

Council Reference: DA09/0527 LN40109
Your Reference: MP05_0198 MOD 4



28 July 2020

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Please address all communications
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Attention: Emma Butcher

Dear Sir/Madam

Development Application DA09/0527.04 - amendment to Development Consent DA09/0527 for a 85 lot residential subdivision (Department of Planning Application MP05_0198 MOD 4) at Lot 5 DP 1117326; Stott Street BILAMBIL HEIGHTS; Lot 1 DP 134787 & Lot 1 DP 167380 & Lot 2 DP 961928; Walmsleys Road BILAMBIL HEIGHTS

I refer to Department's invitation for Council to provide comment on the proposed modifications (Mod 4) of the 85 lot residential subdivision at Bilambil Heights. Upon review of the modification application, please find below Council's comments:

1. Development Engineering

Following review of the following reports:

Council officers raise no engineers concerns in relation to the information submitted.

2. Sustainability & Environment

Following review of the following reports:

- Dwg. No. 35054 Sheet 1, Sheet 2 and Sheet 3 Rev. Q Plan of Proposed Subdivision dated 13 June 2019 prepared by Landsurv Pty Ltd and Dwg. No. 35054 Sheet 1, Sheet 2 and Sheet 3 Rev. R Plan of Proposed Subdivision – Air Photo Overlay dated 28 June 2019 Landsurv Pty Ltd
- Asset Protection Zone Bushfire Fuel Management Plan Major Project No. 05-0189 dated 16 June 2020 prepared by Bushfire Certifiers
- Modified Tree Removal Plan Major Project No. 05-0189 Final Report dated June 2020 prepared by Biolink Ecological Consultants
- Revised Vegetation Management Plan Major Project No. 05-0189 Final Report dated June 2020 prepared by Biolink Ecological Consultants

Council's S&E Unit raise no issue with the proposed modification to conditions as specified in the letter dated 18 June 2020 from DAC Planning below:

- Condition A3 Project in accordance with plans
- Condition A4 Project in accordance with Documents
- Condition B24 Asset Protection Zones
- Condition E7 Asset Protection Zones

Council officers can confirm that those plans detailed above satisfactorily address those matters raised by Council in a letter dated 12 May 2020. Subsequently, the S&E Unit provide in-principle endorsement of the management plans and anticipate submission of the plans with CC17/0640 for formal approval.

3. Summary

As demonstrated by the detailed comments above, Council raises no concerns in relation to the proposed Mod 4.

For further information regarding this matter please contact Hannah van de Werff on (02) 6670 2564.

Yours faithfully

Lindsay McGavin
Manager Development Assessment and Compliance