

Vaughan Macdonald
The General Manager
Richmond Valley
Locked Bag 10
CASINO NSW 2470

Re: Notice of proposed residential flat building

Dear Vaughan,

This letter is to notify Council of a proposal by Homes NSW to replace our existing properties at Light and Walker Streets with a new 2-storey residential flat building development. We invite Council's written comments on the development proposal:

Property: 34-36 Light Street & 42 Walker Street, CASINO NSW 2470
Lots C, D & E in DP 35927

Proposal: To replace the existing properties with a new 2-storey residential flat building development containing 14 dwellings, comprising of 6 x 1 bedroom and 8 x 2 bedroom units, parking for 11 vehicles, fencing across the site and landscaping.

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

The following plans and documents are available to view on the NSW Planning Portal via this link [PART 5 Package](#) for Council's review and comments:

- | | |
|------------------------------------|-------------------------------------|
| • Survey plan | • BASIX & NatHERS Certificate |
| • Site analysis plan | • Building Code of Australia Report |
| • Architectural plans | • Access Report |
| • Architectural Statement | • Arborist Report |
| • Notification Plan | • Geotechnical Report |
| • Landscape plan | • Traffic Report |
| • Stormwater plan | • Waste Management Plan |
| • Aircraft Noise Impact Assessment | • Planning Certificate |
| • Services Location Report | • Design Compliance Certificates |
| • Title Searches | • AHIMS check |

Please email Council's comments to Gavin Ho, Senior Planner, Homes NSW at gavin.ho@homes.nsw.gov.au by the **5 April 2024**.

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

Yours sincerely,

A handwritten signature in grey ink that reads "Lorna O'Shane".

Lorna O'Shane
Community Engagement Manager
Partnerships & Communications
Homes NSW

From: Melinda Budd <Melinda.Budd@richmondvalley.nsw.gov.au>
Sent: Friday, 12 April 2024 2:31 PM
To: Gavin Ho
Subject: 34-36 Light Street & 42 Walker Street, Casino - Richmond Valley Council Comments

Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Hi Gavin,

Thank you for the opportunity to provide out comments on the above proposal. Please let me know if you require further assistance.

Engineering Department

Notable requirements:

- Requires Section 138 approval for any works in the road reserve i.e. driveway, footpaths & stormwater works.
- Requires Section 68 applications for internal drainage & connection of private to public infrastructure (Building section) along with the capping, removal and reconstruction of water & sewer servicing (Water/Sewer section)
- Requires Section 45 electrical notification if any new electricity works are proposed in the road reserve.

Building Department

- Building will require a s68 plumbing permit

Planning Department

- Parking – there is only 9 carpark and 2 disabled spaces (11 total) shown on the plans when the RVC DCP requires one per dwelling (14) and visitor parking @1 per 4 dwellings (4) = 18 total + disabled parking. The proposed parking is to be retained as parking for the life of the development and to be kept free of obstructions.
- Site management plan is required showing all demolition and construction waste management procedures as the existing dwellings will have asbestos materials.

Health & Environment Department

- I have had a look at the buildings proposed for demolition, given the age of the buildings, it is likely that they have been painted in lead paint at some stage. The package does not include any type of contaminated land assessment. I would suggest the developers have the site assessed in accordance with the NSW EPA's Consultants reporting on contaminated land - Contaminated Land Guidelines

Kind regards

Melinda Budd
Development Concierge
Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

Ref: SUB23/225602
13 March 2024

CASINO NSW 2470

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



Re: Notice of proposed residential flat building

Dear The Residents

I am writing to you from Homes NSW to update you about our plans to redevelop the housing site at 34-36 Light Street and 42 Walker Street, Casino. We seek your feedback on our detailed design.

What we are proposing

We are proposing which will include:

- 14 homes in total — 6 x 1 bedroom units and 8 x 2 bedroom units
- 11 on-site car parking spaces
- landscaping and fencing across the site

What we have done so far

In August 2023 we invited the community to provide preliminary feedback about the proposal.

What is happening now?

We have recently completed a detailed design process for 34-36 Light Street and 42 Walker Street, CASINO. We invite your feedback, which our design and planning team will consider as part of the assessment of this project. Where possible we will incorporate your feedback in 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).

Please submit your feedback **by 5 April 2024** so we have enough time to consider it. You will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in grey ink that reads "Lorna O'Shane".

Lorna O'Shane
Community Engagement Manager
Partnerships & Communications
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



Ref: SUB23/225602
30 April 2024

CASINO NSW 2470

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



Re: Notice of proposed redevelopment at 34-36 Light Street and 42 Walker Street, Casino

Dear The Residents

I am writing to you from Homes NSW about our plans to redevelop the housing site at 34-36 Light Street and 42 Walker Street, Casino. We're seeking your feedback on our detailed design.

We have previously written to residents in March 2024 about this development. It has come to our attention that there was an error in this process and some residents did not receive a letter.

We are re-notifying about the development to make sure residents have the opportunity to provide feedback.

If you previously received a letter from us in March 2024 please note that the proposal has not changed.

What we are proposing

We are proposing to replace the existing single storey dwelling with a manor home which will include:

- 14 homes in total – 6 x 1 bedroom units and 8 x 2 bedroom units
- 11 on-site car parking spaces
- Landscaping and fencing works across the site

What we have done so far

In August 2023 we invited the community to provide preliminary feedback about the proposal.

We have completed a detailed design process for 34-36 Light Street and 42 Walker Street, Casino. We invite your feedback, which our design and planning team will consider as part of this project's assessment. Where possible, we will incorporate your feedback in 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 information, you can submit your feedback 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 Friday 24 May** so we have enough time to consider it. You will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,



Lorna O'Shane
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.

Homes NSW leads work to deliver more social and affordable housing, end the cycle of homelessness and deliver quality public housing to our 262,000 tenants across NSW. Access to safe housing assists people to pursue health, education and employment opportunities, which helps to strengthen the communities where we all live.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), NSW Aboriginal Housing Office (AHO) and key worker housing.



To find out more, scan the QR code or visit our website at **www.nsw.gov.au/homes-nsw**.