

10 February 2022
Ref: 90/2021_ass

General Manager
Richmond Valley Council
Locked bag 10
Casino NSW 2470

Dear Sir

**RE: Preliminary Acid Sulfate Soil Assessment Revised Planning Proposal
43 Lot Rural Residential Subdivision Lots 831, 832 and 833, DP 847683
Reardons Lane Swan Bay**

Tim Fitzroy & Associates (TFA) were initially engaged by NJ & KA Newman in 2013 to undertake a preliminary site investigation under State Planning Policy No.55 and an investigation into the presence of Acid Sulfate Soils (ASS) at Lots 831, 832 and 833, DP 847683 Reardons Lane Swan Bay. In 2021 TFA were engaged by Envirosafe Products Property Pty Ltd to review and update the ASS investigation to support a revised Planning Proposal to be submitted to Richmond Valley Council (RVC) for the establishment of a 43 Lot Rural Residential Subdivision at the subject site.

The subject site is approximately 131 hectares. The bulk of the land is under sugar cane cultivation. A series of cane drains and road crisscross the site. Site improvements include two free standing dwellings, a shed and a large dam. A total of 43 large residential allotments are proposed ranging in size from 0.750ha to 1.498 ha.

The revised development footprint has been reduced to elevated portions of the subject site such that the proposed works will not disturb acid sulfate soils (see **Attachment A** ASS Risk Map and Conceptual Site Plan). As a consequence, ASS has not been identified as an impediment to the Planning Proposal to be submitted to Richmond Valley Council (RVC) for the establishment of a 43 Lot Rural Residential Subdivision at the subject site.

Kind regards,

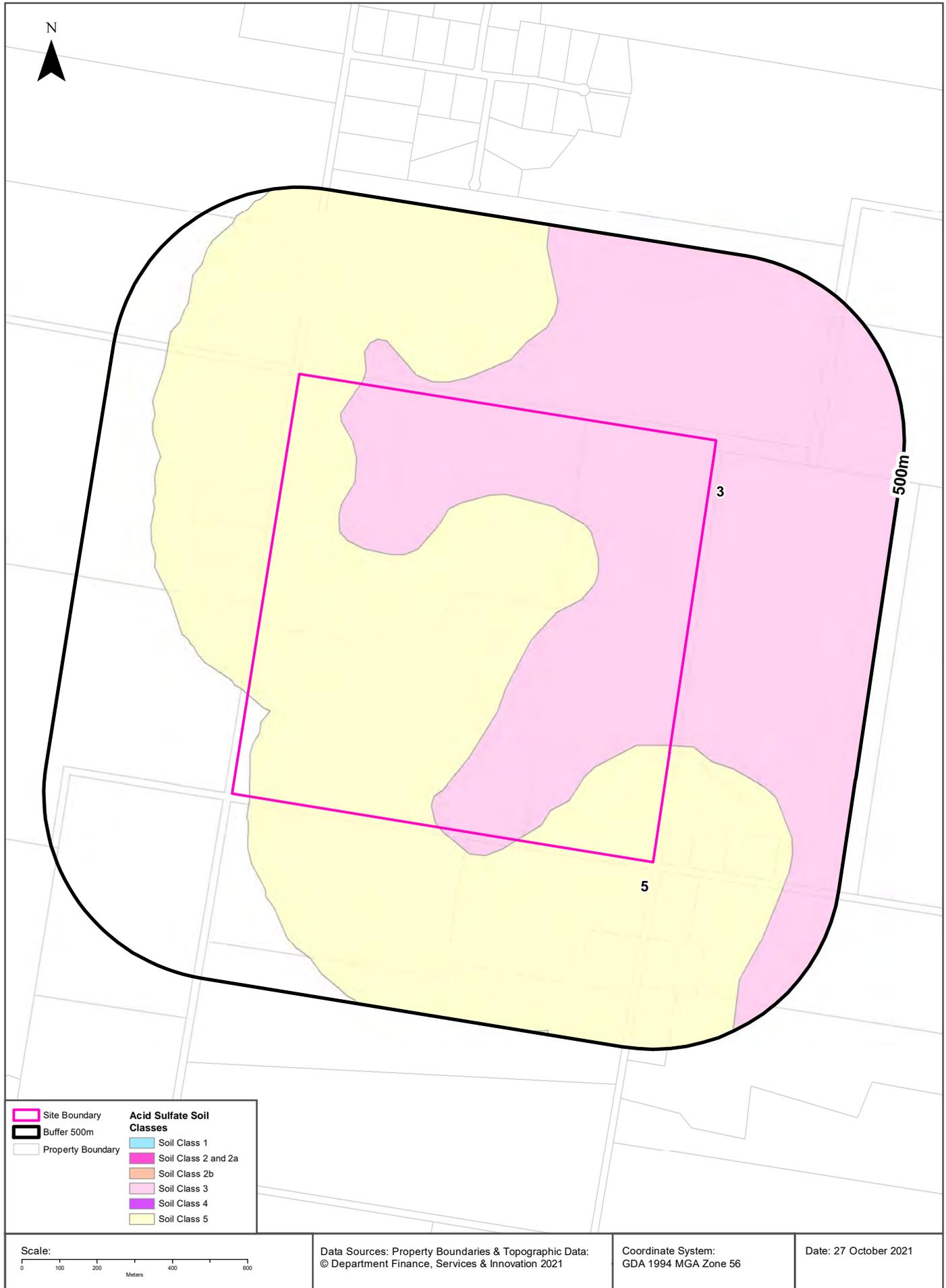


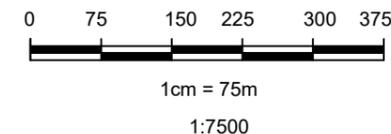
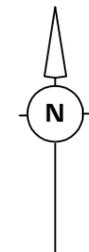
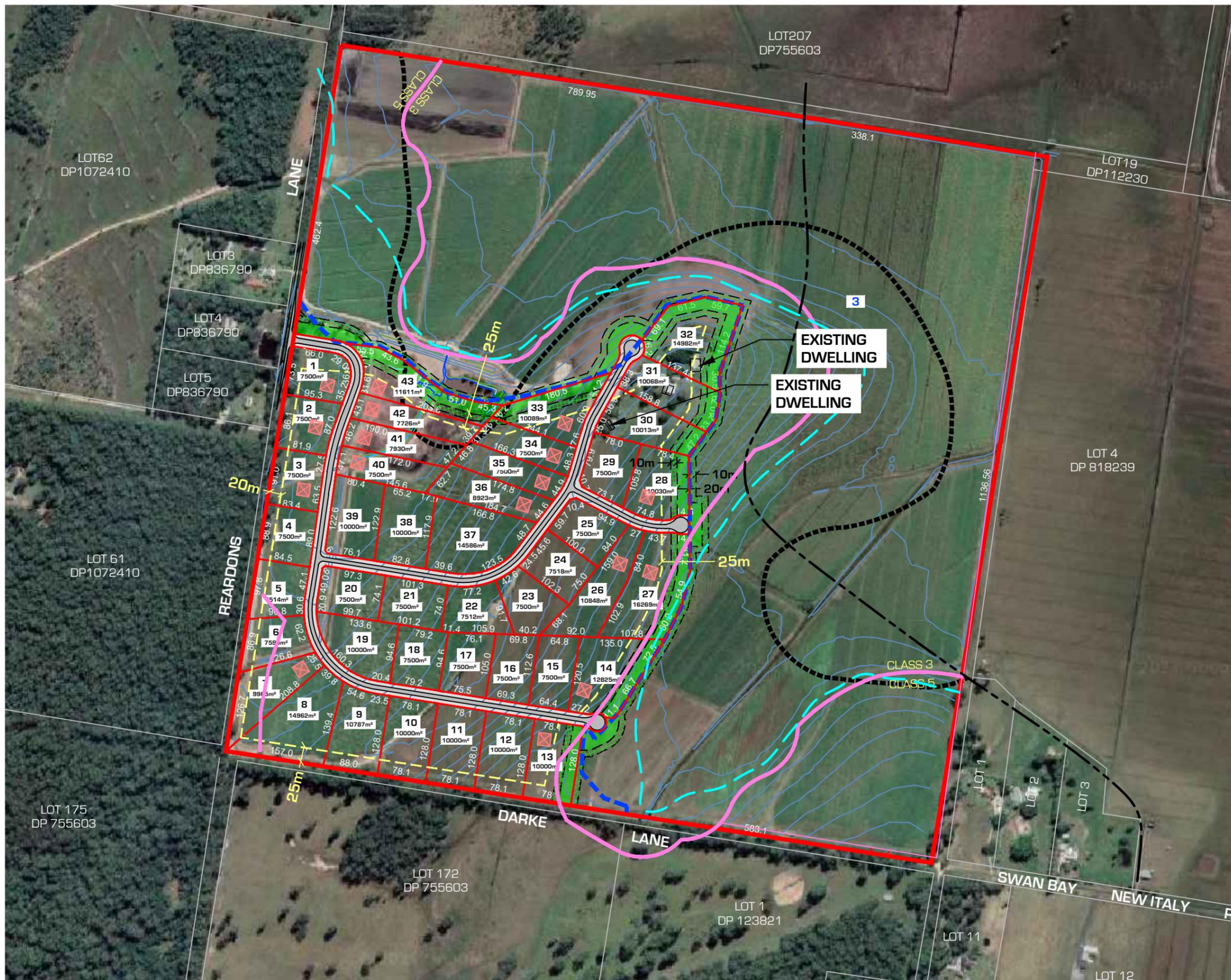
Tim Fitzroy
Environmental Health Scientist
Environmental Auditor

Appendix A ASS Risk Map & Conceptual Site Plan

Acid Sulfate Soils

395 Reardons Lane, Swan Bay, NSW 2324





LEGEND

- SITE BOUNDARY
- - - EXISTING BOUNDARY
- - - PROPOSED LOT BOUNDARIES
- - - RURAL RESIDENTIAL STRATEGY LINE
- CONTOURS
- REGIONALLY SIGNIFICANT FARMLAND SOURCE:
Northern Rivers Farmland Protection Project Final Map 2005 (Section 117(2) Direction)
- - - APPROX. RL 5.4m AHD (1 IN 100 YEAR FLOOD LINE)
- 3 PRIME AGRICULTURAL LAND - CLASS 3
- 40m VEGETATION BUFFER
 20m PLANTED &
 10m SEPARATION BUFFER EITHER SIDE
- ACID SULPHATE SOIL CLASS LINE
- APZ BUFFER
- X INDICATIVE DWELLING ENVELOPE 20m X 20m

NOTE:
This preliminary layout has been completed in accordance with the instructions provided by Noel Newman. In this respect preliminary desktop data has been used to form this layout. The final layout is subject to the completion of a detailed survey & engineering plans. Accordingly, the conclusions reached within this report may be modified by the author upon the completion of the final design plans & site inspection. Newton Denny Chapelle accepts no responsibility for any loss or damage suffered, however so arising, to any person or corporation who may use or rely on this report.

REV	DATE	AMENDMENT
F	29.07.21	LOTS 14, 27 & 28 BOUNDARY AND ROAD
G	19.08.21	LOTS 43 AREA CORRECTED
H	01.11.21	VEGETATION BUFFER ADDED
I	24.01.22	ACID SULPHATE SOIL CLASS LINE ADDED
J	07.02.22	RURAL RES. LINE ADDED

SOURCE PLAN: N/A

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PLAN 4 - CONCEPTUAL SUBDIVISION PLAN

CLIENT: N. NEWMAN REV J

LOCATION: LOT 831, 832, 833 DP 847683
 REARDONS LANE
 SWAN BAY NSW

DATE: 08.02.2022 REF: 14/227
 SCALE: 1 : 7500 @ A3 DRAWN: CD

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