

Michelle Niles

From: Steve Morton <smorton@zoneplanning.com.au>
Sent: Wednesday, 15 November 2017 5:54 PM
To: Michelle Niles
Subject: RE: DA 43-3-2005 Mod 5 - Bay Street Tweed Heads
Attachments: Bay Grand DA MOD 5_01-01_AREA SCHEDULE_rev M.PDF; Bay Grand DA MOD 5_02-02_BASEMENT LEVEL PLAN_rev M.PDF; Bay Grand DA MOD 5_02-08_LEVEL 5-9 PLAN_rev K.PDF; Bay Grand DA MOD 5_02-09_LEVEL 10-15 PLAN_rev M.PDF

Follow Up Flag: Follow up
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Hi Michelle,

I have **attached** an amended set of plans for the above application that include some minor changes to the previously submitted proposal package. We respectfully request that these plans be accepted for inclusion in the current assessment process without any changes or delays to the current assessment timeframes.

The changes are summarised as being minor corrections to numerical errors (e.g. GFA summaries for unit types) contained in the current package and basement improvements resulting from ongoing detailed design considerations.

In all instances the changes are minor and result in an improvement to the development given that GFA is reducing (after being correctly identified) and the number of car parking spaces is increasing.

We therefore respectfully request that the changes be allowed to be included in the current application without any changes to the current application process.

A summary of the proposed changes is as follows:

- **Area Schedule Plan (01.01)** - Amendments to the "Cars Provided" table to reflect additional the car parking spaces created within the Stage 2 area of the Basement Level Plan.
- **Basement Plan (02.02)** - Amendments to the Basement Plan to create 15 additional car parking spaces within Stage 2. This includes a mix of tandem and standard spaces without any major reconfiguration to the circulation and access of this level.
- **Level 5-9 Plan (02.08) & Level 10-15 Plan (02.09)** - Amendments to the Unit Area Schedule Tables to show correct GFA summaries for each unit. It is noted that the unit layouts have not changed nor has the overall GFA summaries shown on the Area Schedule Plan. The previously submitted plans included incorrect GFA figures that provided an increased GFA figure that were inconsistent with the overall figures shown on the previously submitted Area Schedule Plan. The new plans ensure that the GFA figures shown on all plans are consistent.

It is evident from the above summary that the physical changes to the development are entirely related to the basement level and result in an improvement to the car parking situation for the development. Therefore no visible changes to the development are proposed.

The changes have arisen during the ongoing detailed design process and it is considered unreasonable to lodge another modification application for these changes and it is also considered unnecessary to re-start the current assessment process given the minor nature of the changes.

It is respectfully requested that the Department confirm that the changes described above can be incorporated into the current application process.

Regards

Steve Morton | Senior Town Planner



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From: Michelle Niles [mailto:Michelle.Niles@planning.nsw.gov.au]

Sent: Thursday, 2 November 2017 3:21 PM

To: Steve Morton <smorton@zoneplanning.com.au>

Subject: DA 43-3-2005 Mod 5 - Bay Street Tweed Heads

Hi Steve,

Please find attached Councils response to the RtS for your information. As discussed, if there are any further questions during assessment of the application I will be in contact.

Regards,

Michelle Niles

Senior Planner

Modification Assessments

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