

Department of Planning and Environment

Meredith Wallace
General Manager
Bayside Council
PO Box 21
Rockdale NSW 2216

Our ref: SUB23/19187

13 March 2023

NOTICE OF PROPOSED SENIORS' HOUSING – Attention Rinda Cashion

Dear Ms Wallace

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

Property: 36-38 Birdwood Avenue, Pagewood NSW 2035
Lots 3 & 4 in DP 35317

Proposal: Demolition of two dwellings and construction of a two storey seniors housing development containing 10 dwellings, comprising 8 x 1-bedroom and 2 x 2-bedroom units, parking for four vehicles, associated site works, landscaping, tree removal, consolidation of two lots into a single lot, and removal of one street tree.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC will consider all feedback from Council and neighbours before deciding whether the development should proceed.

Council should also be aware that 1 street tree is proposed for removal on Birdwood Avenue. LAHC initially contacted council regarding the removal of this tree via letter on 28 October 2022 and appropriate replacement plantings were suggested by Council on 1 November 2022. Any comments and/or recommended conditions on this aspect of the proposal are welcomed.

The following plans and documents are enclosed for Council's review and comments:

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

Please email Council's comments to Frances Beasley, Planning Officer, LAHC at: frances.beasley@facs.nsw.gov.au before 5pm on **6 April 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



Christine Unicomb

Acting Manager Community Engagement
NSW Land and Housing Corporation

Our reference: SUB23/7357

«First_Name»
«Address_Line_1»
«Address»

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



13 March 2023

Hello Neighbour

I am writing to you from the NSW Land and Housing Corporation about redeveloping the social housing site at 36-38 Birdwood Avenue, Pagewood.

What we are proposing

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

- 10 homes in total — 8 x one-bedroom units and 2 x two-bedroom units
- 4 on-site car parking spaces and internal lift
- Landscaping, tree removal and fencing across the site
- Removal of 1 street tree.

What we have we done so far

We'd like to thank the community who provided feedback during the first round of consultation in September 2022. The key themes raised included concerns relating to: traffic, parking, privacy, and maintenance to the existing aged properties.

This feedback has been considered and is addressed in the plans in the follow ways;

- A traffic and parking assessment has been completed, which determined that the new development is not expected to have any significant impacts on the local street network, or parking.
- The proposal provides 4 on-site car parking spaces, which is consistent with the requirements in the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) for this type of development.
- The proposed development has been designed to maximise privacy and minimise overlooking onto neighbouring yards, through careful window placement and landscaping, including screen plantings at the side and rear boundaries.
- High boundary fences between 1.8 metres and 2.1 metres will be provided along the boundaries of the development.

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What is happening now?

We have recently completed a detailed design and invite your feedback. This feedback will be considered by the project team before a decision is made on whether the project will proceed.

Enclosed within, please find:

- 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 ask questions and have your say by contacting the LAHC Community Engagement Team via email:

CommunityEngagement@fac.s.nsw.gov.au or phone: 1800 738 718.

All feedback should be received **by 6 April 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 "Christine Unicom".

Christine Unicom
Acting 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>

