

**From:** [Anthony Tavella](#)  
**To:** [Jon Stone](#)  
**Subject:** FW: Webform submission from: Draft Master Plan for the Iron Gates Residential Release at Evans Head  
**Date:** Wednesday, 27 November 2019 8:47:59 AM

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**From:** noreply@feedback.planningportal.nsw.gov.au  
<noreply@feedback.planningportal.nsw.gov.au>  
**Sent:** Tuesday, 26 November 2019 5:10 PM  
**To:** DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>  
**Subject:** Webform submission from: Draft Master Plan for the Iron Gates Residential Release at Evans Head

Submitted on Tue, 26/11/2019 - 16:51  
Submitted by: Anonymous  
Submitted values are:  
Submission Type: I am making a personal submission  
First Name: Ian  
Last Name: Rankin  
Name Withheld: No  
Email: [REDACTED]  
Suburb/Town & Postcode: Evans Head 2473  
Submission file:  
[0221a.1jm-sps-town-planning-assessment-18-11-19.pdf](#)

Submission: The Director, Northern Region, Planning and Assessments, Department of Planning, Industry and Environment. Please find attached a review of DA 2015/0096 prepared for me by State Planning Services (SPS). The assessment identifies numerous deficiencies in the submissions made by Goldcoral Pty Ltd's to address relevant matters under section 79C of the Environmental Planning and Assessment Act 1979. If you would like me to prepare a table of linkages describing the relevant sections of the Act that are criteria under SEPP no. 71, please notify me as soon as possible so I can prepare a translation paper prior to 6 December 2019. I have confidence that as experienced town planners you will be able to interpret the provisions of the Act as described in this document to the relevant provisions of concern for consideration of a Master Plan. I will prepare an assessment of my personal objections against the acceptance of this Master Plan and forward it under separate cover. SPS found that: "Having regard to the relevant matters for consideration under section s.79C of the EPA Act, DA2015/0096 should be refused for the following reasons: DA2015/0096 as amended and lodged with Council should be refused by NRPP for the reasons outlined below: 1) Unsatisfactory having regard to s.79C(1)(a)(i) of the EPA Act, in particular clause 2.3(2) of RVLEP as the proposal is inconsistent with both clause 6.3 with respect to earthworks and the R1 General Residential zone objectives under RVLEP. 2) Unsatisfactory having regard to s.79C(1)(a)(iii) of the EPA Act due to the inconsistency with the desired future character of the locality and non-compliance with the prescribed 15m minimum frontage control in RVDCP. 3) Unsatisfactory having regard to s.79C(1)(a)(iv) of the EPA Act given that inadequate, incomplete and inconsistent information has been provided with the proposal pursuant to clause 50 and schedule 1 of the EPA Regulation. 4) Unsatisfactory having

regard to s.79C(1)(a)(v) of the EPA Act, in particular as ill-considered site constraints preclude appropriate endorsement of the belated site Master Plan pursuant to SEPP 71. 5) Unsatisfactory having regard to s.79C(1)(b) of the EPA Act due to the following significant adverse environmental impacts on the built environment, natural environment and social and economic impact. 6) Unsatisfactory having regard to s.79C(1)(c) of the EPA Act as the site is unsuitable for the development. 7) Unsatisfactory having regard to s.79C(1)(d) of the EPA Act due to the significant public objection to the proposal that cannot be overcome with a series of minor design tweaks or modifications 8) Unsatisfactory having regard to s.79C(1)(e) of the EPA Act as approval of the proposal is not in the public interest" (Page 25 of the attached report) I hope you will accept this submission and consider all points raised as negative feedback on the Draft Master Plan for the Iron Gates Residential Release at Evans Head, Richmond Valley Council. Yours faithfully, Ian Rankin Evans Head NSW 2473

URL: <https://pp.planningportal.nsw.gov.au/draftplans/exhibition/iron-gates>