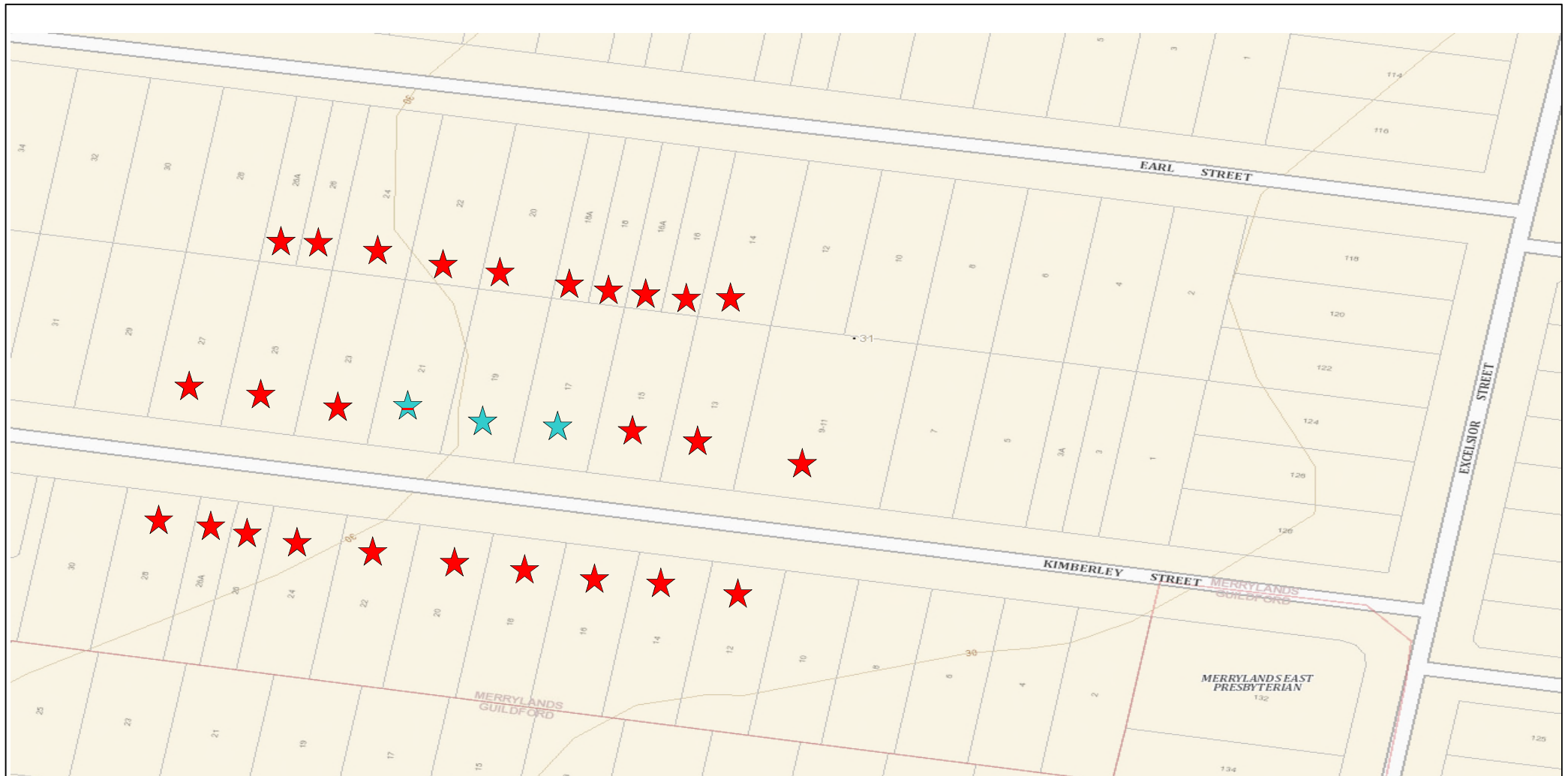


Proposed Scope of Notification

Address:	17-21 Kimberley Street Merrylands	Proponent:	LAHC
Property Description:	Lots 206, 207 and 208 in DP926	Job No:	BGYF2
LGA:	Cumberland City Council	Planner:	Gavin Ho



Legend

★ Site

★ Properties proposed to be notified by LAHC

Archived: Wednesday, 17 May 2023 10:20:07 AM
From: Maria Dsouza
Sent: Fri, 5 May 2023 02:48:10
To: Carmen Cotterill; CommunityEngagement
Cc: Esra Calim; Glenn Dawes; Jai Shankar
Subject: APPROVAL - Scope of Notification - 17-21 Kimberley Street Merrylands
Sensitivity: Normal

⚠ This Message Is From an External Sender

This message came from outside your organization.

Hi Carmen,

I can confirm that the information is correct and up to date.

Regards,

Maria

—



MARIADSOUZA
SUPERVISOR ADMINISTRATION

16 Memorial Avenue, PO Box 42 Merrylands NSW 2160
T +61 2 8757 9895
E Maria.Dsouza@cumberland.nsw.gov.au
W www.cumberland.nsw.gov.au

From: Carmen Cotterill <Carmen.Cotterill@facs.nsw.gov.au>
Sent: Friday, 5 May 2023 12:10 PM
To: Maria Dsouza <Maria.Dsouza@cumberland.nsw.gov.au>; CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Cc: Esra Calim <esra.calim@cumberland.nsw.gov.au>; Glenn Dawes <Glenn.Dawes@cumberland.nsw.gov.au>; Jai Shankar <jai.shankar@cumberland.nsw.gov.au>
Subject: [EXTERNAL] RE: FW: Scope of Notification - 17-21 Kimberley Street Merrylands

⚠ CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon Mara,

We will be writing to neighbours shortly with our statutory notification plans. I wanted to confirm the attached list with private owners information is still current?

Thanks in advance for your assistance

Kind regards

Carmen Cotterill
Senior Community Engagement Officer, Partnerships and Communications

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E CommunityEngagement@facs.nsw.gov.au

T 02 8753 8817 | E Carmen.Cotterill@facs.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

Our Vision: Together, we create thriving environments, communities and economies.



From: Maria Dsouza <Maria.Dsouza@cumberland.nsw.gov.au>
Sent: Thursday, 9 February 2023 11:43 AM
To: Carmen Cotterill <Carmen.Cotterill@facs.nsw.gov.au>; CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Cc: Esra Calim <esra.calim@cumberland.nsw.gov.au>; Glenn Dawes <Glenn.Dawes@cumberland.nsw.gov.au>; Jai Shankar <jai.shankar@cumberland.nsw.gov.au>
Subject: RE: FW: Scope of Notification - 17-21 Kimberley Street Merrylands

Hi Carmen

Please find information as requested.

Regards

Mara

—



\\tap3M\IA\itap3DSOUZA
\\tap2\SUPERVISOR ADMINISTRATION

\\u8203?16 Memorial Avenue, PO Box 42 Merrylands NSW 2160
\\tap3T\itap3+61 2 8757 9895
\\tap3E\itap3Maria.Dsouza@cumberland.nsw.gov.au
\\tap3W\itap3www.cumberland.nsw.gov.au

From: Carmen Cotterill <Carmen.Cotterill@facs.nsw.gov.au>
Sent: Wednesday, 8 February 2023 11:39 AM
To: Maria Dsouza <Maria.Dsouza@cumberland.nsw.gov.au>; CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Cc: Esra Calim <esra.calim@cumberland.nsw.gov.au>; Glenn Dawes <Glenn.Dawes@cumberland.nsw.gov.au>
Subject: [EXTERNAL] RE: FW: Scope of Notification - 17-21 Kimberley Street Merrylands

\\cbpat10CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

NSW Land and Housing Corporation is planning our next notification to neighbours and Council where we will share our proposed design and ask for feedback.

It has been 7 months since we last asked Council to confirm the scope of notification and we would like to confirm Council is still satisfied with the proposed scope of notification (attached) .

Could I also request we also get the names and addresses (if they don't live in the property) of the private owners. If we are able to address the letters by name we can ensure the letters are delivered and not returned due to the assumption the letter is junk mail.

Thank you

Carmen Cotterill

Senior Community Engagement Officer, Delivery

Community Engagement Team

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E CommunityEngagement@facs.nsw.gov.au

T 02 8753 8817 | E Carmen.Cotterill@facs.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

www.dpie.nsw.gov.au

Our Vision: Together, we create thriving environments, communities and economies.



From: Maria Dsouza <Maria.Dsouza@cumberland.nsw.gov.au>

Sent: Wednesday, 29 June 2022 12:03 PM

To: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>

Cc: Esra Calim <esra.calim@cumberland.nsw.gov.au>; Glenn Dawes <Glenn.Dawes@cumberland.nsw.gov.au>

Subject: CM: FW: Scope of Notification - 17-21 Kimberley Street Merrylands

Hi Carmen,

Council's Community Engagement and Participation Strategy and the Cumberland Development Control Plan 2021 do not reference development without consent as part of each relevant policy and it is noted that the proposed development is facilitating its requirements under Clause 43(1)(a) of the State Environmental Planning Policy (Housing) 2021.

It should be noted that as a minimum, Council requires adjoining and opposite properties to be notified.

Kind Regards,

Glenn Dawes

—



\\itap3GLENN\\itap3DAWES

\\itap2SENIOR DEVELOPMENT ADVISORY OFFICER

\\u8203?16 Memorial Avenue, PO Box 42 Merrylands NSW 2160

\\itap3T\\itap3+61 2 8757 9902

\\itap3E\\itap3Glenn.Dawes@cumberland.nsw.gov.au

\\itap3W\\itap3www.cumberland.nsw.gov.au

—



\\itap3MARIA\\itap3DSOUZA

\\itap2SUPERVISOR ADMINISTRATION \\u8209? DEVELOPMENT & BUILDING, PLANNING

16 Memorial Avenue, PO Box 42 Merrylands NSW 2160
Tel: +61 2 8757 9895
Email: Maria.Dsouza@cumberland.nsw.gov.au
www.cumberland.nsw.gov.au

From: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Sent: Tuesday, 28 June 2022 1:44 PM
To: Esra Calim <esra.calim@cumberland.nsw.gov.au>
Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: FW: Scope of Notification - 17-21 Kimberley Street Merrylands

Hi Esra,

As discussed please see the attached scope of notification for our proposed development 17-21 Kimberley Street Merrylands.

If you could please advise if our proposed scope is sufficient or if there are any further neighbours that require notification.

Thanks

Carmen Cotterill
Senior Community Engagement Officer, Delivery

Community Engagement Team
Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E CommunityEngagement@facs.nsw.gov.au

T 0411 132 742 | E Carmen.Cotterill@facs.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

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Our Vision: Together, we create thriving environments, communities and economies.

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: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Sent: Friday, 27 May 2022 9:57 AM
To: 'council@cumberland.nsw.gov.au' <council@cumberland.nsw.gov.au>
Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: Scope of Notification - 17-21 Kimberley Street Merrylands

Attention Planning,

In accordance with *Clause 43(1)(a) of the State Environmental Planning Policy (Housing) 2021* (Housing SEPP 2021), NSW Land & Housing Corporation is requesting if Council would like to nominate any additional persons or property it considers necessary to be notified of the proposed new housing development of up to 14 units at 17-21 Kimberley Street Merrylands.

The proposal is 'development without consent' under the Housing SEPP 2021. NSW Land & Housing Corporation will therefore undertake a Review of Environmental Factors of the development under Part 5 of the Environmental Planning and Assessment Act 1979 and consider any submissions from Council and neighbours before deciding whether the proposed development should proceed.

Please find attached the proposed neighbour notification map and address list.

Please respond to this email as soon as possible, with:

1. advice as to any additional properties Council deems it necessary to notify; or

2. confirmation that Council is satisfied with the proposed scope of notification.

If you have any questions, please don't hesitate to contact the Community Engagement team on 1800 738 718 or via email at CommunityEngagement@facs.nsw.gov.au

Kind regards,

Carmen Cotterill
Senior Community Engagement Officer, Delivery

Community Engagement Team
Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E CommunityEngagement@facs.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

www.dpie.nsw.gov.au



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Department of Planning and Environment

Peter J Fitzgerald
The General Manager
Cumberland City Council
PO BOX 42
MERRYLANDS NSW 2160

Our ref: SUB22/101696

10 May 2023

NOTICE OF PROPOSED RESIDENTIAL HOUSING

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: 17-21 Kimberley Street, Merrylands
Lots 206, 207 and 208 in DP 926

Proposal: Construction of a residential flat building containing sixteen dwellings, comprising 8 x 1-bedroom and 8 x 2-bedroom units, parking for eight vehicles, associated site works and landscaping, and consolidation of three 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
- Site analysis plan
- Architectural plans
- Architectural Statement
- Demolition plan
- Block analysis plan
- Landscape plan
- Stormwater plan
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report
- Waste Management Plan

Please email Council's comments to Gavin Ho, Planner, LAHC at Gavin.Ho@facns.nsw.gov.au by **02 June 2023**

Should you wish to discuss the proposal, please contact LAHC by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Yours sincerely

Christine Unicomb
Manager, Community Engagement
NSW Land and Housing Corporation

Our reference: SUB22/101691

MERRYLANDS NSW 2160

10 May 2023

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



Hello Neighbour

I am writing to you from the NSW Land and Housing Corporation about redeveloping the social housing site at 17-21 Kimberley Street, Merrylands.

What we are proposing

We are proposing to replace the existing aged properties with a 2 storey seniors' housing development to better suit the needs of residents. This will include:

- 16 dwellings in total — 8 x one-bedroom units and 8 x two-bedroom units
- 8 on-site car parking spaces
- landscaping and fencing across the site

What we have done so far

In July 2022 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received were onsite parking and potential impacts to local traffic. These concerns have been considered and addressed in the plans in following ways :

- A traffic and parking assessment has been prepared for the project. It indicates the proposed development would generate around 1 additional vehicle trip during the evening peak period, which is not expected to have any negative impacts on the local street network.
- The proposal provides 8 car parking spaces, which exceeds the requirements of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

What is happening now?

We have recently completed a detailed design for 17-21 Kimberley Street. 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.

Department of Planning and Environment

How you can submit feedback

After reading through the enclosed materials, we invite you to ask questions and have your say by contacting the Community Engagement Team via email: CommunityEngagement@fac.s.nsw.gov.au or phone: 1800 738 718.

All feedback should be received **by 02 June 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 black ink that reads "Chicomb".

Christine Unicom
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 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>

