

SECOND PRE-LODGE MENT ADVICE – PROPOSED REDEVELOPMENT OF SHOP TOP HOUSING, GROUP HOME & IN-FILL AFFORDABLE HOUSING DEVELOPMENT – 142-156 JOHNSTON STREET, CASINO - 31ST OCTOBER 2023 AT 2:00PM HELD AT RICHMOND VALLEY COUNCIL 10 GRAHAM STREET, CASINO

ATTENDEES:

Andy Edwards – Manager Development & Certification
Mike Perkins – Director Community Service Delivery
Francis Eyndhoven – Development Assessment Planner
Travis Eggins - Development Engineer
Chad Borgeest – Coordinator Environment & Health
Cherie Smith – Development Assessment Planner
Andrew Clark – Co-Ordinator Building Services
Melinda Budd – Development Concierge
Joel Pillar – OSMS and Liquid Trade Waste Officer

Megan Yates - Town Planner - Newton Denny Chapelle
John Sturgeon – Non Executive Board Member, Momentum Collective
Mark Formaggin – Non Executive Board Member, Momentum Collective
Damon Moloney – Project Manager, Abode2 Project Management
Mark Edwards – Director Property and Housing, Momentum Collective
Peter McArdle – Project Architect, PTMA Architecture

SITE:

142-156 Johnston Street, Casino – Lots 155 to 158 - DP 834821

PROPOSAL:

Following the pre-lodgement meeting, the subject site zoning changed from B1 Neighbourhood Centre to E1 Local Centre in accordance with the NSW Department of Planning and Environment Employment Zone Reforms. The proposed development provides for business uses that serve the needs of the community, provides employment opportunities and provides residential accommodation that contributes to a vibrant and active local centre. The proposed shop top housing development provides for business uses on the ground floor, with residential provided on the first floor.

GENERAL OVERVIEW

The following comments are based on a preliminary review of the plans and information forwarded to Council. A detailed assessment of the proposal may require further information.

PLANNING

- Would like a concept landscaping plan.
- Change of land use, not sure if intentions align with the objectives (Development is permitted by SEPP in the zone).
- Infill affordable housing does not present well to the street, streetscape and front fencing details required.
- Commercial properties should face the street along with signage.
- Ensure compliance on the individual subdivided lots.
- Storm water swale around the front of the building (what is purpose)
- Bin storage area looks small.
- Fencing fronting Clark Street, residential orientation
- All under one DA is OK and to have under one ownership.
- Shared space where does it belong – Residential or Commercial
- Subdivision done timely so CC can be issued without the new properties in place.
- Land use definition – Shop top housing? It is an open zone, possibly apply for integrated community housing.
- One owner, one DA, one CC no problem. But at OC it is better to have everything tidied up.
- Shop top housing in residential exempt from new Sustainable Buildings SEPP if total development under \$5m.
- Will still need to report embodied emissions (as part of BASIX) and energy efficiency standards for the development, submit in portal as part of uploading application.

ENVIRONMENTAL HEALTH

- Contaminated land Arsenic – said the report was incorrect now has a clear soil test.
- Carpark and commercial waste service
- Number of bins on the street
- Bin storage area is a bit small
- Noise level for neighbours

BUILDING

- Interface between class 6 & 3 – barriers between them look at sooner than later.
- Certification class 2 & 3 (RAB Act) competent person to look at design to make sure it is compliant.
- New certifiers regulations to have separation.
- Break into a few different stages makes it easier to process.

ENGINEERING

- The site is subject to the 1 % AEP design flood. Levels have been previously supplied to NDC to utilise in preliminary design, however since this Council has formally adopted the Richmond Valley Flood Study 2023 on 19 September 2023. The new flood study has resulted in a change in the flood planning level (FPL – 1% CC design flood + 0.5m freeboard). The new formal FPL at 136-142 Johnston Street ranges from 23.0m to 23.1m AHD. It is to be noted that the lot proposed to front Clark St will have an FPL of 23.0m AHD, while the lot proposed to solely front Johnston St will have an FPL of 23.1m AHD.
- TfNSW will be referred this application for assessment given the development has frontage to Johnston Street (Bruxner Hwy - State Road).
- Driveways are to be dual width (minimum 6.0m) heavy duty concrete aprons. TfNSW may have particular interest in the driveway proposed off Johnston Street (Bruxner Hwy – State Road). The old driveway requiring relocation at Johnston Street will need to be removed and kerb rectified.

- Off-street parking must be in accordance with AS2890.
- Clark Street will likely need to be signposted as “no parking” for the properties frontage as the road is not wide enough to facilitate on-street parking.
- The water connection arrangement for the proposed development will likely be a master meter near a street frontage (owned and read by RVC) with internal sub-metering (private infrastructure) as needed by the owner.
- Sufficient hydrant coverage is required for the whole development site to satisfy fire-fighting requirements. a coverage of 90m from fire hydrant must be shown, if full coverage of the property cannot be achieved there will need to be some form of booster infrastructure on property in an accessible location that meets the fire-fighting flow rates and pressure. Plans must be provided by hydraulic engineer.
- The site has sewer infrastructure on property in 2 separate locations. The sewer main that extends into the site from the north along the rear of lot 155 DP 834821 only services the site and may be removed and capped at the manhole to suit the development. The sewer main on property 1.5m from the Clark Street boundary is very deep (say 4.9m deep) and has a clear zone of 4.0m, resulting in a clear zone requirement 5.5m from the Clark St boundary where no structure, footing, overhang etc is permitted (ground covers and hardstand areas are fine, small vegetation may be permitted subject to the proposed root systems). A Sewer zone of influence (ZOI) extends past this clear zone requirement at an angle of 45 degrees (starting 300mm below the sewer main), any structure subject to the sewer ZOI must have footings founded below the depth of the sewer ZOI. For reference, the closest structure is 4.5m from the sewer main, meaning the footings on the edge of the structure closest to the main would be required to be a minimum depth of 0.7m below natural ground.
- All stormwater outflow must meet quality and quantity requirements outlined in the DCP and NRLG Specification. There is 2 potential Council systems where the stormwater outflow could be directed (dependant on invert levels), being the adjacent table drain or a stormwater pit some 100-120m from the development site. Site filling and shaping along with potentially splitting the internal stormwater network may result in the potential to outflow to the table drain adjacent, if outflow to the table drain cannot be achieved it is anticipated that outflow would need to be directed to a Council stormwater pit some 100-120m from the development site.
- A Section 138 Roads Act application will be needed for any works in the road reserve. Concurrence from TfNSW will be required for works in the road reserve of Johnston St, TfNSW will require an ROL if there is any form of occupancy of the Johnston St roadway (likely includes traffic control signage).
- There is overhead electricity in the Johnston Street road reserve adjacent to the development site, any works in the vicinity should take this into consideration. It is to be noted that Essential Energy have there own clearance requirements for their own infrastructure.
- A Section 7.12 Levy is likely applicable for the development. However, under part (4) of Section 208 of the EP&A Regulation 2021 there is a list of items that do not form part of the proposed cost of works that will be levied under Section 7.12. Given the unique nature of the development, it would be appreciated if the applicant could provide detail on which parts of the development may meet this list of legislated exemptions, particularly for affordable housing.
- Section 64 contributions will apply to the proposed development. The site is currently determined to have 4.0ETs of water and sewer credits. The development as proposed is summarised below:

	Water ETs	Sewer ETS
Building cluster 1	1.6	2.0
Building cluster 2	1.8	2.25
Building cluster 3	1.8	2.25
2 storey building	2.4	2.9
Total demand	7.6	9.4
Existing credits	4.0	4.0

Total increase	3.6	5.4
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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	3.6	\$ 9,630.50	\$ 33,697.80
RVC Sewerage Headworks	SewS64Hwks	5.4	\$ 8,000.00	\$ 43,200.00
Rous Water # Water Headworks	Rous64Hwks	N/A	N/A	\$ NIL
Total Section 64 contributions (current @ 1/12/2024 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				\$76,897.80

CONCIERGE

During pre-lodgement stage, any enquiries or questions can be sent to Melinda Budd, Development Concierge.

Meeting concluded at 3:14pm.



Andy Edwards
Manager Development and Certification

Note: To assist you in providing accurate information to Council on your development proposal. The following Planning Circulars are recommended to guide you on establishing the Capital Investment Value/ cost of development of your development. Council reserves the right to require a suitably qualified person to provide evidence the CIV and Cost of Development is accurate.

CIV:

<http://www.planning.nsw.gov.au/Portals/0/planningsystem/PS%2010-008%20-%20CIV.pdf>

Cost of Development:

http://www.planning.nsw.gov.au/Portals/0/planningsystem/pdf/circulars/ps13-002_estimated_cost_of_development.pdf

Disclaimer: The minutes detailed above are based on discussions had between Council staff and representatives of the proponent of the development. Any advice given at the meeting and recorded in these minutes are based on best available information at the time of the meeting and are indicative only. Council reserves the right to require additional information or changes to the development once it has undertaken its assessment as part a formal development application.