

## Department of Planning and Environment

Our ref: SUB23/145502

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

Email: [council@richmondvalley.nsw.gov.au](mailto:council@richmondvalley.nsw.gov.au)

11 July 2023

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**Subject:** Notice of proposed residential housing – Attention: Planning Department

Dear Mr Macdonald

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

**Property:** 75-77 Sheppard Street, Casino NSW 2470

Lots 761 & 762 in DP 1155484

**Proposal:** Demolition of 2 dwellings and construction of a multi-unit building containing 6 dwellings, comprising 4 x 2-bedroom and 2 x 3-bedroom units, parking for seven (7) vehicles, associated site works and landscaping, consolidation of two (2) existing lots into a single lot and the relocation of the existing bus stop seating and signage to allow for the proposed driveway alignment.

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 attached for Council's review and comments:

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

Please email Council's comments to Gavin Ho, Planner, LAHC at [Gavin.Ho@facns.nsw.gov.au](mailto:Gavin.Ho@facns.nsw.gov.au) by **4 August 2023**.

## Department of Planning and Environment

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

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Cotterill".

Carmen Cotterill  
**a/Manager, Community Engagement**  
**NSW Land and Housing Corporation**

Our ref: SUB23/145369

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



11 July 2023

**Subject:** Proposed residential development

I am writing to you from the NSW Land and Housing Corporation (LAHC) to update you about our plans to redevelop the housing site at 75-77 Sheppard Street, Casino and seek your feedback on our detailed design.

## What we are proposing

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

- 6 dwellings in total - 4 x two-bedroom units and 2 x three-bedroom units
- 7 on-site car parking spaces
- landscaping and fencing across the site
- relocation of the existing bus stop seating and signage

## What we have done so far

In February 2023 we invited the community to provide preliminary feedback on the NSW Land and Housing Corporation (LAHC) proposal to redevelop the site 75-77 Sheppard Street, Casino. I am now writing to you to update you on our plans for this proposed redevelopment.

## What is happening now?

We have recently completed a detailed design process for 75-77 Sheppard Street, Casino. 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 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
- shadow diagrams
- proposed materials and colour finishes.

### 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@facs.nsw.gov.au** or phone: 1800 738 718.

All feedback should be received **by 4 August 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 black ink, appearing to read "Cotterill".

Carmen Cotterill  
a/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>**



**From:** [Jessica Ind](#)  
**To:** [Gavin Ho](#)  
**Subject:** FW: Attention: Planning and Development - Statutory Notification - NSW Land and Housing Corporation: 75-77 Sheppard Street, Casino  
**Date:** Monday, 24 July 2023 3:27:37 PM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.jpg](#)  
[image008.png](#)  
[image009.png](#)  
[image010.jpg](#)  
[Developer Contributions 2023 2024 summary s64 and s7.12 levy.pdf](#)

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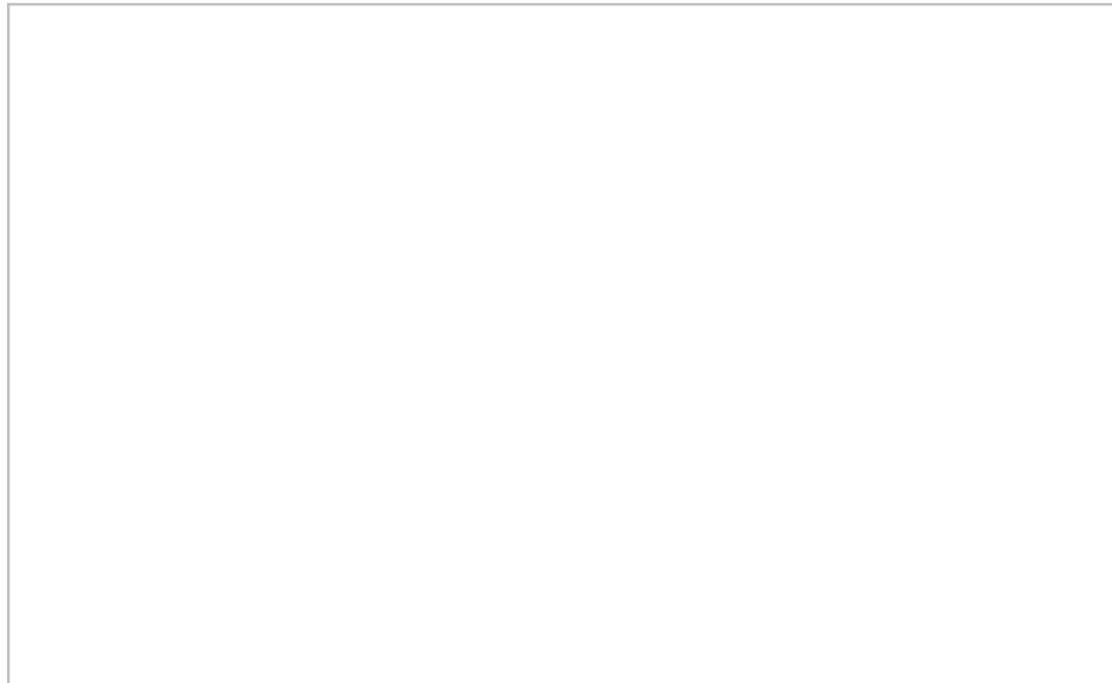
Hi Gavin

I'm sorry about this, but I've received updated comments from the Engineers...

Engineering comments on the multi-unit development at 75-77 Sheppard Street is below:

- All works in the road reserve of Sheppard Street require a Section 138 Roads Act approval issued by RVC prior to works in road reserve commencing, this includes:
  - Bus stop relocation (will consult with Robbo when application made)
  - Driveway works
  - Landscaping (will consult with Matt C when application made)
  - Stormwater works (if unchanged, see below) – this would also require a pipeline agreement to be entered into between Council and the private asset owner.
  - All Section 138 Roads Act applications must be made through the NSW Planning Portal [here](#).
- The driveway must have tapers adjacent to kerb line in accordance with R-05 of the NRLG found [here](#).
- The internal stormwater works should connect into the existing IAD onsite where practicable for a range of reasons (below) and would only require minor changes on property to achieve (SWP1 could be constructed over existing IAD line downstream of GTD1)

The original Lots 76, 77, 78 benefited from the drainage easement.  
Lots 76, 77 & 79 DP 776531 of 1988 were consolidated into Lots 761 & 762 DP 1155484 of 2010 with the easement D being brought through.  
Thus the runoff from Lots 761 & 762 are entitled to use the existing inter allotment drainage line thereby negating the need for a separate line to the street inlet pit.



- No S138 roads act approval or pipeline agreement needed for stormwater works
- No disturbance of the driveway to 73 Sheppard Street
- No physical works needed on a Council asset (lintel pit in Sheppard Street)
- Confirmation needed that the stormwater design results in the post development flow rate not exceeding the pre development flow rate
- Confirmation needed on the Minor Storm modelled for the stormwater design, reference is made for a 20 year storm event & a 10 year 1hr storm event – which is the minor storm event modelled?
- The kerb shown on the low side of the driveway should be extended to SWP1 (even if located closer to Sheppard St over the existing IAD as suggested above)
- Landscaping (excluding ground covers) are not permitted in easements, however the 5m wide easement to drain sewer may be able to be reconfigured given the sewer main on property is removed to the sewer manhole & the property is consolidated (new sewer easement on plan of consolidation to reflect the actual sewer on the **property, with Council as the beneficiary**).
- Access to the OSD/RWT under the car park must be locked so Public cannot readily access the OSD/RWT
- Developer **water and sewer headworks** contributions (**Local Government Act Section 64 & Water Management Act Chapter 6 Part 2**) are applicable to the proposed development.
  - Section 7.12 levy is applicable and totals 1% of the total cost of the development unless the applicant can prove that the proposed development meets legislated exemptions under Section 208 (4) of the EP&A Regulation.
  - Section 64 contributions (RVC water & sewer headworks only, not in Rous supply area) are applicable to the proposed development, there is no legislated exemptions
    - The property enjoys a 2.0ET credit for RVC water & sewer
    - The proposed development (4 x 2 bedroom units, 2 x 3 bedroom units) has been reviewed against the Section 64 Determination of Equivalent Tenements Guidelines (April 2017), resulting in a demand of:
      - 4.0ETs for RVC Water
      - 5.0ETs for RVC Sewer
    - This results in a net increase in demand of:
      - 2.0ETS for RVC Water
      - 3.0ETs for RVC Sewer
    - See attached developer contributions summary for this financial year (2023/24) stating developer contributions

- From above, the Section 64 contributions applicable to the development are below:

<b>Section 64 Local Govt Act &amp; Water Management Act 2000 Levy Area - Casino</b>	<b>TechOne Code</b>	<b>No. of ET's</b>	<b>\$ / ET for 2023-2024</b>	<b>Amount Payable (\$)</b>
RVC Water Headworks	WatS64Hwks	2.0	\$ 9,630.50	\$ 19,261.00
RVC Sewerage Headworks	SewS64Hwks	3.0	\$ 8,000.00	\$ 24,000.00
Rous Water # Water Headworks	Rous64Hwks	N/A	N/A	\$ NIL
<b>Total Section 64 contributions</b> (current @ 24/7/2023 but generally applicable for payment 1/7/2023 to 30/6/2024) Payments will be in accordance with Council's Revenue Policy at the time of payment				<b>\$43,261.00</b>

Kind regards

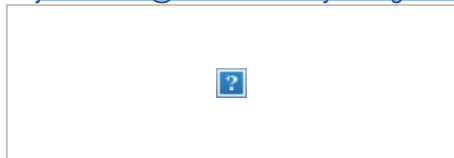
**Jessica Ind**

Cadet Development Officer

Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

T: 02 6660 0284

E: [jessica.ind@richmondvalley.nsw.gov.au](mailto:jessica.ind@richmondvalley.nsw.gov.au) | <http://richmondvalley.nsw.gov.au>



**From:** Jessica Ind

**Sent:** Monday, 24 July 2023 2:32 PM

**To:** Gavin Ho <[Gavin.Ho@fac.s.nsw.gov.au](mailto:Gavin.Ho@fac.s.nsw.gov.au)>

**Subject:** FW: Attention: Planning and Development - Statutory Notification - NSW Land and Housing Corporation: 75-77 Sheppard Street, Casino

Apologies, I missed the attachment.

Kind regards

**Jessica Ind**

Cadet Development Officer

Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

T: 02 6660 0284

E: [jessica.ind@richmondvalley.nsw.gov.au](mailto:jessica.ind@richmondvalley.nsw.gov.au) | <http://richmondvalley.nsw.gov.au>



**From:** Jessica Ind

**Sent:** Monday, 24 July 2023 2:28 PM

**To:** 'Gavin Ho' <[Gavin.Ho@facs.nsw.gov.au](mailto:Gavin.Ho@facs.nsw.gov.au)>

**Subject:** RE: Attention: Planning and Development - Statutory Notification - NSW Land and Housing Corporation: 75-77 Sheppard Street, Casino

Thanks Gavin

Council's Engineers have provided the below comments:

Engineering comments on the multi-unit development at 75-77 Sheppard Street is below:

- All works in the road reserve of Sheppard Street require a Section 138 Roads Act approval issued by RVC prior to works in road reserve commencing, this includes:
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      - 5.0ETs for RVC Sewer



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  - 3.0ETs for RVC Sewer
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<b>Total Section 64 contributions</b> (current @ 24/7/2023 but generally applicable for payment 1/7/2023 to 30/6/2024) Payments will be in accordance with Council's Revenue Policy at the time of payment				<b>\$43,261.00</b>

Kind regards

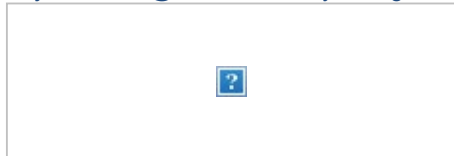
**Jessica Ind**

Cadet Development Officer

Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

T: 02 6660 0284

E: [jessica.ind@richmondvalley.nsw.gov.au](mailto:jessica.ind@richmondvalley.nsw.gov.au) | <http://richmondvalley.nsw.gov.au>



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

**Sent:** Friday, 21 July 2023 10:36 AM

**To:** Jessica Ind <[Jessica.Ind@richmondvalley.nsw.gov.au](mailto:Jessica.Ind@richmondvalley.nsw.gov.au)>

**Subject:** RE: Attention: Planning and Development - Statutory Notification - NSW Land and Housing Corporation: 75-77 Sheppard Street, Casino

Morning Jessica,

Thanks for your email, yes apologies with the project description. As the site is vacant no demolition is proposed.

Did Council have any recommendations on conditions relating to driveway works, stormwater, the existing infrastructure easements on the site, or the design of the development in general?

**Gavin Ho**

Planner

NSW Land and Housing Corporation – Portfolio Services

## Department of Planning and Environment

**M** (02) 0417 858 607    **E** [gavin.ho@facsnsw.gov.au](mailto:gavin.ho@facsnsw.gov.au)  
[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

4 Parramatta Square, 12 Darcy Street, Parramatta, NSW 2150.



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.

Please consider the environment before printing this email.

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**From:** Jessica Ind <[Jessica.Ind@richmondvalley.nsw.gov.au](mailto:Jessica.Ind@richmondvalley.nsw.gov.au)>

**Sent:** Friday, 21 July 2023 10:34 AM

**To:** Gavin Ho <[Gavin.Ho@facsnsw.gov.au](mailto:Gavin.Ho@facsnsw.gov.au)>

**Subject:** FW: Attention: Planning and Development - Statutory Notification - NSW Land and Housing Corporation: 75-77 Sheppard Street, Casino

Good morning Gavin

Council thanks you for the opportunity to review the proposed development at 75-77 Sheppard Street, Casino.

The only comment I make is in relation to the proposed demolition of two dwellings. Council mapping and a site inspection confirms that the site is vacant.

Please do not hesitate to be in contact if you have any further items for discussion.

Kind regards

**Jessica Ind**

Cadet Development Officer

Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

T: 02 6660 0284

E: [jessica.ind@richmondvalley.nsw.gov.au](mailto:jessica.ind@richmondvalley.nsw.gov.au) | <http://richmondvalley.nsw.gov.au>

Image removed by sender.



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**From:** CommunityEngagement <[CommunityEngagement@facsnsw.gov.au](mailto:CommunityEngagement@facsnsw.gov.au)>

**Sent:** Tuesday, 11 July 2023 12:24 PM

**To:** council <[council@richmondvalley.nsw.gov.au](mailto:council@richmondvalley.nsw.gov.au)>; Georgia Campbell  
<[Georgia.Campbell@richmondvalley.nsw.gov.au](mailto:Georgia.Campbell@richmondvalley.nsw.gov.au)>

**Cc:** CommunityEngagement <[CommunityEngagement@facsnsw.gov.au](mailto:CommunityEngagement@facsnsw.gov.au)>; Gavin Ho  
<[Gavin.Ho@facsnsw.gov.au](mailto:Gavin.Ho@facsnsw.gov.au)>

**Subject:** Attention: Planning and Development - Statutory Notification - NSW Land and Housing

Corporation: 75-77 Sheppard Street, Casino

Dear Mr Macdonald,

The NSW Land and Housing Corporation are notifying Council that the **Statutory Notification** for 75-77 Sheppard Street, Casino has commenced and inviting council to provide comments to the proposed development.

The plans and supporting documents are available in the following link to drop box for Council's review and comments - <https://www.dropbox.com/scl/fo/0m9k5t97e16bbevotv2m/h?rlkey=a54fbyzy85dlqr1jobu47phak&dl=0>

Please email Council's comments to Gavin Ho, Planner, LAHC at [Gavin.Ho@facs.nsw.gov.au](mailto:Gavin.Ho@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@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)

Kind regards,  
**Jessica Dominguez**  
**Senior Community Engagement Officer**

**Community Engagement | Partnerships and Communications**

Land and Housing Corporation | Department of Planning and Environment

**T** 1800 738 718 | **E** [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)

**T** (02) 8753 8483 | **E** [jessica.dominguez@facs.nsw.gov.au](mailto:jessica.dominguez@facs.nsw.gov.au)

Dharug Country, Locked Bag 5022 Parramatta NSW 2124

<https://www.dpie.nsw.gov.au/land-and-housing-corporation>



**Our Vision:** Together, we create thriving environments, communities and economies.



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