

Our ref: SUB22/99492

The Resident(s)
Stapleton Parade
ST MARYS NSW 2760

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



02 March 2023

Subject: 9-11 Stapleton Parade, St Marys NSW 2760

Dear The Resident(s)

I am writing to you from the NSW Land and Housing Corporation (LAHC) to update you about our plans to redevelop the housing site at 9-11 Stapleton Parade, St Marys and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing aged properties with new single and two-storey dwellings that better suit the needs of residents. This will include:

- 14 homes in total – 12 x two-bedroom and 2 x three-bedroom dwellings
- 9 on-site car parking spaces
- landscaping and fencing across the site

What we have done so far

In October 2022 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to on-site parking and local traffic impacts.

In response to this feedback, I can confirm:

- As part of the planning process, LAHC commissioned a traffic and parking report to assess the potential impacts of the development. The traffic and parking report concludes that the additional traffic movements are not expected to have any negative impacts on the local street network.
- In relation to car parking, the development provides 9 car parking spaces on the site, which is consistent with the amount of car parking required for a site located in an accessible area under *State Environmental Planning Policy (Housing) 2021*.

What is happening now?

We have recently completed a detailed design process for 9-11 Stapleton Parade, St Marys and we invite your feedback. All submissions received will be considered by the project team before a decision is made on whether the project will proceed.

Please find enclosed:

Department of Planning and Environment

- 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@facns.nsw.gov.au** or phone: 1800 738 718.

All feedback should be received **by 27 March 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: SUB22/99493

The General Manager

Penrith City Council

PO Box 60

PENRITH NSW 2751

02 March 2023

Subject: Notice of proposed residential housing – Attention: Planning

Dear General Manager

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: 9-11 Stapleton Parade, St Marys NSW 2760

Lots 25-27 in DP 35558

Proposal: Demolition of three (3) dwellings and construction of six (6) single storey villas and eight (8) two-story townhouses, comprising 12 x 2-bedroom and 2 x 3-bedroom dwellings, parking for nine (9) vehicles, associated site works and landscaping, and consolidation of three (3) lots into a single lot.

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:

- | | |
|------------------------------|-------------------------------------|
| • Survey plan | • Erosion and sediment control plan |
| • Site analysis plan | • BASIX & NatHERS Certificate |
| • Architectural plans | • Building Code of Australia Report |
| • Heritage Impact Assessment | • Access Report |
| • Demolition plan | • Arborist Report |
| • Block analysis plan | • Geotechnical Report |
| • Landscape plan | • Traffic Report |
| • Stormwater plan | • Waste Management Plan |

Please email Council's comments to Frances Beasley Planner, LAHC at Frances.Beasley@facs.nsw.gov.au by **27 March 2023**.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at CommunityEngagement@facs.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch

Manager, Community Engagement
NSW Land and Housing Corporation

Our reference: P-470104-M1F6
Contact: Kate Smith, Principal Planner
Telephone: (02) 4732 7705

14 April 2023

Land and Housing Corporation
Department of Planning and Environment
Attn: Carmen Cotterill

Email: Carmen.Cotterill@facs.nsw.gov.au

Dear Carmen,

Proposed Multi Unit Housing – 9-11 Stapleton Parade, St Marys

Thank you for providing Penrith City Council with the opportunity to comment on the abovementioned proposal.

Unfortunately, the proposal in its current form does not reflect the existing and desired future character of the area. The surrounding character is defined by single detached residential housing with large, landscaped setbacks. Despite the character of the area transitioning towards a more medium density style of development, new development in the area should be designed to contribute positively to the established streetscape setting and adopt the key characteristics of traditional housing in our established areas such as St Marys.

Chapter D2, Section 2.4 Multi Dwelling Housing of Penrith Development Control Plan (DCP) 2014 describes the desired character of multi-unit housing in an R3 zone and sets the built form controls to achieve the desired form, building design, setbacks and landscaped areas for these development types. As depicted by the Figure D1.



Figure D1

That is, new buildings should show characteristics of traditional suburban development: with dwellings oriented to face the street, building forms stepped and articulated, and set within a landscaped garden setting.

In this regard the development is inconsistent with the following provisions of the DCP:

a) 2.4.5 Front and Rear Setbacks

The proposal provides inadequate front and rear setbacks to integrate the development into the locality and contribute to the broader landscape setting, being non-compliant with the setback controls.

The development does not adopt the average front setback of the adjoining properties and the rear setback contains car parking areas, drainage, retaining walls and paved verandahs which limits the availability of quality deep soil planting.

b) 2.4.4 Urban Form & 2.4.12 Building Design

The scale and form of the buildings containing units 1-4 & 5-8 are overly bulky and do not suitably integrate with the streetscape.

The development does not include features that are typical of traditional housing in St Marys including projecting verandahs, pitched roof forms, eaves, shadow casting elements, variety of materials and a first-floor plan that is smaller than the ground floor plan.

It is noted that the first-floor plan is larger than the ground floor plan and cantilevers in part over the ground floor. This emphasizes the buildings bulk and scale.

c) 2.4.16 Garden Design

The proposal provides inadequate areas for landscaping along the rear setback and throughout the development site to ensure the healthy growth of new trees and shrubs and to create a green corridor between developments.

The landscaping plan does not correlate with the civil and architectural plans. Tree locations conflict with stormwater pits, pipes and retaining walls and paved areas compromising the soil volume for root development and healthy mature trees. The areas nominated on the landscape plan are insufficient to permit the growth of the landscaping (trees) to maturity with natural shape and form and provide adequate canopy coverage.

The areas between building blocks are insufficient to provide an adequate landscape separation between buildings as they are compromised due to fencing, drainage, paving and pathways.

d) 2.4.15 Garage Design

The width of the carparking spaces is not satisfactory. Carpark widths of 2.5m are to be provided for multi-unit housing development for full opening of vehicle doors in accordance with AS2890.1 (vehicle User Class 2).

In addition, the development does not incorporate any stormwater treatment or addressed water quality and conservation:

- e) The proposed development is not consistent with Council's Water Sensitive Urban Design (WSUD) Policy or DCP requirements as no



treatment of stormwater is proposed. A Stormwater WSUD Strategy prepared in accordance with Council's WSUD Technical guidelines requirements. This will need to include details of how the development meets the requirements of Council's WSUD Policy and development controls in relation to stormwater treatment and water conservation.

An electronic version of the MUSIC Modelling which complies with Council's WSUD Technical Guidelines, and a site-specific operation and maintenance manual shall be prepared.

- f) The application has not addressed the recent changes to the State Environmental Planning Policy (Biodiversity Conservation) 2021.

Chapter 6 includes updated water management requirements which need to be considered. As such, an updated Stormwater management report supported with MUSIC Modelling should be prepared to demonstrate that the post development (i.e., additional works including additional hardstand and buildings etc.) has a neutral or beneficial effect on receiving waterways as compared to the existing / predeveloped site (i.e., previously approved structures).

- g) The BASIX certificate indicates 5x3kL tanks are to be provided but the engineering plans only indicate 1 tank.

Notwithstanding the above, the following requirements have been provided from Council's Engineering Services Team to ensure any works associated with the development meet the relevant Council standards for stormwater & roadworks:

- h) The maximum discharge to the kerb shall be 25L/s in the 10% AEP storm event. The on-site stormwater detention with regard to permissible site discharge and site storage requirement shall be subject to any adjustment necessary to ensure this is met.

The stormwater management system must be designed in accordance with Penrith City Council's Stormwater Drainage Specification for Building Developments and Water Sensitive Urban Design (WSUD) Policy.

- i) A restriction on the use of land and positive covenant relating to the stormwater management systems (including on-site detention and water sensitive urban design) shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Penrith City Council's standard wording as detailed in Council's Stormwater Specification for Building Developments - Appendix F.
- j) The stormwater management system shall continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan.

Regular inspection records are required to be maintained and made available to Penrith City Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.

- k) Section 138 Roads Act applications, including payment of application and Council fees together with any applicable bonds, shall be lodged with and



approved by Penrith City Council (being the Roads Authority for any works required in a public road).

All works shall be carried out in accordance with the Roads Act Approval and the conditions outlined in the Roads Act Applications and Penrith City Council's Driveway and Road Reserve Restoration Works Specification, guidelines and engineering best practice.

- l) An Infrastructure Restoration Bond is to be lodged with Penrith City Council for development involving works around Penrith City Council's Public Infrastructure Assets. The bond is to be lodged with Penrith City Council prior to commencement of any works on site or prior to the issue of any Construction Certificate, whichever occurs first. The bond and applicable fees are in accordance with Council's adopted Fees and Charges.

Contact Penrith City Council's Asset Management Department on 4732 7777 or visit Penrith City Council's website for more information.

Should you require any further information please contact me on (02) 4732 7705.

Regards,

Kate Smith
Principal Planner