

11th March 2021

Our reference: 1548.3583

The General Manager
Byron Shire Council
PO Box 219
MULLUMBIMBY NSW 2482

Dear Sir

RE: Eco-Tourism Mixed Use Development Application PAN-67902

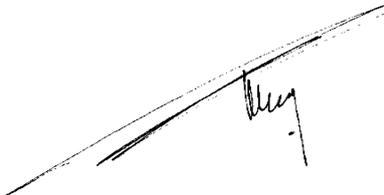
We refer to your Request for Further Information (RFI) on the 8th March 2021. In relation to the two matters that you have raised, we advise as follows:

1. Please find attached a replacement Architectural Plan Set. As noted on the first page – Sheet DA 11 is an updated plan, and Sheets DA 19 + DA 20 are the new drawings addressing your RFI. At DA 19 + DA 20 each of the building heights calculated is at the corner highest point from ground level. Sheet DA 11 has had added to it the dimension of the cut proposed (in red font). In regards to excavation/fill we advise that Cabin C1 – has cut for a Plunge Pool and Cabins B1-B4 – also have minor cuts for plunge pools.
2. The drainage swales depicted as blue lines in the HydroLine Spatial Data by NSW Water in the northern part of the site and near to the bridge adjacent to proposed cabins A1/A2 do not exhibit “bed and banks”. Given the lack of bed and banks, we do not think that these qualify as a “river” or “waterfront land” under the *Water Management Act 2000* (Water Act). For that reason, we have not “ticked the box” for Integrated Development referral under the Water Act. That said, if Council is in any way concerned or wishes to be particularly cautious in relation to this aspect, we have no issue with the matter being referred as an Integrated Development.

Should you require any additional information or wish to clarify any matter raised by this RFI response, please feel free to contact me at any time.

Yours faithfully,

PLANNERS NORTH



Stephen Connelly RPIA (Fellow)

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Encl. Updated Plan Set