

Ref: SUB24/33089
7 March 2024

Mr Warwick Winn
The General Manager
Eurobodalla Shire Council
PO Box 99
MORUYA NSW 2537

Re: Re-notification of proposed residential development

Dear Warwick,

This letter is to re-notify Council of a proposal by Homes NSW to carry out a residential development, and invite Council's written comments on the development proposal:

Property: 10 Lagoon Street and 75-77 Murray Street, Moruya NSW 2537
Lot 12 – DP 552854 and Lot 1 & 2 – DP 501837

Proposal: Construction of a multi-dwelling housing and dual occupancy development containing 6 x 1-bedroom; 10 x 2-bedroom and 2 x 3-bedroom dwellings, with associated landscaping and fencing, surface parking for 20 cars and consolidation into 2 lots.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. Homes NSW is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The proposal is being renotified following a number of changes to the proposal, including:

- a reduction in the number of dwellings in the development, from 20 to 18
- a reduction in the number of car parking spaces in the development, from 22 to 20
- a partial reduction in the width of the access driveway
- the retention of a high significance tree.

The following plans and documents are available to view through a Dropbox link via this link <https://www.dropbox.com/scl/fo/qp21fy9x852ym9t45dqg4/h?rlkey=dwn6r2tlgl75g9magg686q6q5h&dl=0> for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- Demolition plan
- Block analysis plan
- Landscape plan
- Stormwater plan
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report
- Waste Management Plan

Please email Council's comments to Howard Taylor, Senior Planner, Homes NSW at Howard.Taylor1@homes.nsw.gov.au by 4 April 2024.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 (voicemail) or by email at CommunityEngagement@homes.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch
Community Engagement Manager
Homes NSW

Our Reference: A0036/24

12 April 2024

Homes NSW
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Howard

NSW Land and Housing Corporation
Multi-dwelling housing proposal, at
10 Lagoon Street and 75-77 Murray Street, Moruya NSW 2537

Thank you for providing the above development proposal for Council's review.

In addition to previous advice provided on 15 June 2021 and 6 September 2022 the following comments are made:

Community Consultation

- It is fundamental that the above proposal has extensive community engagement as a priority which aligns with Council's undertaking when dealing with development applications as set out in the [Community Engagement Strategy](#). Council stipulates the proposal in the nominated area of Moruya will be a considerable impact on the neighbouring properties.

Infrastructure

- Advice previously provided in regard to infrastructure remains. It is noted the development will need to extend Council's stormwater network from the corner of Murray/Lagoon Street.

Carparking

- Plans indicate insufficient manoeuvrability for vehicles when entering and exiting car parking spaces. No swept paths have been shown on the plan set.
- Carparking numbers for each unit appears inadequate for the number of units proposed. Council's Parking and Access Code requires 2 spaces per dwelling.
- Council is concerned over the likelihood of cars spilling onto the road network.

Development Controls

- Council's development control plan requires Private Open Space for dwellings to be located behind the building. It is noted most units nominate private recreation in the front aspect.
- No elevations have been provided for units 5-7 and 8-10. East and West orientations have only been provided.
- It is noted Council's development control plan requires proposals with 4 units or more to achieve 25% of units to be adaptable and comply with Australian Standard AS4299 – *Adaptable Housing*.

Waste Management

- Waste enclosure/storage area proposed on site appear to be inadequate in size. Proposal will need to ensure that all bins are adequately stored, and path of travel considered.
- Should the development opt for Council's kerbside collection, it is noted that the verge on Murray Street may not be adequate for the number of units. As advised previously, sizing of bins with bin sharing can be considered.
- Alternatively, private collection on site is an option, and servicing trucks must be considered with vehicle manoeuvrability.

Tree Protection

- It is noted the proposal is encroaching a Tree Protection Zone. Assessment will need to be in accordance with Australian Standard AS4970-2009 – *Protection of trees on development sites*.

For further enquiries, please contact Council's Acting, Divisional Manager Development Services, Mark Brain on 4474 1231 or via email council@esc.nsw.gov.au.

Yours sincerely



Mark Brain

Acting, Divisional Manager Development Services

Howard Taylor

From: Lindsey Stewart <Lindsey.Stewart@esc.nsw.gov.au>
Sent: Thursday, 16 May 2024 2:05 PM
To: Howard Taylor
Cc: Mark Brain; Alister Robertson
Subject: CM: OUT_A0081/21_Murray St 75-77 & Lagoon St 10 Moruya
Attachments: Services Near Murray - Lagoon Intersection.pdf; Services Diagram.pdf; Sewer Detail MO03_U03 - UDE.pdf

Importance: High

This Message Is From an External Sender

This message came from outside your organization.

Hi Howard,

Thank you for sharing the revised sets of plans and reports. I previously provided some comments to guide the detailed design for this development.

We have not completed a detailed assessment of this development for compliance purposes (refer previous responses). Instead I have focussed on the works within Council's road reserve, for which you will need to submit a Section 138 application and Section 68 application to Council via the planning portal.

For those applications, please provide amended plans addressing the following matters:

Stormwater Works in Murray Street:

- Have the existing services (water, sewer, telcos, etc), been located on site by potholing? This will be required. Refer attached screenshot. It appears the location proposed for stormwater will likely clash with water services and possibly be too close to sewer.
- The proposal includes "CONCRETE ENCASED Ø375mm RCP CLASS 4". I'm unclear why you would propose to concrete encase a reinforced concrete pipe. Perhaps the intention was to concrete encase the sewer main? Concrete encasement of proposed stormwater is not supported. And sewer concrete encasement must adhere to our [Build in the Vicinity of Sewer Mains Code](#). Preference would be to demonstrate adequate clearances have been achieved (WSA), and therefore no encasement would be required. But you need accurate services location to demonstrate.
- Show all service crossings on the stormwater long sections accurately (services located on site).

Sewer

- Provide detailed design plans for sewerage including extension of the existing main on Lagoon Street by approximately 18m. Terminate with a new Manhole and stub with end cap for future extension.
- Designs prepared by a suitably qualified structural engineer for special footing adjacent to Council's sewer main. The design is to be consistent with Council's [Build in the Vicinity of Sewer Mains Code](#) (particularly Figure 1 below). Attached is a sewer diagram and the relevant manhole levels for the required engineer's footing design, adjacent to Council's sewer line.

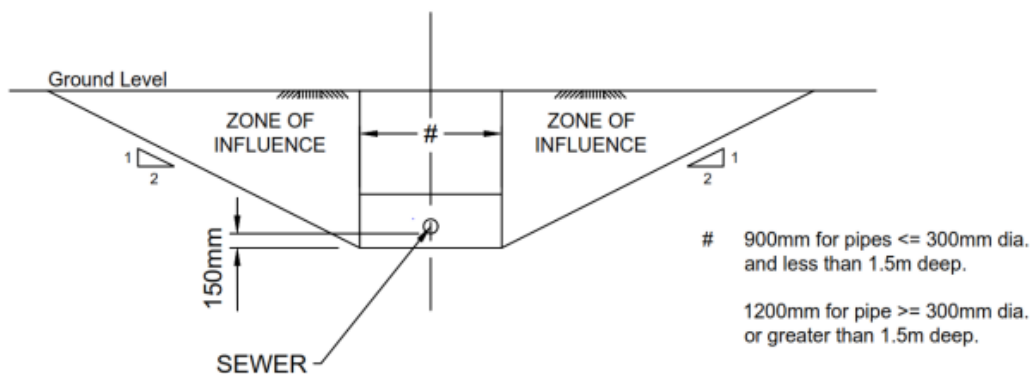


Figure 1: Zone of Influence

Water

- There is an existing 100mm main running along Lagoon Street, this is available for water connection.
- There are existing water meters to Lot 75 & 77 off a 50mm main on Murray Street. Connection to this main would not be available for this higher density development, and upgrade of the main would be required at the developer's expense if a connection in Murray Street is required.
- Submission to Council of certification and a layout plan for the service by a suitably qualified hydraulic engineer/consultant on the recommended water meter size required for the development in accordance with AS 3500.1:2003 National Plumbing and Drainage Code and AS2441-2005 Installation of Fire Hose reels.

Note: All fire hose reels must be supplied through the metered supply.

Council will provide a quote to construct the water service complete with meter with prepayment required before works being scheduled. The meter is to be located so as to be accessible to Council's Water Meter Reader at all times. Any work required to Council's infrastructure to extend the main or allow installation of the meter other than a standard meter connection, is to be undertaken at full cost to the applicant.

Note: A backflow prevention device is to be installed and certified by a private plumber in accordance with Council's Backflow Prevention policy.

A standard meter connection is where the water main is located on the same side of the street as the property, the meter is to be located approximately 2.4 metres from the water main to just inside the property boundary and laid in a non-hard surface area (grassed). Please contact Council's Water and Sewerage Project Engineer on 44741342 to arrange the quote and prepayment will be required to be receipted at Council Administration Centre at Vulcan Street Moruya, the Batemans Bay or Narooma depot.

Driveways

- Detailed design plans showing details of the access driveway(s) construction addressing the following:
 - (a) The location of the driveway within the site and extending to the existing road;
 - (b) A long section showing existing and final levels along the centre line of the driveway from the road centre line to the back of the vehicle standing area, with final levels providing grades conforming to Council's Infrastructure Design Standards or to AS/NZS 2890.1:2004 ;
 - (c) Any design not compliant with Council's Infrastructure Design Standard is to be certified by the designer for compliance with AS/NZS 2890.1:2004;
 - (d) Method of containing all fill and excavation associated with the driveway within the lot;
 - (e) The extent of earthworks within the footpath area adjacent to the driveway to provide a maximum slope of 1 in 8 (12.5%);
 - (f) The location of all services in plan and elevation and any alterations required to conform to the standards of the service provider;
 - (g) The method of controlling water flows to address safety, short and long term erosion to industry standards;
 - (h) Pavement designs;
 - (i) The driveway is to be generally 3.0m wide (Lagoon St), and up to 6.0m wide (Murray St) across the verge. In the direction of travel toward the road, at a point 1.0m from the road formation, the driveway can flare for the provision of a vehicle crossing from 3.0m/6.0m to a width of 4.5m/7.5m where it adjoins the gutter invert or edge of bitumen. Where upright kerb and gutter

exists the vehicle crossing is to comply with Council's Infrastructure Design Standard, standard drawing 4400-A 001-b-1;

Section 138 Other:

- Details of any other demolition / patching of neighbouring driveways, kerbs or pavement / other verge works
- Delete concrete pathway sections withing the road reserve of Lagoon Street either side of the driveway. There is no existing connecting footpath as insinuated by the plans.
- Public Liability Insurances 20M
- Traffic Control Plans prepared by a suitably qualified consultant, certified by the Roads and Maritime Service (RMS), in work site traffic control plan preparation. Show control of vehicle and pedestrian traffic, location of plant and equipment temporary fencing, etc

Kind regards,

Lindsey Stewart

Senior Development Engineer

T 02 4474 1261 | f 02 4474 1234

Please note: I am currently working Wednesdays and Thursdays. If your matter is urgent, please contact the Development helpdesk (development@esc.nsw.gov.au).

Please ensure all correspondence that requires actioning is addressed to council@esc.nsw.gov.au, detailing the application number and addressed to the appropriate officer, to ensure proper record keeping and a timely response is provided.

From: Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>

Sent: Friday, May 3, 2024 2:21 PM

To: Mark Brain <Mark.Brain@esc.nsw.gov.au>

Cc: Craig Smith <Craig.Smith2@homes.nsw.gov.au>; Ian Scutts <lanS@nasrgroup.com.au>; Steven Agostini <Steven.Agostini@homes.nsw.gov.au>; Marilyn Moreno <Marilyn.Moreno@homes.nsw.gov.au>; Carolyn Howell <Carolyn.Howell@homes.nsw.gov.au>

Subject: BGXDL_Murray St 75-77 & Lagoon St 10 Moruya ...

This email DID NOT come from a council email address.

Good afternoon Mark,

As requested, here is a new link to the Part 5 documents:

<https://www.dropbox.com/scl/fo/qp21fy9x852ym9t45dgg4/h?rlkey=dwn6r2tltgl75g9megg686q6q5h&st=bw5ejyk2&dl=0>

Thanks again for your assistance with this matter.

Regards,

Howard Taylor

Senior Planner, Planning & Assessment

Portfolio Strategy & Origination

Housing Portfolio

Homes NSW

M 0409 755 708 **E** howard.taylor1@homes.nsw.gov.au

www.nsw.gov.au/homes-nsw



I acknowledge the traditional custodians of the land and pay respects to Elders past and present.
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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vulcan street moruya nsw 2537 | po box 99 moruya nsw 2537
www.esc.nsw.gov.au

Eurobodalla Shire Council acknowledges the traditional custodians of the land on which we work.

Please consider the environment before printing this email

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Our Reference: A011/23

6 September 2022

RECEIVED LAHC

16 SEP 2022

REGIONAL ASSETS

Mr Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation
Locked Bag 5022
PARRAMATTA NSW 2124

howard.taylor@facs.nsw.gov.au

Dear Sir

NSW Land and Housing Corporation
Multi-residential housing proposal
10 Lagoon Street and 75-77 Murray Street, Moruya NSW 2537

Thank you for providing the above development proposal for Council's review.

Council requests you ensure that the notification process not only includes occupiers of nearby properties, but also includes the land owners, which in this case is particularly important as a number of nearby land owners are not occupiers.

In addition, the process of notification should also include exhibition in local media outlets which aligns with the due process that Council undertakes when dealing with development applications on its own land as set out in its Community Engagement Framework & Participation Plan.

Council reiterates our preliminary advice below sent to Liam Kleyn at Lindsay Dynan on 15 June 2021.

Stormwater

- Confirming reduce post development flows to pre-development levels, and do not concentrate flows onto neighbouring lots.
- Also perform a basic catchment analysis to check the design capacity of the downstream network is not exceeded.
- Two points of discharge is ok given the site falls in two directions. Can more of the site (eg south of Units 10 – 12, and some roof water from that building) be directed to the street drainage on Lagoon Street instead of Murray Street to minimise potential kerb outlets? Split OSD into two if achievable.

- Connection to council's street drainage system is the preferred option instead of kerb adaptors. Piped connection would be expected for a development of this scale. There are constraints associated with existing sewer and water. Potholing of the water main and cross sections demonstrating minimum achievable vertical separation should be investigated.
- A Music Model is required to demonstrate the development meets council targets as per Section 11.3 (IDS).
- Provide a minimum clearance of 1m from OSD footprint to the boundary.

Sewer

- Connect to Manhole outside Lot 75 on Murray St. Existing stub available.
- On Lagoon Street, extension of the existing main by approximately 18m will be required. Terminate with a new Manhole and stub for future extension.
- The sewer servicing arrangements will be dependent on whether the proposal includes subdivision or potential future subdivision. Please consult with council to determine any specific requirements.
- 3m wide easements are required over any sewer main extension required on private land to service the development.

Water

- The water metering arrangements will be dependent on whether the proposal includes subdivision. Please consult with Council to determine whether individual water connections will be required, or whether each unit may need to be separately metered by private meters.
- An existing 100mm main running along Lagoon Street is available for water connection.
- There are existing water meters to Lot 75 & 77 off a 50mm main on Murray Street. Connection to this main would not be available for this higher density development, and upgrade of the main would be required at the developer's expense if a connection in Murray Street is required.

Traffic

- Maintaining amenity for the neighbouring dwelling at number 73 Murray Street should be considered when designing the driveway access from Murray Street.

Pathways

- A relatively new Footpath exists on the opposite side of Murray Street. Footpath along the frontage is not required.
- Footpath connections from each unit to the footpath in the verge are not supported by Council.
- If a footpath is desired, a private path may be incorporated internal to the lot boundary.

Waste Management

- Provide a waste enclosure / storage area on site – refer *ESC Site Waste Minimisation and Management Code*.
- Sizing: Standard 80L red bin per dwelling or shared 240L red bins of same total quantity, plus 240L recycle bin per dwelling and 240L green bin per dwelling.
- For Council collection, bins would need to be taken to the verge, however it must be demonstrated on a drawing that the bins will fit on the verge (with 40cm gap between bins). It appears this may not be achievable for the number of units proposed.
- Else private collection on site – provide swept paths to demonstrate for private waste collection contractor.
- Accessible path of travel for moving bins from the storage area to the collection point.

Retaining Walls

- We note that large retaining walls are proposed.
- All retaining walls (including backfill) must be fully contained within the lot boundaries.

For any further enquiries, please contact Council's Development Advisory Coordinator, Mark Brain on 4474 7444 or via email council@esc.nsw.gov.au.

Yours sincerely



Mark Brain
Development Advisory Coordinator

Ref: SUB24/33089
7 March 2024

«First_Name»
«Company»
«Address_Line_1»
«Address»

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



Re: Proposed housing development

Dear «First_Name»

I am writing to you from Homes NSW to update you about our plans to redevelop the vacant site at 75-77 Murray Street and 10 Lagoon Street Moruya and seek further feedback on our detailed design.

What we are proposing

We are proposing to redevelop the vacant site with a new 2-storey multi-dwelling housing and dual occupancy development which will include:

- 18 homes in total — 6 x 1-bedroom units, 10 x 2-bedroom units and 2 x 3-bedroom units
- The consolidation of 3 lots into 2 lots
- 20 on-site car parking spaces
- New landscaping and fencing across both sites.

What we have done so far

In February 2023 we invited the community to provide feedback about the proposal. The key themes raised during previous consultation included concerns of potential anti-social behaviour, traffic, perceived impacts to property values, loss of views and privacy. In response to the feedback, I can confirm:

- The vast majority of social housing tenants are good neighbours and law-abiding people, and increasingly being of senior age. The Department of Communities and Justice has established an Antisocial Behaviour Policy, to ensure tenants engaging in anti-social behaviour are held accountable. More information can be found at <https://www.facs.nsw.gov.au/housing/living/rights-responsibilities/antisocial-behaviour>

- A traffic and parking assessment has been completed and confirmed that the new development is not expected to have any significant impacts on the local street network or parking.
- The proposed development is expected to make a positive contribution to the local character of the area, with new, modern, fit for purpose dwellings, with landscaped gardens and on-site car parking. The modern design will complement the area, be a positive addition to the streetscape, and is not expected to have any impact on property values.
- A view analysis determined that the design of the development will not result in unreasonable loss of views.
- The design considered the placement of the driveway and screen planting along the boundaries to minimise visual and acoustic privacy impacts to the neighbouring properties.

What is happening now?

Following an independent assessment in March 2023, the plans were updated to:

- reduce the number of units in the development from 20 to 18
- retain a high significance tree
- partially reduce the width of the driveway
- reduce, by 2, the number of car parking spaces in the development

We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback into the designs.

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams.

How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: CommunityEngagement@homes.nsw.gov.au or phone: 1800 738 718 (voicemail).

All feedback should be received **by Thursday 4 April 2024** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch
Community Engagement Manager
Homes NSW

About Homes NSW

The NSW Government is determined to make NSW a place where everyone has access to safe and secure housing, and where experiences of homelessness are rare, brief and non-recurring.

At Homes NSW, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

Having access to safe housing assists people to pursue health, education and employment opportunities which helps to strengthen the communities where we all live.

Read more about our work:
www.nsw.gov.au/homes-nsw or use the QR code

