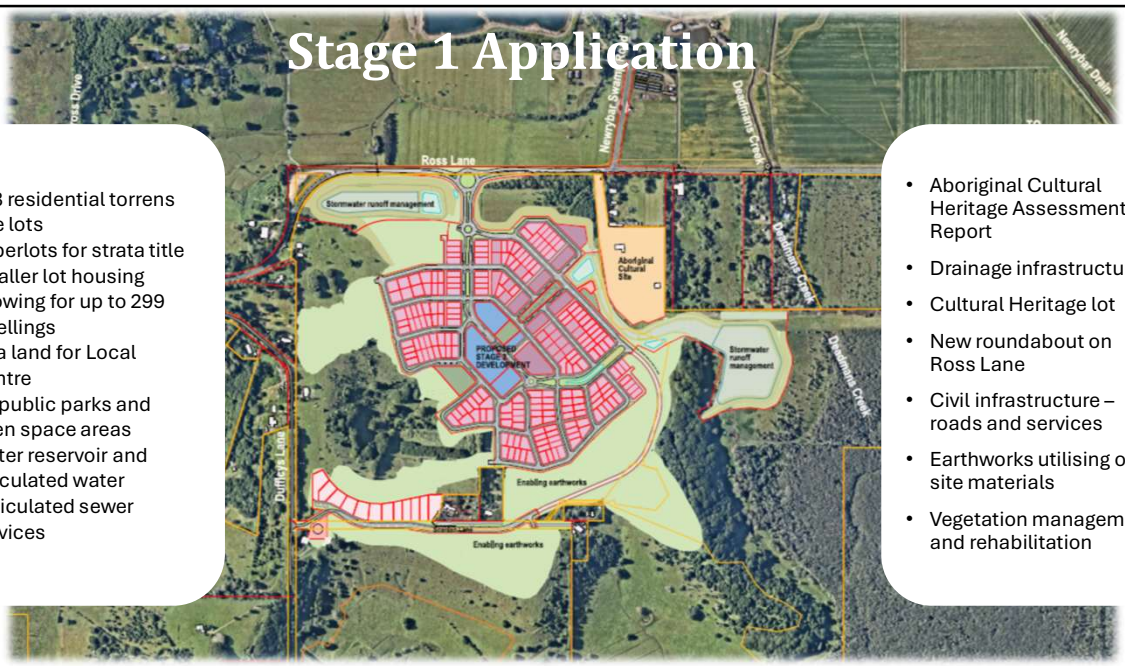


Question time

58

Stage 1 Application

- 233 residential torrens title lots
- Superlots for strata title smaller lot housing allowing for up to 299 dwellings
- 2Ha land for Local Centre
- 4 x public parks and open space areas
- Water reservoir and reticulated water
- Reticulated sewer services



- Aboriginal Cultural Heritage Assessment Report
- Drainage infrastructure
- Cultural Heritage lot
- New roundabout on Ross Lane
- Civil infrastructure – roads and services
- Earthworks utilising on site materials
- Vegetation management and rehabilitation

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Engagement next steps

1. Collate feedback received
2. Summary and updated FAQ's

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Current exhibition process

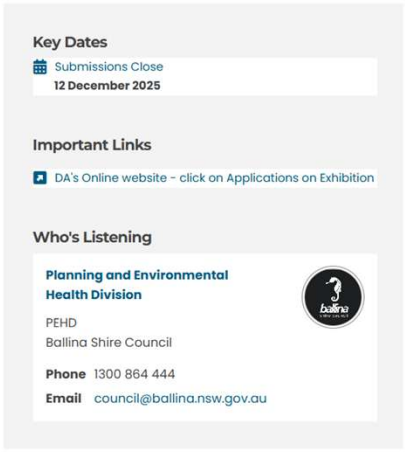
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https://www.yoursayballina.com.au/subdivision-cumbalum-urban-release-area-cura-b

Subdivision - Cumbalum Urban Release Area (CURA) B

Share Subdivision - Cumbalum Urban Release Area (CURA) B on Facebook Share Subdivision - Cumbalum Urban Release Area (CURA) B

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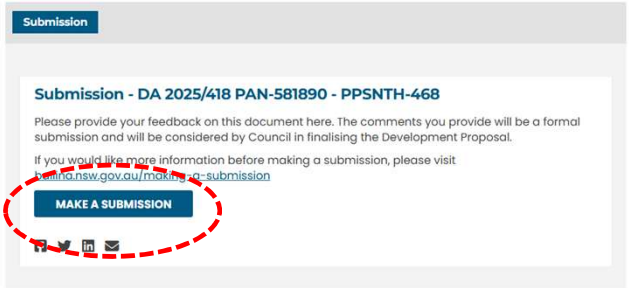
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On-line

Have Your Say

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- In writing: addressed to Ballina Shire Council, PO Box 450, Ballina NSW 2478

Submissions Close Friday 12 December 2025



In person /Mail

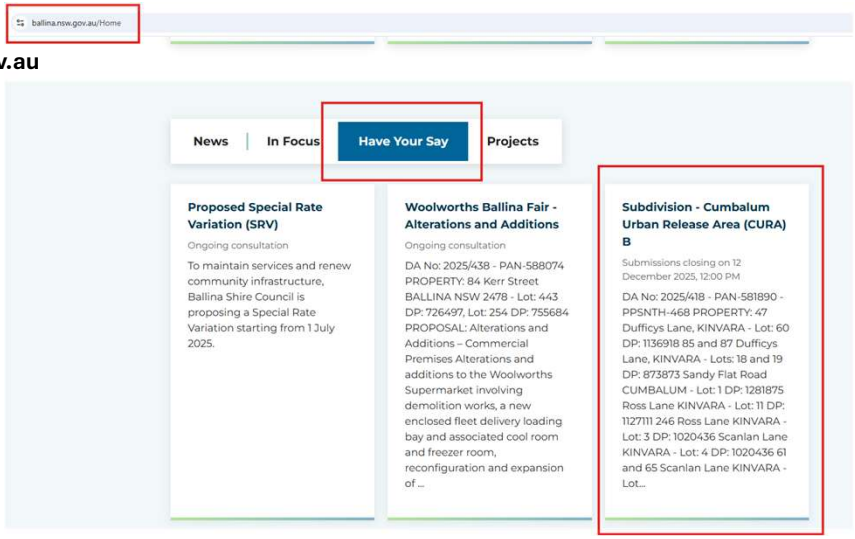
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In person 40 Cherry Street BALLINA NSW 2478

DA No: 2025/418

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CLOSE
12 December 2025

Find out more

1. Online information

https://saltwoodkinvara.com.au

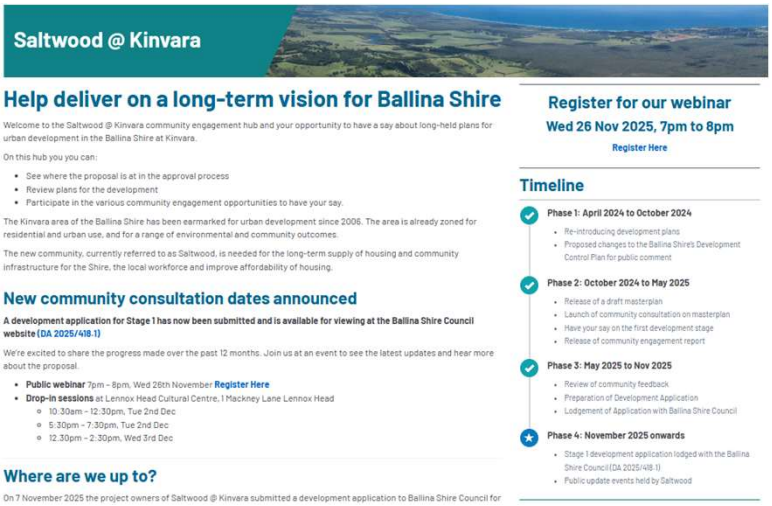
2. Drop in at <u>Lennox Head Community Centre</u>

1. Tuesday 2 December 10:30 – 12:30pm
2. Tuesday 2 December 5.30pm – 7:30pm
3. Wednesday 3 December 10:30 – 12:30pm

3. Contact us

enquiries@saltwoodkinvara.com.au

https://saltwoodkinvara.com.au



Saltwood @ Kinvara

Help deliver on a long-term vision for Ballina Shire

Welcome to the Saltwood @ Kinvara community engagement hub and your opportunity to have a say about long-held plans for urban development in the Ballina Shire at Kinvara.

On this hub you you can:

- See where the proposal is at in the approval process
- Review plans for the development
- Participate in the various community engagement opportunities to have your say.

The Kinvara area of the Ballina Shire has been earmarked for urban development since 2006. The area is already zoned for residential and urban use, and for a range of environmental and community outcomes.

The new community, currently referred to as Saltwood, is needed for the long-term supply of housing and community infrastructure for the Shire, the local workforce and improve affordability of housing.

New community consultation dates announced

A development application for Stage 1 has now been submitted and is available for viewing at the Ballina Shire Council website (DA 2025/418.1)

We're excited to share the progress made over the past 12 months. Join us at an event to see the latest updates and hear more about the proposal.

- **Public webinar** 7pm – 8pm, Wed 26th November **Register Here**
- **Drop-in sessions** at Lennox Head Cultural Centre, 1 Mackney Lane Lennox Head
  - 10:30am – 12:30pm, Tue 2nd Dec
  - 5:30pm – 7:30pm, Tue 2nd Dec
  - 12.30pm – 2:30pm, Wed 3rd Dec

Where are we up to?

On 7 November 2025 the project owners of Saltwood @ Kinvara submitted a development application to Ballina Shire Council for

Register for our webinar

Wed 26 Nov 2025, 7pm to 8pm

Register Here

Timeline

Phase 1: April 2024 to October 2024

- Re-introducing development plans
- Proposed changes to the Ballina Shire's Development Control Plan for public comment

Phase 2: October 2024 to May 2025

- Release of a draft masterplan
- Launch of community consultation on masterplan
- Have your say on the first development stage
- Release of community engagement report

Phase 3: May 2025 to Nov 2025

- Review of community feedback
- Preparation of Development Application
- Lodgement of Application with Ballina Shire Council

Phase 4: November 2025 onwards

- Stage 1 development application lodged with the Ballina Shire Council (DA 2025/418.1)
- Public update events held by Saltwood

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THANKS FOR JOINING US

Saltwood at Kinvara

A community information webinar

7pm – 8pm

Wednesday 26 November 2025

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