

NOTIFICATION PLANS

SENIORS LIVING DEVELOPMENT

62-66 Pank Parade, Blacktown NSW



VIEW FROM PANK PARADE



A - LOCKED BAG 5022
PARRAMATTA NSW 2124
T - 1800 738 718
W - <https://www.dpie.nsw.gov.au/land-and-housing-corporation>

02		Part 5 Submission - Response to Council Request
01	30/09/22	Part 5 Neighbour Notification Submission
Rev	Date	Issue
		do not scale drawings. check all dimensions on site. figured dimensions take precedence.

Project Architect:
Stanton Dahl Architects
Ph: (02) 8576 5300 Fax: (02) 9868 2624

Landscape Consultant:
Botanique Design
Mob: 0404 887 620

Hydraulic Consultant:
Greenview Consulting
Ph: (02) 8544 1683

Electrical Consultant:
Greenview Consulting
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Architect:

Stanton Dahl Architects

Nominated Architects : D.P Stanton 3642, S.M Evans 7686

Project: **Senior Living Development**
at
62-66 Pank Parade, Blacktown

Title:
COVER PAGE

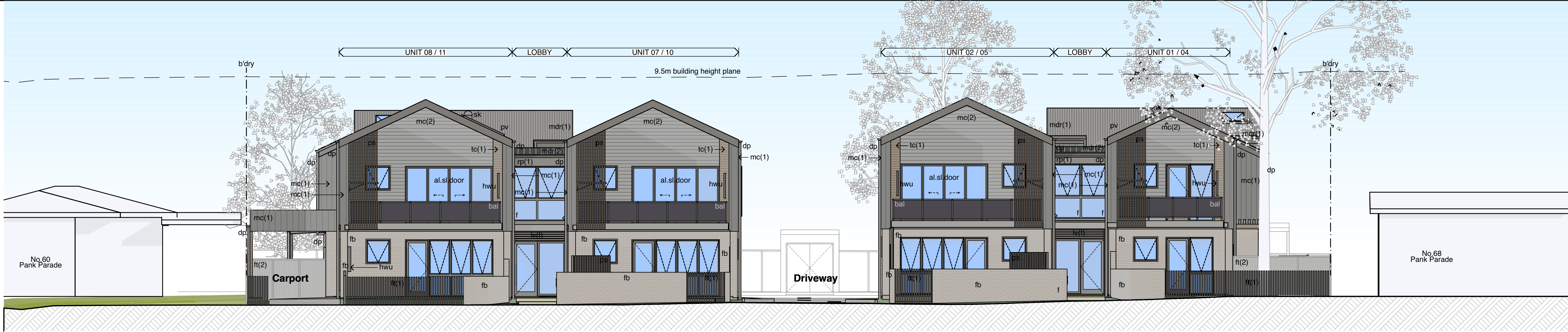
File:
2793.22_62-66 Pank St_Site Master_D

Plotted: 23/6/2023

Status:	NOTIFICATION PLAN	Scale:	\$18 job no:	Project no:
Date:	10/11/2022	@ AI	2220.17	BGYPX
Stage:	DA	Drawn:	JOK, DD	Approved:
Drawing:		Sheet:	JOK	LAHC
	N01	1	of 6	02



plant schedule					
code	botanical name	common name	mature height	pot size	stake
Trees					
Can	Cupaniopsis anacardioides	Tuckeroo	8.0m	75L	yes
Eeu	Elaeocarpus eumundii	Eumundi Quandong	10.0m	75L	yes
Ere	Elaeocarpus reticulatus 'Prima Donna'	Blueberry Ash	12.0m	75L	yes
Hfl	Hymenosporum flavum	Native Frangipani	7.0m	75L	yes
Lin	Lagerstroemia indica 'Natchez'	Crepe Myrtle	8.0m	75L	yes
Lit	Lagerstroemia indica 'Tuscarora'	Crepe Myrtle	6.0m	75L	yes
Til	Tristanopsis laurina 'Luscious'	Water Gum	10.0m	75L	yes
Shrubs					
Bbc	Banksia 'Birthday Candles'	Birthday Candles	0.4m	200mm	no
Cal	Correa alba	White Correa	1.5m	200mm	no
Cwa	Callistemon 'White Anzac'	Bottlebrush	1.5m	200mm	no
Cvs	Callistemon viminalis 'Slim'	Bottlebrush	3.0m	200mm	no
Rop	Raphiolepis 'Oriental Pearl'	Indian Hawthorne	1.0m	200mm	no
Sre	Syzygium 'Resilience'	Lilly Pilly	4.0m	200mm	no
Ssn	Syzygium 'Straight and Narrow'	Lilly Pilly	5.0m	200mm	no
Wab	Westringia 'Aussie Box'	Coastal Rosemary	0.6m	200mm	no
Wsm	Westringia 'Smokey'	Coastal Rosemary	1.0m	200mm	no
Groundcovers, Grasses and Feature Plants					
Aau	Asplenium australasicum	Birds Nest Fern	1.0m	140mm	no
Acir	Arthropodium cirratum	NZ Rock Lily	0.9m	200mm	no
Arv	Anigozanthus 'Ruby Velvet'	Kangaroo Paw	1.0m	140mm	no
Dex	Doryanthes excelsa	Gynea Lily	1.2m	200mm	no
Dij	Dianella 'Little Jess'	Lilly Turf	0.4m	140mm	no
Gmt	Grevillea 'Mt Tamboritha'	Grevillea	0.3m	140mm	no
Lit	Lomandra longifolia 'Tanika'	Dwarf Mat Rush	0.5m	140mm	no
Mpa	Myoporum parvifolium	Creeping Boobiala	0.1m	200mm	no
Smc	Scaevola 'Mauve Clusters'	Fan Flower	0.1m	200mm	no
Vhe	Viola hederaceae	Native Violet	0.1m	200mm	no



ELEVATION - PANK STREET

PROPOSED DEVELOPMENT DATA – SENIOR HOUSING			
Site Area = 1669.2m2			
No. Units = 12 (6 x 1-Bed & 6 x 2-Bed Units)			
	Control	Required	Proposed
Front Setback	Senior Housing SEPP + DCP-MDH	Primary = 6m	Primary = 6m
Side Setback	Senior Housing SEPP + DCP-MDH	3m Note*: SLUDG req. where setbacks are less than 1.2m a max. of 50% of level to be built to this alignment	3.039m 3.350m
Rear Setback	Senior Housing SEPP + DCP-MDH	3m Note: if the development results in a building with more than 2 storeys – the additional storeys are set back within planes that project at an angle of 45 degrees inwards from all side and rear boundaries of the site	Ranges from: 6.665m – 6.678mm
Building Height max.	Blacktown LEP Housing SEPP	9m 9.5m	8.4m
FSR	Blacktown LEP – N/A Housing SEPP 2021	- Max FSR 0.5:1 x 1669.2m ² = (834.6m ²)	- 0.52:1 (870.68m ²)
Deep Soil	Housing SEPP	Min 15% (min dimension of 3m) = 250.38m ² , 65% of DSZ located at rear of site = 162.75m ²	412.83m ² (@min dimension = 3m), 262.69m ² at rear
Landscaping	Housing SEPP 2021	Min 35m2 per dwelling 12 x 35m2 = 420m2 Min 35m ² per dwelling = 280m2	604.02m ²
Solar Access	Housing SEPP 2021	70% of dwellings have min. 2 hours of sunlight between 9am and 3pm mid-winter in : I. Living rooms II. Private Open Space	Living - 9/12 Units = 75% POS - 12/12 Units = 100%
Parking	Housing SEPP 2021	0.4 spaces per 1 bedroom = 2.4 0.5 spaces per 2 bedroom = 3 1 space for 3 bedroom = 1 x N/A	6 spaces 3 spaces dedicated to accessible
Private Open Space	Housing SEPP 2021	GF – 15m ² / 3m dimension FF – 6m ² / 2m dim. for 1 Bed FF – 10m ² / 2m dim. for 2+ Bed	0.10m ² -109.81m ² 9.63m ² -14.11m ² @2m+ 14.11m ² -14.32m ² @2.3m

* Area calculations include external walls, common stair areas
** Area calculations exclude external walls, common stair areas



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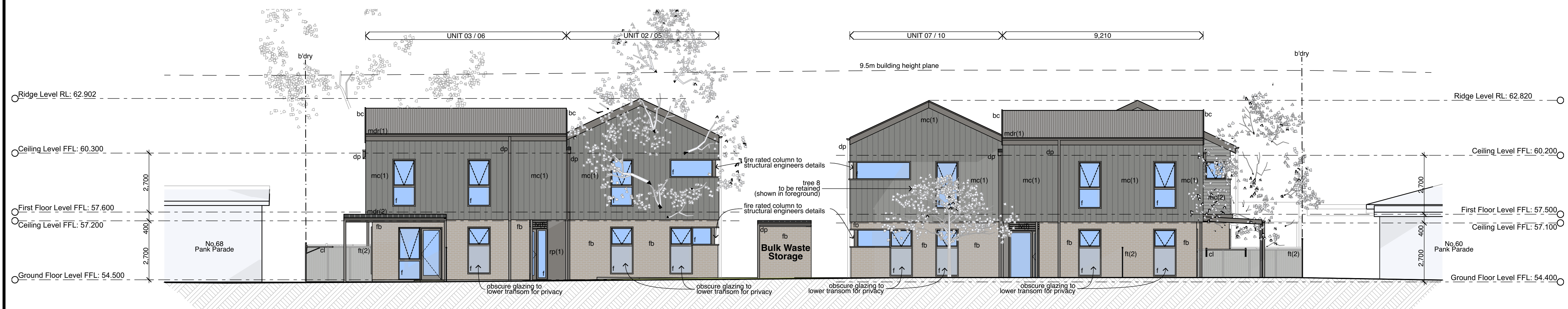
Title: **DEVELOPMENT DATA**

File: 2793.22_62-66 Pank St_Site Master_D
Plotted: 23/6/2023

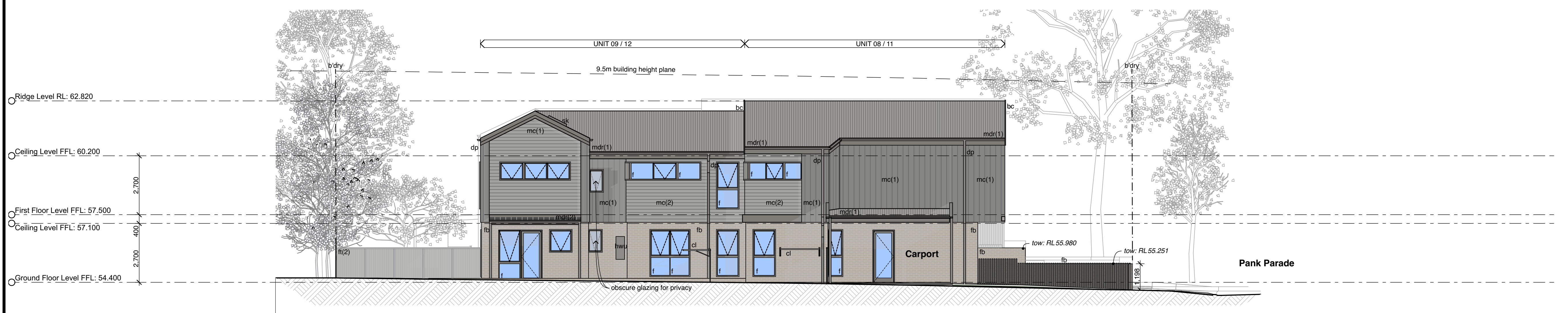
Status: NOTIFICATION PLAN
Date: 10/11/2022 Scale: 1:100 @ AI
Stage: DA Drawn: JOK, DD Checked: JOK
Drawing: Sheet: N03 3 of 6 02
Project no: BGYPX
Approved: LAHC
Rev:



E02 West Elevation
1:100



E03 South Elevation
1:100



E04 East Elevation
1:100



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ELEVATIONS

File:
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Date: 10/11/2022 1:100 @ AI
Scale: \$18 job no: 2220.17
Stage: DA
Drawing: JOK, DD
Sheet: JOK
Rev: LAHC

Project no: BGYX
Approved: LAHC
Rev: N04 4 of 6 02



ELEVATION - PANK STREET

 Face Brick - fb Colour: "Light Brick"	 Metal Cladding - mc(1) Colour: "Medium Grey"	 Metal Cladding - mc(2) Colour: "Light Grey"	 Balustrades Colourbond - Wallaby Glass Grey Tint	 Rendered and painted rp(1) Colorbond - Wallaby	 Timber-look Cladding - tc(1)
 Metal Deck Roofing - mdr(1) Colorbond - Klip-Lok Classic 700 Colour: "Medium Grey"	 Metal Deck Roofing - mdr(2) Colorbond - Klip-Lok Classic 700 Colour: "Light Grey"	 Gutters, fascias, downpipes Colorbond - Wallaby	 Fences - ft(2) Fixed louvres - lv(ft) Colorbond - Wallaby	 Fences - ft(1) Face Brick Colour: "Light Brick"	



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Title:
SCHEDULE OF FINISHES

File:
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Status: NOTIFICATION PLAN
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Stage: DA Drawn: JOK, DD Checked: JOK
Drawing: Drawing: Sheet: JOK
N05 5 of 6 02

Project no:
BGYPX
Approved:
LAHC
Rev:

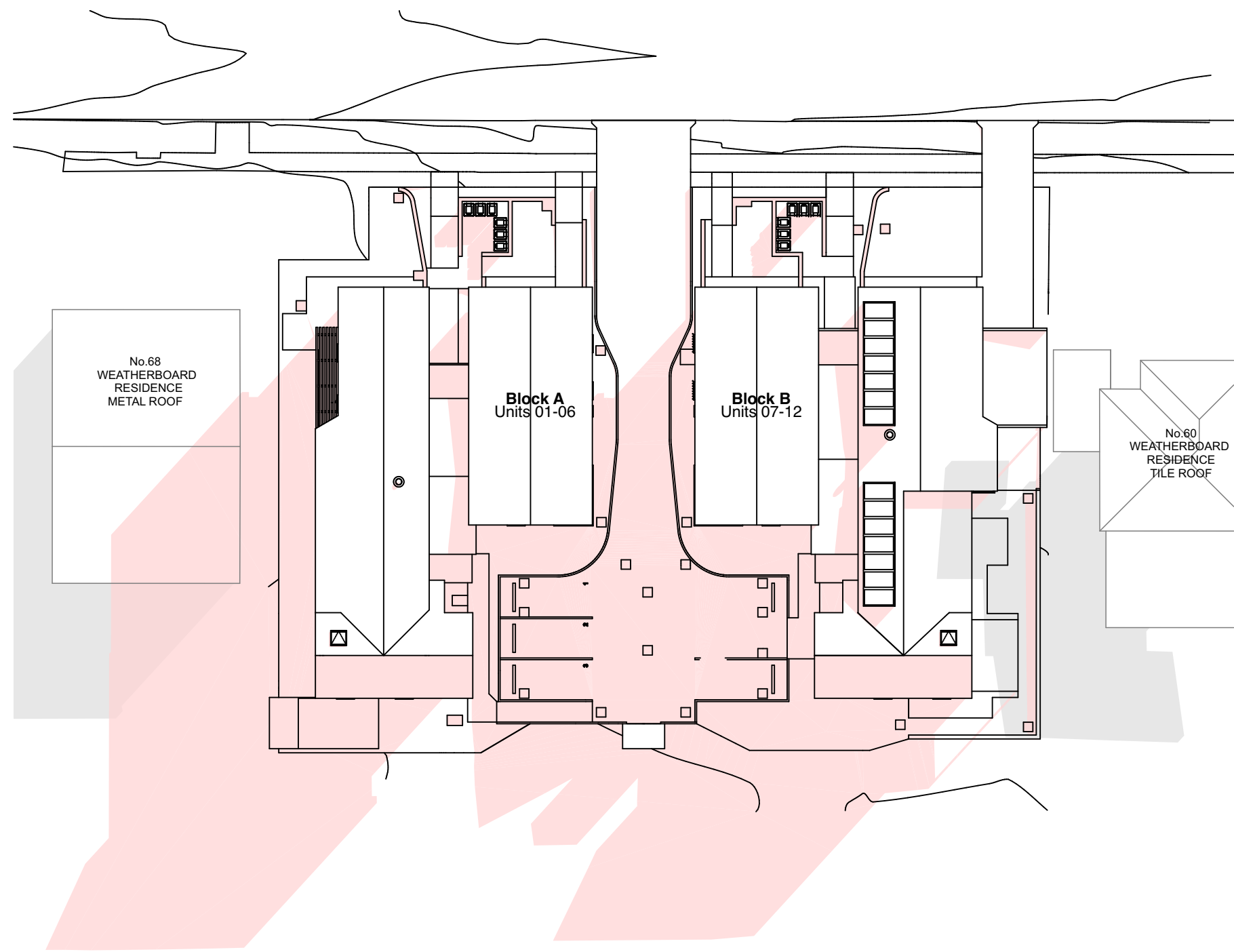
Legend

shadow diagrams

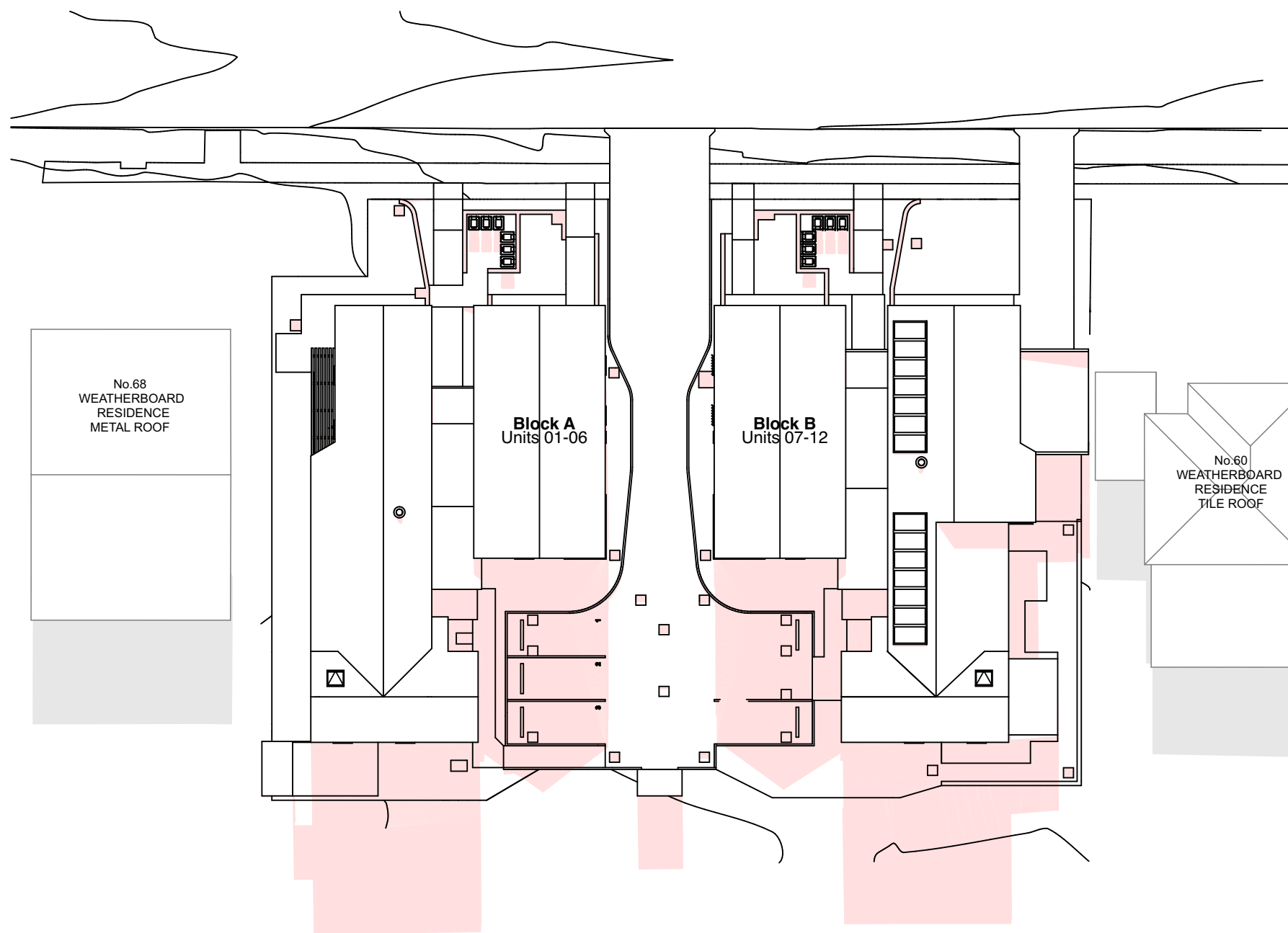
note: drawing may not contain all items listed below

note:
shadows cast: proposed buildings

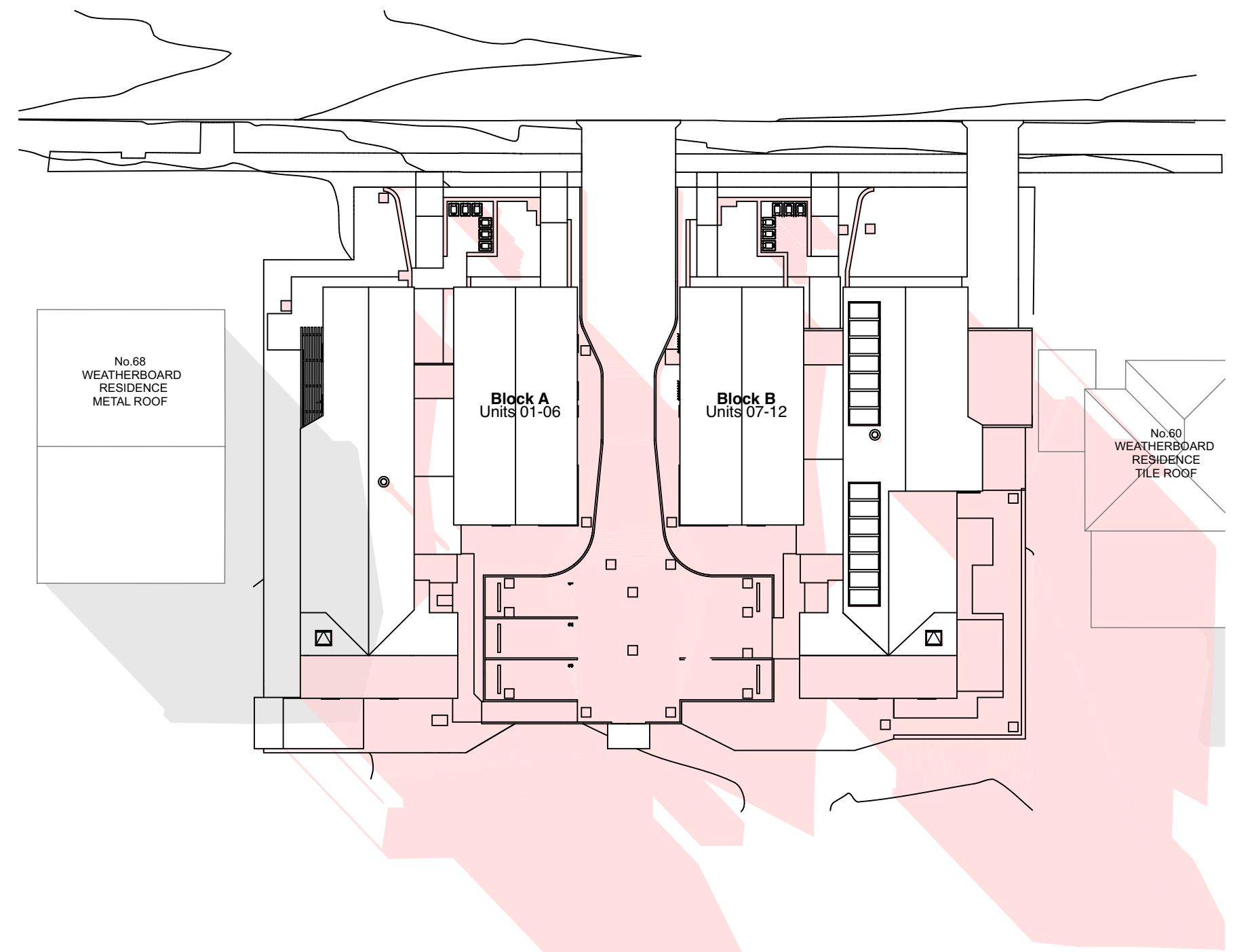
note:
shadows cast: existing neighbour
buildings



1 Shadows - 21 June (proposed) 9am
1:300



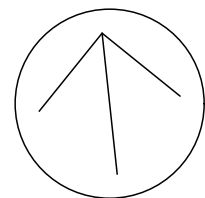
2 Shadows - 21 June (proposed) 12noon
1:300



3 Shadows - 21 June (proposed) 3pm
1:300



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Title:
SHADOW DIAGRAMS

File:
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Date:	10/11/2022 1:300 @ AI	BGYPX
Scale:	2220.17	
Stage:	DA	Drawn: JOK, DD
Drawing:	DA	Checked: JOK
Sheet:	N06	Approved: LAHC
Rev:	6	Rev:
	of 6	
		02

Proposed Scope of Notification			
Address:	62-66 Pank Parade Blacktown	Proponent:	LAHC
Property Description:	Lots 46-48 in DP 32163	Job No:	BGYPX
LGA:	Blacktown City Council	Planner:	Danielle Lopez



Archived: Tuesday, 2 May 2023 4:16:29 PM
From: Ben Rankmore
Sent: Fri, 12 Aug 2022 06:33:46 +0000ARC
To: [CommunityEngagement](#)
Subject: RE: Scope of Notification - 62 - 66 Pank Parade Blacktown (BGYPX)
Sensitivity: Normal

Attention Carmen Cotterill

Thank you for your intention of notification for the proposed works at 62 - 66 Pank Parade Blacktown.

Upon review of the attached documentation, the extent of notification is considered satisfactory.

Once notification commences, although already stated/required, please include Council as part of the notification process to allow for suitable review and commentary to be submitted for the department's consideration.

Kind regards,



Ben Rankmore
Assistant Team Leader (Gateway)

9839 6000
Benjamin.Rankmore@blacktown.nsw.gov.au
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Sent: Thursday, 11 August 2022 5:10 PM
To: Blacktown Council <Blacktown.Council@blacktown.nsw.gov.au>
Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: Scope of Notification - 62 - 66 Pank Parade Blacktown (BGYPX)

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 12 units, (6 x 1 bed + 6 x 2 bed) at 62-66 Pank Parade Blacktown.

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@facps.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

www.dpie.nsw.gov.au

\f0

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



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Archived: Tuesday, 2 May 2023 4:16:34 PM

From: [CommunityEngagement](#)

Sent: Thu, 11 Aug 2022 0 :10:20 +0000Authentication

To: [council](#)

c: [CommunityEngagement](#)

Subject: Scope of Notification - 62 - 66 Pank Parade Blacktown (BGYPX)

Sensitivity: Normal

Attachments:

1. [Scope of Notification Map 62-66 Pank Parade Blacktown.docx](#)  2. [Neighbour Notification Address List 62-66 Pank Parade Blacktown.xls](#) 

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Kind regards,

Carmen Cotterill

Senior Community Engagement Officer, Delivery

Community Engagement Team

Land and Housing Corporation | Department of Planning and Environment

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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.

Department of Planning and Environment

