

Our ref: SUB21/18780

The Resident(s)  
## Elizabeth Way  
AIRDS NSW 2560

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



3 May 2023

**Subject:** Boarding House Development – 189 Riverside Drive, Airds

Dear The Resident(s)

I am writing to you from the NSW Land and Housing Corporation (LAHC) to update you about our plans to develop the housing site at 189 Riverside Drive, Airds and seek your feedback on our detailed design.

## What we are proposing

We are proposing to develop the existing vacant site with a boarding house that will suit the needs of single women. This will include:

- 8 rooms
- A communal room
- 2 on-site car parking spaces
- bicycle and motorbike parking
- landscaping and fencing across the site.

## What is happening now?

Early last year we provided an opportunity for feedback from neighbours on any local factors that could help to inform the design of the new property. There were no comments received from the community at this time.

We have recently completed a detailed design for 189 Riverside Drive, Airds. 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
- shadow diagrams
- proposed materials and colour finishes.

### 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@facs.nsw.gov.au** or phone: 1800 738 718.

All feedback should be received **by Sunday 28 May 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>**



## Department of Planning and Environment

Our ref: SUB21/18780

Ms Lindy Deitz  
General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

3 May 2023

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**Subject:** Notice of proposed boarding house – 189 Riverside Drive, Airds

**Attention:** Duty Planner

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:** 189 Riverside Drive, Airds NSW 2560  
Lot 1216 in DP 1183302

**Proposal:** Construction of a boarding house comprising of 8 rooms and a communal room, parking for two (2) vehicles, motorbike and bicycle parking, associated site works and landscaping.

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 enclosed for Council's review and comments:

- |   |                                     |
|---|-------------------------------------|
| • Architectural Plans                               | • Building Code of Australia Report |
| • Landscape Plans                                   | • Architectural Statement           |
| • Civil Plans                                       | • Geotechnical Report               |
| • Planning Certificate                              | • Title and DP Search               |
| • Notification Plans                                | • Survey Plan                       |
| • Access Report                                     | • Waste Management Plan             |
| • AHIMS search results                              | • Traffic Report                    |
| • Arborist Report                                   | • Bushfire Protection Assessment    |
| • NatHERS Certificates                              | • Hydraulic drawings                |
| • Fire Engineer performance solution support letter | • BASIX Certificate                 |

Please email Council's comments to Frances Beasley, Planning Officer, LAHC at **[Frances.Beasley@fac.s.nsw.gov.au](mailto:Frances.Beasley@fac.s.nsw.gov.au)** by **28 May 2023**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at [CommunityEngagement@fac.s.nsw.gov.au](mailto:CommunityEngagement@fac.s.nsw.gov.au).

Yours sincerely,



Lynne Welch  
**Manager, Community Engagement**  
**NSW Land and Housing Corporation**

**From:** [CommunityEngagement](#)  
**To:** [Salina Lama](#); [Frances Beasley](#)  
**Cc:** [Luis Valarezo](#); [Carolyn Howell](#)  
**Subject:** Council response - 189 Riverside Drive, Airs - NSW Land and Housing Corporation  
**Date:** Thursday, 1 June 2023 5:32:49 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image004.png](#)  
[image005.png](#)  
[image009.png](#)

Hi Team,

Notification period for this project closed on Monday 29<sup>th</sup> May 2023.

There were no submissions received from neighbours during this time. Please find council's response and comments below.

Regards,

**Marilyn Moreno**  
**Senior Project Officer**

**Community Engagement Team**

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E [CommunityEngagement@fac.s.nsw.gov.au](mailto:CommunityEngagement@fac.s.nsw.gov.au)

Locked Bag 5022 Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land.*

*We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically*

**From:** Andrew MacGee <[Andrew.Macgee@campbelltown.nsw.gov.au](mailto:Andrew.Macgee@campbelltown.nsw.gov.au)>

**Sent:** Thursday, 1 June 2023 1:56 PM

**To:** CommunityEngagement <[CommunityEngagement@fac.s.nsw.gov.au](mailto:CommunityEngagement@fac.s.nsw.gov.au)>

**Subject:** RE: Part 5 - Proposed Development - 189 Riverside Drive, Airs - NSW Land and Housing Corporation

**This Message Is From an External Sender**

This message came from outside your organization.

Dear Marilyn, sorry for the wait.

Please see the Council's check and comments below. Of particular note are comments 4 to 7 in our list at the end, which the Council recommends are investigated further as part of the LaHC's approval process.

Thank you for the opportunity to comment on the proposal. If you need anything else, please let me know.



**Part 5 – Boarding House Review(Housing SEPP)**


**189 Riverside Drive, Airs**

Clause		Proposed	Compliance
<b>Division 3 Boarding houses – Aboriginal Housing Office &amp; Land and Housing Corporation</b>			
<b>28 Development to which Division applies</b>			
(1) This Division applies to development	(a) on which	Subject site zoned R2	

for the purposes of boarding houses on land—	development for the purposes of boarding houses is permitted with consent under another environmental planning instrument, or	under the provisions of CLEP 2015.	
	(b) in Zone R2 Low Density Residential or an equivalent land use zone.	Boarding Houses permitted in R2 Low density residential	Complies
(2) This Division does not apply to development for the purposes of boarding houses on land in Zone R2 Low Density Residential or an equivalent land use zone unless—	(a) for land in the Greater Sydney region—the land is within an accessible area, or	Subject site is located within Airds being land identified in the greater Sydney region.	Complies
	(b) otherwise— all or part of the boarding house is within 400m walking distance of land in Zone E1 Local Centre, Zone MU1 Mixed Use, Zone B2 Local Centre or Zone B4 Mixed Use, or an equivalent land use zone.	It is noted that the subject site is within an accessible area however, falls just shy of being within 400m walking distance of a local centre of mixed use zone.	Does not Comply however, it is noted that not required to meet this standard due to applicant.
<b>29 Boarding Houses permitted without development consent</b>			
((1) Development to which this Division applies may be carried out by or on behalf of a relevant authority <b>without development consent if—</b>			
	(a) the development complies with the development standards specified in <b>sections 24(2) and 25(1)</b> , and		
<b>24(2)</b> The following are non-discretionary development standards in relation to the carrying out of development to which this Division applies—	(b) if paragraph (a) does not apply— a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land,	CLEP – 0.55:1  Proposed 0.55:1	Complies
	(c) for development on land in Zone R2 Low Density Residential or Zone R3 Medium Density Residential—the minimum landscaping requirements for multi dwelling housing under a relevant planning instrument,	Required: 15% of the site (111sqm)  Proposed 152.7sqm	Complies

	(d) for development on land in Zone R4 High Density Residential—the minimum landscaping requirements for residential flat buildings under a relevant planning instrument,		Not Applicable
	(e) at least 3 hours of direct solar access provided between 9am and 3pm at mid-winter in at least 1 communal living area,		Complies
	(f) for a boarding house containing 6 boarding rooms—		Not Applicable
	(g) for a boarding house containing more than 6 boarding rooms—  (i) a total of at least 30m <sup>2</sup> of communal living area plus at least a further 2m <sup>2</sup> for each boarding room in excess of 6 boarding rooms, and (ii) minimum dimensions of 3m for each communal living area,	Required 34qm  Provided 34sqm.	Complies
	(h) communal open spaces— (i) with a total area of at least 20% of the site area, and (ii) each with minimum dimensions of 3m,	Required – 148sqm Provided 152sqm	Complies
	(i) if a relevant planning instrument does not specify a requirement for a lower number of parking spaces—at least the following number of parking spaces— (i) for development on land within an accessible area—0.2 parking spaces for each boarding room, (ii) otherwise—0.5 parking spaces for each boarding room,	Required – 2 spaces  Provided – 2 spaces	Complies
	(j) if a relevant planning instrument specifies a requirement for a lower		Noted.

	number of parking spaces—the lower number specified in the relevant planning instrument.		
<b>25(1)</b> Development consent must not be granted under this Division unless the consent authority is satisfied that—			
	(a) no boarding room will have a gross floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of more than 25m <sup>2</sup> , and	Applicant notes that each room provided 25sqm	Complies
	(b) no boarding room will be occupied by more than 2 adult residents, and	Applicant has identified 1 lodger per room	Noted
	(c) adequate bathroom, kitchen and laundry facilities will be available within the boarding house for the use of each resident, and	 <p>Typical room layout</p>	Complies
	(d) for a boarding house on land in Zone R2 Low Density Residential or an equivalent land use zone—the boarding house will not have more than 12 boarding rooms, and	Eight (8) rooms provided	Complies
	(e) for a boarding house on land in a business zone—no part of the ground floor of the boarding house that fronts a street will be used for residential purposes unless another environmental planning instrument permits the use, and		Not Applicable
	(f) for a boarding house containing at least 6 boarding rooms—the boarding house will have at least 1 communal living area, and	<p>1x communal area provided</p> 	Complies
	(g) the minimum lot size for the boarding house is not less than— (i) for development on land in Zone R2 Low Density Residential—600m <sup>2</sup> , or	Site Area – 741.11sqm	Complies

	<p>(h) each boarding room has a floor area, excluding an area, if any, used for the purposes of private kitchen or bathroom facilities, of at least the following—</p> <p>(i) for a boarding room intended to be used by a single resident—12m<sup>2</sup>,</p> <p>(ii) otherwise—16m<sup>2</sup>, and</p> <p>(i) the boarding house will include adequate bicycle and motorcycle parking spaces.</p>	<p>Each room approx.25sqm</p> <p>4 bicycle spaces</p> <p>2 motor bike spaces</p> 	Complies
29(c) the development will not result in a building with a height of more than 9m, and		Proposed 7.64m	Complies
29(d) for development on land in Zone R2 Low Density Residential or an equivalent land use zone—the boarding house will not have more than 12 boarding rooms.		Proposed – 8 rooms	Complies
<b>30 Requirements before carrying out development</b>			
(1) Before carrying out development to which this Division applies, a relevant authority must—			
	(a) request the council nominate a person or persons who must, in the council's opinion, be notified of the development, and		
	(b) give written notice of the intention to carry out the development to—		Provided.
	<p>(i) the council, and</p> <p>(ii) the person or persons nominated by the council, and</p> <p>(iii) the occupiers of adjoining land, and</p>		
	(c) take into account the responses to the notice that are received within 21 days after the notice is given, and	Neighbour notification sought	
	<p>(d) if the relevant authority is the Land and Housing Corporation—consider the relevant provisions of—</p> <p>(i) <i>Good Design for Social Housing</i>, published by the Land and Housing Corporation in September 2020, and</p> <p>(ii) the <i>NSW Land and</i></p>	Architects Certification of Building Design Compliance provided	Complies



	<i>Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023.</i>		
<b>31 Exempt development</b> Development for the purposes of landscaping and gardening is exempt development if it is carried out by or on behalf of a relevant authority in relation to a boarding house.			Noted
<b>32 Subdivision of boarding houses not permitted</b> Development consent must not be granted for the subdivision of a boarding house.			Subdivision is not proposed

Comments:

1. Eight boarding rooms, each room has private open garden space or balconies, provided around a shared corridor and circulation over two storeys, with a ground floor common room opening out to a landscaped set-back to the rear of the property. Two off-street car-spaces are accessed via driveway on the west boundary.
2. Proposal is generally compliant with SEPP requirements.
3. Native plantings across the site, and deciduous tree planting located in deep soil zones thus providing a sustainable outcome that contributes to greening of urban areas should be considered across the site.
4. In accordance with CDCP requirements clause 17.2.11 Visual Privacy –  
*c) Notwithstanding 17.2.11 a), a balcony will only be considered where the private open space area of any adjacent dwelling is screened from view.*  
Screening of first floor balconies should be considered.
5. Safety and security of residents to be considered.
6. Off-street parking manoeuvrability and safety is of concern. Driveway is narrow does not permit two vehicles to pass within length of driveway and turning paths to allow vehicle to leave in a forward direction is difficult.
7. Waste and recycling bin storage areas / numbers should comply with the Council's DCP control (see Part 17.5 of the DCP, attached). Please liaise directly with Council's waste services team prior to construction being completed to discuss waste collection should the Council be nominated as the preferred contractor. Collection at the street will need to be facilitated, which may involve construction of plinth and parking restrictions in the vicinity.

With regards,  
Andrew MacGee

**Andrew MacGee**  
**Coordinator Planning Engagement**  
**We are all, always on Country**  
P: 02 4645 4566  
F: 02 4645 4111