

27 July 2020

Our Ref: GOL 16/174

General Manager  
Richmond Valley Council  
Locked Bag 10  
Casino NSW 2470

Attention: Tony McAteer

Dear Sir

**DA2015/0096 – Proposed Residential Subdivision at Iron Gates – Amendment of Application**

Further to our letter of 16 July 2020, an amended Development Application, Statement of Environmental Effects and Annexures (DAC Planning Pty Ltd, Revised July 2019) was submitted to Council on 17 September 2019.

The amended Plan of Subdivision and Foreshore Embellishment Plan submitted with the RTS Report for the SEPP71 Master Plan are inconsistent with the plans accompanying the revised DA and SEE (July 2019) submitted to Council on 17 September 2019. In addition, the revised DA was not accompanied by a Stormwater Management Plan for Iron Gates Drive.

Therefore, in accordance with Clause 55 of the Environmental Planning and Assessment Regulation 2000, the applicant hereby amends DA2015/0096 (17 September 2019 version) as follows:

- The revised SEE submitted to Council on 17 September 2019 does not include a Stormwater Management Plan for Iron Gates Drive. Accordingly the **attached** Stormwater Management Plan (Arcadis, 20 March 2020) is provided.
- The layout of Lots 12 and 13 has been amended to provide a compliant passing bay, as required by the Rural Fire Service GTAs dated 17 March 2020 (Page 3, Dot Point 3(2)). The amended Plan of Proposed Subdivision at Appendix 1 of the revised Statement of Environmental Effects is replaced with the further amended Plan of Proposed Subdivision (Land Partners, 23 March 2020 (8 sheets), copy **attached**.
- Crown Lands have concerns about the use and embellishment of the Evans River foreshore reserve (and potential related vegetation disturbance) to satisfy open space requirements. The Riverfront Park Layout Plan at Page 9 of the Statement of Landscape Intent at Appendix 7 of the revised SEE has been amended to remove all embellishment work (and vegetation disturbance) from the Crown foreshore reserve. The amended Foreshore Embellishment Plan (4 sheets) LandPartners, 19 March 2020 is **attached**.

Council and the NRPP are requested to agree to the amendments outlined above and determine the Development Application based on the amended documents.

In addition to forwarding the amended documents directly to Council, this submission will also be lodged on the NSW Planning Portal as required by Clause 55(1) of the Regulations.

Please do not hesitate to contact Darryl Anderson should you require any further information in relation to this matter.

Yours faithfully  
DAC Planning Pty Ltd



Darryl Anderson  
Director

Encl.