

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 11 June 2024, 3.00pm and 3.24pm
<b>LOCATION</b>	MS Teams Videoconference

**BRIEFING MATTER(S)**

PPSNTH-289 – Richmond Valley – DA2024/0096 – 146-152 Johnston Street, Casino – Shop Top Housing, Group Home & Multi-dwelling housing

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Michael Wright (Acting Chair), Stephen Gow, Robert Hayes and Eber Butron
<b>APOLOGIES</b>	Dianne Leeson
<b>DECLARATIONS OF INTEREST</b>	Nil

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Kate Imeson, Cherie Smith and Travis Eggins
<b>DEPARTMENT STAFF</b>	Carolyn Hunt, Lisa Ellis and Daniel Bounvan
<b>OTHER</b>	Nil

**KEY ISSUES DISCUSSED**

- Overview of proposal outlined as shop top housing, group home and multi-dwelling, include onsite parking, tree removal, lot consolidation (4 lots into 2) and cut/fill
- Building height and bulk – revised plans to be reviewed to determine final height
- Compliance with Building Code of Australia - updated plans to be reviewed

**Referrals**

- External:
  - Transport for NSW, Essential Energy and NSW Police – received and draft recommendations/conditions provided
- Internal:
  - Engineering – received
  - Building and Health - outstanding

### Panel Questions

- Flooding and proposed evacuation of identified vulnerable, sensitive use – application assessed using the 1 in 500 year flood event, noting a warning time of up to 24-48 hours for evacuation
  - proposed occupants identified as not being permanent residents
  - site is mapped as partially inundated for 1% AEP (at current ground level)
  - Assessment report to consider Council's LEP Cl. 5.22
- Parking – justification provided for shortfall of 4 spaces (commercial development use), with proposed spaces to be utilised for group home and shop top housing
- Assessment of any potential hazard from the adjoining development to be undertaken

**TENTATIVE DETERMINATION DATE SCHEDULED FOR:** July/August 2024 – to be confirmed by Council

### Planning Panels Secretariat

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