

4 April 2024

File No: NTH24/00185/002
Your Ref: DA2024/0096

General Manager
Richmond Valley Council
Locked Bag 10
CASINO NSW 2470

Attention: Kate Imeson

Bruxner Highway (HW 16): DA2024/0096, Shop top Housing, Group Home and Multi-Unit, Lot: 155 - 158 DP: 834821, 146 – 152 Johnston Street Casino

On 14 March 2024 Transport for NSW (TfNSW) accepted the referral by Richmond Valley Council (Council) through the Planning Portal regarding the abovementioned application (Development Application). Council referred the Development Application to TfNSW for concurrence in accordance with Section 138 of the *Roads Act 1993*.

TfNSW understands the application seeks consent from Council, as the roads authority, for road works for a new driveway crossover.

TfNSW Response

TfNSW has reviewed the information provided by Council and concurs to the carrying out of the proposed works, generally in accordance with:

- C01 – Civil Drawings prepared by Manage Design Engineer, December 2023.

and subject to Council ensuring that:

- The intersection of Bruxner Highway shall be designed and constructed in accordance with the current *Austroads Guide to Road Design* and Transport for NSW supplements, to the satisfaction of TfNSW and Council. The works should be generally in accordance with C01 – Civil Drawings prepared by Manage Design Engineer, December 2023.
- All works associated with the proposed development should be carried out at full cost to the developer and at no cost to TfNSW or Council and to TfNSW and Council requirements.

OFFICIAL

Advice to Council

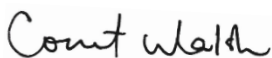
- Council should ensure that an appropriate traffic management plan is in place during the construction of the driveway works to minimise the impacts on traffic efficiency and road safety on Bruxner Highway.
- Council should be provided with detention and discharge calculations to TfNSW for the 1, 5, 10, 20, 50 and 100 year rainfall events given the site will be predominantly impervious after developed (calculations should assume that rainwater tanks are full).

TfNSW requires 'Post-Developed' stormwater discharge from site does not exceed 'Pre-Developed' (fully grassed/pervious) discharge from site up to the 100 year rainfall event.

- Council should ensure there is an approved Road Occupancy Licence (ROL) for the work within Bruxner Highway. Refer to the TfNSW website (<https://roads-waterways.transport.nsw.gov.au/business-industry/road-occupancy-licence/index.html>) to obtain a Road Occupancy Licence (ROL) prior to the closure of any lane or erection of any structures within the roadway associated with the future roadworks.
- It is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development, such as (inter alia) removal of trees, relocation of utilities, stormwater management, etc in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979*. This includes any works which form part of the original application and/or any works which are deemed necessary to include as requirements in the conditions of development consent (i.e. the proposed driveway works). Note, this letter of concurrence should not assume that TfNSW has assessed the environmental impact of the road works as TfNSW are neither the consent authority nor roads authority for the development.

Should you require further information please contact Christine Bower, Development Services Case Officer, on 1300 207 783 or or by emailing development.north@transport.nsw.gov.au

Yours faithfully



Courtney Walsh

Team Leader Development Services
North Region | Community & Place
Regional & Outer Metropolitan

OFFICIAL

Adam Loudon

From: TE_Technical Enquiries
To: kate.imeson@richmondvalley.nsw.gov.au
Subject: CNR-66141 - A-79787 - 146-152 JOHNSTON STREET CASINO 2470

Thank you for seeking comment from Essential Energy in relation to the proposed development at the above property.

Strictly based on the documents submitted, Essential Energy has the following comments to make as to potential safety risks arising from the proposed development:

- The plans provided do not show the distances from Essential Energy's infrastructure to the proposed development. A safe distance of **3.2** metres is required to the nearest of the powerline(s) running along Johnston and Clark streets.

Information relating to developments near electrical infrastructure is available on our website [Development Applications \(essentialenergy.com.au\)](https://essentialenergy.com.au/DevelopmentApplications). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website [Encroachments \(essentialenergy.com.au\)](https://essentialenergy.com.au/Encroachments) and provide supporting documentation. Applicants are advised that fees and charges will apply where Essential Energy provides this service.

Council's and the applicant's attention is also drawn to Section 49 of the *Electricity Supply Act 1995* (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.

Essential Energy makes the following general comments:

- If the proposed development changes, there may be potential safety risks and it is recommended that Essential Energy is consulted for further comment;
- Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
- Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;
- Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E (Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW); and
- It is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Should you require any clarification, please do not hesitate to contact us.

Regards,

Essential Energy



E: [te technical.enquiries@essentialenergy.com.au](mailto:technical.enquiries@essentialenergy.com.au)

PO Box 5730 Port Macquarie NSW 2444

General Enquiries: 13 23 91

Power Outages (24hrs): 13 20 80

www.essentialenergy.com.au



From: "Elisa Viel" <Elisa.Viel@richmondvalley.nsw.gov.au>
Sent: Thu, 4 Apr 2024 08:29:25 +1100
To: "rvc@connect.t1cloud.com" <rvc@connect.t1cloud.com>
Subject: Police response to DA 2024_0096. [SEC=OFFICIAL]
Attachments: DA 2024_0096 referral.pdf, D-2024-278602 - Crime Assessment Review report.pdf

#ECMBODY
#QAP RECORDS DEFAULT
#NOREG

Elisa Viel

Records Support Officer
Richmond Valley Council | Locked Bag 10, CASINO NSW 2470
T: 02 6660 0381
E: elisa.viel@richmondvalley.nsw.gov.au | <http://richmondvalley.nsw.gov.au>



From: Ernest Makings <maki1ern@police.nsw.gov.au>
Sent: Tuesday, April 2, 2024 2:23 PM
To: council <council@richmondvalley.nsw.gov.au>
Subject: Police response to DA 2024_0096. [SEC=OFFICIAL]

You don't often get email from maki1ern@police.nsw.gov.au. [Learn why this is important](#)

To Richmond Valley Council

Attention: Denise CATLIN - Planning and Development Support Richmond Valley Council.

Please see attached Police submission relating to DA.

Regards,



Ernie MAKINGS
Senior Constable

Crime Prevention Unit

Richmond PD

5 Zadoc Street, LISMORE NSW 2478

P: 02 6626 0581, EN: 65581, E: 25588@police.nsw.gov.au

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D/2024/278602

From: Denise Catlin
To: Ernest Makings
Cc: #RICHADMIN
Subject: Courtesy Referral Email - DA2024/0096 - 146-152 Johnston Street, Casino
Date: Friday, 8 March 2024 15:30:47

Dear Ernest

COURTESY REFERRAL REQUEST

Development Application	DA2024/0096
Address:	146-152 Johnston Street, Casino Lots 155-158 DP 834821
Proposal	Proposed construction of shop top housing comprising of a ground floor commercial space and four (4) units, group home development comprising of three (3) units, and multi-dwelling housing comprising of six (6) units utilised as infill affordable housing. The development is inclusive of parking, waste management, landscaping, associated civil works and removal of existing vegetation.

I write to advise you of a Development Application received for the above-mentioned site, and to give you the opportunity to provide comments concerning this proposal. The name of the applicant is Newton Denny Chapelle, and the determination authority is the Northern Regional Planning Panel.

The proposed development involves construction of commercial premises with shop top housing, group home and multi-dwelling housing which includes parking, waste management, landscaping, associated civil works and removal of existing vegetation. Council would appreciate any further comments and advice in respect to the proposal and if there are any aspects that should be given further consideration.

The Development Application is on exhibition from 27 February 2024 to 26 March 2024.

To view the Application documents please click on the following link which expires on 27 March 2024 -

<https://rvc.t1cloud.com/T1Default/CiAnywhere/Web/RVC/ECMCore/BulkAction/Get/ce13ba56-9cfb-4791-8fc4-0d43ed18d6ad>

It should be noted that if no comments are received within twenty-one (21) days, Council will assume that your agency has no objections or further requirements in respect to the proposal.

Should you have any further enquiries regarding this matter, please do not hesitate to contact Kate Imeson 6660 0300.

Yours faithfully

Denise Catlin
 Planning and Development Support Officer
 Richmond Valley Council | Locked Bag 10, CASINO NSW 2470

T: 02 6660 0236

E: denise.catlin@richmondvalley.nsw.gov.au | <https://richmondvalley.nsw.gov.au>

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NSW Police Force

Development Application Review

Webcops Reference: E96265736.

DA Reference No: 2024/0096.

TRIM Reference: D/2024/278602.

Council: Richmond Valley Council.

Developer/Applicant: Momentum Collective C/- Newton Denny Chapelle.

Private Certifier: N/A

Date of Risk Assessment: 14/03/2024.

Time Risk Assessment undertaken: 10.50am.

Site Name: Lots 155-158 DP 834821.

Address: 146-152 Johnston Street.

Suburb/Town: Casino NSW 2470.

Contact Name: Denise CATLIN,
Planning and Development Support Officer Richmond Valley Council.

Proposed development/use of space:

Proposed construction of shop top housing comprising of a ground floor commercial space and four (4) units, group home development comprising of three (3) units, and multi-dwelling housing comprising of six (6) units utilised as infill affordable housing. The development is inclusive of parking, waste management, landscaping, associated civil works and removal of existing vegetation.

1. Introduction

In line with section 4.15 of the New South Wales Planning & Assessment Act 1979 and the New South Wales Planning Guidelines, the below report has been conducted on Development Application 2024/0096.

RICHMOND POLICE DISTRICT

5 Zadoc Street, Lismore NSW 2480

T 02 6626 0599 **F** 02 6626 0511 **W** www.police.nsw.gov.au

TTY 02 9211 3776 for the hearing and speech impaired ABN 43 408 613 180

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NSW Police Force

2.1 Current environment

The site subject of this development application is located predominantly within the urban area of the township of Casino. The site is currently undeveloped vacant land. On the northern side of the proposed development is predominantly residential housing consisting of single storey dwellings. To the south is Johnston Street and an existing caravan park and Rugby union sporting fields. To the east of the site is Clark Street then residential dwellings. To the west of the site is a small commercial precinct which contains a service station, bakery, gym, physio, laundromat and other commercial premises followed by single storey residential dwellings.



Source: DA 2024/0096.

2.2 Proposed development

The development proposal is for the construction of shop top housing comprising of a ground floor commercial space and four (4) units, group home development comprising of three (3) units, and multi-dwelling housing comprising of six (6) units utilised as infill affordable housing. The development is inclusive of parking, waste management, landscaping, associated civil works and removal of existing vegetation.

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Source: DA 2024/0096.

3. Crime risks and identified issues

The crime risks identified in the local area include break and enter residential, stealing both from residential and motor vehicle, Malicious damage, and potential stolen vehicles.

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3.1. Current/trending crimes that impact the local area that should be considered within the design and building process: minimal current or trending crimes identified, however in preceding 12 months localised reports of residential stealing's and malicious damage were reported.

3.2. Crimes that the current proposed development application will introduce or facilitate within this space: Nil new crime risks identified. The proposed development and activity proposed is considered unlikely to exacerbate or introduce any new conflict or crime risks to the current space or adjoining areas.

3.3. Developments can introduce or facilitate certain issues that are not necessarily a crime, but impact on the ability to police a space: Police identify that parking may potentially be an issue on Clark Street.

4. Recommendations

In consideration of the nature of this development and the crime risk assessment undertaken, Police make the following recommendations:

- Surveillance – The proposed development indicates that significant landscaping will be incorporated into the development to both soften fencing, reduce visual impacts and to create Landscape screens. To ensure and promote visibility and surveillance opportunities it is recommended that the proposed landscaping is maintained to prevent it becoming overgrown.
- Surveillance – Ensure landscaping plants in areas along pathways and other areas used by the residential guardians consist of low-lying plants to ensure open sightlines and reduce concealment areas.
- Surveillance – Ensure that there is adequate lighting along common pathways and throughout the shared common courtyard/play area.
- CCTV – As the development is both commercial and residential housing the installation of a quality CCTV system in those areas that are commercial as well as areas that are public/shared spaces, including car parks.
- CCTV - Ensure that Staff are trained to review and download CCTV images should they be required by Police.
- Lighting - Installation of adequate external lighting around the proposed exterior of the buildings, entry/exit points and the carpark.

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- Lighting - Ensure that lighting utilised does not produce glare or dark shadows and be orientated to illuminate potential threats or suspects accessing the location rather than impede those that may be within the proposed development observing or looking out.
- Lighting - Ensure that damaged lighting both internally and externally is repaired or replaced in a timely manner.
- Wayfinding - Directional signage to be provided. The signage is to be clear, legible and useful, to aid way finding throughout the development.
- Territorial reinforcement - Ensure the rapid removal of graffiti and/or repair of any damage to the premises which may be visible to members of the public.
- Territorial reinforcement - Keep areas under decks/windows free of any structures that can be climbed on to gain access to residences.

Disclaimer

The New South Wales Police Force has a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this assessment, any person who does so acknowledges that:

1. It is not possible to make all areas evaluated by the NSWPF entirely safe for members of the community or the security of their property.
2. It is based upon the information provided to the NSWPF at the time the assessment was made.
3. This assessment is a confidential document and is for use of the consent authority unless otherwise agreed.
4. The contents of this assessment are not to be copied or circulated otherwise than for the purposes of the consent authority, unless otherwise agreed.

The NSW Police Force hopes that by using the recommendations contained in this assessment, criminal activity will be reduced and the safety of members of the community and the security of their property will increase. However, it does not guarantee that all risks have been identified, or that the area assessed will be free from criminal activity if its recommendations are followed.

Should you have any questions in relation to the evaluation contact Senior Constable Ernest MAKINGS, Crime Prevention Officer, Richmond Police District, 02 6626 0599 or maki1ern@police.nsw.gov.au

Yours sincerely,

Trent Swinton
Commander
25 March 2024

RICHMOND POLICE DISTRICT

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