

Our ref: SUB23/233245

The Resident(s)  
## Eighteenth Avenue  
SAWTELL NSW 2452

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



17 October 2023

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**Subject: 40-46 Eighteenth Avenue Sawtell - Seniors Housing Development**

Dear The Resident(s)

I am writing from the NSW Land and Housing Corporation (LAHC) to tell you about our plans to redevelop the housing site at 40-46 Eighteenth Avenue, Sawtell and seek your feedback on our detailed design.

## What we are proposing

We are proposing to replace the existing aged properties with a new two-storey seniors' housing development which will include:

- 22 (units) homes in total - 10 one-bedroom units and 12 two-bedroom units
- 11 on-site car parking spaces
- landscaping and fencing across the site

## What is happening now?

We have recently completed a detailed design for the proposed seniors housing development at 40-46 Eighteenth Avenue, Sawtell. We now 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 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@dcj.nsw.gov.au** or phone: 1800 738 718.

## Department of Planning and Environment

All feedback should be received **by Friday 10 November 2023** 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  
Manager, Community Engagement  
NSW Land and Housing Corporation

### About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

At the NSW Land and Housing Corporation, 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.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>



## Department of Planning and Environment

Our ref: SUB23/235621

Natalia Cowley, CA  
General Manager  
City of Coffs Harbour  
Locked Bag 155  
COFFS HARBOUR NSW 2450

13 October 2023

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**Subject:** Notice of proposed seniors housing

Dear Ms Cowley

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a seniors housing development, and invite Council's written comments on the following development proposal:

**Property:** 40 - 46 Eighteenth Avenue, Sawtell NSW 2452  
Lot 26, 27, 28 & 29 in DP 240215

**Proposal:** Demolition of existing dwellings, tree removal (including 1 council street tree) and construction of a seniors housing development containing 22 dwellings, comprising 10 x 1-bedroom and 12 x 2-bedroom units, parking for 11 vehicles, associated site works, landscaping and consolidation into a single lot.

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

The following plans and documents are available to view via this Dropbox link

<https://www.dropbox.com/scl/fo/pwajx47ru1hpiqhig6jso/h?rlkey=xvd1wtkatuyjyjs8rlksg595s&dl=0>

for Council's review and comments:

- Survey plan
- Architectural plans
- Landscape plan
- Civil Plans
- Section 10.7 Certificates
- Design Compliance Certificate
- Certificates of Title
- Safety in Design
- Acoustic Report
- Council correspondence – street tree
- Flood Report
- Housing for Seniors Checklist
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report
- Waste Management Plan
- Notification Plans
- AHIMS
- Longitudinal Survey Assessment

Please email Council's comments to Frances Beasley, Senior Planner, LAHC at **[frances.beasley@facs.nsw.gov.au](mailto:frances.beasley@facs.nsw.gov.au)** by **Friday 10 November 2023**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at [CommunityEngagement@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au).

Yours sincerely,

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

Lynne Welch

**Manager, Community Engagement**  
**NSW Land and Housing Corporation**

**From:** [Matt Kelly](#)  
**To:** [Frances Beasley](#)  
**Subject:** Statutory Notification - NSW Land and Housing Corporation - 40-46 Eighteenth Ave , Sawtell - CHCC Feedback  
**Date:** Friday, 10 November 2023 3:12:55 PM  
**Attachments:** [image002.png](#)  
[image005.png](#)  
[cityofcoffsharbour\\_00b6bb49-21c0-4d3c-b2b5-843decbe29eb.png](#)

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Hi Howard,

Coffs Harbour City Council appreciates the opportunity to comment on the proposed seniors housing development at 40-46 Eighteenth Avenue, Sawtell.

We understand the proposal is considered 'development without consent' under the State Environmental Planning Policy (Housing) 2021 and the NSW Land and Housing Corporation is seeking the City's feedback.

A review of the application has been undertaken by the City's Planning staff, Development Engineer, Water Sensitive Design Officer and Flood Engineer. The following comments are provided for consideration:

**Planning**

- No concerns raised

**Development Engineer**

- We would request the footpath to be 1.5m wide.
- We would ask that the existing driveways be removed and the kerb reinstated.
- Without dimensions it is hard to determine if car parking is compliant with AS2890. But given that everything else looks good I would suspect it is.

**Water Sensitive Urban Design**

- A development of this size would trigger Council's WSUD Guidelines: <https://www.coffsharbour.nsw.gov.au/Building-and-planning/Planning-controls-and-guidelines/Water-sensitive-urban-design>
- I notice they have provided On-Site Detention in terms of water quantity, however for water quality purposes, if this was a DA we would require them to incorporate a design which achieves the objectives of the City's WSUD Guidelines (2018).

**Flood Engineer**

The development is partially within the 1 in 100 AEP flood extent and the flood planning area. Council has controls within its DCP in relation to flooding in section E4, of particular note to this development is E4.1 – general flooding and E4.7 – sensitive facilities which seniors housing is assessed against.

The proposal has included a flood impact assessment, which has provided some updates to councils existing flood study for Middle Creek. The flood impact assessment is consistent with the adopted flood study.

The land is located within the low hazard flood fringe. In regards to minimum finished floor levels the development proposes a floor level of 4.96mAHD, which provides over 500mm of freeboard to the 1 in 500 AEP flood level which adequately addresses the floor level requirement in E4.7 of the DCP. This floor level is also 500mm above the 1 in 100 AEP climate change level.

The impact assessment indicates that flood behaviour is not significantly impacted by the development and afflux levels are generally all contained within the development site. Where afflux is outside of the site, the increase is deemed insignificant.

The parking areas of the development are at around 5.05mAHD, which is around 100mm below the 1 in 20 AEP flood level. While we usually assess parking areas on merit, we usually recommend parking areas to be above the 1 in 20 AEP flood level. However as flood hazard is considered low, with depth around 100mm, the parking area is acceptable at this level, with low hazard also expected in the 1 in 100 AEP, meaning that the area is still likely to be trafficable by all vehicles.

The proposed emergency response strategy is deemed adequate, with evacuation off site recommended if possible, however in the event of an extreme flood event this may not be possible. As isolation would be less than 6 hours, shelter in place is available with a second floor available. The proposal recommends a detailed emergency response plan is to be prepared prior to occupation. It also recommends that a standalone generator be installed above PMF level to minimise secondary flood risks.

The development meets councils Development Control Plan objectives and requirements provided;

- The finished floor level of the ground floor of the building is to be a minimum of 5.96 mAHD. An accredited surveyor's certificate certifying such level is to be submitted to the Principal Certifying Authority.

- All new electrical infrastructure and equipment (wiring, power outlets, switches etc.) to the maximum extent possible must be located at a minimum of 6.15 mAHd or suitably waterproofed.
- A standalone generator is required to be installed above 6.15 mAHd
- A detailed flood emergency response plan (FERP) should be prepared in consultation with Council and SES including provisions for accessibility of shelter-in-place refuge, consideration of flood warning systems, serviceability requirements, roles and responsibilities and what actions are required before, during and after a flood prior to occupation.

Note: Unfortunately, Council's Waste Officer has been unable to review the proposal and provide comment at the time of writing this submission and we are anticipating to provide you with late correspondence next week.

If you would like to discuss any of the aforementioned comments please contact me via the following details.

Regards,



**Matt Kelly**

Development Assessment Officer | Development Assessment | City of Coffs Harbour

P: +61266484678

E: [matt.kelly@chcc.nsw.gov.au](mailto:matt.kelly@chcc.nsw.gov.au) W: [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)

City of Coffs Harbour would like to acknowledge the traditional custodians of the land, the Gumbaynggirr people, who have cared for this land since time immemorial. We pay our respects to their elders, past, present and emerging and commit ourselves to a future with reconciliation and renewal at its heart.

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**From:** CommunityEngagement <[communityengagement@dcj.nsw.gov.au](mailto:communityengagement@dcj.nsw.gov.au)>

**Sent:** Monday, October 16, 2023 6:02 PM

**To:** Luke Perry <[luke.perry@chcc.nsw.gov.au](mailto:luke.perry@chcc.nsw.gov.au)>; Coffs Council Email Account <[coffs.council@chcc.nsw.gov.au](mailto:coffs.council@chcc.nsw.gov.au)>

**Cc:** CommunityEngagement <[communityengagement@dcj.nsw.gov.au](mailto:communityengagement@dcj.nsw.gov.au)>

**Subject:** Statutory Notification - NSW Land and Housing Corporation - 40-46 Eighteenth Ave , Sawtell

Good Afternoon Luke,

The NSW Land and Housing Corporation are notifying Council that the **Statutory Notification** for 40-46 Eighteenth Ave, Sawtell has commenced and is inviting council to provide comments to the proposed development.

The plans and supporting documents are available to view on the following link for your review and comments.

<https://www.dropbox.com/scl/fo/pwajx47ru1hpiqhig6jso/h?rlkey=xvd1wtkatuyjycs8rlksg595s&dl=0>

Please email Council's comments to Howard Taylor - Planner, LAHC at [frances.beasley@facs.nsw.gov.au](mailto:frances.beasley@facs.nsw.gov.au) by the due date in the attached letter.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at [CommunityEngagement@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au)

Regards,

**Marilyn Moreno**

A/Senior Community Engagement Officer | Partnerships and Communications

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | M 0499 938 049 | E [CommunityEngagement@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au)

Locked Bag 5022 Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.*

*We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically*

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**From:** Elmarie Pareezer <[Elmarie.Pareezer@facs.nsw.gov.au](mailto:Elmarie.Pareezer@facs.nsw.gov.au)>

**From:** [Frances Beasley](#)  
**To:** [CommunityEngagement](#)  
**Cc:** [Marilyn Moreno](#)  
**Subject:** FW: Statutory Notification - NSW Land and Housing Corporation - 40-46 Eighteenth Ave , Sawtell - CHCC Feedback  
**Date:** Thursday, 8 February 2024 11:27:43 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

Hi Marilyn,

Can you please add the below email from council to the submissions register? It's comments from their waste management section.

Kind regards,

**Frances Beasley** *she/her*  
Senior Planner, Planning and Assessment  
Portfolio Strategy & Origination  
Housing Portfolio  
**Homes NSW**  
**M** 0436 623 507 **E** [frances.beasley@homes.nsw.gov.au](mailto:frances.beasley@homes.nsw.gov.au)

[www.nsw.gov.au/homes-nsw](http://www.nsw.gov.au/homes-nsw)

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**From:** Matt Kelly <[matt.kelly@chcc.nsw.gov.au](mailto:matt.kelly@chcc.nsw.gov.au)>  
**Sent:** Wednesday, 7 February 2024 4:58 PM  
**To:** Frances Beasley <[Frances.Beasley@homes.nsw.gov.au](mailto:Frances.Beasley@homes.nsw.gov.au)>  
**Subject:** RE: Statutory Notification - NSW Land and Housing Corporation - 40-46 Eighteenth Ave , Sawtell - CHCC Feedback

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Hi Frances,

Thanks for making the documents available again. I have received the following comments from the City's Waste Services Section:

- Location of proposed waste store is appropriate, as is bin route and presentation area.
- The City will not support 240l General Waste or Recycling bins for this development – these will need to be bulk bins of either 660l or 1100l capacity.
- 240l Organics bin are acceptable.
- Volumes calculated for weekly waste generation is correct, however, rating of the property will be charged at a volume of 2,640l per week as opposed to the suggested 1,600l per week. Waste suggests allowing for 2 x 1100l of each stream, plus 1 x 660l of each stream (total 6 bulk bins) serviced weekly OR 2 x 660l of each stream (total 4 bins) serviced twice weekly.
- Waste area must meet DCP guidelines, including adequate screening, roofed, bunded, tap fitted, and drained to sewer via a dry basket arrestor. Whilst mentioned in the Waste Management Plan, this is not shown in the architectural drawings.
- Note that the ground floor plans show a window to Unit 3 bathroom directly above the waste storage area. Window openings are not accepted on areas surrounding waste enclosures for odour reasons - fixed windows for lighting purposes are acceptable.
- Same note as above for Unit 14.
- There is no mention of a demolition or construction waste management plan – this must list potential materials, and their appropriate disposal option, including correct locations and prioritising recycling opportunities

I trust this assists and if you require any clarification or have any questions please reach out.

Thanks,



**Matt Kelly**  
Development Assessment Officer | Development Assessment | City of Coffs Harbour  
**P:** +61266484678  
**E:** [matt.kelly@chcc.nsw.gov.au](mailto:matt.kelly@chcc.nsw.gov.au) **W:** [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)

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