

Date: 16th April 2024
Your Ref: DA 2024/0140
Portal ref: PAN-424117
Our Ref: 220269

General Manager
Richmond Valley Shire Council

Attention: e-Planning Officers

Delivered via NSW Planning Portal

Dear Sir and Madam,

**Re: PAN-424117 – Proposed Shop Top Housing, 17 McDonald Place, Evans Head
Adequacy Review Information**

We refer to Council's Adequacy Review communications dated 4 April 2024. The requested information has been addressed as follows:

Request: *The submitted plan set is Revision A dated 12.03.24 while the letter of support from Club Evans Head refers to plans Rev C date 26.07.23. Provide plans that are consistent.*

Project Response: Attachment 15 has been updated to incorporate the current plan set and re-signed by the Woodburn Evans Head RSL Club Ltd.

Request: *Title sheet imagery needs to remove the outdoor dining from Elm Street as this is not proposed.*

Project Response: The Title Sheet imagery has been adjusted accordingly.

Request: *Landscape plans indicate plantings to boundary wall openings on the ground floor however architectural plans indicate this wall as a double brick wall. Confirm and update plans/landscape report as required.*

Project Response: Attachment 8 has been updated to ensure consistency with the Architectural Plan Set.

Request: Confirm if the application is seeking consent for Strata Subdivision. If yes, amendments to application and development description are required reflecting this

Project Response: As indicated in Section 3.8 of the Statement of Environmental Effects, the application includes Strata title subdivision. No objection is raised to Council updating the relevant fields in the Planning Portal in this regard.

Request: *The Department of Planning have released a new Guide to Varying Development Standards November 2023 including a Written request template at Appendix B. Please provide an amended request consistent with the Guide*

Project Response: Attachment 19 has been updated to incorporate the information required by the new Guide to Varying Development Standards November 2023.

Request: *As the property owner is a Company, supporting documentation is required authorising the owners signature. This may be in the form of an ASIC statement or some letter with company seal.*

Project Response: An ASIX Company Extract has been uploaded to the Planning Portal. Our clients request that this be kept CONFIDENTIAL and not be made available as part of the public exhibition documentation.

Request: *NatHERS certification is required for proposed development.*

Project Response: The required information has been uploaded to the Planning Portal as part of Attachment 17.

In addition to these matters, an updated version of the Statement of Environmental Effects (Rev 1) has been uploaded which provides further clarification with respect to the above matters (where relevant).

We trust that the uploaded information is satisfactory to Council and look forward to an Invoice now being issued for the Development Application fees.

Should you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

NEWTON DENNY CHAPELLE



KARINA VIKSTROM
Town Planner. BTP.