

PRELIMINARY PRE-LODGEMENT ADVICE – SHOP TOP HOUSING & GROUP HOME DEVELOPMENT – CORNER OF CLARK AND JOHNSTON STREET, CASINO, HELD IN THE COMMITTEE ROOM AT CASINO ADMINISTRATION OFFICE – 10 GRAHAM PLACE, CASINO AND VIA TEAMS ON 16 MAY 2023 AT 10AM

ATTENDEES:

Andy Edwards – Manager Development & Certification
Andrew Clark – Coordinator Building Services
Cherie Smith – Development Assessment Planner
Travis Eggins – Development Engineer
Chad Borgeest – Coordinator Environment & Health
Joel Pillar – OSMS and Liquid Trade Waste Officer
Georgia Campbell – Planning and Development Support

Damian Chapelle – Principal Town Planner – Newton Denny Chapelle
Mark Edwards – Director Property and Housing – Momentum Collective
Damon Moloney – Project Manager
Peter McArdle – PTMA Architect

SITE: Lots 155 -158 DP 834821 – Corner of 2-4 Clark Street and 146-148 Johnston Street, Casino

PROPOSAL: Shop top housing and group home development

GENERAL OVERVIEW

The subject site is zoned E1 Local Centre. This site is approximately 3,230.1m² and located on the corner of Clark and Johnston Street. Momentum Collective (client) provide social inclusion, engagement opportunities, disability/mental health services, youth services and community housing including homelessness services. The funding they have received will be used to support those impacted by family and domestic violence and go towards the proposed abovementioned development to provide a safe housing environment.

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. A follow up meeting should be undertaken if the scope of the proposal changes substantially.

PLANNING

- Land use definitions – consider if separate land use definitions are required.
- Permissible on proposed site – plans are only conceptual at this stage
- Potentially a staged development, provide clear staging details in application
- Safety and security to be addressed – adjoining premises including rear of site to be considered.
- Consider adjoining land uses and any potential conflicts with the use proposed.
- Short-term residences - access to services is key
- Carparking to be considered
- Location of driveway – will this remove the ability to park on the street?
- Traffic study to be undertaken
- Referral to TfNSW required as Johnston Street is a classified road – TfNSW have been reluctant in the past on approving driveways onto Johnston Street.

ENGINEERING

- The site is subject to the 1% AEP design flood. The brief supplied by NDC for the pre-lodgement stated “the minimum habitable floor level requirements of 22.6-22.8m AHD”, from review of formal flood modelling this statement is correct.
- Council has recently received final draft flood modelling for our new flood study. The 1% AEP design flood at 146-152 Johnston has been reviewed and compared against the current formal flood modelling available. It is noted that the levels are largely unchanged at this site and future adoption of the new flood study will not result in an increased minimum floor level requirement for 146-152 Johnston Street.
- 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).
- Off-street parking must be in accordance with AS2890
- 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. 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).
- 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 proposed development was not very detailed, hence cannot confirm the demand the development will have.

ENVIRONMENTAL HEALTH

- Contaminated land
- Boundary – potentially affected by unground pollution from neighbouring servo
- Consider setbacks/location from fuel vents/ air pollution from servo
- Air quality assessment and report needed
- Liquid trade waste required for commercial building such as shops
- Ensure there is access for servicing of grease trap etc
- Waste storage and collection – waste management plan to be provided
- Noise assessment required
- Consider how mechanical ventilation will be positioned between the commercial and residential interface. Potential Noise and Fire Safety

BUILDING

- BCA assessment to be submitted with DA - required for multiple building classes to address fire separation
- Consider emergency areas and access
- Council has the ability to be the certifying authority for the Construction Certificate
- Lodge S68 with DA

CONCIERGE

During pre-lodgement stage, any enquiries or questions can be sent to Georgia Campbell, Planning and Development Support.

Meeting concluded at 10.44am.



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.