

Proposed Scope of Notification

Address:	16-22 Funda Cres, Lalor Park	Proponent:	LAHC
Property Description:	Lots 360, 361, 362, 363 in DP 31954	Job No:	BGYMP
LGA:	Blacktown City Council	Planner:	Rajlaxmi Kshirsagar



Legend

- ★ Site
- ★ Properties proposed to be notified by LAHC
- ★ Additional Properties as requested by Council

Archived: Wednesday, 23 August 2023 9:59:02 AM

From: Ben Rankmore

Sent: Mon, 13 Mar 2023 01:54:20 +0000ARC

To: CommunityEngagement

Subject: RE: Council Advice Request: Scope of Notification - 16-22 Funda Crescent, Lalor Park (BGYMP)

Sensitivity: Normal

Hi Jessica,

In terms of the scope of the notification, the list provided appears consistent with the map and our discussion last year.

In regards to the private details, I am unable to provide you these.

I suggest you reach out to our customer service department or our governance department for assistance at Blacktown.Council@blacktown.nsw.gov.au directly, and attention these departments to address this matter.

Regards,

Ben Rankmore



Ben Rankmore
Assistant Team Leader (Gateway Assessment)

5300 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: Friday, 10 March 2023 8:12 PM

To: Ben Rankmore <Benjamin.Rankmore@blacktown.nsw.gov.au>; Blacktown Council <Blacktown.Council@blacktown.nsw.gov.au>

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

Subject: Council Advice Request: Scope of Notification - 16-22 Funda Crescent, Lalor Park (BGYMP)

Hi Ben,

Hope you're well? The proposed designs and supporting documentation for the NSW Land and Housing Corporation's project at 16-22 Funda Crescent, Lalor Park has progressed and I'm preparing information to assist with our statutory notification to neighbours and Council. Could you review the scope of notification address list and provide me with the name and address details of the private owners please?

We'll send council the proposed design and supporting documentation for review and comments soon.

Kind regards,

Jessica Dominguez
Senior Community Engagement Officer

Community Engagement | Partnerships and Communications
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

<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

1/0



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



From: Ben Rankmore <Benjamin.Rankmore@blacktown.nsw.gov.au>
Sent: Wednesday, 12 October 2022 5:20 PM
To: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: RE: Scope of Notification - 16-22 Funda Crescent, Lalor Park (BGYMP)

Hi Jessica,

Thanks for your correspondence and considering the other two sites.

Regards,

Ben



Ben Rankmore
Assistant Team Leader (Gateway)

9839 6948
0408 265 992
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: Wednesday, 12 October 2022 5:17 PM
To: Ben Rankmore <Benjamin.Rankmore@blacktown.nsw.gov.au>
Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: RE: Scope of Notification - 16-22 Funda Crescent, Lalor Park (BGYMP)

Thanks Ben. We'll include the additional properties on Freeman St. I note 100 Freeman St includes 5 or 6 units.

Kind regards,

Jessica Dominguez
Senior Community Engagement Officer

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

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From: Ben Rankmore <Benjamin.Rankmore@blacktown.nsw.gov.au>
Sent: Wednesday, 12 October 2022 5:10 PM
To: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: RE: Scope of Notification - 16-22 Funda Crescent, Lalor Park (BGYP)

Attention Jessica Dominguez

Thank you for your email in relation to the proposed development at 16-22 Funda Crescent, Lalor Park.

Upon review of the attached documentation, the extent of notification is considered satisfactory with the exception of two sites.

Please find attached a edited snippet of the sites.

Council would like consideration for notification to:

- 100 Freeman Street, Lalor Park, and
- 102 Freeman Street Lalor Park

Once notification commences, 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: Tuesday, 11 October 2022 12:55 PM
To: Blacktown Council <Blacktown.Council@blacktown.nsw.gov.au>; Ben Rankmore <Benjamin.Rankmore@blacktown.nsw.gov.au>
Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: Scope of Notification - 16-22 Funda Crescent, Lalor Park (BGYP)

Dear Ben

\f0In 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 18 units for seniors housing (8 x 1 bed + 10 x 2 bed) at 16-22 Funda Crescent, Lalor Park.

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@facns.nsw.gov.au

We'll notify Council once the proposed design is ready for statutory notification.

Kind regards,

Jessica Dominguez
Senior Community Engagement Officer

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

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

Locked Bag 5022 Parramatta NSW 2124

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Department of Planning and Environment

Our ref: SUB23/43594

Kerry Robinson
Chief Executive Officer
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

4 July 2023

Subject: Notice of proposed seniors housing – Attention: Ben Rankmore, Assistant Team Leader (Gateway)

Dear Mr Robinson

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: 16-22 Funda Crescent, Lalor Park
Lot 360, 361, 362, 363 in DP 31954

Proposal: Demolition of 4 existing dwellings, tree removal and construction of a new two storey seniors housing development with 18 units (8 x 2 bed and 10 x 1 bed), at grade parking for 8 cars and associated landscaping, and consolidation of four 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 attached for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- 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 Rajlaxmi Kshirsagar, Planner, LAHC at Rajlaxmi.Kshirsagar@fac.s.nsw.gov.au by **28 July 2023**.

Department of Planning and Environment

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

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Cotterill".

Carmen Cotterill
a/Manager, Community Engagement
NSW Land and Housing Corporation

Our ref: SUB23/43589

Ms Brown
10 Funda Crescent
LALOR PARK NSW 2147

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



4 July 2023

Subject: Proposed seniors housing development

Dear Ms Brown

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 16-22 Funda Crescent, Lalor Park and seek your feedback on our detailed design.

What we are proposing

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

- 18 homes in total - 10 one-bedroom units and 8 two-bedroom units
- 8 on-site car parking spaces
- landscaping and fencing across the site

What we have done so far

In November 2022 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to: access to services and facilities, on-site car parking, and potential local traffic and street parking impacts.

In response to this feedback, I can confirm:

- Our new developments are well designed and built modern homes with landscaped gardens that make a positive contribution to the existing streetscape. The LAHC owned sites selected for renewal are chosen because they are close to transport, shops, services, and have redevelopment potential.
- 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 proposed development is provided with 8 car parking spaces, 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 (Housing SEPP).

Department of Planning and Environment

What is happening now?

We have recently completed a detailed design process for 16-22 Funda Crescent, Lalor Park. 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 28 July 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 cursive script, appearing to read "Cotterill".

Carmen Cotterill
a/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>**



Rajlaxmi Kshirsagar

From: Mia Liu <Mia.Liu@blacktown.nsw.gov.au>
Sent: Monday, 7 August 2023 1:44 PM
To: Rajlaxmi Kshirsagar
Cc: CommunityEngagement; Jessica Dominguez
Subject: FW: Statutory Council Notification (Attention: Ben Rankmore) - NSW Land and Housing Corporation - 16-22 Funda Crescent, Lalor Park (BGYMP)
Attachments: Statutory Council Notification Letter - 16-22 Funda Cres, Lalor Park.pdf; Neighbour Notification Letter - 16-22 Funda Cres Lalor Park - (Freeman Street).pdf
Importance: High
Categories: Urgent

This Message Is From an External Sender

This message came from outside your organization.

Hi Rajlaxmi,

Thank you for your correspondence dated 5 July 2023 requesting our written comments on the above proposal.

We thank you for offering us an extension to provide our comments on this proposal.

The supporting documents have been reviewed by Council officers. Overall we consider the development to be a good development which will provide a form of residential accommodation that is needed and will be beneficial for the area. However, we do have concerns with certain aspects of its current form which we would like to be addressed. Council officers have indicated that a number of issues need to be addressed as outlined below.

Council requests that these matters be addressed and would like to see the changes sought sent back as revised plans for our further comment and consideration before any determination is made on whether to proceed with this development by the Land and Housing Corporation.

If you would like to discuss this matter further, please contact Mia Liu on 9839 6000.

1. Planning

- FSR has not complied with the requirement (0.5:1) which is now proposed as 0.58:1. It is advised this variation and justification for the departure should be addressed in REF but it is not found.
- It is noted that the development has been proposed as two storeys, but the plans show only a 'future' lift for one of the buildings and no lift shown for the other to provide access to the first floor in the event that a resident on the first floor has less moveability. It is unclear how Land Housing Corporation ensure residents are able to age in place in line with the Senior Housing Adaptable standards. Concern with a 'future' lift is that there is no assurance it will be provided at a future time as funding constraints at the future time or other circumstance may prevent this. As the facility is intended for senior housing then we consider a lift or at least chair lifts for each building as an interim measure should be installed at the outset to cater for the residents.
- More information is required to show how the internal stairs can be adapted to include chair lifts and when these will be installed. In particular whether the stairs are wide enough to accommodate these. There is a statement which says "Provisional space for a future lift installation has been nominated on the plans" which will need to be clarified (ie is there any plan complemented by committed funding to provide lifts at a future date and if so when). As indicated above we would like to see the lift provided at the outset or if that is not possible then chair lifts installed at the outset.

2. Drainage

- OSD

The proposed design and volume of the OSD is satisfactory. However, the development needs to be provided with a swale to capture the surface flow from upstream catchment areas. The swale shall be designed as a by-pass of the proposed OSD system.

- Water quality treatment:

On lot water quality treatment shall be provided in accordance with Council's WSUD developer handbook.

3. Recreation planning

- Our recreation section have indicated that you are to ensure no proposed works encroach into RE1 land.

4. DSU Engineering

- The proposed levels of the site will be in cut of approximately 1m and over at different locations. Applicant is to include cut and fill (Earthwork) plan as part of the Engineering package.
- The Applicant must provide full engineering details of the proposed Retaining wall structure. The design of the retaining wall must be prepared by a Registered Engineer.
- Swept paths are to be included to confirm a three point turn can be achieved, otherwise a turning bay is to be proposed within the site
- Stormwater pits are to be numbered, and pipe grade of 1% is to be achieved
- Vehicular crossings on architectural and landscape plans do not meet council standards. Proposed vehicular crossing is to be in accordance with Council Standards A(BS)102S. Any redundant vehicular crossings are to be removed and verges reinstated.

Substation

- The substation is located close to an neighbouring property's driveway (neighbour next door to the north)
- please ensure the distance of the substation from neighbours driveway allows for sufficient sight distance to meet the applicable Australian standard so tha the substation does not cause any obstruction to sight lines.

4. Waste

- please refer to 'Blacktown Waste Tour' email (Carolyn Howell - 3/5/23) for agreed guidelines between NSW Land and Housing Corporation and BCC Waste section. All waste comments reflect the agreement made.
- allow for the LAHC generation rates of 1x240L waste bin and 1x240L recycling bin per 2 units
 - This development requires 9 waste bins and 9 recycling bins.
- demonstrate on amended plans, suitable frontage for bin collection allowing 1m per 240L bin clear of driveways, light and power poles, traffic management devices, street furniture, bus stops, landscaping and trees. Bins must be collected from the kerbside in single file and must not be stacked.
- demonstrate on amended plans, that any doorway used to move bins and bulky waste around, is a minimum 1.5m wide to aid movement of waste bins and discarded bulky waste such as lounges and fridges.
- demonstrate on amended plans, that the maximum walk distance for residents to walk with bagged rubbish does not exceed 30m.
- demonstrate that bin travel distances do not exceed 30m for 240L bins

- BCC Waste section acknowledges that the Building Manager will be responsible for transferring all waste and recycling bins to the street for kerbside collection (see WMP screenshot below)

On the evening prior The Building Manager or their authorized representative will remove all 9 x 240-litre waste bins from both WSA's and transfer them to the Funda

Crescent kerbside where they will be presented for servicing.

- amend plans to provide a 4m² bulky waste storage area for bulky waste items such as lounges and fridges etc.
 - architectural plans indicate 4m², however landscape plans indicate 2m² and WMP states an area of 8m² (see screenshots below)
 - note: the area must be caged (but using suitable external decorative treatment so to look attractive in the street scape) and sign posted for this specific use



This area is located in the rear yard area of the site as indicated on the Architectural Drawings. This area has internal dimensions of 4.0m x 2.0m, with an area of approximately 8sqm. Council's requirement for 18 units is 8sqm.

- BCC Waste section acknowledges that LAHC contractors are responsible for removing small amounts of bulky waste from the site (refer to 'Blacktown Waste Tour' email, 3/5/23).
- BCC Waste section acknowledges that it is the Building Manager's responsibility to transfer all bulky waste material for Council clean-ups from the Bulky Waste Storage to kerbside for collection (see WMP screenshot below)
 - note: Council clean-up services cannot collect directly from the bulky waste storage area along the driveway onsite, all bulky waste material must be transferred kerbside for collection – Council clean-up contractors cannot walk more than 10 steps to collect bulky waste material.

It will be the responsibility of the Building Manager to liaise with Council in relation to the arrangement of clean-up operations. The Building Manger or their representative to transfer all bulky waste material for collection from the Bulky Waste Storage to the ground floor collection area.

5. Street tree planting is required.

In the event of the necessity to remove street trees or to locate aspects of the development within the drip-line of any street trees, it is strongly advised that you make early contact with Council's Open Space Policy & Tree Management Coordinator.

6. Carparking

The passing bay should be line marked or sign posted to indicate this is a passing bay/no parking area to deter persons using it for parking. Signage should be provided in the main carpark to indicate which spaces are for resident use and which are for visitors.

7. Privacy

We note that the plans provide for high sill height windows to the first floor living rooms of units 17 and 18 which we support as this will reduce privacy impacts and this approach is also seen on the upper floor of the southern elevation for various rooms. For the balconies of units 17 and 18 that face north there appears to be privacy screens shown along the northern elevations of these balconies. We request that these be to a height of at least 1.8m above the balconies and be of sufficient density in their surface material so as to be effective for privacy (not have too wide a gap in the slats that would make them still see through).

Kind regards,



Mia Liu
Gateway Town Planner

9839 6957 | 0413 491 187
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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First People of the Blacktown City region**

**We support a First Nations Voice to Parliament.
It is a simple change that will deliver real results.**

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

Sent: Wednesday, 5 July 2023 1:49 PM

To: Blacktown Council <Blacktown.Council@blacktown.nsw.gov.au>; Ben Rankmore
<Benjamin.Rankmore@blacktown.nsw.gov.au>

Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>; Rajlaxmi Kshirsagar
<Rajlaxmi.Kshirsagar@facs.nsw.gov.au>

Subject: Statutory Council Notification (Attention: Ben Rankmore) - NSW Land and Housing Corporation - 16-22 Funda Crescent, Lalor Park (BGYMP)

Dear Mr Robinson,

The NSW Land and Housing Corporation are notifying Council that the **Statutory Notification** for 16-22 Funda Crescent, Lalor Park has commenced and inviting council to provide comments to the proposed development.

The plans and supporting documents are in the following link to drop box for your review and comments -
<https://www.dropbox.com/scl/fo/xmtsucz49dneq5y2gm/h?rlkey=zbuaigap4zsv1a3ze2wd14t51&dl=0>

I have also enclosed the neighbour notification letter addressed to Council regarding Freeman Street open space to forward on to the relevant team to review.

Please email Council's comments to Rajlaxmi Kshirsagar, Planner, LAHC at Rajlaxmi.Kshirsagar@facs.nsw.gov.au by the due date in the attached letter.

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

Kind regards,

Jessica Dominguez
Senior Community Engagement Officer

Community Engagement | 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 8483 | E jessica.dominguez@facs.nsw.gov.au

Dharug Country, Locked Bag 5022 Parramatta NSW 2124

<https://www.dpie.nsw.gov.au/land-and-housing-corporation>



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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.

Department of Planning and Environment



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Rajlaxmi Kshirsagar

From: Mia Liu <Mia.Liu@blacktown.nsw.gov.au>
Sent: Wednesday, 23 August 2023 4:58 PM
To: Rajlaxmi Kshirsagar
Cc: CommunityEngagement
Subject: RE: Statutory Council Notification (Attention: Ben Rankmore) - NSW Land and Housing Corporation - 16-22 Funda Crescent, Lalor Park (BGYMP)

This Message Is From an External Sender

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Hi Raj,

Just in case this proposal does not come back to us, our waste's section has provided some conditions reflecting their comments for your reference. Those conditions are basically used for a DA where council as the approval authority. So you can refer these and adjust to suit your context if needed.

Approval is subject to the following Conditions of Consent:

During Demolition Works (or other relevant asbestos section)

- The removal of asbestos from the site and its transportation to its final destination is to be undertaken in accordance with the NSW Environment Protection Authority's Waste. Locate online system for tracking asbestos waste. Upon completion of the transportation, the WasteLocate consignment number is to be submitted to Council. For more information, please refer to the following link: <https://www.epa.nsw.gov.au/your-environment/waste/transporting-asbestos-waste-tyres>. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

Prior to sub-division works certificate (waste)

- The applicant must ensure the approved bin collection points for all bins for the whole site are shown on the stamp approved plans to Council's satisfaction with each bin indicated. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

Prior to Construction Certificate

- The applicant must ensure no plantings or landscaping is located where the bin collection points are as this will hinder safe and efficient collection of bins and bulky waste from the development. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.

During construction (waste)

- The waste material sorting, storage and re-use requirements of the approved Waste Management Plan and Council's Site Waste Management and Minimisation Development Control Plan shall be implemented during development works.
- The applicant must provide evidence of tipping dockets for all demolition and construction waste generated onsite.

- The applicant must ensure all litter is managed onsite by ensuring waste receptacles are covered when not in use.

Prior to Occupation Certificate

- Should Council provide a waste service to this site, the elected strata manager must sign our 'Onsite Waste Collection Agreement Form' on behalf of all lot owners (and stamped using the common seal), before collections can occur onsite. The information must be submitted to Council's waste section and approved prior to the release of the Construction Certificate.
- A Community Management Agreement/Strata Management Agreement be submitted to Council's waste section and approved prior to the release of the Occupation Certificate. It must:
 - indicate a requirement for the appointment of a building manager/caretaker to manage bins and bulky waste onsite in accordance with the approved waste management plan. This includes placement of bins out for collection and their return to the storage areas following servicing.
 - indicate the responsibility for maintenance of the garbage collection system and bin cleaning, prior to collection times including providing access to the loading bay prior to bin servicing.
 - indicate the method of communication to new tenants and residents regarding the waste management service and collection system for the complex.
 - clearly outline the requirement for the building manager to maintain and display consistent signs on all bins and in all communal bin storage areas.
 - clearly outline the requirement for the building manager to arrange for the prompt removal of dumped rubbish from the site
 - include the updated (and approved) waste management plan as lodged with the development application on dd/mm/yyyy.
 - provide a clear bin placement plan that indicates bin collection points for each dwelling in the development.

Operational (waste)

- The caretakers engaged under contract to service this site, are responsible for disposing of bulky waste as part of their maintenance contracts for seniors living developments as this one is. They are also responsible for moving larger quantities of bulky waste from the designated storage area onsite to the kerbside collection point when a household clean-up is booked with Council.
- Ongoing management of waste for the site must be in accordance with the waste requirements outlined in the approved waste management plan as submitted with the development application. This includes but is not limited to:
 - provision and maintenance of suitable signage in all areas with waste facilities such as bin storage areas or any other relevant area accessible to residents, cleaners and/or building management staff.
 - engagement of a building manager and/or caretaker onsite to manage the waste system if suggested for the site. This includes prompt removal of illegal dumping onsite.

- The Community Management Statement, Strata Management Statement, Total Maintenance Plan and/or Plan of Management (whichever is relevant to this site), must be provided to each tenant and/or owner occupier upon commencement of the site, and for every subsequent lease renewal and/or change in ownership of every lot in perpetuity.
- A building manager must be engaged in perpetuity and for the life of the development to:
 - manage bins and bulky waste onsite
 - clean bins and the waste room(s)
 - arrange clear access to the waste loading bay on collection day (ie, remove lockable bollards or open roller doors and boom gates etc), which are in place to protect the truck turning areas on private property from being parked out.
 - install and maintain relevant waste management signage onsite

Kind regards,



Mia Liu
Gateway Town Planner

9839 6957 | 0413 491 187
 PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

**We acknowledge the Darug as the
 First People of the Blacktown City region**

**We support a First Nations Voice to Parliament.
 It is a simple change that will deliver real results.**

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From: Mia Liu
Sent: Tuesday, August 8, 2023 11:22 AM
To: Rajlaxmi Kshirsagar <Rajlaxmi.Kshirsagar@faci.nsw.gov.au>
Cc: CommunityEngagement <communityengagement@dcj.nsw.gov.au>
Subject: RE: Statutory Council Notification (Attention: Ben Rankmore) - NSW Land and Housing Corporation - 16-22 Funda Crescent, Lalor Park (BGYMP)

Hi Raj,

Apologies for not getting revision from our waste section's instruction. Please see below for updated comments from waste. Basically the yellow highlighted is the revised part.

In relation to 16-22 Funda Crescent, Lalor Park, please see comments for NSW Land and Housing Corporation below:

- all waste comments reflect the agreement made between NSW Land and Housing Corporation and BCC Waste Section.
- allow for the LAHC generation rates of 1x240L waste bin and 1x240L recycling bin per 2 units
 - This development requires 9 waste bins and 9 recycling bins.

PHONE CALL SUMMARY

Name of caller	██████████
Name of LAHC staffer	Jessica Dominguez
Address of caller	25 Freeman Street, Lalor Park
Contact details	Mobile: 0431 454 019 Email: sandmday@gmail.com
Project	16-22 Funda Crescent, Lalor Park
Date	24 July 2023
Summary of call	<p>Spoke to ██████ and discussed the questions from his email.</p> <p>I explained:</p> <ol style="list-style-type: none"> 1. 'Seniors' housing means homes for people over 60 and people with a disability. 2. We will contact neighbours to discuss fencing options when the project is close to completion but noted that ██████ said his fence is in good condition. <ul style="list-style-type: none"> - When new fencing is installed a temporary fence is in place so properties and construction site remains secure and safe. - I advised I would also clarify the location of the retaining wall. Is it within the LAHC site or on the boundary? 3. Car parking is as per the legislation and because this is a seniors development for social housing they have access to transport, services and facilities. <ul style="list-style-type: none"> - People living in social housing may not have their own vehicle due to medical or financial circumstances. - Car parking will not be allocated to residents. 4. The development will be managed by DCJ and the grounds/gardens maintained. There will not be any on-site management.

	<p>5. If approved the project is scheduled to start mid 2024 and can take up to 18 months</p> <p>██████ asked that future correspondence is sent to him and his wife as they don't reside at 25 Freeman St.</p> <p>I advised I will also respond to his email with this information.</p>
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PHONE CALL SUMMARY

Name of caller	██████████
Name of LAHC staffer	Jessica Dominguez
Address of caller	3/100 Freeman Street, Lalor Park
Contact details	Mobile: 0431 540 921 Email:
Project	16-22 Funda Crescent, Lalor Park
Date	25 July 2023
Summary of call	<p>██████████ lives in social housing and is interested in moving there. I advised that the project, if approved, will take up to 2 years to be completed. I also said that the project is for seniors housing so there is an eligibility criteria and to speak with his client services officer.</p> <p>I mentioned that we are building 2 other projects nearby on Lawson Street and Lucas Rd so he should contact his client service officer if he may be eligible for one of those units.</p>

Rajlaxmi Kshirsagar

From: CommunityEngagement
Sent: Thursday, 19 October 2023 4:49 PM
To: A Campbell
Cc: CommunityEngagement
Subject: RE: Proposed seniors housing development - Funda Cr, Lalor Park
Attachments: Appendix I - Traffic Report -BGYMP.pdf

Hi Alycia

Thank you for taking the time to provide feedback in July about the proposed redevelopment at 16-22 Funda Cres, Lalor Park. The proposal is under assessment including considering the feedback you provided.

In regards to the proposed car parking, the number of spaces provided is as per legislation and as this is a seniors development for social housing, residents will have access to transport to services and facilities. The Traffic Report prepared outlines the assessment of the number of car parking spaces and potential impacts to the local road network. In this case, the Traffic Report concludes that the on-site parking and impacts to the local road network is negligible. I have attached the Traffic Report for your reference.

We will keep you updated about the proposal and should you have any questions please contact me by email or you can call 1800 738 718 to leave a voice message and I will call you back.

Kind regards,

Jessica Dominguez
Senior Community Engagement Officer

Community Engagement | Partnerships and Communications
Land and Housing Corporation | Department of Planning and Environment
T 1800 738 718 | E communityengagement@dcj.nsw.gov.au
Dharug Country, Locked Bag 5022 Parramatta NSW 2124
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

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



From: CommunityEngagement <communityengagement@dcj.nsw.gov.au>
Sent: Thursday, 3 August 2023 8:48 AM
To: A Campbell <ac578894@gmail.com>
Cc: CommunityEngagement <communityengagement@dcj.nsw.gov.au>
Subject: RE: Proposed seniors housing development - Funda Cr, Lalor Park

Hi Alycia,

Thank you for your email about the proposal for new housing by the NSW Land and Housing Corporation (LAHC) at 20-22 Raymond Street, Eastwood.

I'm glad you like the design. I will respond to you soon regarding your feedback and questions about the proposed number of car parking spaces.

Kind regards,

Jessica Dominguez
Senior Community Engagement Officer

Community Engagement | Partnerships and Communications
Land and Housing Corporation | Department of Planning and Environment
T 1800 738 718 | E CommunityEngagement@faci.nsw.gov.au
Dharug Country, Locked Bag 5022 Parramatta NSW 2124
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

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



From: A Campbell <ac578894@gmail.com>
Sent: Thursday, 27 July 2023 6:40 PM
To: CommunityEngagement <communityengagement@dcj.nsw.gov.au>
Subject: Proposed seniors housing development - Funda Cr, Lalor Park

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

RE: SUB23/43589

Hello,

Thankyou for providing the detailed design plans for 16-22 Funda Cr, Lalor Park.

The design of the housing development looks great, modern and appears to have a good street appeal - I agree they will make a positive contribution to the existing streetscape.

I am, however, concerned about the on-site car parking. 8 on-site car parking spaces is not enough for 18 homes in total.

Not only will the people that live within the houses have cars but these people will have visitors which will need to park on the street due to the lack of parking available.

As a minimum 10 people will have to park on the street, on weekends this number would increase (including visitors).

- Funda Crescent is a narrow street and when there are cars parked either side of the road there is hardly any space for a third car to safely drive up the middle, and probably confront another car coming in the opposite direction
- It will be difficult for existing residents to enter and exit their driveways safely with cars parked either side of the road
- we are a small family business that uses trailers and reversing a trailer into the driveway will become exceedingly difficult with excess cars parked either side of the road

I understand the LAHC commissioned a traffic and parking report that concluded the additional traffic movements are not expected to have any negative impacts on the local street network. How did the LAHC come to this conclusion? What were the reasons that enabled LAHC to come to this conclusion?

The Housing SEPP is not sufficient if it states that 8 car parking spaces is all that is needed for 18 homes in a residential suburb. As a minimum every house should have 1 car parking space.

It would be ideal if the design could be reconsidered to allow extra parking on-site.

- could the 'shared space' become extra car parking spaces?
- could the carpark at the back be 2 storey to accommodate extra car spaces?

I look forward to hearing from you.

Regards,
Alycia.