

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

27 July 2023

Subject: Notice of proposed residential housing – Attention: Planning and Development

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: 10-16 Albert Street, Casino NSW 2470

Lots 22, 23, 24 & 25 in DP 36270

Proposal: Demolition of 4 existing dwellings and the construction of a 17 unit multi-dwelling housing development comprising of 10 two bedroom and 7 three bedroom units, with associated landscaping, fencing, at-grade car parking for 21 cars, and consolidation of the existing 4 lots into one 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 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 | • BCA 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@fac.nsw.gov.au by **22 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@fac.s.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

Our ref: SUB23/145369

The Residents(s)

CASINO NSW 2470

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



27 July 2023

Subject: Proposed residential development

Dear The Residents(s)

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 10-16 Albert 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:

- 17 dwellings in total - 10 x two-bedroom units and 7 x three-bedroom units
- 21 on-site car parking spaces
- landscaping and fencing across the site

What we have done so far

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

The key themes raised in feedback received related to:

- size and design of the proposed development
- privacy
- local safety issues and future tenant selection.

In response to this feedback, I can confirm:

- Our new developments are well designed and built modern homes with landscaped gardens that make a positive contribution to the existing streetscape. The LAHC owned sites selected for renewal are chosen because they are close to transport, shops, services, and have redevelopment potential.
- Privacy for the neighbouring properties will be maintained with the placement of single storey units at the rear of development and by minimising the number of windows on the side and rear of the buildings, and placing high use areas, such as the living room, kitchen and dining room, on the ground floor.
- The new homes will be managed by NSW Department of Communities and Justice (DCJ), who have developed a 'local allocation strategy' to ensure tenants placed in the new units are good tenants who don't have a history of vandalism or anti-social behaviour. In addition, DCJ

Department of Planning and Environment

has a dedicated 24 hour hotline, 1800 422 322, where local residents can report any tenancy or maintenance related matters.

What is happening now?

We have recently completed a detailed design process for 10-16 Albert 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
- 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@facns.nsw.gov.au** or phone: 1800 738 718.

All feedback should be received **by 22 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 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>



Gavin Ho

From: Georgia Campbell <Georgia.Campbell@richmondvalley.nsw.gov.au>
Sent: Monday, 14 August 2023 3:02 PM
To: CommunityEngagement; Gavin Ho
Cc: Jessica Dominguez
Subject: Comments from Richmond Valley Council - Planning and Development - Statutory Notification - NSW Land and Housing Corporation: 10-16 Albert Street, Casino
Attachments: 10-16 Albert Street Casino.pdf
Follow Up Flag: Follow up
Flag Status: Completed

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon

Please find below comments in relation to the Statutory Notification for 10-16 Albert Street, Casino.

Planning Comments

Heritage

- 10 Albert Street is located within the Heritage Buffer Zone for – I39, Casino Railway Station (see attached map)

33. HERITAGE IMPACT STATEMENT AND / OR CONSERVATION MANAGEMENT PLAN	Required where the application proposes development, involving any changes either to, or in the vicinity of: <ul style="list-style-type: none">a heritage listed item, or site;all, or any part of, a conservation area. Report to be prepared by a suitably qualified person.	Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
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Waste

- The plan shows a waste bin location for only 14 waste bins to service 14 units and within the waste management plan it is proposed that Council services will be utilised for collection.
- What provisions are made for green waste and recycling?
- The location of the waste area is directly outside unit 4, this may create offensive odours that will affect the amenity of the residents of unit 4.
- Would it be more beneficial to create 4 smaller clusters of waste bin areas?

Stacked Parking

- How do you propose the vehicles to exit from numbers 18 & 20 car parks if numbers 19 & 21 are being utilised?



Engineering comments:

Water

- There is currently 4 water connections to the existing home, upon demolition of the house 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.
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 Albert Street on the opposite side of the road, Council GIS information shows each of the existing service lines are 50mm in diameter – confirmation is needed to determine if this is appropriately sized for the proposed 14 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?
- 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').

Sewer

- There is a sewer main that runs through the properties, 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. To minimise potential issues, this main is to be accurately located prior any works.
- 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.

As they are existing they can be utilised for the connection of private sewer to public sewer, however 2 of the 4 connections are 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)

Stormwater

I have previously reviewed the preliminary stormwater design plans with the stormwater engineer, the email chain is attached for reference.

There looks to be some changes made to the stormwater design plans since prelim, including treatment change, alter outlet location & addition of sub-soil drainage.

- The stormwater treatment looks fine
- Stormwater detention looks adequate, however the grate access to the detention tank and rainwater storage should be locked to mitigate public access for safety reasons (potential treatment devices also). I am also satisfied that the detention will result in the post-development flowrate (outlet from site) not exceeding the pre-development flowrate.
- The stormwater outlet velocity is fine (my calcs suggest 1.34m/s)

Driveways

- All works (including driveway works) in the road reserve of Albert Street must have a Section 138 Roads Act approval
- The triple RHS under the southern driveway is not permitted, pipework is to be reinforced concrete pipe (Class 4 rubber ring jointed) with sloping crash compliant headwalls
- All driveways to have a taper/splay at the road edge to account for the turning of vehicles

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, there is no legislated exemptions
 - The property enjoys a 4.0ET credit for RVC water & sewer
 - The proposed development (7 x 3 bedroom units & 10 x 2 bedroom units) has been reviewed against the Section 64 Determination of Equivalent Tenements Guidelines (April 2017), resulting in a demand of:
 - 11.6ETs for RVC Water
 - 14.5ETs for RVC Sewer
 - This results in a net increase in demand of:
 - 7.6ETs for RVC Water
 - 10.5ETs 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:

Section 64 Local Govt Act & Water Management Act 2000 Levy Area - Casino	TechOne Code	No. of ET's	\$ / ET for 2023-2024	Amount Payable (\$)
RVC Water Headworks	WatS64Hwks	7.6	\$ 9,630.50	\$ 71,139.80
RVC Sewerage Headworks	SewS64Hwks	10.5	\$ 8,000.00	\$ 84,000.00
Rous Water # Water Headworks	Rous64Hwks	N/A	N/A	\$ NIL
Total Section 64 contributions (current @ 8/8/2023 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				\$155,139.80

Please contact Council if you require any further information.

Kind regards

Georgia Campbell

Planning and Development Support

Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

T: 02 6660 0393

E: georgia.campbell@richmondvalley.nsw.gov.au | <http://richmondvalley.nsw.gov.au>



From: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Sent: Thursday, 27 July 2023 4:59 PM

To: council <council@richmondvalley.nsw.gov.au>; Georgia Campbell

<Georgia.Campbell@richmondvalley.nsw.gov.au>

Cc: Gavin Ho <Gavin.Ho@facs.nsw.gov.au>; CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Subject: Attention: Planning and Development - Statutory Notification - NSW Land and Housing Corporation: 10-16 Albert Street, Casino

Dear Mr Macdonald,

The NSW Land and Housing Corporation are notifying Council that the **Statutory Notification** for 10-16 Albert 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/clvz1h4nck445mf2koec5/h?rlkey=4ykfwu3uelq0tea9mo8wqw1p&dl=0>

Please email Council's comments to Gavin Ho, Planner, LAHC at 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

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

T (02) 8753 8483 | E jessica.dominguez@facs.nsw.gov.au

Dharug Country, Locked Bag 5022 Parramatta NSW 2124

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