

Department of Planning and Environment

Mr Matthew Stewart
General Manager
Canterbury Bankstown Council
PO Box 8
BANKSTOWN NSW 2200

Our ref: SUB22/225676

23 November 2022

NOTICE OF PROPOSED MULTI DWELLING HOUSING

Attention: Duty Planner (Ref: NB-2/2022)

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential development for Multi Dwelling Housing, and invite Council's written comments on the development proposal:

Property: 71-73 Vicliffe Avenue, Campsie NSW 2194
Lots 18 & 20 in DP 35130 & 35848

Proposal: Construction of eight (8) x 2-bedroom townhouses, parking for four (4) vehicles, associated site works, landscaping, relocation of an existing stormwater easement and consolidation of two (2) 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
- Block analysis plan
- Landscape plan
- Stormwater plan
- Waste management plan
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report

Please email Council's comments to Frances Beasley, Planning Officer, LAHC at Frances.Beasley@facns.nsw.gov.au by **Friday 16 December 2022**.

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

Yours sincerely



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation

From: [CommunityEngagement](#)
To: ["Andrew Hargreaves"](#)
Cc: [Frances Beasley](#); [CommunityEngagement](#)
Subject: RE: Council comments on Multi Unit Housing - 71-73 Viccliffe Ave Campsie - NB-2-2022 - SUB22-225676
Date: Friday, 16 December 2022 5:08:29 PM
Attachments: [image003.png](#)
[image005.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Thank you Andrew for your response.

Regards,

Marilyn Moreno
Senior Community Engagement Officer, Delivery

Community Engagement Team

Land and Housing Corporation | Department of Planning and Environment
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*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 Hargreaves <Andrew.Hargreaves@cbc.city.nsw.gov.au>
Sent: Friday, 16 December 2022 3:13 PM
To: CommunityEngagement <CommunityEngagement@facns.nsw.gov.au>; Frances Beasley
<Frances.Beasley@facns.nsw.gov.au>
Subject: Council comments on Multi Unit Housing - 71-73 Viccliffe Ave Campsie - NB-2-2022 - SUB22-225676

Hi Frances,

Thank you for your advice on 30 Nov 2022 seeking Councils comments on your proposal to develop 71-73 Viccliffe Ave, Campsie as eight dwellings (our ref: NB-2/2022 – your ref: SUB22/225676).

Council can provide the following:

1. **Streetscape:** Part C3.4 in the Canterbury Development Control Plan 2012 provides building design guidance to developers and encourages new buildings to be consistent or complimentary to the streetscape. The existing streetscape is typified by “brick and tile” finishes whereas the proposal relies heavy on rendered or treated grey finishes. LAHC is advised to reduce the quantity of grey finishes and increase the quantity of brick (medium colour range) finishes so as to provide a balanced street presentation that better compliments the streetscape.
2. **Landscape:** the submitted landscape plan (Plan No. L02 - Sheet 2 of 2 - Rev 5 – 19 Nov 2022 – Botanique Design) advises: *The landscape contractor shall maintain the landscape works for the term of the maintenance (or Plant establishment) period to the satisfaction of the council. The landscape contractor shall attend to the site on a weekly basis. The maintenance period shall commence at handover and continue for a period of 52 weeks maintenance for the Post- Completion Period which also includes a 3 Month Maintenance period for minor building matters.* While this plan makes it clear the contractor will maintain the site on a weekly basis for the first twelve months after

- a. When is “handover”? and,
- b. How will LAHC maintain the site’s landscaping (including the nature strip) after the first twelve months?

- a) The applicant is required to obtain an easement over the connection over the rear lot in order to connect the stormwater pipe.
- b) In accordance with Council standard drawings, the driveway is required to have 2m setback from the side boundary.
- c) As the overflow weir from the OSD tank will direct runoff to private properties, the OSD volume and discharge shall be designed for the 1% AEP event not the 10% AEP event.
- d) Amend the OSD calculation to include bypass areas from pit 16 up to surrounding areas of pit 1.
- e) Provide details of the orifice plate size. Ensure orifice plate lowest point matches the lowest point in the tank.

a) Waste Management Plan – Demolition and Construction

Areas to address:

- i. Confirmation if the development involves the removal of asbestos, quantities, the licence details of asbestos removalist and the designated disposal site licensed to accept asbestos-related waste;
- ii. Designation of appropriately licensed facilities (recycling and landfill) to receive the demolition and construction waste; and
- iii. Ensure over 80% of this material is recycled. If not, explain why.

Generation rates provided in the WMP are correct.

Service	Weekly generation rate/dwelling	Number of dwellings	Total weekly waste generation rate (weekly generation rate x number of dwellings)
Garbage	140L	8	1120
Recycling	120L	8	960
Garden waste	120L	8	960

- i. The proposed communal bin storage area is not accepted. The bins cannot be moved out as many sit behind door hinges (circled red). Also, the bins cannot be stored outside habitable windows. Thirdly, the bins will not fit on the kerb as every second week garbage and recycling bins need to be presented - 12 bins with only kerb space for 8.
- ii. Instead provide 660L bulk bins and Council waste services can collect and return the bins from the bin storage area.
- d) Bin numbers
 - i. 2 x 660L bulk garbage bins (collected weekly)
 - ii. 2 x 660L bulk recycling bins (collected fortnightly)
 - iii. 2 x 240L garden organics bins (collected fortnightly)
- e) Areas to address with the bin storage area:
 - i. The area must be at least 10m² to be sufficient size to fit and manoeuvre the bins side-by-side (not stacked) with equal and convenient access to all bins by users. Approximately 15cm between bins should be provided;
 - ii. The area should minimise floor space to prevent people from dumping their unwanted waste that does not fit in the bins;
 - iii. 2m doorways and pathways for the bin carting route with no steps/excessive slopes/obstacles;
 - iv. The roof is to be a minimum height of 2.1m;
 - v. The area must be no more than 10m from kerbside collection point, where the vehicle will park;
 - vi. Bin-carting route cannot be via the driveway or carpark; and
 - vii. Bin storage area must not be locked or explain in the WMP how the room will be accessed by Council.
- f) Garden Organics Bins
 - i. It is the responsibility of the property manager or residents to present any provided garden waste bins to the kerbside for collection by Council the evening before the designated collection day. An area of at least 2m (l) x 1m (d) needs to be provided for this purpose.
- g) Bulky Waste Room
 - i. A bulky waste room is to be included in the building design. The room must be at least 4m²;
 - ii. This is to be a separate room and signed as such on the door with at least 2m wide door opening outwards;
 - iii. The area must be no more than 5m from kerbside collection point with no steps/excessive slopes/obstacles and must have a maximum grade of 1:30 (3%); and
 - iv. Servicing must not be within or outside the access way/driveway, as this is a conflict point for collection crews and vehicles.
- h) Request for viewing of future plans
 - i. We request that any amended plans are referred for further review to ensure compliance with the requirements.

Thanks and I look forward to hearing back from you on these matters.



Andrew Hargreaves - Team Leader Planning East
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