



22 May 2024

Planning Dept
Richmond Vale Council
Locked Bag 10
Casino NSW 2470

REF: PAN-428768

Re: Request for Information dated 22 May 2024

Thank you for your correspondence, please refer information as requested.

1. Conflicts of Interest Management Statement.

This will up uploaded to the portal along with this letter.

2. Request to Amend Condition 9. *Matters relating to Noise - response provided only mentions noise from plant and doesn't consider car doors banging and people talking in Richmond Street at 7am on a Sunday and Public Holidays.*

We understand and appreciate Council's concerns in relation to this. The impact from opening/closing doors and people talking outside the facilitate during the extended opening hours is considered low and compatible to existing noise from traffic and use of the adjacent petrol service station.

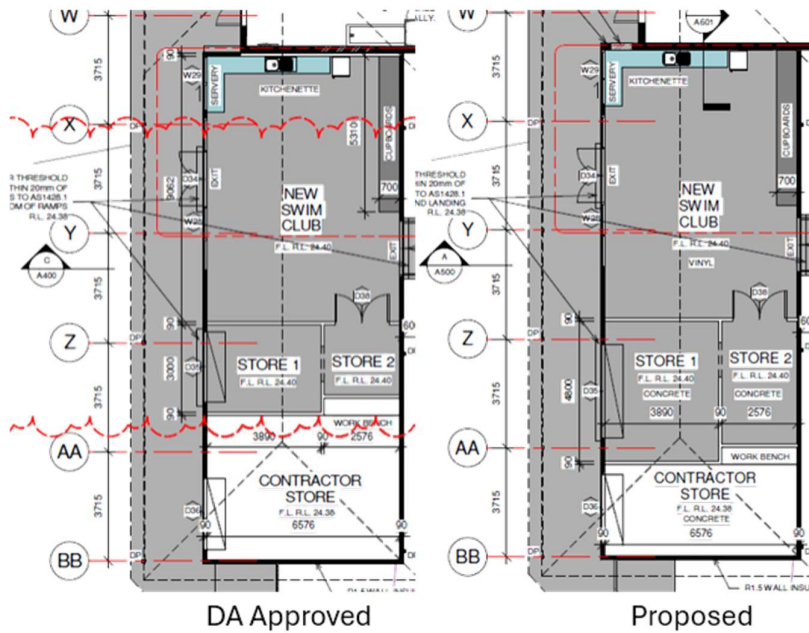
We note that Centre Street forms a section of the Bruxner Highway, a thoroughfare for road freight both north and south bound during day, evening, and night.

3. Request to Amend Condition 40. *Matters relating to Traffic – A Traffic Management Plan is required to be submitted as this application will need to be referred to TfNSW for consideration. The TMP doesn't need to be a final version, however it does need to provide some guidance as to how the site and traffic (both vehicle and pedestrian) will be anticipated to be managed.*

A TMP is currently being prepared and will be provided upon receipt accordingly.

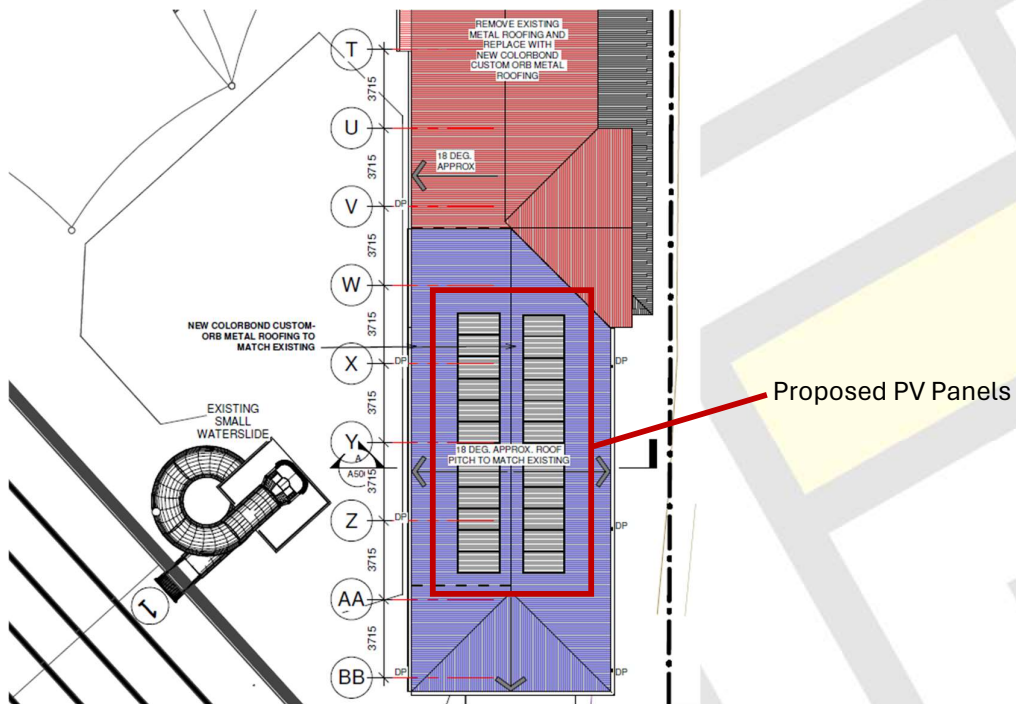
4. Building Changes. *Please provide more details for the required changes to the internal building configuration.*

The proposal under this Section 4.55 application is to make the following changes to the internal configuration; increase the size of Store 1 and Store 2 by moving the wall that separates these and the Contractors Store south 1,800mm. Please refer below.



5. Photovoltaic Roof Panels. Please provide details regarding the Photovoltaic Roof Panels

It is proposed that photovoltaic solar panels are to be installed on the roof over the new Swim Club and Stores 1 & 2. The system shown on the roof plan shown below is a 6.6kW system comprised of 24 panels.



In Summary

We appreciate the opportunity to provide this supporting information. Should there be any further information required in order to support this request please do not hesitate to contact us.

Yours sincerely



Stephen Johansson,

QLD Nominated Architect – No 5209

NSW Nominated Architect Reg No 7168