

21 June 2017

RE: Development Application 06_0250 Mod 9

**PROPERTY: LOT: 1 DP: 270466, LOT: 4 DP: 270466, LOT: 7 DP: 270466
1 Seaside Boulevarde FERN BAY, 20 Seaside Boulevarde FERN BAY,
2 Seaside Boulevarde FERN BAY**

Dear Sir/Madam,

Following from Council's previous correspondence submitted in relation to the above proposal on 8 June 2017, Council has undertaken further consultation with the applicant in regards to the matters raised. As a result of this consultation, Council is satisfied that the matters raised have been addressed as detailed below, and supports the proposed modification.

Amended plans were presented by the applicant which have modified the layout and reduced the lot yield such that future stages will no longer encroach on E2 zoned land. Accordingly, Council is satisfied that no additional ecological studies relating to the removal of vegetation on E2 zoned land are required.

Given the satisfaction of the RFS has been obtained in relation to the provision of an emergency escape access to the north of the development site, Council withdraws its objection in this regard. Additionally, it is noted that existing bus services already travel throughout the completed parts of the development and will continue to be catered for utilising the existing street network following the completion of works. The lack of a second access point is not considered to be detrimental to the continued provision of public transport to the development site.

It is noted that no changes are proposed to the stormwater drainage system as approved, and so Council is satisfied that civil plans consistent with the existing approval can be prepared. Given the reduced scope of works mentioned above, Council is satisfied that such plans will be appropriately assessed by the Department as the determining body. It is noted that a number of the matters previously raised by Council have already been assessed as acceptable in previous iterations of the development and so Council does not provide any further objection to the proposed modification on these grounds.

Should you have any questions in relation to the above matters, please contact me on the details below and I will be happy to help.

Yours Sincerely,



BRETT GARDINER
PLANNING AND DEVELOPER RELATIONS COORDINATOR