

## Gavin Ho

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**From:** James Munroe  
**Sent:** Friday, 1 December 2023 10:45 AM  
**To:** tiffany.robinson@richmondvalley.nsw.gov.au; council@richmondvalley.nsw.gov.au  
**Cc:** Gavin Ho; CommunityEngagement  
**Subject:** Statutory Council Notification for 64-70 Stapleton Avenue, Casino 2470

**Categories:** James

Our ref: SUB22/225625

Attention: Planning

The NSW Land and Housing Corporation are notifying Council that the **Statutory Notification** for 64-70 Stapleton Avenue, Casino 2470 has commenced. We are now inviting Council to provide comments to the proposed development.

The statutory documents are available via this [Part 5 Package - Link](#) (Ctrl+Click to follow link), please acknowledge receipt of this email and download the documents within 21 days.

Please email Council's comments to Gavin Ho, Senior Planner, LAHC at [Gavin.Ho@fac.s.nsw.gov.au](mailto:Gavin.Ho@fac.s.nsw.gov.au) by **17 January 2024**. An extended notification of 2 weeks is provided due to the end of year holiday period.

Please note the NSW Land and Housing Corporation will be closed between 25 December 2023 and 5 January 2024.

If you have any questions or need any assistance opening the link please contact our Community Engagement team on 1800 738 718 or via email at [Communityengagement@fac.s.nsw.gov.au](mailto:Communityengagement@fac.s.nsw.gov.au)

Warm Regards,

**James Munroe**, BSW  
Senior Community Engagement Officer | Partnerships and Communications

Land and Housing Corporation | Department of Planning and Environment  
T: 1800 738 718 | M: 0474 888 476 | E: [CommunityEngagement@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au)  
On Dharug Country, Locked Bag 5022 Parramatta NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

Please note that the NSW Land and Housing Corporation will be closed between 25 December 2023 and 5 January 2024.



*E mihi ana ki te whenua e tangi ki nga tangata. E kore raua e wehea, ko tahi ranei i nga wa katoa! Haumie, hui e, taiki e!*  
*I pay tribute to the land and mourn with the Aboriginal people for they are the land and the land is the people – they can never be separated!*

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

Our ref: SUB23/225625

CASINO NSW 2470

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



30 November 2023

**Subject:** Proposed Residential Development (residential flat building and multi-dwelling housing) – 64-70 Stapleton Avenue, Casino NSW 2470.

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 64-70 Stapleton Avenue, Casino NSW 2470. We now seek your feedback on our detailed design.

## What we are proposing

We are proposing to redevelop the site with a new single and two-storey development that better suits the needs of residents which will include:

- 18 homes in total - 9 x two-bedroom units and 9 x three-bedroom units.
- 23 on-site car parking spaces, including 2 accessible car parking spaces.
- Landscaping and fencing across the site.
- Consolidation of the existing 4 lots into 1 lot.

## What we have done so far

In August 2023, we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback we received related to:

- traffic control
- personal safety
- noise control and disruption
- footpath traffic

In response to this feedback, I can confirm:

- A Traffic Impact Assessment has been undertaken. It confirms that the proposed development will not contribute to any significant adverse traffic impacts on the local road network.
- The development has been designed to provide on-site car parking in accordance with the relevant legislation (Housing SEPP 2021).
- The development is sited with consideration of the local Council setback controls to provide buffer areas between the built form and the boundaries to minimise noise impacts.

## Department of Planning and Environment

- The development proposes a new pedestrian footpath along the Stapleton Avenue frontage. The existing pedestrian footpath ways and street verges are available for pedestrian traffic.

### What is happening now?

We have recently completed a detailed design process for 64-70 Stapleton Avenue, 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@dcj.nsw.gov.au](mailto:CommunityEngagement@dcj.nsw.gov.au) or phone: 1800 738 718.

All feedback should be received by **17 January 2024** to give us enough time to consider it and you will receive confirmation that your feedback has been received. An extended notification of 2 weeks is provided due to the end of year holiday period.

Please note that the NSW Land and Housing Corporation will be closed between 25 December 2023 and 5 January 2024.

We look forward to hearing from you.

Yours sincerely,

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

Lorna O'Shane  
**Manager, Community Engagement**  
**NSW Land and Housing Corporation**

## Gavin Ho

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**From:** Jessica Ind <Jessica.Ind@richmondvalley.nsw.gov.au>  
**Sent:** Wednesday, 24 January 2024 9:14 AM  
**To:** Gavin Ho  
**Cc:** Melinda Budd  
**Subject:** RE: 64-71 Stapleton Avenue, Casino - Council comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### This Message Is From an External Sender

This message came from outside your organization.

Good morning Gavin,

Please find below comments from our Planning and Engineering department for your perusal.

If further information is required please do not hesitate to contact me on 0439 054 530 or [Melinda.budd@richmondvalley.nsw.gov.au](mailto:Melinda.budd@richmondvalley.nsw.gov.au).

#### Planning comments:

##### **Privacy**

- The slatted vertical screening is encouraged where possible on the second storey buildings to assist in privacy screening

##### **Landscaping**

- Council encourages tree retention where possible.
- How is the proposed landscaping going to be maintained?
- Details of tree removal waste hasn't been included in the waste management plan. Consideration needs to be given to this area of waste, especially avoiding any onsite tree mulching and the like to due the potential for offensive noise.

##### **Parking**

- The proposed parking is to be retained as parking for the life of the development and to be kept free of obstructions

#### Engineering comments:

##### **Water**

- There is currently 4 water connections to the existing houses, upon demolition of the houses the connections that will not be used for the LAHC development will be removed at the main and the connection to be utilised will need to be capped at the meter to mitigate potential damage during demolition works. Council will need to remove the unused water connections, the capping of the single connection for use can be undertaken by any qualified plumber but would need inspection by Council prior to demolitions.
- The water main runs down Stapleton Avenue on the opposite side of the road, Council GIS information shows each of the existing service lines under the road to the properties are 32mm in diameter – confirmation is needed to determine if this is appropriately sized for the proposed 18 units.
- Currently uncertain on what metering arrangement is sought by the LAHC.  
Will each unit need to be metered separately? If so, what is the preferred metering arrangement i.e. Master meter (read by Council) and sub-metering internal (private) or a manifold with all meters (read by Council)

on the common property?

It is to be noted that all water meters to be read by Council must be in safe and accessible locations.

- The whole development will need to meet the NSW Fire Safety Guidelines, particularly fire hydrant coverage. Typical fire hydrant coverage for residential development is a 30m distance from an existing hydrant to the fire appliance, and a 90m distance from the fire appliance to the edge of proposed buildings. The distances measured must be along the actual anticipated location of the fire hose line (not 'as the crow flies').
- A Section 68 application and approval will be required for the private water connection back to the public water infrastructure.

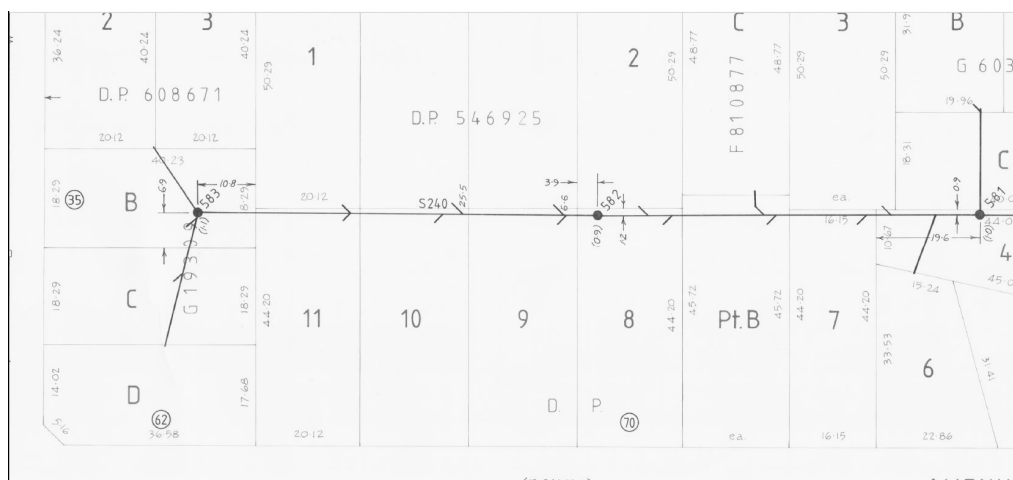


## Sewer

- There is a sewer main that runs through the properties approximately 1.2m inside the rear boundary, this main is to remain and there is to be no structure, footing, overhang or significant vegetation within 1.5m of the centreline of the sewer main (2.7m from rear of property).
- The plans show a single Silky Oak tree and 2 Crepe Myrtles within 2.7m from the rear boundary, this is not permitted. Both species are considered detrimental to sewer and stormwater due to potential tree root intrusion.
- To minimise potential issues, this main is to be accurately located prior any works. From previous correspondence with Greenview Consulting, the accurate location of the main may have already occurred.
- There is 4 existing sewer connections servicing the existing home, each will need to be capped at the boundary trap so that it is sealed from soil and water infiltration during the demolition works. As they are existing they can be utilised for the connection of private sewer to public sewer, however 2 of the existing 4 connections will be under the car park.

If there is sewer junctions that are not utilised they will need to be removed

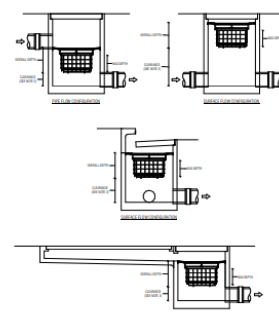
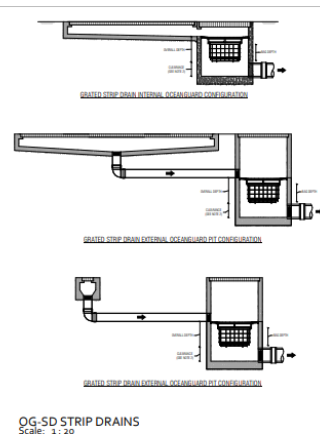
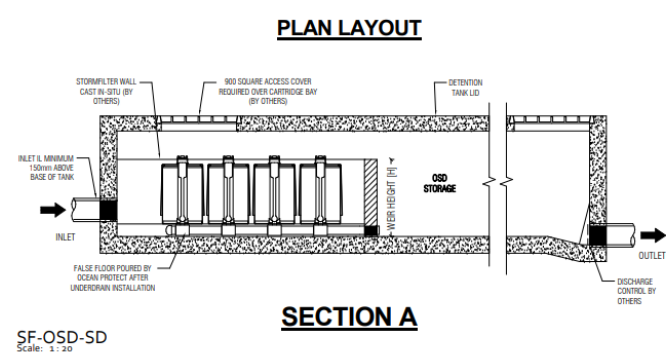
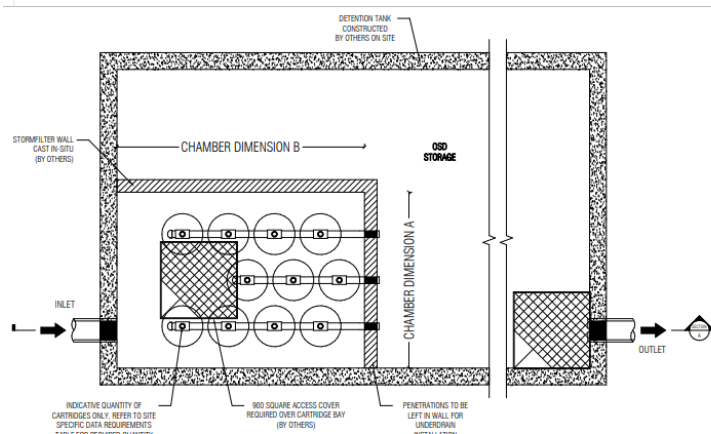
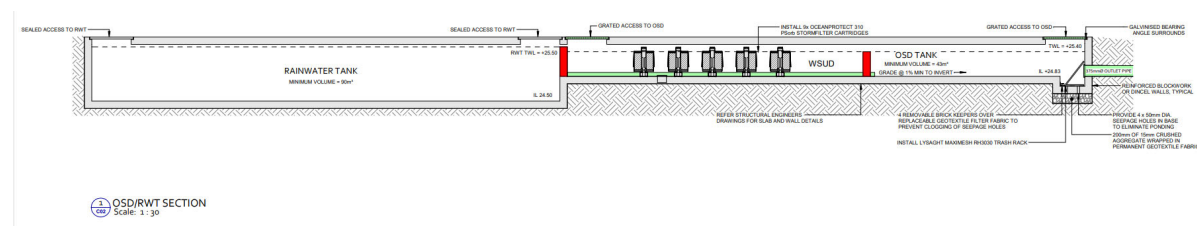
- It looks as though a consolidation of the 4 lots is necessary, throughout the consolidation process it is requested that a 3m wide easement be placed over the existing sewer main to reflect the clear zone (1.5m from the centreline of the sewer)
- A Section 68 application and approval will be required for the private sewer connection back to the public sewer infrastructure.





## Stormwater

- While there is no formal Stormwater Management Plan (SMP) the design plans of the stormwater infrastructure clearly show that the on-property network is well in excess of the standards for quality and quantity controls, hence is accepted.
- The grate access to the WSUD tank, OSD tank and rainwater tank all should be locked to mitigate public access for safety reasons.
- Can the twin 150 RHS back to the kerb be flatter to mitigate intrusion in the road verge adjacent to 72 Stapleton Av?



## Works in road reserve

- All works (including driveway works) in the road reserve of Albert Street must have a Section 138 Roads Act approval. Application is to be made through the Planning Portal and the following supporting documentation is required prior to assessment and approval:
  - Certificate of Currency for Public Liability for the contractor undertaking the work in the road reserve.
  - Plan of works
  - Any traffic control (if necessary).
- The proposed footpath in the road reserve has been reviewed and is not to be constructed as Council will be reluctant to take ownership. This comes as there is no plan in the foreseeable future for footpaths/cycleways that provide connectivity to this footpath.

- In line with R-05 of the Northern Rivers Local Government Specification, all driveways to have a taper/splay at the road edge to account for the turning of vehicles. This necessity is reinforced by the swept paths where a B99 vehicle tracks over the corner and off the 3.0m wide driveways prior to entering Stapleton Avenue roadway.

#### **Developer Contributions**

- 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 as there is no legislated exemptions, below is a brief review of the contributions applicable:
  - The property enjoys a 4.0ET credit for RVC water & sewer.
  - The proposed development (9 x 3 bedroom units & 9 x 2 bedroom units) has been reviewed against the Section 64 Determination of Equivalent Tenements Guidelines (April 2017), resulting in a demand of:
    - 12.6ETs for RVC Water
    - 15.75ETs for RVC Sewer
  - This results in a net increase (demand less credit) of:
    - 8.6ETs for RVC Water
    - 11.75ETs 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	8.6	\$ 9,630.50	\$ 82,822.30
RVC Sewerage Headworks	SewS64Hwks	11.75	\$ 8,000.00	\$ 94,000.00
Rous Water # Water Headworks	Rous64Hwks	N/A	N/A	\$ NIL
<b>Total Section 64 contributions</b> (current @ 9/1/2024 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>\$176,822.30</b>

#### **Other engineering items/comments**

- A dilapidation survey will need to be undertaken for the area prior to any demolition or construction works and provided to Council. Council will also inspect the area upon completion of works to compare the condition of the infrastructure with photographic evidence provided in the dilapidation survey.
- The final comments of the geotechnical investigation states "If excavations for rainwater or detention tanks are to be made within 6 metres of the building foundations, advice should be sought regarding their effect on the foundations.". It is noted that the rainwater tank, WSUD tank & OSD tank are all within 6 metres of unit 11, therefore further advice should be sought by Geotechnical Engineers prior to construction.
- Soil and Erosion Sediment controls shall be in accordance with the 'blue book' and implemented onsite prior to any construction work.
- For the EHO's, however the total bins required as per the Waste Management Plan (WMP) is 35, the number of bins shown in the bin storage area on plans only total 29.
- Comments from Chad regarding bin storage area in reference to the Liquid Trade Waste Management Guidelines 2021:

##### **4.3.1.2.3 Garbage bin cleaning and/or garbage compactor areas**

The areas must be roofed and banded to prevent the ingress of stormwater to the sewerage system. If a grease arrestor is available at the premises, the liquid waste from the garbage bin cleaning and compactor areas need to pass through the grease arrestor, if practical. A dry basket arrestor is to be fitted to all floor waste outlets that drain to the sewerage system.

- In reference to sections 6.2 (development traffic generation) & 6.3 (overall traffic generation and distribution) in the TIA, the Guide to Traffic Generating development referencing medium density units is for 1-2 bedrooms, those with 3 or more bedrooms results in additional peak hour movements, see my calculation of trip generation for the proposed 18 units below:

Number of 2 bedroom units = 9

Number of 3 bedroom units = 9

Trip generation =  $(9 \times 0.5) + (9 \times 0.65) = 10.35 = 11$  vtp

Development traffic – existing traffic = additional traffic

11vtp – 4vtp = 7vtp in additional traffic

Resulting in an additional vehicle trip every say 9 minutes, which is still fine.

While details are different, the TIA conclusion is fine and can remain unchanged.

*Relevant extract from RTA guide to Traffic Generating Development:*

### **3.3.2 Medium density residential flat building.**

#### **Rates.**

Smaller units and flats (up to two bedrooms):

Daily vehicle trips = 4-5 per dwelling

Weekday peak hour vehicle trips = 0.4-0.5 per dwelling.

Larger units and town houses (three or more bedrooms):

Daily vehicle trips = 5.0-6.5 per dwelling

Weekday peak hour vehicle trips = 0.5-0.65 per dwelling.

#### **Factors.**

Comments regarding internal and external trips made under *Factors, Dwelling Houses* also apply to medium density developments.

The basic generation rates for developments in less affluent areas and for public housing may in some cases be lower than stated.

Regards

**Melinda Budd**

Development Concierge

Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

T: 02 6660 0299 | M: 0439 054 530

E: [melinda.budd@richmondvalley.nsw.gov.au](mailto:melinda.budd@richmondvalley.nsw.gov.au) | <https://richmondvalley.nsw.gov.au>



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