

From: [Michael Griffith](#)
To: [Ken Phelan](#)
Subject: RE: TRIM: PP: 363 Diamond Beach Road- Seashells Resort
Date: Wednesday, 15 April 2015 10:03:36 AM
Attachments: [image001.png](#)
[image002.png](#)

Good morning Ken,

Both Council and Council's consultant consider that your calculations are reasonable, though we consider it hard to comment in terms of what will eventuate on the site should the land be rezoned.

Sorry about the late response Ken, I was on leave last week.

Regards,

Michael

Michael Griffith

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From: Ken Phelan [mailto:Ken.Phelan@planning.nsw.gov.au]
Sent: Tuesday, 7 April 2015 3:42 PM
To: Michael Griffith
Subject: TRIM: PP: 363 Diamond Beach Road- Seashells Resort

Hi Michael

Could you please have a look at the conservative calculation of dwelling yield below and confirm that it represents a fair view of the potential dwelling yield based on the development controls proposed in the above planning proposal.

1. Total area of site: 5.431 ha
2. Area of land proposed for SP3 zoning: 2.7784ha (27,840m²)
3. Gross floorspace: 27,840m² x 0.6 (FSR)= 16,704m²
4. Total unit yield at the 80.8m² indicative large dwelling size= 206 units
5. Total yield of permanent dwellings at 30% of total= **62 dwellings**

My assessment is largely complete however I just wanted to get your confirmation that this is a reasonable estimate of the site's residential potential.

Regards,

Ken

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Work Health & Safety Committee

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